### **RIETSPRUIT**

# PROPOSED TOWNSHIP DEVELOPMENT ON PORTION 8 OF THE FARM RIETSPRUIT 152-IR, MIDVAAL LOCAL MUNICIPALITY

## **Comments and Responses Report**

Due to the COVID-19 pandemic, as per instructions from the Department of Environmental Affairs, timeframes of advertising periods had been confirmed with GDARD at the commencement of the project. The Public Participation Plan and the approval thereof is provided in Appendix E(1).

## **Confirmation of Public Participation Process Followed**

The process followed in the Public Participation Process (as approved by GDARD) undertaken for this project involves the following:

#### **Phase 1 Initial Advertising Process**

Compilation of a Register of Interested & Affected Parties

A complete list of Key Stakeholders and Interested & Affected Parties was compiled and is being maintained throughout the entire project period.

Onsite Notification

Three laminated A2 onsite notification had been placed on site on 17 August 2021. A 30 + 7 days (total 37 days) advertising period for registration as a stakeholder was stated on the notices.

Newspaper Advertisement

A newspaper advertisement was placed in the Citizen on 31 August 2021 with an invitation to register as a stakeholder. A 30 + 7 days (total 37 days) period was allowed.

#### Phase 2 Scoping Phase

- Distribution of the Draft Scoping Report for comment will be done via e-mail to everyone on the Register of Interested & Affected Parties.
- Should any of the stakeholders not have access to e-mails and the internet, they will be notified telephonically of
  the availability of the Draft Scoping Report at a publicly accessible venue close to the proposed development site.
  This venue will, if relevant, be identified in cooperation with the relevant Ward Councillor(s).
- A 30 + 7 days (total 37 days) will apply for comment on the Draft Scoping Report.

#### Phase 3 EIR Phase

- Distribution of the Draft Environmental Impact Report (EIR) for comment will be done via e-mail to everyone on the Register of interested & Affected Parties.
- Should any of the stakeholders not have access to e-mails and the internet, they will be notified telephonically of
  the availability of the Draft Environmental Impact Report at the publicly accessible venue at the previously public
  accessible confirmed venue.
- A 30 + 7 days (total 37 days) will apply for comment on the Draft EIR.
- All communication received on the **Draft EIR will** be included in the **Final EIR** to be submitted to GDARD for their
  consideration for Environmental Authorisation. Only if significant changes that change the recommendations
  made in the Draft EIR are relevant, will it again be communicated and/or circulated for comment to the relevant
  stakeholders.

#### **Notification of Environmental Authorisation**

All registered Interested & Affected Parties will be informed of the decision of the Gauteng Department of Agriculture and Rural Development (GDARD) as soon as Environmental Authorisation had been received. All stakeholders will also be notified of the relevant appeal procedure.

#### **Special Instructions from GDARD**

GDARD approved the above Public Participation Plan with the following additional instruction:

- No public meetings to be held.
- Only virtual meetings are permitted.

#### **Proof of Actions taken**

Documentation of the relevant info and actions taken are included in Appendix E of the Scoping and EIR Reports as follows:

#### Appendix E: Public Participation Programme

- E(1) Public Participation Plan Approval from GDARD
- E(2) Register of Interested & Affected Parties
- E(3) First Phase Notification Letter and Proof of Distribution
- E(4) Onsite Notice and Proof of Placement
- E(5) Newspaper Advertisement and Proof of Placement
- E(6) Written Correspondence during Initial Advertising Period
  - D(6)(a) Comments from Government, Institutions and Municipalities
  - D(6)(b) Objections from I&APs
  - D(6)(c) Request to be registered as an I&AP
- E(7) Proof of Distribution of the Draft Scoping Report (Will be included in the Final Scoping Report)
- E(8) Written Correspondence on the Draft Scoping Report (Will be included in the Final Scoping Report)
- E(9) Proof of Distribution of the Draft Environmental Impact Report (Will be included in the Final EIR)
- E(10) Written Correspondence on the Draft Environmental Impact Report (Will be included in the Final EIR)
- E(11) Comments and Responses Report

## All comments and responses thereto are summarised and addressed on the following pages under the following headings:

- Communication resulting from the Initial Advertising Period
- Communication resulting from the distribution of the Draft Scoping Report
- Communication resulting from the distribution of the Draft Environmental Impact Report
- Communication on the Final EIR (if applicable)

## **Communication resulting from the Initial Advertising Period**

Initial comment on the project was received from the following stakeholders Government, Institutions and Municipalities:

- Ekurhuleni Metropolitan Municipality
- Midvaal Local Municipality
- Gauteng Department of Roads and Transport (GPDRT)
- Transnet
- Rand Water

#### **Ekurhuleni Metropolitan Municipality (EMM)**

Mr Thinus van Staden, Area Manager City Planning, Alberton CCA (via email on 13 September 2021)
He acknowledged the notification and confirmed that Ms Lilian Kwakwa, from the Department of Environmental Resources, deals with these applications.

Response from EAP:

His contact details will be kept in the Registry for future communication.

#### **Midvaal Local Municipality**

Mr Vincent Sofe, Electrical Engineering Department (via email on 13 September 2021)

He indicated that the development appears to be located in the ESKOM area of supply. He further recommended that ESKOM be consulted.

Response from EAP:

ESKOM has been approached in this regard and availability of services has been confirmed.

Mr Thabo Mabula, Director Waste Management (via email on 14 September 2021)

He requested to be added to the Register for Interested & Affected Parties

Response from EAP:

His details were included in the I&APs Register

Ms Fusi Puthini, Assistant Director Land Use (via email on 11 October 2021)

The following comments were provided by the Municipality:

- The proposed land development on the abovementioned property is located within the jurisdiction of Midvaal Local Municipality.
- The proposed township development directly affects our Spatial Planning and Land Use Management directives and policy as outlined in the Midvaal Integrated Development Plan and Spatial Development Framework of 2021/22.
- In terms of the Midvaal Spatial Development Framework 2020/2021, the area in which the proposed development is envisaged is located outside the demarcated municipal Urban Development Boundary and is earmarked for "Conservancies" purposes with the existing land uses comprising mainly of agricultural /rural residential purposes.
- Considering the above-mentioned framework policy and reference to the Environmental Impact
  Assessment Process in respect of the abovementioned project, Midvaal Local Municipality hereby would
  like to register as an interested and affected party due to the above said reasons.
- Furthermore, the applicant is not exempted from submitting a land development application in terms of Section 44 of the Midvaal Local Municipality Spatial Planning and Land Use Management By-Law for consideration.

#### Response from EAP:

An Application has been submitted by the town planners SMR Town & Environmental Planning. It was compiled in terms of Section 44 (1) of the Midvaal Local Municipality Spatial Planning and Land Use Management By-law for the establishment of a new township to be known as Rietspruit. The Motivating Memorandum is included in Appendix D(1) of the Draft Scoping Report. The town planners stated the following in terms of the locality of the township outside the urban edge:

"The proposed township will increase urban densities in Gauteng by providing ±3 782 additional housing opportunities. It might seem that the proposed development will be established in a marginal place, but taken the location thereof into account with regards to the Klipriver Business Park and industrial developments to the west thereof and the southern parts of Johannesburg and Ekurhuleni, to the north thereof, and the future integration with the Sky City development, then the location thereof could be justified. The proximity to the R59 corridor must also be taken into account which can support public transport to Ekurhuleni and Emfuleni, also major sources of employment. It is known that Ekurhuleni and Johannesburg grow faster than Emfuleni and Midvaal and it is therefore possible that the proposed residents of Rietspruit will stay within the area of jurisdiction, but will most probably work in Johannesburg / Ekurhuleni. The location of the proposed township in close proximity to the R59 will ensure that residents who work in Meyerton, Vereeniging and Vanderbijl Park can easily commute on a daily basis."

"The Gauteng Spatial Development Framework identifies specific spatial structuring elements that were used in the development of the Sedibeng District Spatial Development Framework, including the two corridors formed by the R59 and the N1 and the urban concentration (conurbation) in the Vereeniging, Vanderbijlpark and Evaton areas."

"The proposed Rietspruit is situated in close proximity to the R59 and although it is situated outside the urban edge, it will eventually link with the Sky City development in Ekurhuleni which is currently developed in a southernly direction."

The Midvaal Local Municipality with all its relevant divisions, specifically the Directorate Land Use, has been registered as an I&AP.

#### **Gauteng Department of Roads and Transport (GPDRT)**

Mr Banele Manana, Directorate Transport Infrastructure Planning (via email on 4 October 2021)

He confirmed that the Gauteng Strategic Transportation Network namely, provincial roads the K91, K154 and PWV18 are affected and such in terms of the Gauteng Transport Infrastructure Act, 2001 (Act No 8 of 2001) when an application for a township establishment, change of land use (rezoning, subdivision, consent use, etc.) is lodged with the relevant authority. The said application must be lodged with this Department for evaluation.

Response from EAP:

- The Applicant has been informed and the Town Planning Application has been submitted to the Midvaal Local Municipality.
- A Traffic Impact Study was prepared by Dhubecon Consulting Engineers. It concluded the following:

"From a traffic engineering perspective, the proposed new mixed land-use township known as Rietspruit is supported, provided that the proposed site access intersections and internal roads, external road and intersection upgrades and public transport- and non-motorized facilities as proposed in this TIA are implemented to the relevant design standards of the Midvaal Local Municipality, the City of Ekurhuleni (CoE) and Gautrans."

- o Appropriate communication by the traffic engineers is taking place with these roads authorities.
- o This Scoping Report (with all the relevant appendices) is also being communicated with the GPDRT during the stakeholder communication which forms part of the application for environmental authorisation.

#### **Transnet**

Mr Ezekiel Monyamane (via email on 21 September 2021)

He confirmed that the contact person is Mr Kabelo Monchusi.

Response from EAP:

The contact details for the relevant person have been updated in the I&AP Register.

#### **Rand Water**

Automatic reply email from wayleave@randwater.co.za (via email on 10 September 2021)

Email consists of the processes for approvals and wayleaves

Response from EAP:

The Applicant has been informed of the requirements and procedures.

The Technical Assistant Ms Lindiwe Gamede (via email on 15 September 2021)

She confirmed Rand Water services are not affected

Response from EAP:

Noted, no action is required. The Applicant was informed that the project does not have any effect on Rand Water Services.

## The following General Stakeholders requested to be included as Interested & Affected Parties and their details have been added:

- Ms Roxy du Toit
- Zanele Nhlebela
- Ms Vera Daya she also requested that her property details not be made available
- Mr Karl Meid
- Mr Albie Pieterse
- Mr Andre Gouws
- Ms Angie Kotze
- Ms Elouise Pansegrouw
- Mr Eric Abrahams
- Mr Gideon Botha
- Mr Glen Sinclair
- Mr Gregory Paul Sumares
- ❖ Mrs Hanlie Geral
- Ms Jillian Mundy
- Mr Ludi Birk
- Ms Mariette Lingenfelder
- Mr Mpho Shubane
- Ms Norah du Plessis
- Ntsala Sekoto
- Mr Peter Boxall
- Mr Fanus Weyers
- Mr Theuns Lamprecht
- Mr Mzwonke Mayesiko
- Mr Nick Couvaras
- Mr Pieter Thomas
- ❖ Mr Christo Louw
- Ms Lorraine Shubane
- Mr Des Long
- Ms Lee Bezuidenhout
- Mr Andre Hancke
- Mr Sivajee Naidoo
- Ms Yolanda Vermeulen
- Ms Linda Hancke

#### The following objections have been received from I&APs:

- Ms Lee Bezuidenhout
- Mr Gareth Coetzer and Mrs Geraldine Coetzer
- Mr Mark du Plessis and Mrs Charlie (Charlene) du Plessis
- Mrs Hanlie Geral
- Ms Jillian Mundy
- Ms Natasha Lewry
- Mr Gideon Botha

#### Ms Lee Bezuidenhout on behalf of Willowbrooke Manor, Portion 14 of Farm Waterval 150-IR, Joan Road, Kliprivier

(via email with attached letter on 13 September 2021)

- 'Contaminated and Air Pollution is currently a huge problem with ERWAT sewerage as well as the sewerage being discharged into the Rietspruit and Klip Rivers. This problem has been on-going for decades and ERWAT is unable to manage and control the stench and obnoxious odours which are produced from their sewerage farm. I live on the Eastern border of this farm for the past 40 years and there has been no improvement. I continuously have communicated this matter with ERWAT regarding the quality of life for residents in the area which is adversely affected. It is a concern with a new development as the following will occur:
  - Increase in human waste which ERWAT will likely take on.
  - Can their infrastructure manage this as we have experienced burst pipes and obnoxious odours during the decades we have resided here.

- Is the air currently being monitored to the satisfaction of the council and residents to determine and warrant a new development whereby human health could be at risk?
- Will potential home owners be warned that their proposed property will border a sewerage farm?'

#### Response from EAP:

The concerns in terms of the sewerage plant of the **Ekurhuleni Water Care Company (ERWAT)** needs to be taken up by the objector with the relevant division within the Ekurhuleni Metropolitan Municipality; as well as with the Department of Water & Sanitation. Their contact details are the following:

- Ekurhuleni Metropolitan Municipality: Water & Sanitation Department, care of the HOD, Mr Mduduzi Shabangu as well as the Manager: Water & Sewer Services (Alberton Area), Mr Hendrik Groenewald; Tel Nrs 011 999 1995 and 011 999-2453; Mduduzi. Shabangu@ekurhuleni.gov.za / Hendrik. Groenewald@ekurhuleni.gov.za
- Department of Water and Sanitation, Gauteng Provincial Office; The Director: Institutional Establishment (Upper Vaal Catchment Management Area), Mr Ephraim Matseba, care of the responsible official for the area, Mr Lesiba Mabona; Contact Details: General - 012 392 1300; Mr Mateba - 082 819 9085 / 012 392 1374 / matsebae@dws.gov.za and Mr Mabona - 082 923 8795 / mabonal@dws.gov.za

Of direct relevance to this proposed Rietspruit Township Development is that a Preliminary Bulk Engineering Outline Scheme Report (included as Appendix D(2)(a) in the Scoping Report) had been compiled by Infraconsult Engineering. They confirmed the following:

- ERWAT has confirmed that the Waste Water Treatment Works (WWTW) is extremely over capacitated and can therefore not accept and/or approve any new development to flow into their facility.
- A new onsite wastewater treatment package plant / facility is recommended for this development. This will be an interim measure until the ERWAT facility had been upgraded.
- o An erf has been allocated on the development site to cater for this facility.
- The Guideline for the Provision of Engineering Services (The "Red Book") is being used for all technical designs and planning.
- A capacity analysis report for the bulk water and sewer infrastructure, will be drafted by GLS Consulting Engineers on behalf of the City of Ekurhuleni. This report will be intensively consulted during the detail design phase of the project.

#### Agricultural Land VS Residential Land

The land surrounding the Eastern border is earmarked as agricultural land and food security should be a concern to all. I was informed by Council that my own land would not qualify for subdivision for a housing community as the land on the Western borders of the R59 is ear-marked for Residential while on the Eastern border the land is ear-marked for Agricultural.

#### Response from EAP:

An Agro-Ecosystem Assessment (included as Appendix C(3) was undertaken by Digital Soils Africa (DSA). They concluded the following

- According to the DFFE Screening Tool, the site is classified as having Medium Agricultural Sensitivity to a Very High Agricultural Sensitivity which is largely based on the land capability which is classified as moderate (Class 7-8) to moderate high (Class 9) by DAFF (2016). Site verification took place by the specialists and the soil survey found that the land capability was rather either a low (Class 3-5) or moderate high (Class 9) land capability, i.e., the land capability on the site is either low or moderate high.
- It is the specialist's opinion that the proposed development will not significantly impact agriculture north of the river since the land capability is low and most of the soils currently irrigated are at high risk of waterlogging. Therefore, the area north of the river has a small impact on agriculture. The area south of the river has a high agricultural potential, but since the area is small in comparison to the entire development, the impact is considered satisfactory.
- The Department of Agriculture, Land Reform and Rural Development (DALRRD), Director Land Use and Soil Management is being consulted with during the Public Participation Programme undertaken for this project. They will advise on future actions required in terms of the Subdivision of Agricultural Land Act (Act 70 of 1970) (SALA).

#### Traffic

The roads in the area are not maintained and not up to standard therefore an increase in road traffic will further be detrimental to the already crumbling infrastructure.

#### Response from EAP:

A Traffic Impact Report (included in Appendix D(3) was compiled by Dhubecon Consulting Engineers. This report recommends specific roads and intersections upgrades. Communication is taking place with the relevant roads authorities and their support for the townhip development will be subject to the implementation of the engineering recommendations.

#### Mr Gareth Coetzer and Mrs Geraldine Coetzer, Plot 62 Nelson Road, Gardenvale AH

(via email on 15 September 2021)

They vehemently object to the development as they feel that it will negatively affect the area that is zoned for agriculture as well as a nature conservancy.

#### Response from EAP:

The current land use of the land is Agriculture. An Agro-Ecosystem Assessment (included as Appendix C(3) was undertaken by Digital Soils Africa (DSA). Refer to the response made to Ms Bezuidenhout's comment regarding the agricultural zoning of the land.

The Kliprivier Nature Conservancy was established as a non-profit organization dedicated to environmental conservation and the preservation of biodiversity. It covers an area of approximately 3 000ha and includes mostly privately owned portions of the farms Waterval 150-IR, Gardenvale 148-IR; Rietspruit 152-IR and Green Valley 154-IR. For the purpose of this development, an 'Ecological Assessment of the Flora & Fauna and Riverine Area' was undertaken by Prof Leslie Brown of Enviroguard Ecological Services to identify and address the impact on the biodiversity of the macro area and provide measures to mitigate impact.

His report concluded the following:

- Five vegetation units had been identified:
  - Unit 1 Rocky grassland medium ecological sensitivity
  - Unit 2 Hyparrhenia hirta grassland low ecological sensitivity
  - Unit 3 Cultivated fields low ecological sensitivity
  - Unit 4 Stream area high ecological sensitivity
  - Unit 5 Developed areas low ecological sensitivity
- The stream vegetation is indicative of disturbance, but due to the area being a water course (Unit 4) it has a high ecological sensitivity. A riparian delineation took place and a 32m buffer zone is recommended around the stream within which no development should take place.
- Vegetation Units 1 and 4 together with sections of Vegetation Unit 3 are classified as Criticial Biodiversity and Ecological Support Areas (CBA and ESA) in the DFFE Screening Tool. Site verification had to take place and Prof Brown confirmed that the site the vegetation of these units ranges from degraded to transformed with little to no resemblance to the natural vegetation that existed in this area.
- The same applies to the area being listed as "high terrestrial diversity" according to the DFFE Screening Tool. Except for a few natural plant species, insects and small mammals the area is devoid of high diversity due to habitat destruction and anthropogenic activities. There is little connectivity with any terrestrial ecosystem and Vegetation Unit 1 is a small, isolated section that is already degraded to some extent and is low in species richness.
- No red data species was found to be present within the different vegetation units although marginal habitat exists within Vegetation Units 1 and 4. The area has relatively few declared alien invasive species with most occurring within the stream area (Vegetation Unit 4). None of the few medicinal plants found to be present are threatened and they occur abundantly in other areas outside the property, while some are pioneer weeds and declared alien invader weeds.
- o It is not thought that development of the degraded areas with low ecological sensitivities on the study site should have a negative impact on the environment provided that the mitigation measures as indicated in the report is incorporated into the Environmental Management Programme (EMPR) and adhered to.
- No development is recommended within the stream area and its associated 32m buffer zone. The vegetation within the buffer zone should be rehabilitated to improve the degraded conditions that exist.

#### Mr Mark du Plessis and Mrs Charlie (Charlene) du Plessis, 70 Nelson Road, Gardenvale AH

(via email on 17 September 2021)

- They object to the development with the following comments:
  - As agricultural holdings alot of livestock travel this road and there will be an enormous increase in traffic.
  - Also, the road infrastructure is not capable of dealing with the current minimal traffic.
  - · Access to the development through Gardenvale is questioned

#### Response from EAP:

- o Reference must be made to the responses given above in terms of agriculture and traffic, as well as the reports prepared by the relevant professional project team members included in the Scoping Report.
- In addition to the above, note that access to the proposed development will be provided from the existing Heidelberg Road (R550) through the future Watervalspruit residential development via standard Gautrans and municipal intersections which need to be constructed.
- It was confirmed by the traffic engineers that the location of the proposed two site access intersections with Heidelberg Road are in line with the location on Gautrans' latest preliminary design of the future K154, past the site, which has been accepted by the MEC of GPDRT.

#### Mrs Hanlie Geral, 13 Wellington Street, Gardenvale AH

(via email on 20 September 2021)

Mrs Geral objected against the township development.

Response from EAP:

Her grounds for objection had not been provided, but she will be allowed the opportunity to comment on the Draft Scoping Report when it becomes available.

#### Ms Jillian Mundy and Mr Bernard Mundy, 41 Hannibal Road, Gardenvale AH

(via email on 23 September 2021)

- > They strongly object to the development with the following comments:
  - Wild life has disappeared to illegal poaching
  - Crime has increased
  - Traffic and the number of taxis have has increased
  - Noise levels have increased

#### Response from EAP:

- Reference must be made to the responses provided above in terms of traffic and ecology (wildlife).
- Township development is generally associated with an increase in people to the area (labourerers during construction and residents and occupiers of the land during the operational phase) with an associated increase in crime. Cognisance should however also be given to the fact that vacant land close to residential opportunities is at risk for illegal settlements; illegal dumping of general and animal waste.
- The riverine area is at risk of further deterioration. By following the correct planning principles in cooperation with the Department of Water & Sanitation, it will ensure that measures are in place to restrict impact as far as reasonable and practical on the watercourse.
- The proposed Rietspruit township is planned in a legal and pro-active manner taking all development components, environmental features, site potential and restrictions into account. All reasonable attempts are made to ensure developments takes place in a structured manner according to appropriate planning and design principles.

#### Ms Natasha Lewry, 6 Edge Road, Gardenvale AH

(via email on 27 September 2021)

Ms Lewry requested the steps to opposing the matter.

Response from EAP:

The Draft Scoping Report is submitted to registered Interested & Affected Parties (I&APs) for perusal and comment. Ms Lewry will be informed of the availability of the Draft Scoping Report as soon as it is available for distribution.

#### Mr Gideon Botha and Ms Judith Botha, 70 Nelson Road, Gardenvale AH

(via email on 28 September 2021)

- > They objected to the development for the following reasons:
  - Entrance to Nelson Road could be problematic as tractors with implements are using the road
  - Will traffic lights be implemented as traffic is currently an issue
  - Will ERWAT be able to accommodate sewage?
  - Accidents happen often at the crossings to Shoprite and Gardenvale
  - Will water supply be sufficient?

#### Response from EAP:

- o Reference must be made to the responses given above in terms of roads upgrade, traffic control and access,
- ERWAT will not be able to accommodate additional sewage from the proposed Rietspruit township; therefore
  it is proposed to establish an onsite waste treatment facility as an interim measures until the ERWAT facility
  had been upgraded.
- The Traffic Impact Assessment attached in Appendix D(3) provides measures in terms of roads and intersection upgrades and traffic control measures.
- Water supply is planned as follows (refer to the Preliminary Bulk Engineering Outline Scheme Report (included as Appendix D(2)(a) in the Draft Scoping Report):
  - The proposed development falls within the area of jurisdiction of the Midvaal Local Municipality who confirmed in writing that they do not have available capacity within their bulk infrastructure to support this development. They have agreed to consider a cross-border agreement with Ekurhuleni Metropolitan Municipality for the supply of bulk water and sewer drainage to this proposed development. The proposed Rietspruit development can be incorporated into the Palm Ridge and Eden Park Reservoir Zones.
  - A capacity analysis report for the bulk water will be drafted by GLS Consulting Engineers on behalf of Ekurhuleni MM which will then verify the availability of the capacity.
  - It is estimated that 7,24 MI storage is required for the proposed Rietspruit development.

## Communication resulting from the distribution of the Draft Scoping Report

Comment on the Draft Scoping Report will be communicated below once the 37-day commenting period has expired.

## Communication resulting from the distribution of the Draft Environmental Impact Report

Comment on the Draft Environmental Impact Report will be communicated below once the 37-day commenting period has expired.

### **Communication on the Final Environmental Impact Report**

If significant comment is received on the Draft Environmental Impact Report which will change the findings and recommendations in the report, the Final Environmental Impact Report will again be circulated for comment. If no additional significant comment had been received, it will be submitted without further public consultation.