



# BACKGROUND INFORMATION AND INVITATION TO PARTICIPATE IN AN ENVIRONMENTAL AUTHORISATION PROCESS (ENVIRONMENTAL IMPACT ASSESSMENT)

PROPOSED MOHLAKENG EXTENSION 17 TOWNSHIP ESTABLISHMENT ON A PORTION OF REMAINING EXTENT OF PORTION 83 OF THE FARM MIDDELVLEI 255-IQ, A PORTION OF REMAINING EXTENT OF PORTION 136 OF THE FARM LUIPAARDSVLEI 243-IQ AND PORTION 68 OF THE FARM LUIPAARDSVLEI 243-IQ, WITHIN THE JURISDICTION OF THE RAND WEST CITY LOCAL MUNICIPALITY

## SCOPING/ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

DEA Reference Number: Pending

### Public Participation & Technical Enquiries: EIA

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### Proponent: Zenawe Consulting

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## **1. PURPOSE OF THIS DOCUMENT**

This document aims to provide you, as an interested and/or affected party (I&AP), with background information regarding the proposed establishment of Mohlakeng Ext 17 Low-Cost Mixed-Used Housing Development.

This Background Information Document explains the proposed project and the regulatory processes that will have to be complied with, while providing Interested and Affected Parties with the opportunity to:

- Register as stakeholders in the public participation process; and
- Make initial comments on and contributions to the proposed project.

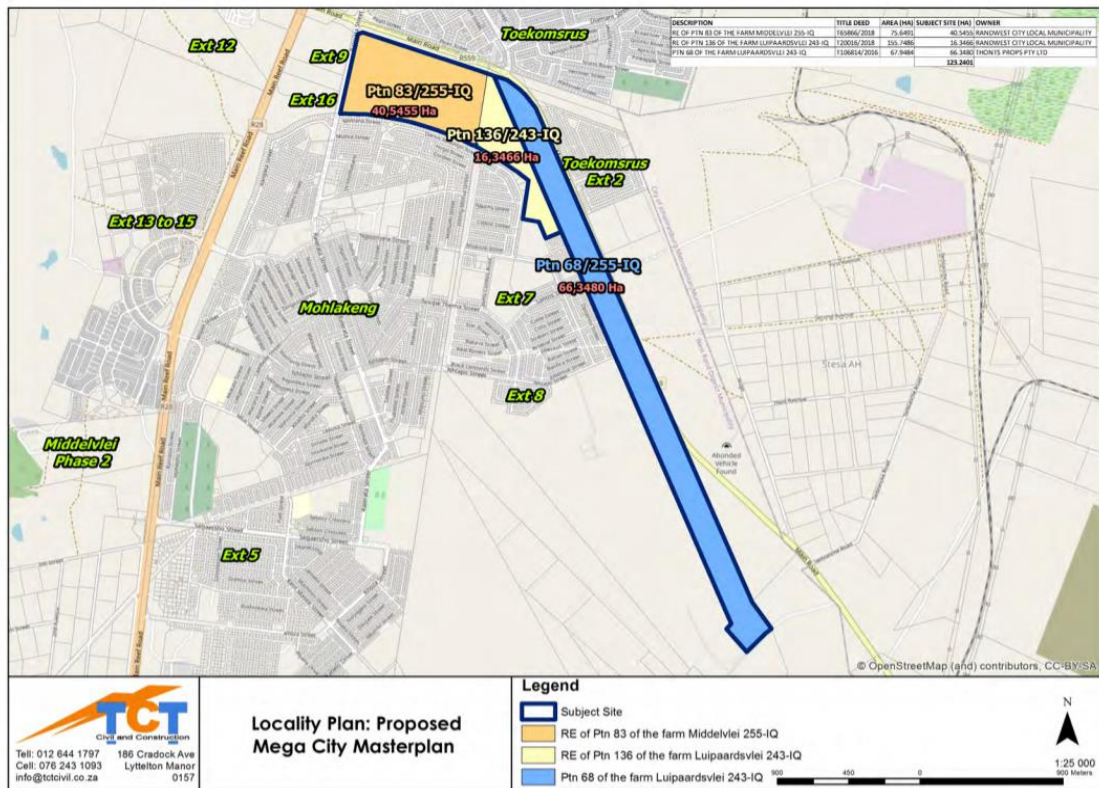
## **2. INTRODUCTION AND BACKGROUND TO THE PROJECT**

The Constitution commits government to take reasonable measures, within its available resources, to ensure that all South Africans have access to adequate housing, health care, education, food, water and social security.

The applicant, Zenawe Consulting on behalf of TCT civics and the Rand West City Local Municipality proposes to establish Mohlakeng Ext 17 Township (low-cost mixed-use housing development and related uses). The application site is located along R559 on the Remaining Extent of Portion 83 of the farm Middelvlei 255 IQ, a portion of remaining extent of Portion 136 of the farm Luipaardsvlei 243 IQ and Portion 68 of the farm Luipaardsvlei 243 IQ within Rand West City Local Municipality, Gauteng Province (Figure 1).

MGTD Environmental has been appointed by Zenawe Consulting as the independent Environmental Assessment Practitioner (EAP) to undertake the Environmental Impact Assessment Process in terms of Section 24 and 24(D) of the National Environmental Management Act (Act No. 107 of 1998) (NEMA) as amended.

Figure 1: Locality Plan



### 3. Description of the Proposed Scope of Activities

The Rand West City Local Municipality and Zenawe Consulting (PTY) LTD jointly propose to develop approximately 3890 units, 2010 units (Residential 1), 1880 units (Residential 4), Public Open Spaces, Community and Educational facilities (Figure 2). The total site extent is approximately 123ha. Construction will take place in three phases, with 5 000 units developed during each phase.

**Figure 2: Proposed Land Use Activities**

<b>LAND USE</b>				
Zoning	Land Use	Area of Stand	No. of units	No. of stands
Residential 1	Residential (180m - 55 du/ha) - Susidized Housing	36.18 Ha	2010	2010
Residential 4	Residential (120 du/ha) - Walk ups Units	15.69 Ha	1880	6
Community Facility		0.58 Ha		1
Educational		4.26 Ha		2
Public Open Space (POS)		1.6 Ha		9
Street		23.66 Ha		
<b>Total</b>		<b>82 Ha</b>	<b>3890</b>	<b>2028</b>

#### **4. Need for an Environmental Impact Assessment (Scoping/E.I.A Process)**

The proposed development comprises several possible and definite activities listed in terms of the EIA Regulations (2014) as amended, which should be covered in an application for authorisation. In terms of Sections 24(2) (a) and 24(D) of the National Environmental Management Act (Act No. 107 of 1998), as read with Government Notice No. R324, R325 and R327 of 7 April 2017, a Scoping/EIA process is required for the proposed development, in terms of the following listed activities:

<b>Activity No(s):</b>	<b>Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1 (GN No. 327)</b>	<b>Describe the portion of the proposed project to which the applicable listed activity relates.</b>
<b>9</b>	The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or storm water-  (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where-  (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or  (b) where such development will occur within an urban area.	Infrastructure for the associated housing development.
<b>10</b>	The development and related operation of infrastructure exceeding 1000 metres in length	Bulk transportation of sewage infrastructure for the associated housing development.

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 1 (GN No. 327)	Describe the portion of the proposed project to which the applicable listed activity relates.
	<p>for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes –</p> <p>(i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where-</p> <p>(a) such infrastructure is for bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve; or</p> <p>(b) where such development will occur within an urban area.</p>	
12	<p>The development of –</p> <p>(ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs—</p> <p>(a) within a watercourse;</p>	A pan occurs within the study area.
19	<p>The infilling of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from –</p> <p>(i) A watercourse;</p>	A pan occurs within the study area.
Activity No(s):	Provide the relevant Scoping/Full EIA Activity(ies) as set out in Listing Notice 2 (GN No. 325)	Describe the portion of the proposed project to which the applicable listed activity relates.
15	<p>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for—</p> <p>(i) the undertaking of a linear activity; or</p> <p>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</p>	The total site to be developed is approximately 123 ha in extent.
Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3 (GN No. 324)	Describe the portion of the proposed project to which the applicable listed activity relates.
4.	<p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>c. In Gauteng</p> <p>ii. Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans.</p>	Roads will be constructed as part of the proposed development.

Activity No(s):	Provide the relevant Basic Assessment Activity(ies) as set out in Listing Notice 3 (GN No. 324)	Describe the portion of the proposed project to which the applicable listed activity relates.
	v. Sites identified within threatened ecosystems listed in terms of the National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004).	
12.	<p>The clearance of an area of 300 square metres or more of indigenous vegetation.</p> <p>c. In Gauteng</p> <p>i. Within any critically endangered or endangered ecosystems listed in terms of section 52 of the NEMBA.</p> <p>ii. Within Critical Biodiversity Areas or Ecological Support Areas identified in Gauteng Conservation Plan or bioregional plans;</p>	<p>The development will have an approximate 82-hectare footprint, much of which will require clearance of indigenous vegetation.</p> <p>Site falls within endangered Soweto Highveld and Carletonville Dolomite grasslands occur on site.</p> <p>Critical Biodiversity Areas occur on site.</p>

## 5. Aim of the EIA Process

The aim of the Environmental Impact Assessment process is to provide the competent authority, the Gauteng Department of Agriculture and Rural development (GDARD) with enough information to make an informed decision regarding the proposed development.

This is achieved by informing and involving all potentially interested and affected parties (I&AP's), identifying potential impacts (both positive and negative) that the proposed development may have and making recommendations based on the identified impacts and conclusions of the specialists.

### The Scoping/EIA process being followed consists of the following key steps:

- Pre-Application Phase (Project Announcement of the Scoping/EIA Process, Preparation of the specialists studies, Draft Scoping Report and the Environmental Management Programme);
- Submission of Application form to authorities;
- Release of Draft Scoping Report for review by all stakeholder;
- Submission of Final Scoping Report to authorities for decision making; and
- Release of Environmental Impact Assessment Report for review by all stakeholder;
- Submission of Final Environmental Impact Assessment Report to authorities for decision making; and
- Communication of the authority decision to all &APs on the register.

**The Scoping/Full EIA Process for the proposed project is presently in the planning phase. This phase serves primarily to inform the public and relevant authorities about the proposed project and to determine any impacts. These impacts will then be extensively addressed during the environmental impact assessment studies.**



### **YOUR OPPORTUNITY TO GET INVOLVED**

The Public Participation Process (PPP) will be conducted in accordance with the EIA Regulations, 2017, and Guidelines for Public Participation Department of Environmental Affairs, 2017.

Any member of the public that wishes to partake in the PPP should register as an I&AP. An I&AP Registration form is attached on the last page of this document. The I&AP registration form should be submitted to MGTD Environmental before or on the 13<sup>th</sup> of November 2020.

#### **Gates Land Solutions Contact Person/s:**

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**The Public Participation Process commences on the 13<sup>th</sup> of October 2020 and end on 13<sup>th</sup> of November 2020.**



<b>INTERESTED &amp; AFFECTED PARTY REGISTRATION FORM</b>	
<b>Proposed Mohlakeng Ext 17 Township Establishment</b>	
<b>Name:</b>	
<b>Designation:</b>	
<b>Organisation:</b>	
<b>Telephone Number:</b>	
<b>E-mail:</b>	
<b>Fax:</b>	
<b>Postal Address:</b>	
<b>Physical Address:</b>	
<b>Comments:</b>	