

16 September 2016

Dear Interested and Affected Party,

NOTIFICATION WITH RESPECT TO THE APPLICATION FOR AN ENVIRONMENTAL AUTHORIZATION FOR THE DEVELOPMENT OF A RETAIL CENTRE ON PORTION 539 OF THE FARM PRETORIA TOWN AND TOWNLANDS 351 JR IN LOTUS GARDENS, PRETORIA, GAUTENG

Exigo Sustainability (Pty) Ltd has been appointed by Espero Properties (Pty) Ltd to facilitate the Basic Environmental Assessment (BA) process as contemplated in terms of the National Environmental Management Act (Act no. 107 of 1998) (NEMA) read with the Environmental Impact Assessment Regulations, 2014 (GNR 982 of 8 December 2014) for the proposed development of a retail centre on portion 539 of the farm Pretoria Town and Townlands 351 JR in Lotus Gardens, Pretoria, Gauteng.

Prior to the development of the project, Espero Properties (Pty) Ltd will have to acquire the necessary Environmental Authorisation, licences and permits to commence with infrastructure development related activities.

Proposed Development:

The proposed project involves the construction and operation of a proposed retail centre on Portion 539 of the farm Pretoria Town and Townlands 351 JR in Lotus Gardens, Gauteng. The proposed mixed-use development will consist of the following:

- Construction of a 11 000 m² retail centre
- Construction of a 500 m² fast food outlet
- Upgrade of existing access roads and construction of internal roads and parking area

The proposed site is located on the north-eastern corner of the N4 and Acridian Street interchange in Lotus Gardens within the City of Tshwane Metropolitan Municipality. Figure 1 and Figure 2 indicates the location of the project site. The following coordinates serve as the centre point of the site:

Latitude: 25°45'3.31"S; **Longitude:** 28° 5'40.42"E

The project area has a moderately dry subtropical climate, specifically a humid subtropical climate, with long hot and rainy summers and short cool and dry winters. The topography across the site is slightly undulating with the average elevation of 1380 mamsl. The predominant geology of the area is shale with soils varying between sandy-loam soils of the Hutton or Clovelly soil forms to shallow, gravelly soils of the Glenrosah soil form.

The development site lies within the Savanna biome which is the largest biome in Southern Africa. The most recent classification of the area by Mucina & Rutherford shows that the site is classified as Marikana Thornveld. The state of the vegetation of the proposed development site is in a highly degraded state with occasional stands of young

Eucalyptus trees. Most of the study area is vacant land at present, although being used as a pass-through area by the local community.

The project area is situated within quaternary catchment A23D located in the Upper Pienaars River of the Apies / Pienaars Secondary Catchment in the Crocodile (West) Marico WMA. The Skinner Spruit is located to the south of the development site and is the only perennial river in the area. The study area is drained mainly by surface run-off (i.e. sheetwash) with surface water flowing into non-perennial streams of the study area. This water eventually drains into the Skinner Spruit that feeds the Apies River. It must be noted that stream flow along the non-perennial drainage channels occurs only during and directly after heavy precipitation events, and may continue for a short period directly after a particularly good rainy season.

As part of the planning phase of the project, the following authorisations/licences/rights must be obtained from the relevant Government Departments:

1. **Environmental Authorisation:** an Environmental Basic Assessment (BA) in terms of the National Environmental Management Act (Act no. 107 of 1998) (NEMA) read with the Environmental Impact Assessment Regulations, 2014 (GNR 982 of 8 December 2014) will be undertaken for the proposed construction and operation of the proposed retail centre. The following activities listed in GNR 983, GNR 984 and GNR 985 of 8 December 2014 are potentially applicable to the proposed project and require an environmental authorisation: GNR 983: Activity 27; GNR 985: Activity 4, 12 and 18. The environmental authorisation application subject to a basic assessment process will be submitted for approval to the Gauteng Department of Agriculture and Rural Development.
2. **General Authorization (in terms of GNR 509 of 2016):** the project will entail the undertaking of water uses as listed in section 21 of the National Water Act (Act 36 of 1998) (NWA) for 21(c) and 21(i) water uses. A General Authorisation registration in terms of section 39 of the NWA will be submitted to the Department of Water Sanitation during the Environmental Authorisation process.

Please note that the above mentioned applications will initiate the legislated BA process and further consultation will take place as part of this process.

30 Day Notification Period

In order to ensure that you are identified and registered as an interested and/or affected party (I&AP) or if you require further information on the application and / or activity, please submit your name, contact information, interest and relevant issues on the matter by completing the attached registration form by **Wednesday, 19 October 2016** and sending it to Exigo by means of the following:

Attention: Mrs C. Uys (Exigo Environmental Unit)
Tel: 012 751 2160
Fax: 086 607 2406
Mail: Postnet Suite 74, Private Bag X07, Arcadia, 0007
Email: chantal@exigo3.com

Kind regards,

Chantal Uys (*sent electronically*)
Exigo Sustainability (Pty) Ltd

COMMENT SHEET

NOTIFICATION WITH RESPECT TO THE APPLICATION FOR A ENVIRONMENTAL AUHTORISATION FOR THE DEVELOPMENT OF A RETAIL CENTRE ON PORTION 539 OF THE FARM PRETORIA TOWN AND TOWNLANDS 351 JR IN LOTUS GARDENS, PRETORIA, GAUTENG

Project Reference: Lotus Gardens Retail Development BA

Title:		Tel number (Work):	
First Name:		Tel number (Cell):	
Surname:		Fax number (Work):	
Capacity/Interest		E-mail address:	
Postal/Residential Address			

Comments on the proposed development (You are welcome to use separate sheets)

1. Environmental Issues:	(such as water, ecology, soil pollution etc.)	2. Socio-economic Issues:	(such as job creation, safety and security)
3. Cultural / Historical Issues:	(such demolition of graves/old buildings.)	4. Any other Issues or Comments:	

Please return this registration sheet by 19 October 2016 via any of the following communication methods, attention to:

Mrs C Uys

Tel: 012 751 2160

Fax: 086 607 2406

Email: chantal@exigo3.com

Post: Postnet Suite 74, Private Bag X07, Arcadia, 0007

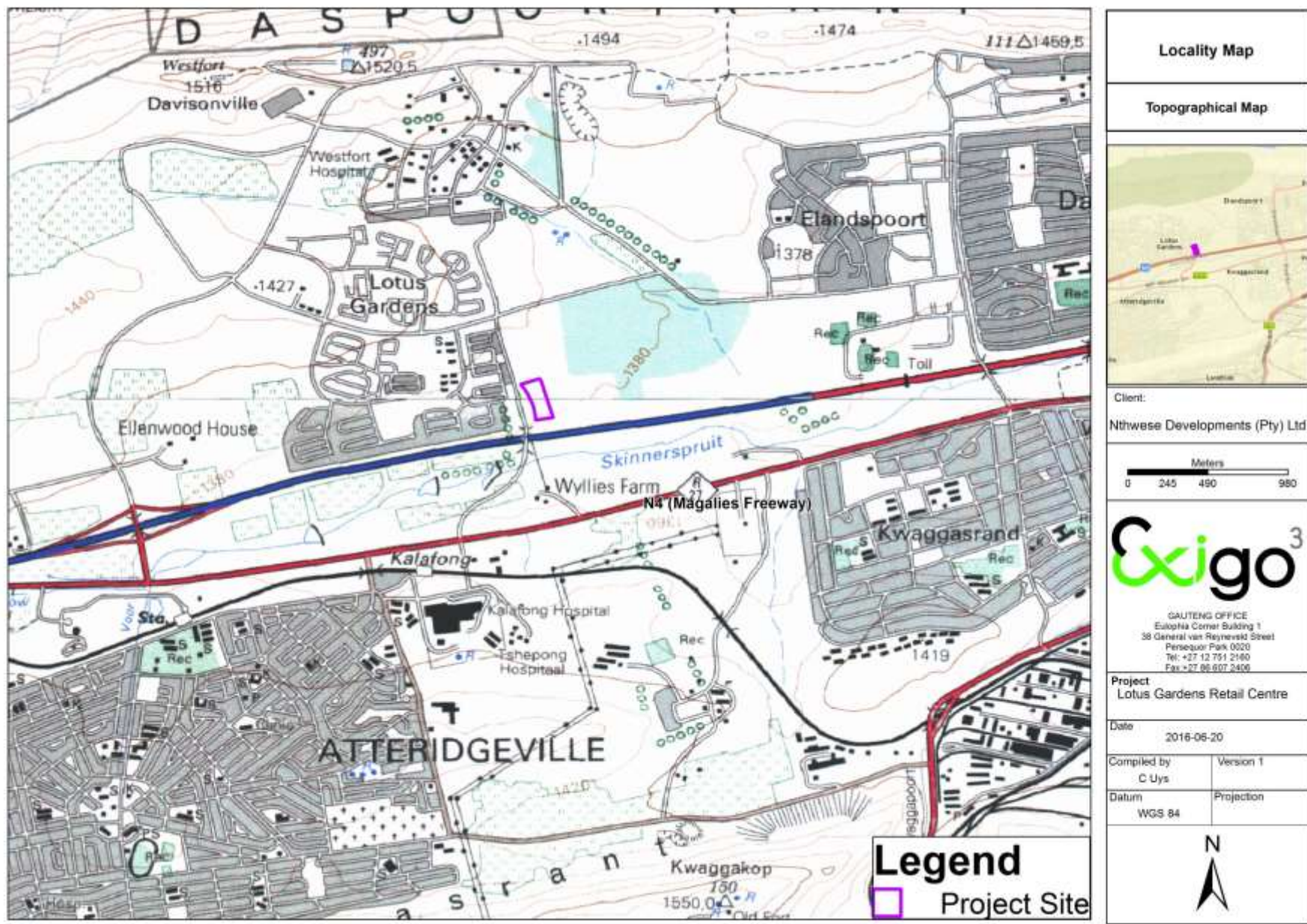


Figure 1: Regional Locality Map



Locality Map	
Aerial Map	
Client: Nthwese Developments (Pty) Ltd	
GAUTENG OFFICE Eulophia Corner Building 1 38 General van Reyneveld Street Perseus Park 0020 Tel: +27 12 751 2160 Fax: +27 86 607 2408	
Project Lotus Gardens Retail Centre	
Date 2016-06-20	
Compiled by C Uys	Version 1
Datum WGS 84	Projection

Figure 2: Aerial Map