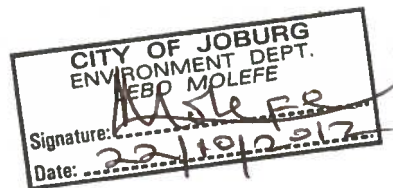


Our Ref: 04/09/2012TT  
Contact Person: Tshildzi Tshimange  
Date: 15/10/2012

Gauteng Department of Agriculture  
and Rural Development (GDARD)  
P.O. Box 8769  
Johannesburg  
2000

Attn: Ms Basani Ndindani

Dear Madam



**DRAFT SCOPING REPORT FOR THE PROPOSED MIXED DEVELOPMENT TOWNSHIP (HUDDLE DEVELOPMENT) ON PORTION 84 (PORTION OF THE REMAINDER) OF THE FARM BEDFORD 68-IR (REF NO: GAUT 002/12-13/E0032)**

The Draft Scoping Report (DSR) dated 04 September 2012 from Strategic Environmental Focus refers.

The proposed development site has a long history and a number of previous specialist studies and development proposals have been evaluated and commented on. The current proposal is located on the least sensitive portion of the site, confined to the area which has previously been identified as the portion of the site most suitable for development.

**Project description**

The application is for the proposed establishment of Residential 1, 2 and 3 components, a portion of Commercial development and Private Open Spaces on land measuring approximately 53ha in extent.

**Guidelines, policies/legislation:**

According to RSDF 2010-2011 for Region E Sub Area 27, the proposed development is viewed to be in line with the objectives of the RSDF. The objectives of this RSDF in Sub Area 27 are among others:

- To protect and enhance the quality and integrity of the environment in this sub area by ensuring the protection, preservation and enhancement of environmental sensitive areas and developed open spaces.
- To support higher density residential development of 40-60du/ha along Club Street.

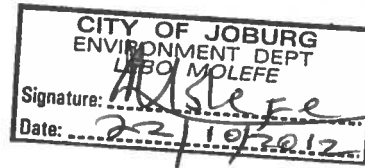
**Description of Alternatives:**

On review of the DSR it was discovered that there are alternatives provided, however they need thorough assessment in order to determine the relevance and feasibility to the proposed activity

## Description and assessment of the identified environmental issues:

The biophysical aspects of the proposed site that are likely to be negatively impacted upon by the proposed development are identified in the DSR. The report aims to conduct the following specialist studies:

- Ecological Verification Assessment
- Visual Impact Assessment
- Noise Impact Assessment
- Social Impact Assessment
- Traffic Impact Assessment
- Wetland Delineation and Functional Verification Assessment



The identified aspects and those that might be further identified, such as Geo-Hydrological Assessment and Stormwater Management, will be assessed in detail during the EIR phase. Proposed mitigation measures will be outlined in the Environmental Management Programme to be attached to the DEIR. Proof that the surrounding community and other interested and affected parties were notified of the proposed development is not attached in the report.

## Evaluation and presentation of mitigation measures:

The proposed mitigation measures to be suggested in the Environmental Management Programme (EMP) need to be aligned with the specific project and site.

## Public Participation:

The public participation process has not yet been fully undertaken in accordance with NEMA EIA Regulations, 2010. The proof of site notices and newspaper advertisements are not included in the report.

## Recommendations:

It is the view of this Department that the information provided for the proposed mixed development is not yet enough to issue informed comments. It is recommended that:

- The public participation process is conducted in terms of NEMA EIA Regulations, 2010. This must include proof of site notice, newspaper advertisements, notification of the interested and affected parties and comments received.
- Sound stormwater management plan ensuring that there is no difference between pre and post development stormwater must be designed and implemented. This can be achieved by adopting the principles of Water Sensitive Urban Design Systems (WSUDS) and Sustainable Urban Drainage Systems (SUDS) which provide various options such as bio-retention ponds, enhanced swales, and grass lined channels, stone filled infiltration ditches, permeable paving etc. in order to minimize surface runoff and to maintain water quality.
- The development layout plan must comply with the requirements of the CoJ Open Space Framework in respect of standards and the extent of recreational parks provided as well as guidelines for landscaping.
- The layout plan must be superimposed with all the sensitivities (sensitivity map) derived from the specialist studies and assessments or analyses. This plan must be drawn in solid colours rather shades of similar colours in order to avoid confusion. The plan must be legible.
- All the identified alternatives must be assessed individually in order to recommend the best suitable proposal for this development.
- The Environmental Management Programme must address all the identified impacts. This must indicate responsibilities and timeframes.

- The bolded activities under activity description on page 2 must be explained in line with the proposed development.

Should you have any queries or require any further information, please do not hesitate to contact the Department.

Yours sincerely,

CITY OF JOBURG  
ENVIRONMENT DEPT.  
LEBO MOLEFE  
Signature: *Ms Lebo Molefe*  
Date: *20/10/2012*

**Ms Lebo Molefe**  
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