



NGT ESHS Solutions

PROJECT TITLE:

BASIC ASSESSMENT FOR THE PROPOSED HOUSING DEVELOPMENT ON PORTION 237 OF FARM HARTEBEESTPOORT 328 IN KOEDOESPOORT, GAUTENG PROVINCE

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SPECIALIST REPORT:

Baseline Social Impact Assessment for the Integrated Human Settlement on Portion 237 of Farm Hartebeesport 328 JR 772 JR, Tshwane Municipality, South Africa

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EXECUTIVE SUMMARY

NGT Holdings have been appointed by Zitholele Consulting to undertake a Baseline Social Impact Assessment (BSIA) for the proposed development of an inner-city integrated human settlement on Portion 237 of Farm Hartebeesport 328 JR 772 JR, in Sunnydale east of the Tshwane Metropolitan Municipality (hereafter referred to as Tshwane).

Tshwane is a thriving urban metropolis with high levels of migration into the city which has resulted in urban sprawl and its associated ills. There is a disjoint between the places of work and the places of living. Tshwane is the third most traffic congested city in the country. Just above 20% of residents live in informal settlements. The municipality has a relatively high level of unemployment due to the influx of economic migrants from other regions.

The 2017 – 2021 Tshwane IDP has a vision to create functional and liveable urban spaces where people enjoy the quality of life, feel safe and can access a range of social and economic opportunities irrespective of their relative socio-economic position within society. The IDP specifically seeks to develop a mixture of land uses and activities, creation of better public spaces, providing safe and attractive places for people to gather and help provide well-located housing.

Proposed development over 18,7480 hectares in extent includes (*Figure 1*):

- High density residential units including
- Social and recreational facilities
- Commercial facilities
- Infrastructure support services



Figure 1- Site Development Plan for the proposed development

The proposed site is in a busy industrial node, with plenty of economic opportunities. The impacts of this development are found to be overwhelmingly positive, especially in terms of breaking the current disjoint between the places of work and the places of living and achieving the aims of the city in terms of creating functional and liveable urban spaces.

After conducting a baseline Socio-economic impact assessment, the following conclusions are reached:

Conclusions:

- It is concluded that the significance of positive social benefits exceeds the significance of negative social impacts;
- The project will bring about new housing infrastructure in a region that is in need of housing;
- The construction of the proposed integrated housing development will also contribute to eradication of past political landscape spatial divide in human settlement;

- It will also facilitate the creation of job opportunities and potential business opportunities for local contractors and suppliers should the 30% project value allocation to regional or local business be complied with in line with government local procurement objectives;
- The receiving environment has previously been transformed even though there are still remnants of critical biodiversity elements. In terms of ecosystems support services, the project will not negatively impact on archaeological and anthropological resources. The heritage impact assessment report conducted by JB Consulting in 2017 as part of environmental screening programme did not yield any archaeological or cultural heritage resources. The only resources, that may be impacted from a heritage perspective are palaeontology – which a separate study is currently commissioned by the developer and whose results will be included in the final BSIA following receipt of review comments by the client. The African Potato plant - which is of medicinal significance – will be dealt with in the environmental management programme (EMPr) of the BAR currently compiled by Zitholele.
- The only negative community impacts that will result from the project include noise pollution and traffic congestion during the construction phase of the project; however, these impacts are short lived with minimum residual impacts on traffic due to increase in number of people in the area during the operation phase of the project.
- The site is in a very built up, urban and industrial area. It is surrounded by factories and is near a busy intersection. While the construction might lead to a low negative impact of visual and noise pollution, it will not be significant considering the site's industrial surrounding context.
- Infrastructure development will have a positive impact on the community as it not only generates employment directly through construction and operations but will also create an industrial base around the development for goods and services to supply the construction workers and activities.
- The development will have a positive impact in terms of an increase in quality social, subsidised and bonded housing for the region. This will reduce the pressure on informal settlements, reduce population density in neighbouring suburbs and increase the standard of living for the communities.
- The development will also have a positive impact by reducing in the negative impacts of urban sprawl such as traffic fatalities, traffic jams and air pollution as communities are afforded access to housing close to a manufacturing and industrial hub.
- Possible negative impacts are mainly related to the subsidized and social housing. Poor communication and a lack of transparency could lead to disputes over housing allocations.

Recommendations:

- The developer needs to allocate more budget on the project so that the current study can be augmented by an economic assessment of the project. This will assist quantify socio-economic benefits associated with the project.
- The budget will also assist in terms of developing and distributing questionnaires and conducting formal interviews with Interested and Affected Parties in the area as part of multi-stakeholder engagement process and for the collection of primary data that will influence strategies on housing allocation e.g. affordability of the developed property for locals and employees from nearby industries; the affordability of rental stock in the proposed development for locals and employees from nearby industries. This will further assist develop strategies on how to mitigate any potential conflict when it comes to housing allocation. For example, the public participation process and social consultation will inform a strategy to clearly communicate eligibility for social and subsidised housing and transparently communicate how houses are allocated;
- The proposed development should leverage the opportunity for economic upliftment by ensuring that at least 30% of the total contract value should to be allocated towards local procurement in line with government principles of economic upliftment. Some of the labour and staff should be recruited from the local area;
- The findings of the study support the need for a detailed study of the impacts that each stage of the proposed project will have on the receiving environment. A detailed Socio-Economic Study is recommended. This study should address, social, economic and sustainability issues in detail and devise a strategy on how to make the development more sustainable.
- The environmental management process has undertaken an environmental Public Participation Process (PPP) which involve among other forms of communication:
 - The development and publication of a project Background Information Document (BID) for the project. The BID was published on the 24th April 2018 (*Annexure 1*).
 - The general assumption is that a Newspaper Notices and Site Notices have been published by the EAP.
- Based on the personal communication with the EAP on the project, not comments have been received from Interested and Affected Parties (I&APs) of the PP processes with objections or inputs on the proposed development. Whilst acknowledging that's there are currently no comments/inputs received from the environment management process PPP, we predict that with

project implementation phase there will be pertinent social, socio-economic and political issues that will arise with the project. For example, issues relating to local procurement, who should be considered for employment opportunities and who should not. Issues relating to the appointment of Community Liaison Officer (s) and skill development initiatives to empower locals to take up opportunities in the project. Based on this, we propose that a community social and socio-economic engagement forum should be established prior to commencement of project construction activities to obtain primary data on social and socio-economic issues that are of concern from communities, community leaders and industries leaders within the study area. Issues and concerns raised in this forum should be mapped out and a strategy on how to address them should be developed. We also propose that EAP and the developer should appoint a qualified Social Monitoring Company (SMC) or Specialist (SMS) to implement the strategy on attending to and addressing social and socio-economic issues and concerns on site prior to project construction and during the construction phase of the project. A tool on addressing social issues and grievances arising from community meetings or meetings with community and industry leaders should also be developed and be administered for the SMC or SMS. Issues or concerns to be covered in such a tool, over and above meetings, will include:

- Agreeing of the local procurement issues
- The qualification criteria for beneficiaries
- The appointment of Community Liaison Officer (s) (CLO) and their qualifications
- Assistance of the CLO to arrange monthly project meetings to address social issues but also report of targets that have been met in undertaking such initiatives
- Mapping and mitigating during construction grievances that arise from project implementation
- This includes provision for emergency/ad hoc meetings to address grievances on site.

LIST OF ABBREVIATIONS

Acronyms	Description
BAR	Basic Assessment Reporting
BID	Background Information Document
BSEIA	Baseline Socio-Economic Impact Assessment
BSIA	Baseline Social Impact Assessment
CBD	Central Business District
CLO	Community Liaison Officer
BRT	Bus Rapid Transit (BRT)
EAP	Environmental Assessment Practitioner
Stats SA	Statistics South Africa
GDP	Gross Domestic Product
GSDF	Gauteng Spatial Development Framework
GVA	Gross Value Added
HAD	Housing Development Agency
HIS	Integrated Human Settlement
IUSS	Infrastructure Unit Support Systems
IDP	Integrated Development Plan
I&APs	Interested and Affected Parties
Km ²	Kilometre Squared or square kilometre
MSDF	Municipal Spatial Development Framework
NEWMA	National Environmental Waste Management Act
OHSA	Occupational Health and Safety Act
PPP	Public Participation Process
SIA	Social Impact Assessment
SMC	Social Monitoring Company
SMS	Social Monitoring Specialist

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1. INTRODUCTION

1.1 Project Background

The current study is a Baseline Social Impact Assessment (BSIA) study for the proposed development of an inner-city integrated human settlement on Portion 237 of Farm Hartebeespoort 328 JR 772 JR. The proposed development is Hartebeestpoort Housing Development located between Sunnydale and Koedoespoort in Tshwane. This integrated human settlement has been commissioned by the Housing Development Agency (HDA).

The proposed housing development is proposed on a property that is 18,7480 hectares in extent. It entails construction of the following infrastructure and facilities:

- High density residential units including
 - Fully subsidised units
 - Social housing
 - Bonded housing
- Social and recreational facilities
- Commercial facilities including
 - Retail
 - Restaurants and coffee shops
 - Urban manufacturing
 - Offices
- Infrastructure support services such as:
 - Roads & Stormwater
 - Water & Sanitation

The study assesses the manner in which the proposed redevelopment will impact the social characteristics in the receiving environment. The study also aims to make recommendations on strategies that should be implemented to enhance the socio-economic benefits and minimize any negative impacts.

1.2 Project Location

The study area is located in the primarily industrial hub of Koedoespoort in the Tshwane. It is bounded by Jan Niemand Park on the north, Eersterust on the north east, Silvertondale on the east, and Lindopark on the west (*Figure 2*). Its GPS Coordinates are 25° 42' 56.96''S and 28° 17' 17.38''E. The landscape south and east of the site is predominantly industrial in nature whilst the north, north-east and west are mostly residential (*Figure 3*).

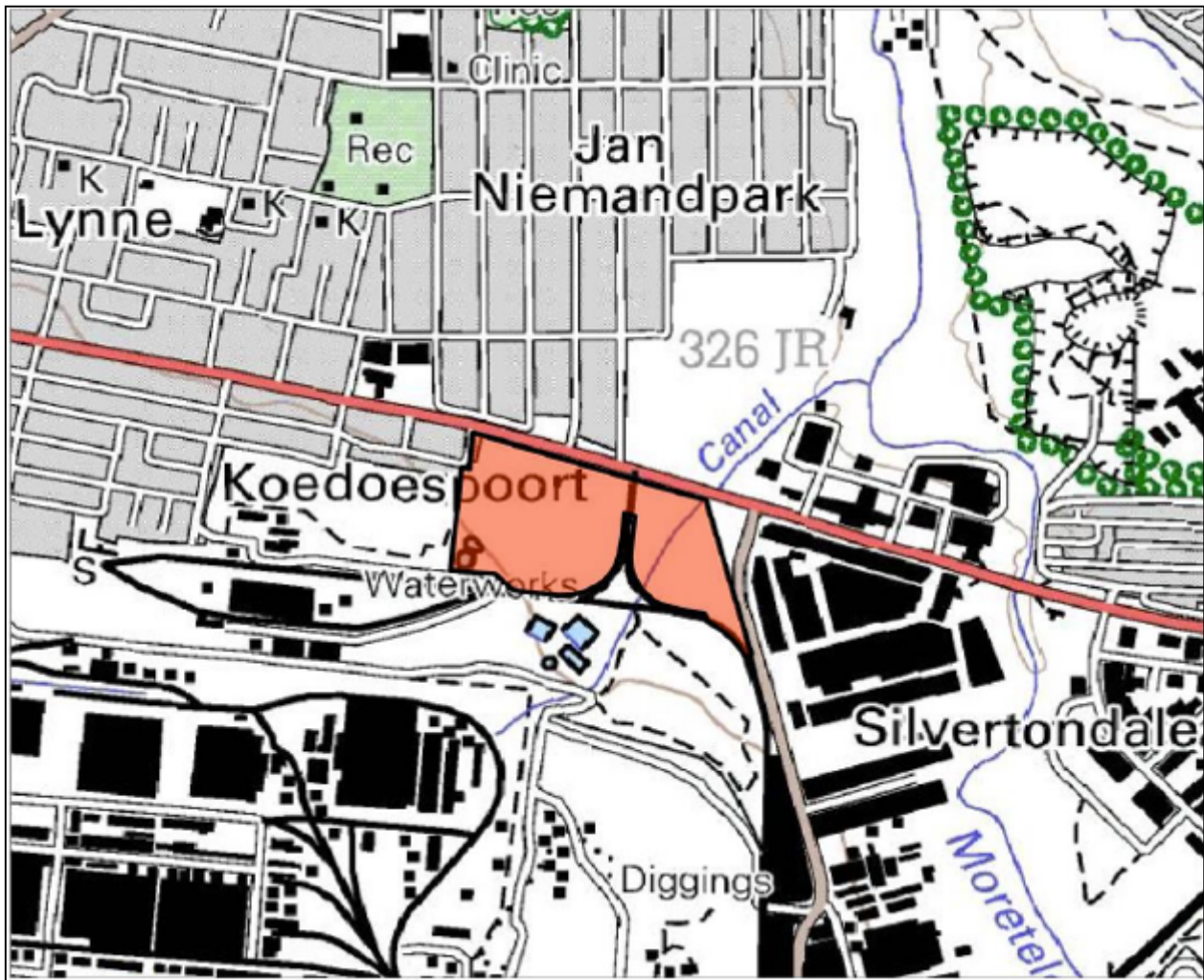


Figure 2 – 1:50,000 map of the study area.



Figure 3- Bird eye view of the site and the surrounding landscape

1.3. Description of Site Conditions

The proposed development area, the site, is currently vacant and has been transformed through various construction activities in the past. For example, an artificial aquatic system (canal) passes through the from west to east joining Moretele River in the north-east. In the north along the of Stormvoel Road (M8) and in the east along the and Derdepoort Road (M15) car dealerships and scrap yards are found. There also indication of wetland on site resulting from anthropogenic activities i.e. they are not natural. It is predominantly covered in vegetation and litter (*Figure 4*). According to Beater 2017 who conducted a heritage impact assessment study as part of environmental screening process, no heritage resources have been found on site. The general conditions of the receiving environment is that site is in a very built up, urban and industrial area. It is surrounded by factories and is near the busy intersection of M8 and M15. There is a railway line is south of the site. The factories are in the south and east, west is vacant while north east houses the residential areas of Jan Niemand Park and Lindo Park (*Figure 5*).



Figure 4- Pictures of the site taken from the western end of the site showing litter and vegetation on site



Figure 5- Pictures showing industries situated close to the site. These include a picture of the railway track to Koedoespoort Train Station which runs south parallel to site. Stormvoel Road to Mamelodi and Waverly is also shown. These pictures were taken from the eastern side of the proposed development area.

1.4. Declaration of Independence

I, **Nkosinathi Tomose**, confirm that I have no conflicting interests in the undertaking of the proposed activity, that I am independent and conduct my work in an objective manner, that this report complies with the requirements for specialist reports as contained in Appendix 6 of the EIA Regulations published in December 2014, that I have the necessary expertise to conduct studies of this nature and that I will disclose any information I have that I may deem necessary and relevant to the proposed project.

A handwritten signature in black ink, appearing to read "Nkosinathi Tomose", written over a horizontal line.

.....

10 August 2018

1.5. Terms of Reference and Scope of Work

This Baseline SIA forms part of the project scope deliverables for the study, (Basic Assessment Report) for the proposed Integrated Human Settlement on Portion 237 of Farm Hertebeespoort 328 JR 772 JR in Tshwane Municipality, South Africa. The BSIA involves:

- The assessment of social impacts of the proposed Integrated Human Settlement (IHS) (and the associated infrastructure like the stormwater management, access road), with specific focus on how the project will positively or negatively impact the environment and the social fabric of Region 6 in Tshwane, the communities and the available ecosystem services in the region.
- Assessment of potential social impacts associated with the construction and operation phase of the project.
- Provision of specialist opinion on the potential social benefits that could be derived by the developer should it implement project recommendation and the benefits of the project to the community and Tshwane.
- Discussion of the ratings and integrate the assessment for the purpose of the BAR.
- To compile a Social Impact Assessment (SIA) documenting the findings.
- To make recommendations and conclusions on how the positive social impacts should be enhanced for societal benefits while minimising the project negative social impacts.
- To discuss the project social impacts, make conclusions and recommendations regarding the proposed IHS development.

1.6. Assumptions and Limitations

Two constraints or limitations have been identified and they include:

- Budget constraint; and
- Access to detailed database about the proposed project to determine impacts.

1.6.1. Budget Constraints

The budget constraint has determined the type of study conducted. The current is a Baseline SIA study that relies heavily on secondary information (database). There was no collection of primary data through field questionnaires or field survey forms. There was no SIA social consultation nor public participation process. To mitigate this, Informal interviews were conducted with some of the residents and people that were encountered on site as well as one car dealership.

Due to the restricted budget allocated to conduct and develop a full SIA or Socio-Economic Impact Assessment (SEIA) study, the project lacks some of the information that would have benefited both the developer and the municipality in terms of aligning their strategy and goals. A detailed SEIA would have benefited the project significantly as it would have been able to quantify social and economic benefits as well as impacts. The current Baseline SIA does not contain an economic component and is thus not defined as a Baseline SEIA.

A BSEIA would contain economic modelling to determine the economic benefits associated with the project and how it will contribute to stimulation of economy in the region. For example, assessment of potential positive socio-economic impacts by an economist to determine the Project Multiplier Effect (PME) from planning, construction to operational phase which would assist determine among other things:

- The number and type of jobs to be created by the project – short term and long-term sustainable jobs
- Skill requirements i.e. skilled vs unskilled labour as well as labour sources
- Economic spin off that would result from the proposed development – procurement or sub-contracting of local and regional contractors
- Direct and indirect economic benefits that would be derived from the project:
 - Skill development initiative put in place to absorb some of the local labours and contractors during the project construction and operation phase for sustainable job creation
 - Local procurement and the type of services to be procured locally so that the project can have direct knock off for economic stimulation in the receiving environment.

The total project budget is based on one cost scenario; for projects of this nature three costs scenarios are required and the economist would then assess the best cost scenario and do a cost benefits analysis of the project (*Table 1*).

Table 1 - Financial Model of the project

Summary Option 2 – Financial Model

	Option 2
Total Development Cost (Planning, Bulk Services, Internal Services, Top-Structures, Professional Fees, Marketing, Landscaping, etc.)	R828,95 million
Total Income (Sales, subsidies/grants)	R909,21 million
Net Profit before Interest and Tax	R80,26 million
Interest	R51,94 million
Net Profit before Tax	R28,32 million
Profit Margin (%)	3,42%
Internal Rate of Return (IRR)	18,10%
Net Present Value (NPV)	R20,16 million
Peak Debt Facility	R184,72 million
Service Cost Per Unit (Today's Money)	R89 843,00

1.6.2. Provision of Database to Consultants

Access to information assist consultant to easily develop projects and provide the necessary inputs that will inform decision making about projects in terms of its impacts in the receiving environment and community at large. Restriction to information cripple many projects of similar nature in South Africa

rendering the studies simply compliance tools with not measure of the real social and socio-economic benefits of projects.

1.6. 3. Mitigation of the Identified constraints

1.6.3.1. Budget

- The allocation of more project funds would assist the development of a detailed study that would enable better data collection efforts and collection of primary data through the following means:
- Field questionnaires or survey forms
- Formal interviews with some of the stakeholders in the area such as current residents, ward committees, industries (CEOs and MDs of the surrounding firms), Tshwane Executive Director for region 6
- Conducting SIA or SEIA public participation process
- If the study scope is increased to become a SEIA study – employing an economist to form part of the project to conduct an economic assessment of the proposed development.

1.6.3.2. Access to Information

- A specialist integration workshop often assists to access information from the developer, the appointed environmental consultant and other specialist working on the project
- Project Background Information Documents (BID) often assist with some of the basic project information, the type of infrastructure.

1.7. Study Method and Report Format

The study NGT SIA process involves the following steps:

- Literature review and information gathering;
- Project, site and route description;
- Social baseline compilation;
- Sensitivity analysis (scoping);

- Field work preparation and arrangements;
- Undertaking of field work;
- Data analysis and interpretation;
- Impact description and analysis;
- Identification of mitigation measures; and
- Report compilation.

1.7.1. Literature Review and Data Collection

The study methodology used a combination of qualitative and quantitative approach. The qualitative method involved a site survey conducted by Zetu Damane and Nkosinathi Tomose from NGT Holdings on the 26 May 2018.

1.7.1.1. Quantitative Data Gathering

The quantitative approach involved a desktop study of literature relating to Tshwane's planning and strategic social and socio-economic documents. It also entailed a review and assessment of legislative frameworks that inform and regulate such development. This information gathering process was deemed necessary in order to gain quantitative empirical data on the socio-economic conditions of the affected districts. The reviewed and assessed databases included:

- City of Tshwane Metropolitan Municipality IDPs
- Stats SA Census Database
- Environmental studies conducted in and around the proposed development area; for example:
 - 2017 Environmental Screening Report: Proposed Housing Development on Portion 237 of the Farm Hartebeespoort 328.
 - 2017 Biodiversity reports: Proposed Housing Development on Portion 237 of the Farm Hartebeespoort 328.
 - Assessment of heritage report: Proposed Housing Development on Portion 237 of the Farm Hartebeespoort 328.
- Assessment of legislation that informs and regulate social impact studies - the process involved assessing the relevance of such legislation to current development

- Assessment the study area through Google Earth to determine industrial nodes, human settlements, roads and railway infrastructure in relation to the site as well as the site condition from an aerial perspective. Equally important is the location of the site in relation to the surrounding landscape.

The above forms of databases assisted in terms of assessing the impacts associated with the project.

1.7.1.2. Field Survey and Qualitative Data Gathering

The objective of the survey was to scan the affected area for potential social and economic impacts that could result from the proposed development activities. The assessment focused on the following:

- The survey of the study area to determine if there were any human settlements within the development area and the type of settlements found e.g. formal and informal settlement/dwelling.
 - If there are dwellings within the development area to determine what impacts associated with the proposed development will result; for example, if there are informal settlement where will the current occupants be relocated to and have provisions been made to assist with the relocation process and the support social infrastructure in the new site? This would further assist in addressing the question on whether the proposed development forms part of Tshwane vision of eradicating informal settlements.
 - If the proposed development is to occur within an area with formal human settlements; does the proposed development align with the surrounding area or will there be conflict that will result in either reducing the property value of the existing housing or increasing the rates and taxes of the new proposed development, consisting of high valued properties?
- Is the proposed development aimed at bringing human settlements to areas of potential employment based on the fact that the surrounding environment south and east of the development area is predominantly industrial. If so, will the current workers at these industrial hubs be able to afford housing in the newly proposed development?
- Will the proposed development include rental stock for workers at the nearby industries? If so what impact will the proposed development have in surrounding communities with backyard

dwellings that support monthly household income; for example, in communities such as Eersterus and Mamelodi.

- To determine if the project will have an impact on any of the ecological support services such as wetlands, streams, biodiversity (including critical biodiversity support areas), archaeological and heritage resources (including burial grounds and graves and palaeontology)

Based on the above, the purpose of the current BSIA is to assess whether or not the proposed development is compatible with the receiving environment or whether it will have negative social impacts, and then to devise strategies of mitigating the negative impacts and improving positive impacts. This process involved gauging public perceptions (through informal interviews) about the proposed development and whether or not they were aware of it.

2. LEGAL FRAMEWORK AND GUIDELINES

2.1. Legal Mandated for Conducting the Basic Impact Assessment Report

The BAR study which the current BSIA form part of in conducted terms of the National Environmental Management Act, No. 107 of 1998 (NEMA): Environmental Impact Assessment (EIA) regulations 2014, as amended. It is to be submitted to the Gauteng Department of Agriculture and Rural Development (GDARD) which is the competent authority in the province. In terms of the environmental management process; the proposed project triggers a number of listed activities in terms of Listing Notice 1 (GN R327) of EIA regulations 2014 as amended (*Table 2*). These include:

Table 2- List of activities applicable to the project in terms of environmental management process but have the bearing on the current BSIA

Listed Activities as per EIA regulations 2014, GN R327 (Listing Notice 1) as amended	Applicability to the proposed project
Listing Notice 1, Item 12: The development of (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres (a) within a watercourse; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse. Exclusions not applicable	The construction of dams and weirs may be required
Listing Notice 1, Item 27: The clearance of an area of 1 hectare or more, but less than 20 metres of indigenous vegetation, except where such clearance of indigenous vegetation is required for- Exclusions not applicable	The area proposed for clearing is larger than 1 hectare and the proposed development will in all likelihood require the clearing of more than 1 hectare of indigenous vegetation.

Due to the fact that there is a water body on site and the need for water allocation to support the new development a Water Use License Application (WULA) process is also required from an environmental

management process, but it also has a bearing in the current BSIA study. The WULA process is conducted in terms of Section 21 of the National Water Act (NWA) (36 of 1998), as amended the abovementioned development may potentially require water use license for the following activities:

- Section 21(c) “impeding or diverting the flow of water in a watercourse”;
- Section 21 (i) “altering the bed, banks, course or characteristics of a watercourse”.
- A General Authorisation in terms of GN 509 of 26 August 2016 also is likely to apply.
- An application for water use license (WUL) / GA is therefore required to be submitted to the competent authority, i.e. the Department of Water and Sanitation (DWS).

2.2. Legal Mandate to Address Social Issues in Environmental Impact Assessment

Constitution of the Republic of South Africa

Aucamp (2009a) writes that there is a clear mandate in the Constitution of the Republic of South Africa (Act 108 of 1996) to include social issues in the EIA process. The Bill of Rights in the Constitution states:

Everyone has the right –

(a) Access to shelter (housing), light and water:

- This triggers the relevance of Housing Act (No. 107 of 1997) which provide for the facilitation of a sustainable housing development process.

(b) to an environment that is not harmful to their health and wellbeing; and

(c) to have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that –

- (i) prevent pollution;
- (ii) promote conservation; and
- (iii) secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development.

National Environmental Management Act

The National Environmental Management Act (Act 107 of 1998) (NEMA) states that, whereas many inhabitants of South Africa live in an environment that is harmful to their health and well-being, the following (relating to the social environment) are acknowledged.

- Everyone has the right to an environment that is not harmful to his or her health or well-being.
- The State must respect, protect, promote and fulfil the *social*, economic and environmental rights of everyone and strive to meet the basic needs of previously disadvantaged communities.
- Inequality in the distribution of wealth and resources, and the resultant poverty, are among the important causes as well as the results of environmentally harmful practices.
- Sustainable development requires the integration of *social*, economic and environmental factors in the planning, implementation and evaluation of decisions to ensure that development serves present and future generations.
- Everyone has the right to have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that -
 - prevent pollution and ecological degradation;
 - promote conservation; and
 - secure ecologically sustainable development and use of natural resources while promoting justifiable economic and *social* development.

In the preparation of this report it was important to review this legislation for the management and conservation of the country's biodiversity. This involves the protection of species and ecosystems by the Gauteng Department of Agriculture and Rural Development (GDARD). Furthermore, the Conservation of Agricultural Resources Act (No. 43 of 1983) provides for the control of alien plant species, the mandate of Department of Agriculture, Forestry and Fisheries (DAFF).

Aucamp (2009b) lists environmental principles that must be adhered to in all Acts pertaining to the environment. The following NEMA principles listed refer directly to the human/social environment.

- Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.
- Development must be socially, environmentally and economically sustainable.
- Environmental justice must be pursued as to not unfairly discriminate against any person, particularly vulnerable and disadvantaged persons.
- Equitable access to environmental resources, benefits and services to meet basic human needs and ensure human wellbeing must be pursued.
- Decisions must take into account the interests, needs and values of all interested and affected parties, including all forms of traditional and ordinary knowledge.
- The social, economic and environmental impacts of activities, including disadvantages and benefits, must be considered, assessed and evaluated, and decisions must be appropriate in the light of such consideration and assessment.

Section 24 of NEMA states that the potential impact on the environment, *socio-economic conditions* and cultural heritage of activities that require authorisation must be considered, investigated and assessed prior to implementation, in order to give effect to the general objectives of integrated environmental management. The environmental legislation has been reviewed and assessed. In terms of the heritage legislation - Section 38 of the National Heritage Resources Act (NHRA), No 25 of 1999 was triggered due to the size of the proposed development footprint which exceeds 5 000m² in extent.

Environmental Impact Assessment Regulations

According to Regulation 10 (c) of the Environmental Impact Assessment (EIA) Regulations that were passed in terms of Chapter 5 of NEMA in December 2014 the competent (decision-making) authority is entitled to all information that has or may have the potential of influencing any decision with regard to an application. It can be argued that, since social impacts have the potential of influencing the authority's decision, as much information on potential social impacts as practicably possible should be supplied to the decision-making authority as part of the application (Bezuidenhout, 2009).

The EIA Regulations also prescribe the content of Basic Assessment Reports, Scoping Reports and Environmental Impact Assessment Reports and include features applicable to social impacts, including: A full description of the process followed to reach the proposed preferred alternative (BAR) / activity, site and location (SR) / development footprint (EIR) within the site, including:

- (iv) the environmental attributes associated with the alternatives focusing on the geographical, physical, biological, **social**, economic, heritage and cultural aspects; and
- (vii) positive and negative impacts that the proposed activity and alternatives will have on the environment **and on the community that may be affected** focusing on the geographical, physical, biological, **social**, economic, heritage and cultural aspects.

(Content of Basic Assessment Reports: Appendix 1(3)(1)(h), Scoping Reports: Appendix 2(2)(h) and Environmental Impact Assessment Reports: Appendix 3(3)(h)).

It is clear from the above that, although there are no explicit requirements for conducting comprehensive SIAs in NEMA or the EIA Regulations, environmental and social interests should be considered equally important.

National Environmental Management Air Quality Act No. 39 of 2004

This Act sets norms and standards for regulating air quality in South Africa in order to protect the environment by providing reasonable measures for the prevention of pollution, ecological degradation, for securing ecologically sustainable development while promoting justifiable economic and social development. The Act also seeks to regulate the air quality monitoring, management and control, for both specific air quality measures and matters incidental thereof. The construction phase of the project will involve excavation, transportation of waste material from site and high levels of Carbon Dioxide (CO₂) by trucks and other plant machinery working on site.

National Environmental Waste Management Act (No.59 of 1998)

In terms of Section 44 of the National Environmental Waste Management Act (NEWMA) No. 59 of 1999 all listed waste management activities must be licensed and in terms of the Act. The Act makes provisions that the licensing procedure must be integrated with the BAR process. The construction of the proposed

housing development will result in the production of solid waste during the construction phase and in the operation phase.

Occupational and Safety Act, No. 85 of 1993

The nature of construction activities associated with the proposed housing development have health and safety dimension to them and this triggered provisions of Occupational Health and Safety Act (OHSA), No. 85 of 1993.

2.2. Guideline and other documents consulted and adhered to

The following international and local guidelines and standards were adhered to during the process of conducting the SIA:

- Inter-organisational Committee on Guidelines and Principles for SIA (2003);
- Social Impact Assessment: Guidance for assessing and managing the social impacts (Vanclay F. E., 2015).

3. BASELINE STIUDY

3.1. Background of Area

According to the City of Tshwane's official website, the City of Tshwane is classified as a Category A Grade 6 urban municipality by the Municipal Demarcation Board in terms of section 4 of the Local Government Municipal Structures Act, 1998 (Act 117 of 1998). The Municipality was established on 5 December 2000 through the integration of various municipalities and councils that had previously served the greater Pretoria and surrounding areas (City of Tshwane). The City stretches almost 121 km from east to west and 108 km from north to south making it the one of the largest cities in South Africa. It also makes up more than 30% of Gauteng province 19 055km² (City of Tshwane , 2017).

For administrative purposes and to enhance service delivery, Tshwane is divided into seven regions. Koedoespoort is situated in Region 6 (*Figure 8*).

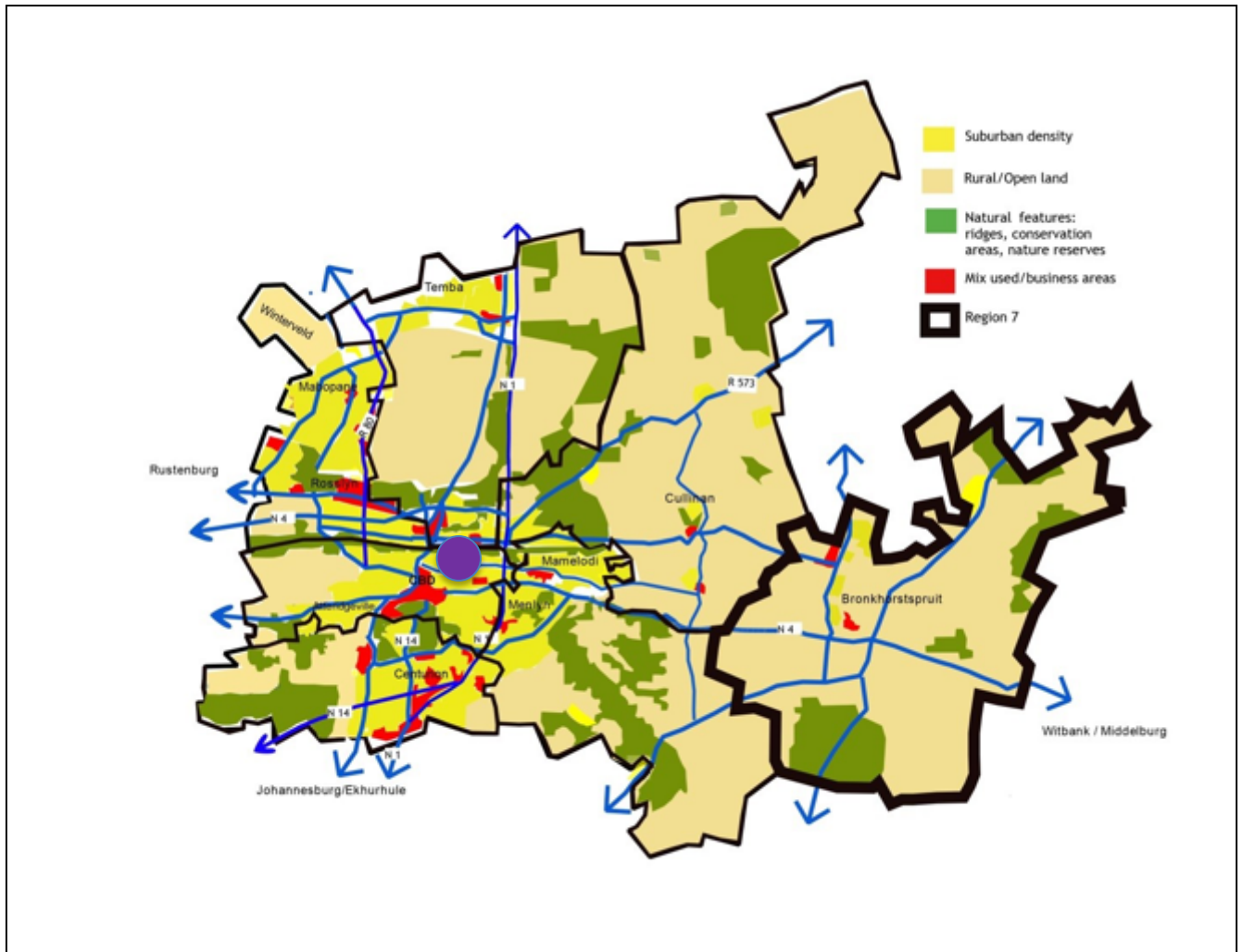


Figure 6- map showing the extent of Region 06 – City of Tshwane Metropolitan Municipality (Region 6 Regional Integrated Development Plan 2014-2015). The proximity location of the site is shown through the purple circle.

Koedoespoort is an industrial suburb in the east of Pretoria, South Africa, and the location of the proposed development. The area is well-known for the major and important workshops of Transnet, the national rail transport freight carrier.

The GSDf defines nodes as being intense concentrations of activities, containing a mixture of uses such as retail, office, entertainment, community facilities and an adjoining residential component. A node can be oriented towards a local, neighbourhood, regional or city-wide community. The GSDf identifies a hierarchy of nodes that correspond with Tshwane nodes in the following manner (Table 3):

Table 3- Tshwane Nodes and definitions

GSDP	MDSF
Regional Node	Capital Core/ Tshwane CBD
Primary Node Secondary Node	Metropolitan Node
Secondary Node Tertiary Node	Urban Core
Local Node	Emerging Node
Specialist Node	Specialised Nodes

Koedoespoort has been identified as a specialist activity node (Figure 9). These are nodes within the metropolitan area that are characterised by largely mono-functional land uses taking up large, concentrated and defined space. The character of the node areas ranges from industrial to high technology smart industries, medical facilities, educational and research facilities. More specifically Koedoespoort has been identified as an industrial estate.

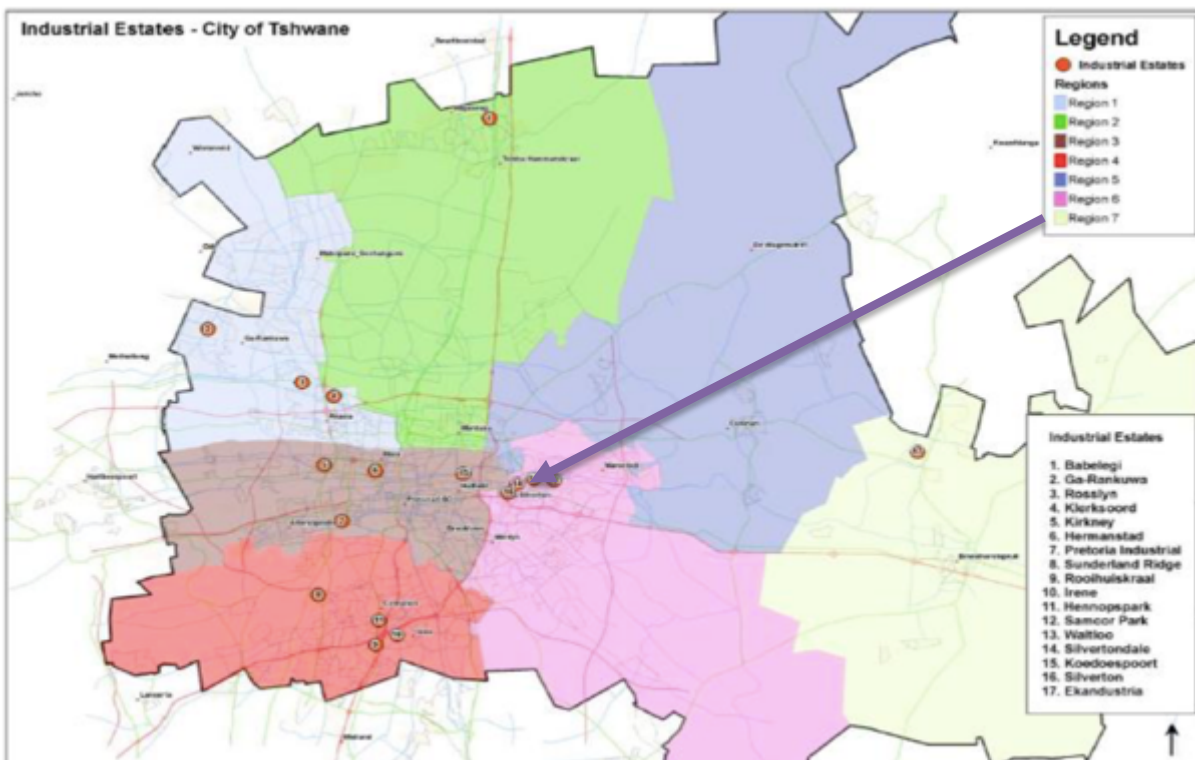


Figure 7 – Tshwane Nodes – The Site Identified by the Orange Arrow in Koedoespoort in region 6

3.2. Justification for Developing an Industrial Estate and Mixed-Use Development in the Receiving Environment

The proposed development is situated in an area with an established road and railway network which is positive for the project and traffic flow. The site is accessible via the following roads (*Figure 8*):

- From the N1 between Johannesburg and Polokwane – take the off-ramp to the M8 to Mamelodi. This road is commonly known as Stormvoel Road.
- The M15 from Silverton which joins the R104 also linking to the N1.
- It has an established railway infrastructure with stations such as Koedoespoort south of the proposed development area, Eersterust and Waltloo in the east.
- The Phase 2A Ereyeng Bus Rapid Service which consists of the corridor from Klipkruisfontein Node /Akasia Node to Pretoria CBD, with a further extension to Hatfield, Menlyn and Mamelodi will also assist to alleviate transportation logistics.

The city is responsible for the distribution and maintenance of all of the following services needed for the development: public electricity infrastructure/water/sewerage/stormwater management. The existing infrastructure to support the current development include a substation, overhead lines with medium and low voltage cables as well as streetlights and masts. The same is true for water and sanitation; even though the city's responsibility is mainly related to maintenance of the water and sanitation network. For urban management the city takes responsibility for waste collection and management, housing and human settlement as well as all the social services falling under urban management.

In addition to the rail and road network as well as social services in the area – the proposed development will assist transient populations working in the nearby industries to find affordable and safe accommodation nearby. This will also alleviate transport costs on the community and facilitate easy access to and from work.

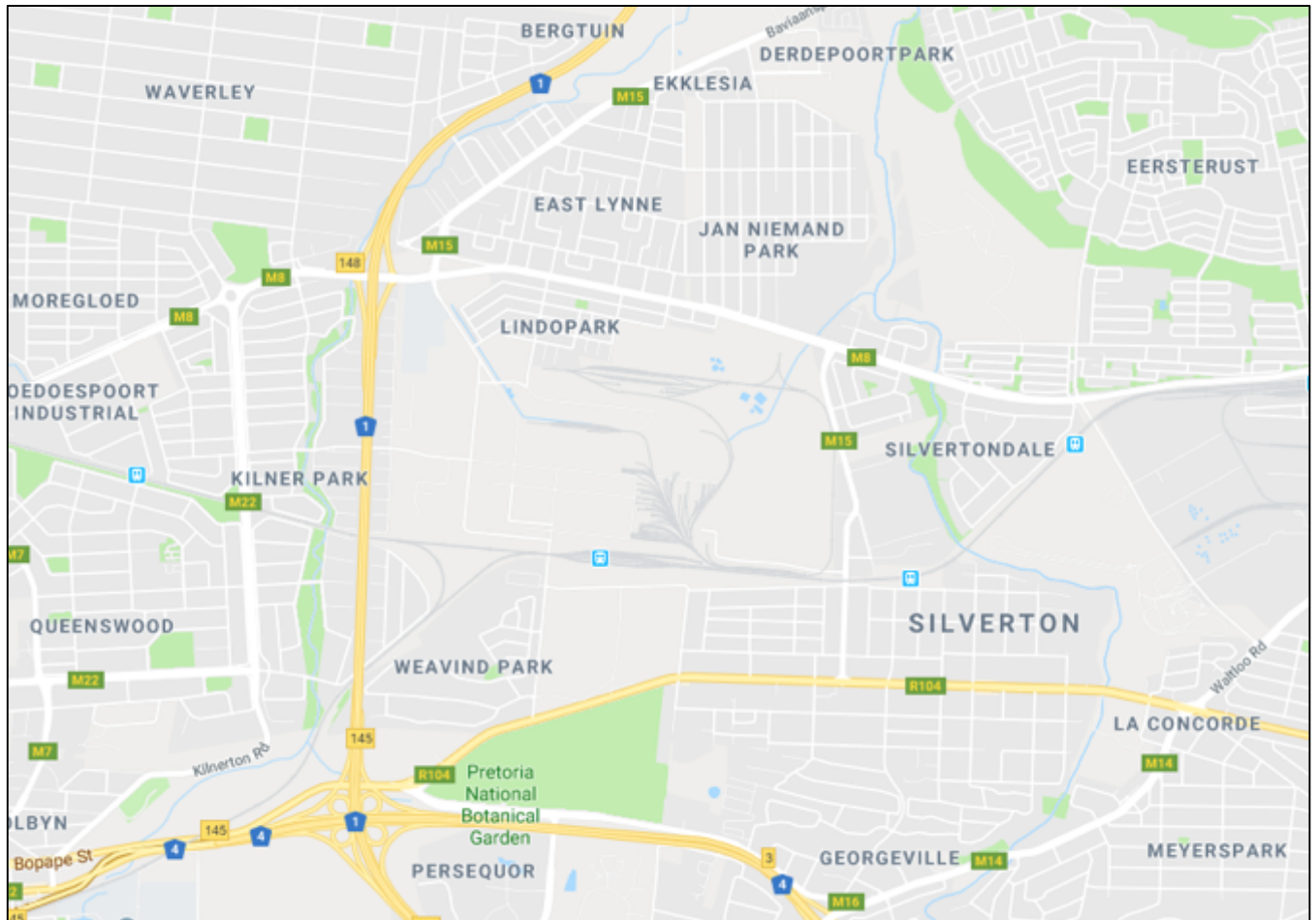


Figure 8- Map showing the rail and road network to and from site

3.3. Demographics

3.3.1. Population Dynamics

In total the city of Tshwane has a population of about 2 921 488 based on Census 2011 data. As a primarily industrial area, Koedoespoort has a small population consisting of 342 individuals and 102 households who are permanent residents of the area. The areas surrounding the site have the following population sizes based on Census 2011 data (Statistics South Africa , 2011). Typical of industrial areas, Koedoespoort and Silvertondale have low populations (Table 4).

Table 4- Population sizes of suburbs surrounding and adjacent to the site

Suburb	Population	Households
Eersterust	29676	7715
Silvertondale	20	8
Lindo Park	2447	793
Jan Niemand Park	4310	1155

3.3.2 Population Density

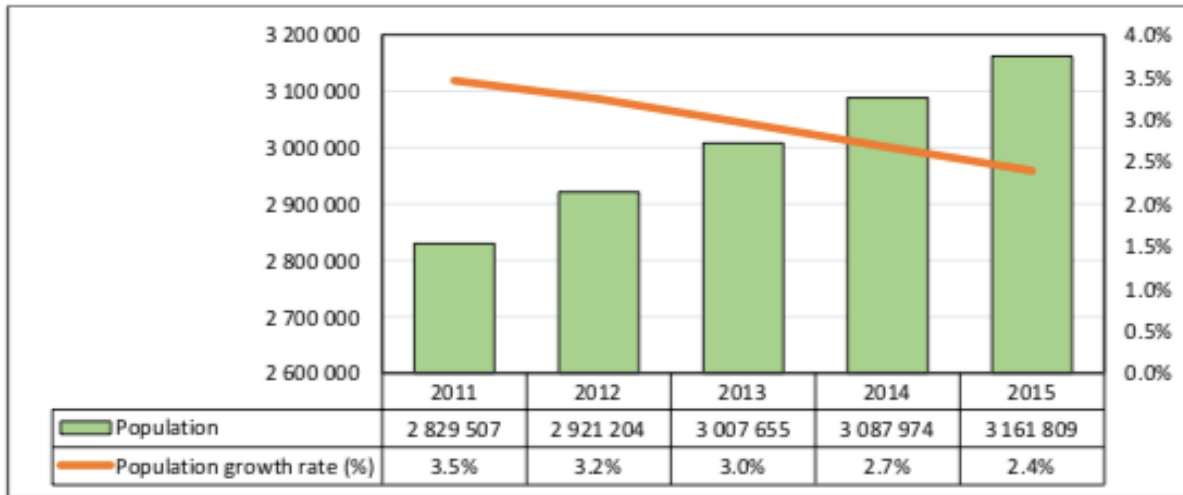
As can be seen in the table below, areas surrounding the industrial centres of Koedoespoort and Silvertondale have an extremely high population density compared to the municipality (Table 5). The high population densities in Eersterust, Lindo Park and Jan Niemand Park underscore the need for housing development within the municipality.

Table 5 -Population density of the site, the broader municipality and suburbs surrounding and adjacent to the site

Suburb	Population Density
Tshwane	463.89 people per km ²
Koedoespoort	65.99 people per km ²
Eersterust	4908.35 people per km ²
Silvertondale	23.43 people per km ²
Lindo Park	4994.17 people per km ²
Jan Niemand Park	3220.81 people per km ²

3.3.3 Population Growth Rate

The figure below, provides an overview of how the total population in Tshwane has been changing over the 2011–2015 period (Figure 9). As indicated in the figure below, the total population in Tshwane was 2.8 million in 2011 and has since increased to over 3.1 million in 2015. For the period 2011–2015, Tshwane’s population grew by 332 302 (City of Tshwane , 2017).



(Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015)

Figure 9- Tshwane Population Growth Rate

3.3.4 Impact of Urbanisation

Urban regions and city regions in particular, see the highest migration volumes in the country. There are large volumes of people moving to and from the city regions. It is understood that a large proportion of movement is also taking place between and within the city regions of South Africa (Pieterse, 2015). According to the 2016 Community Survey Gauteng receives the largest influx of urban migrants (Figure 10).

Table 3.5: Distribution of province of birth by province of enumeration, CS 2016

Province of birth	Province of enumeration									In-migration	Out-migration	Net-migration
	Western Cape	Eastern Cape	Northern Cape	Free State	KwaZulu-Natal	North West	Gauteng	Mpumalanga	Limpopo			
WC	4 667 202	101 400	30 379	13 304	16 725	8 872	104 752	9 474	4 034	1 593 553	288 939	1 304 614
EC	1 022 178	6 674 799	15 269	54 870	175 617	87 652	505 357	38 206	14 887	320 619	1 914 036	-1 593 417
NC	76 246	9 611	1 044 027	23 386	7 292	38 393	69 820	7 022	3 756	149 394	235 525	-86 130
FS	44 786	19 259	21 845	2 555 765	31 798	88 371	366 840	37 855	11 753	275 149	622 507	-347 358
KZN	55 921	45 089	3 563	23 326	10 607 748	22 634	703 901	76 518	8 812	450 078	939 765	-489 686
NW	17 208	5 893	36 376	21 711	9 382	3 045 169	402 127	20 695	27 508	700 035	540 900	159 135
GP	157 049	72 921	19 176	64 953	97 648	198 966	8 648 974	169 172	105 994	4 732 032	885 878	3 846 154
MP	14 984	5 954	2 627	11 602	20 796	38 208	495 574	3 702 290	78 596	630 074	668 341	-38 267
LP	12 163	3 270	3 406	8 334	6 474	94 656	1 282 351	155 000	5 401 752	389 151	1 565 654	-1 176 503
Outside SA	193 020	57 222	16 754	53 665	84 346	122 284	801 308	116 132	133 811			

Figure 10 Distribution of Migration by Province

The City of Tshwane is also a popular destination, receiving the third largest inflow into the province after the city of Johannesburg and Ekurhuleni (Figure 11).

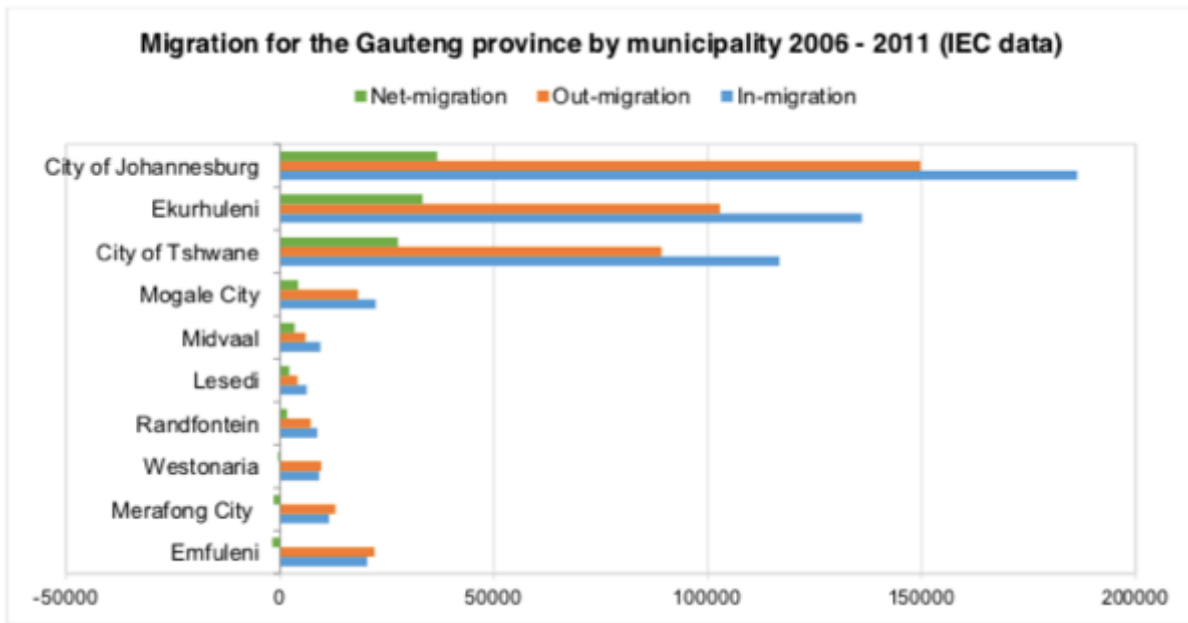


Figure 11 Migration Pattern for Gauteng

3.3.5 Race

According to the 2011 Census, the Tshwane municipality is 75% black, 20% white, and 2% consisting of other race groups such as Asians and Indians. When the racial demographics of the site and its surrounding areas are analysed, apartheid spatial segmentation becomes apparent (Figure 12). For example, residences around the site are predominantly white suburbs. From there onwards towards the east, its coloured communities, then African communities. Buffers are created using industrial nodes that divide these communities. In some instances, roads provide the buffers. The predominantly white suburbs are situated on the main route to the city centre, followed by coloured community of Eersterust which is situated in close proximity to the former white suburban areas. The predominantly black communities are situated in the peripheries.

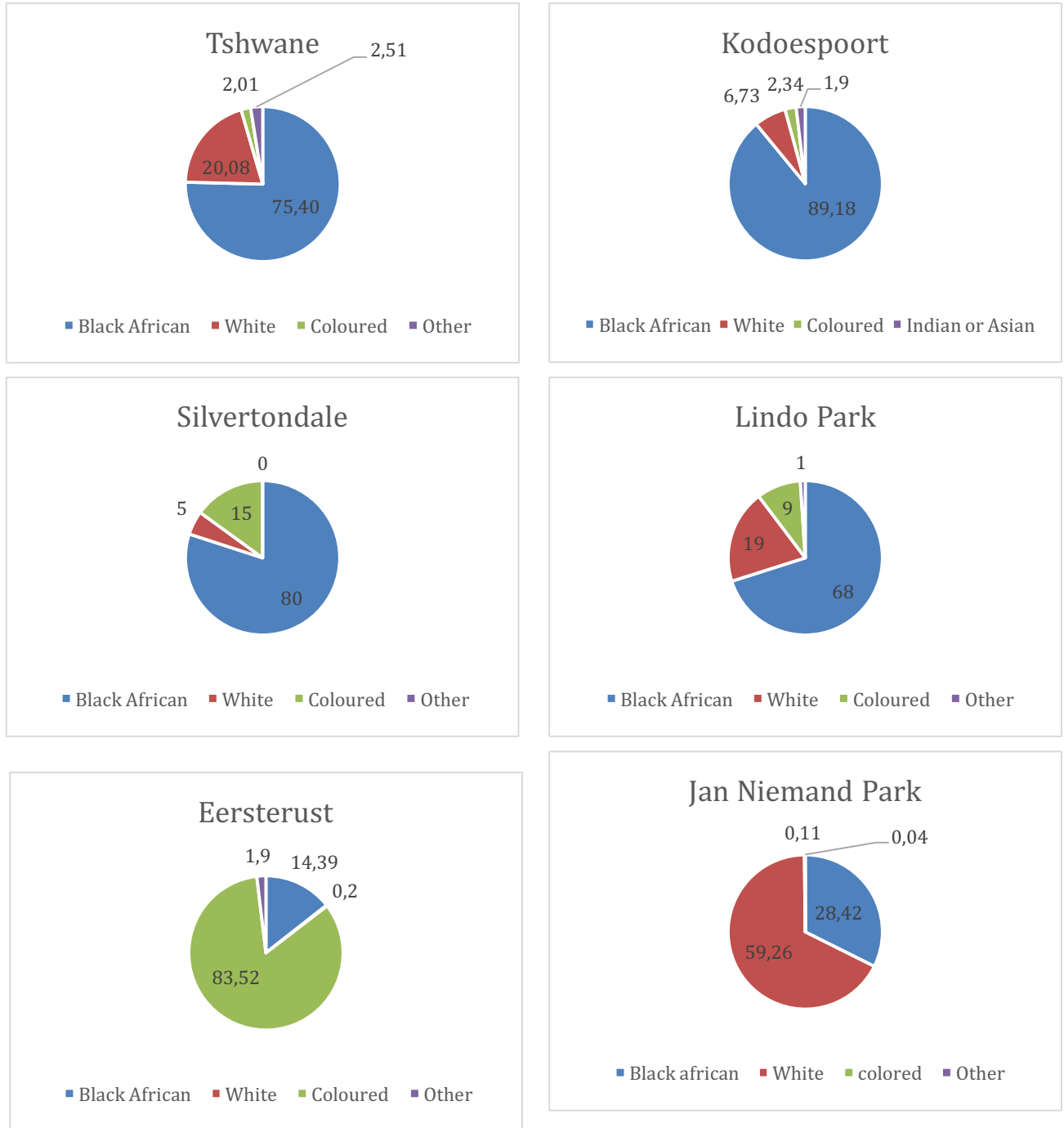


Figure 12 Racial Profile of the Site and Surrounds

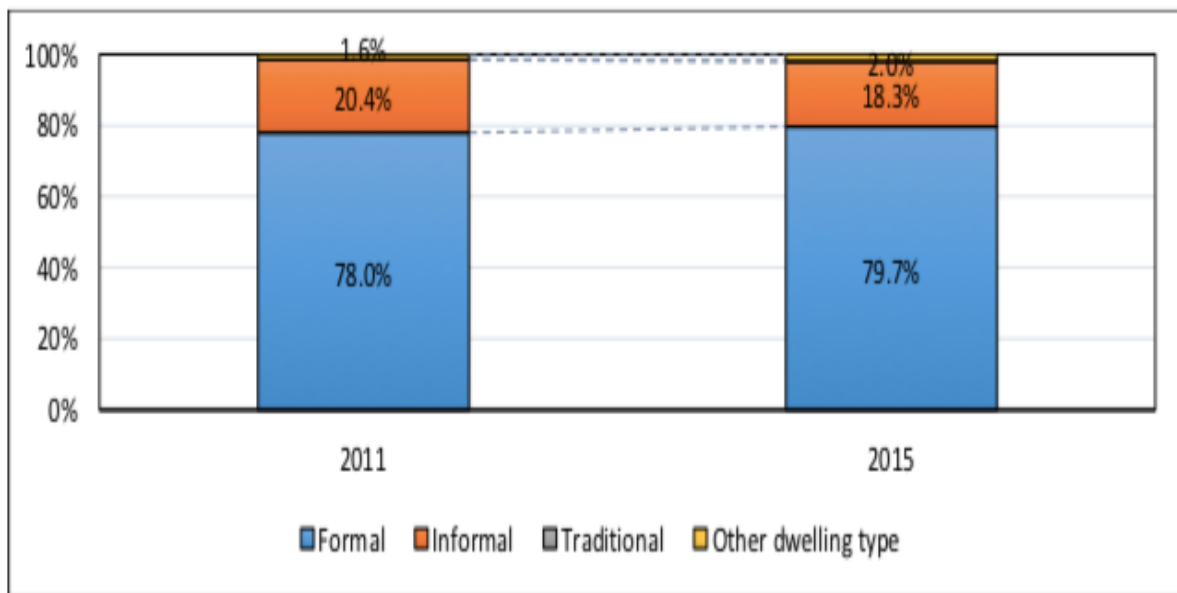
3.3.6 Gender

As the 2011 census data shows, the industrial areas of Koedoespoort and Silvertondale have higher male populations in line the population dynamics of areas of migrant labour.

3.4. Services

3.4.1 Housing

79.7% of the households in Tshwane in 2015 were occupying formal dwellings, while 18.3% of the households in Tshwane were occupying informal dwellings in 2015 (Figure 13). Traditional and other types of dwelling accounted for less than 2 percent in 2015. A key objective outlined in the Tshwane IDP is the eradication of informal settlements. While a decrease from 20,4% to 18,3% between 2011 and 2015 is commendable, the municipality has a long way to go towards achieving the objective of eradicating informal settlements. Developments such as the proposed development will help drive this agenda.



Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015³

Figure 13 Types of housing in Tshwane

3.4.1.1. Household Distribution Vs Economic Opportunity Distribution

Tshwane's settlement pattern is characterised by the inequitable placement of low-income residential areas far removed from economic opportunities and vital social amenities (*Figure 14*). Low-income, government assisted development occurs on the periphery of the urban areas and is most dominant in the north followed by the west. The northern areas include Ga- Rankuwa, Temba, Hammanskraal, while the western areas include Atteridgeville, Lotus Gardens and Olievenhoutbosch. The latter serves the southern areas of the City (City of Tshwane)

Mamelodi is the only settlement area to the east, that serves the eastern suburbs. Due to the City's continuous eastward growth, Mamelodi is bursting at its seams trying to accommodate residents who seek to be closer to their areas of employment. Growth in the north of the City is very high as this is a critical point of entry into the Province and the City.

Influx exceeds the Council's ability to provide formal settlement, and other settlement areas of the City contain informal and unserved areas. Upgrading and improving the peripheral settlement areas remains a major challenge for the City, while also trying to achieve a greater level of spatial integration. This is in line with the objectives of the proposed development

Currently, Tshwane is experiencing urban sprawl which has several negative consequences such as increased traffic fatalities, traffic jams and air pollution from the traffic (Grabkowski, 2018). Pretoria's traffic is the third most congested of the country's cities in spite of the capital's extensive one-way road systems, generally wide roads and the introduction of the Bus Rapid Transit (BRT) system A Re Yeng (Bothma, 2015).

The CSIR has identified areas where growth in household number and growth in economic opportunities can be expected for the next ten to twenty years. In order to create the ideal Urban Network Structure as defined by Treasury, areas where high volumes of households are expected should be linked to areas where high volumes of employment opportunities are expected. The figure below evaluates the correlation between household distribution and economic opportunity distribution. It shows a clear spatial disjoint between places of living and places of working. This is typical of cities facing urban sprawl with economic centres in the middle of the spatial configuration and high household volumes on the

outskirts of the urban spatial structure. The site, as identified by the arrow, has been identified as an area with economic opportunity but few households. To overcome this disjoint between places of living and places of working the city needs to link the expected housing demand with economic opportunities. The proposed development is therefore in line with this objective.

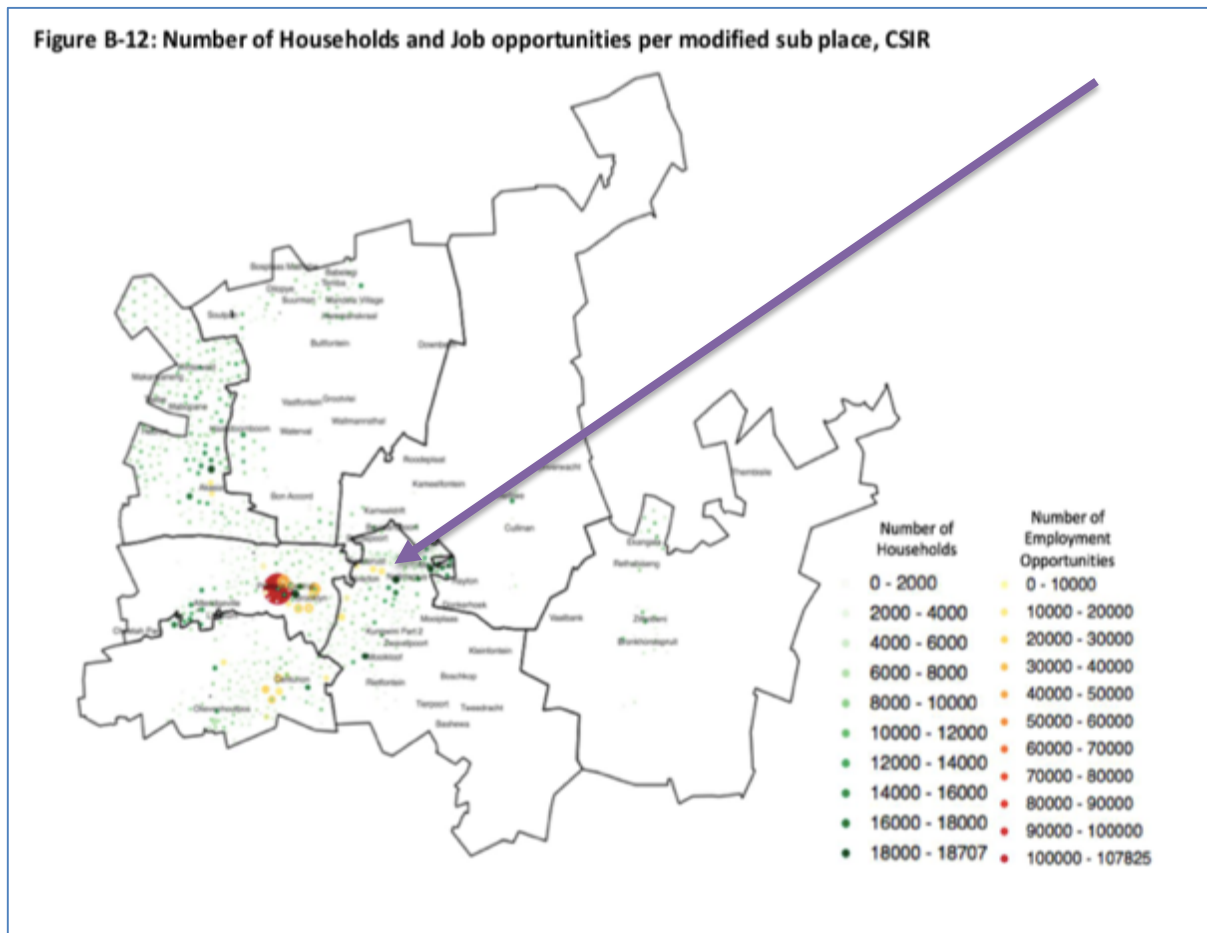
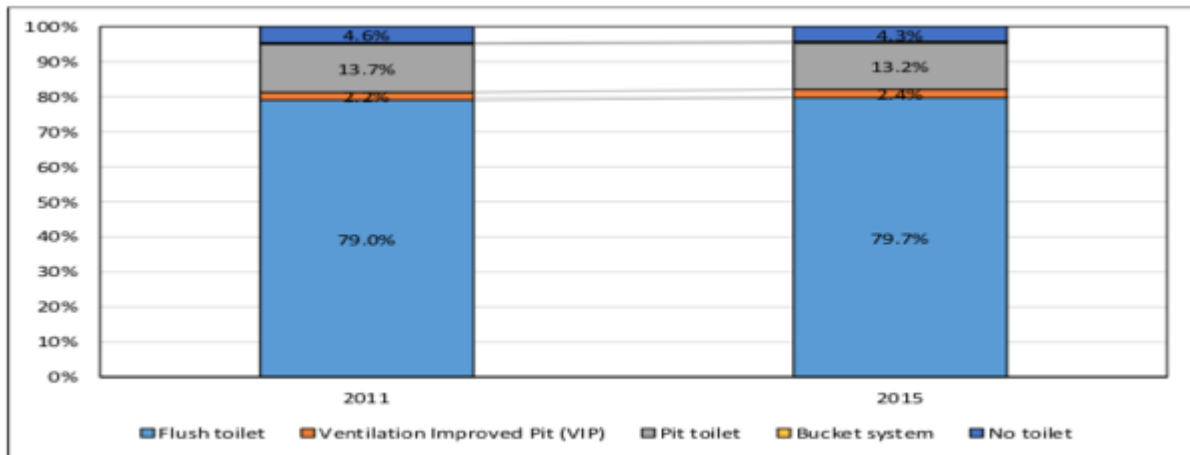


Figure 14--Job Opportunities juxtaposed with households

3.4.2 Sanitation

Nearly 80% of households in Tshwane had access to a flush toilet in 2015 (Figure 15). In the same year 2.4% of the population had access to a ventilation improved pit, while 13.2% were using pit toilets and 4.7% had no ablution facilities or were using the bucket system. The proposed development will have modern sanitation infrastructure with flush toilets connected to the already existing sewer systems. This will mitigate the potential of waterborne issues in the region. The only issue relating to sanitation is that

of water conservation and the recycling of grey water in the proposed development with only black water sent to sewer treatment plants.

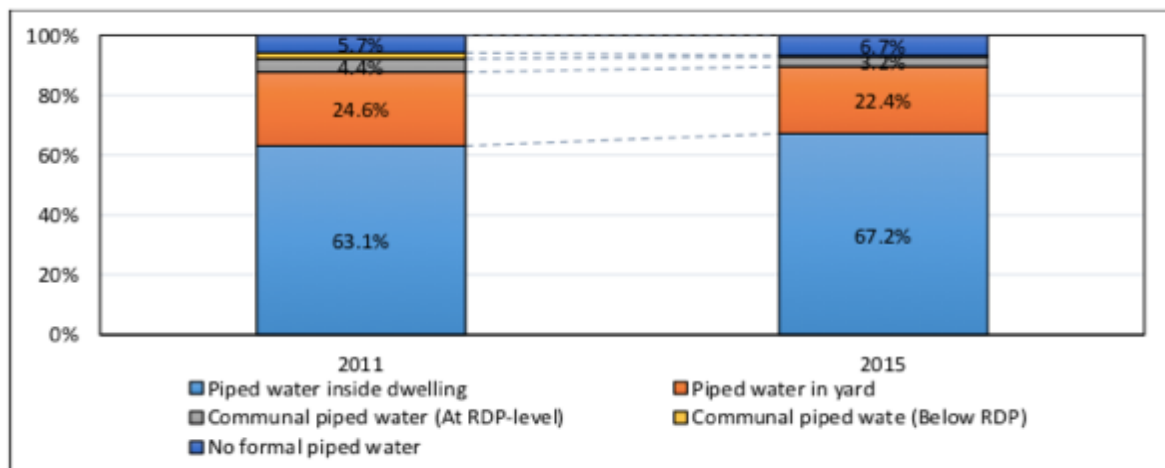


Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015

Figure 15 Access to sanitation in Tshwane

3.4.3 Access to Water

From the graph below, 67.2% of households in Tshwane had access to piped water inside their dwelling (Figure 16). A further 22.4 % of the population had access to piped water in their yard, while 3.7 % had access to communal piped water, and the percentage with no access to formal piped water was 6,7%.



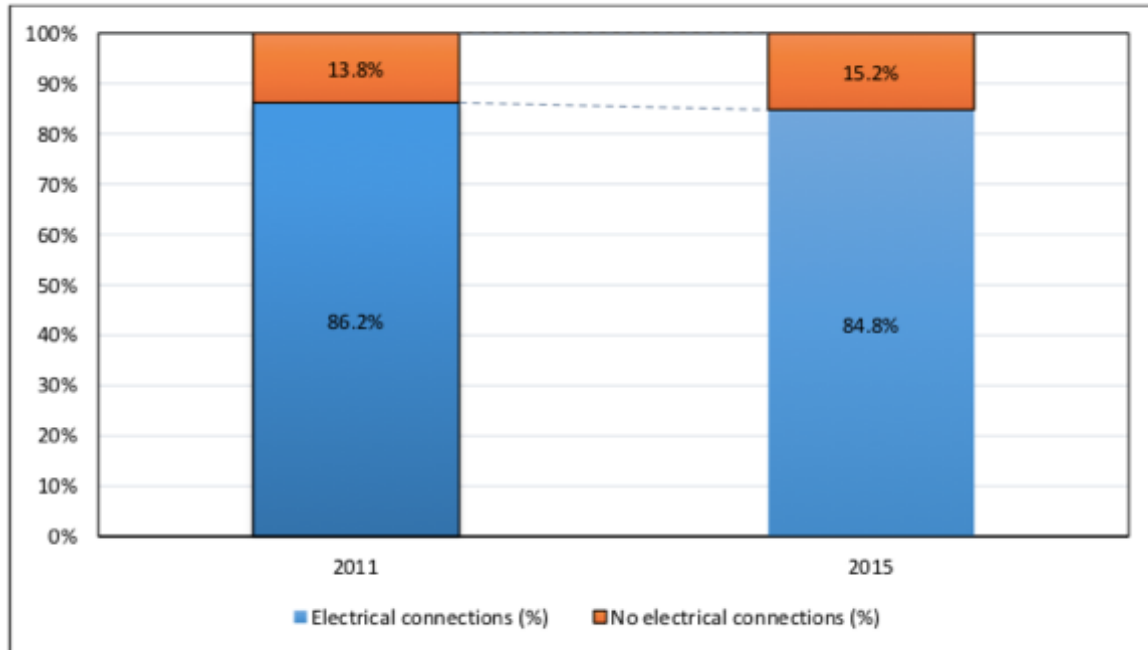
Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015⁴

Figure 16 Access to Water in Tshwane

3.4.4 Access to Electricity

84.8% of households in Tshwane were connected to electricity in 2015, according to the 2017 – 2021 IDP (Figure 17).

Figure 1.20: Households in Tshwane with electrical connections, 2011 and 2015



Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015⁵

Figure 17-Households in Tshwane with electricity connection

3.4.5 Service Requirements for Ward 6

During the Participatory framework for the 2017/18 IDP review, Ward community meetings were held in all wards during November 2016 to January 2017 to allow community members to identify key development priorities for their respective wards (Figure 18).

Most of the submissions received from Region 6, which is a large and diverse region, related to the following as the figure below demonstrate:

- Transport issues are dominant in the region with the affluent areas focusing on traffic management and congestions vs. township request for the construction of roads, storm water and taxi ranks;
- Provision of basic services – water, sanitation and electricity. Quality of supply is also raised;
- **The formalization of informal settlements and the provision of suitable land for housing development;**
- The provision of sports fields and community halls / multipurpose centres in Mamelodi.

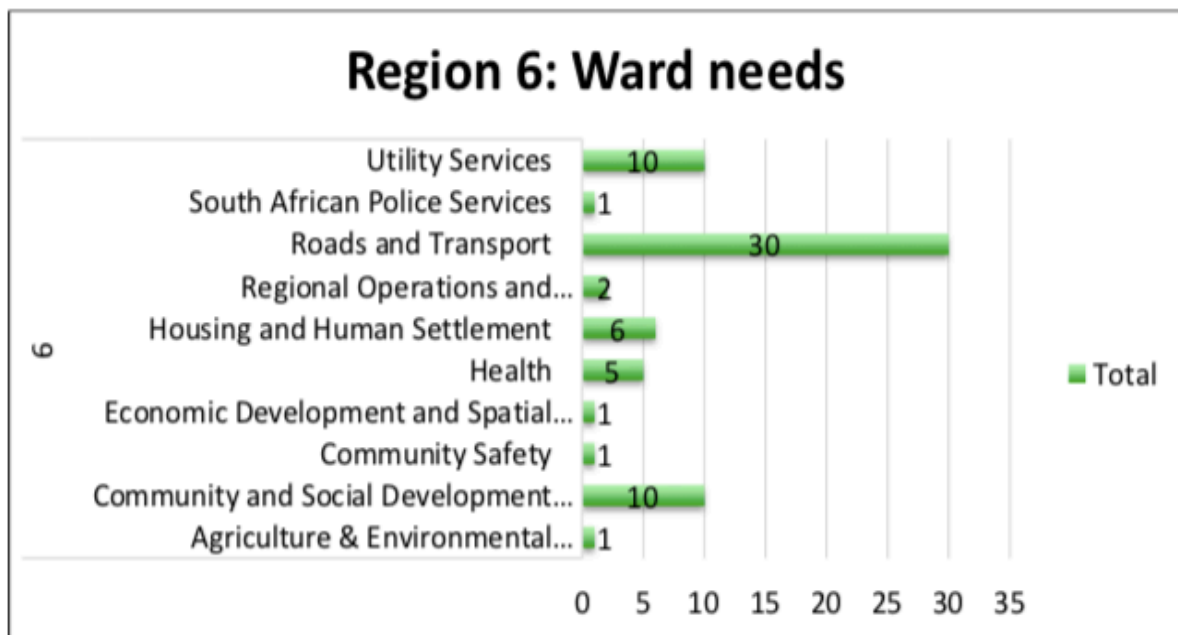


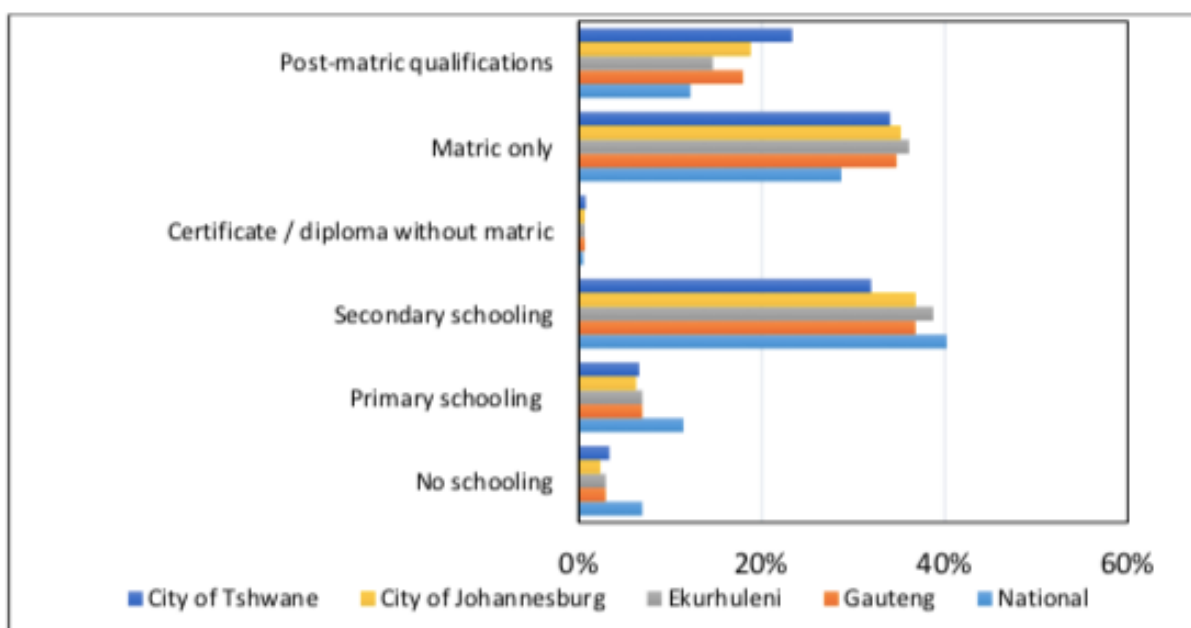
Figure 18- Region 6 (Where Koedoespoort is based) ward needs

This Housing development is directly in line with the needs of the community in the region.

3.5 Socio-Economic Profile

3.5.1. Education Levels

Being South Africa’s Capital City with the largest concentration of higher education institutions in the country, Tshwane boasts the highest percentage of persons (20 years or older) with post-matric qualifications (approximately 23% in 2015) (*Figure 19*). This is in comparison with the national average (approximately 12%), Gauteng (approximately 18%), Johannesburg (approximately 12%), Ekurhuleni (approximately 18%) and Ekurhuleni (approximately 15%). The percentage of persons (20 years or older) with no schooling or with some primary schooling was estimated at 10 % in 2015, at 215 677 persons.



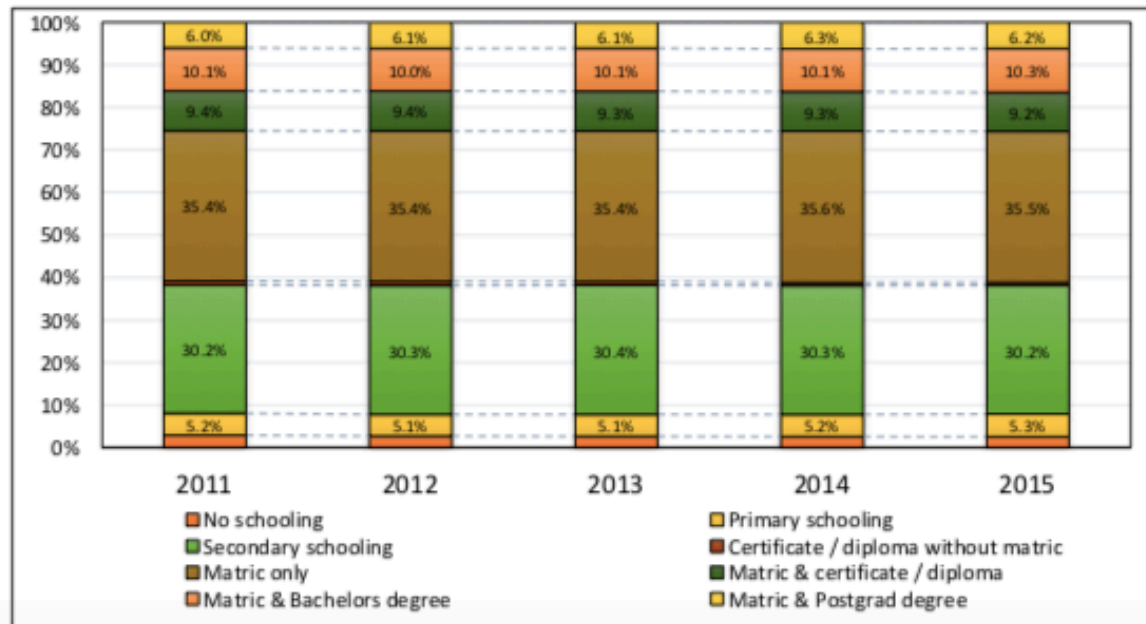
Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015

Figure 19 Education Levels in Tshwane as compared to National and other municipalities in Gauteng

Region 6, the development area, also has a relatively highly educated population with over 20% of the residents having a matric and some sort of post-school qualification (*Figure 20*).

Region 6:

Figure 1.9: Education levels in Region 6



Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015

Figure 20 Education Levels in Region 6

3.5.2. Employment Levels

While Gauteng is South Africa's main economic hub, massive migration into the province is leading to high levels of unemployment experienced in Gauteng. For the second quarter of 2017, Gauteng recorded an unemployment rate of 29.9% and an expanded unemployment rate of 32.9% (Statistics South Africa) (Figure 21). Tshwane fared marginally better than the province average with an official unemployment rate of 22.2% and an expanded rate of 30,5% in 2017.

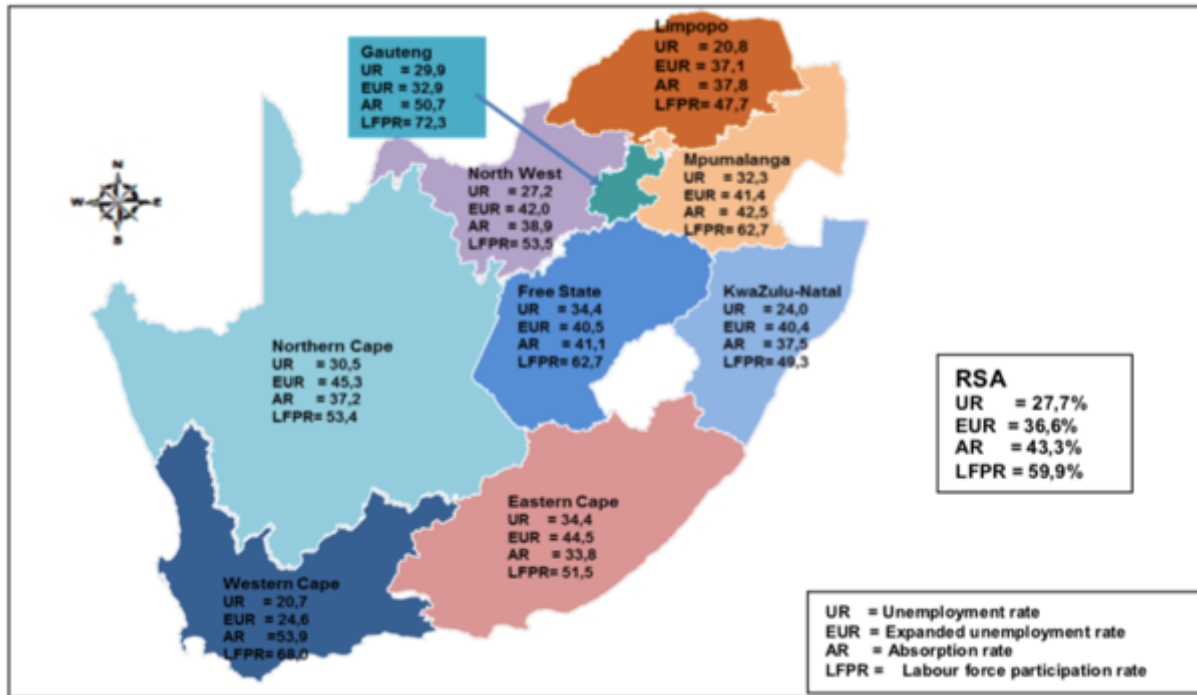
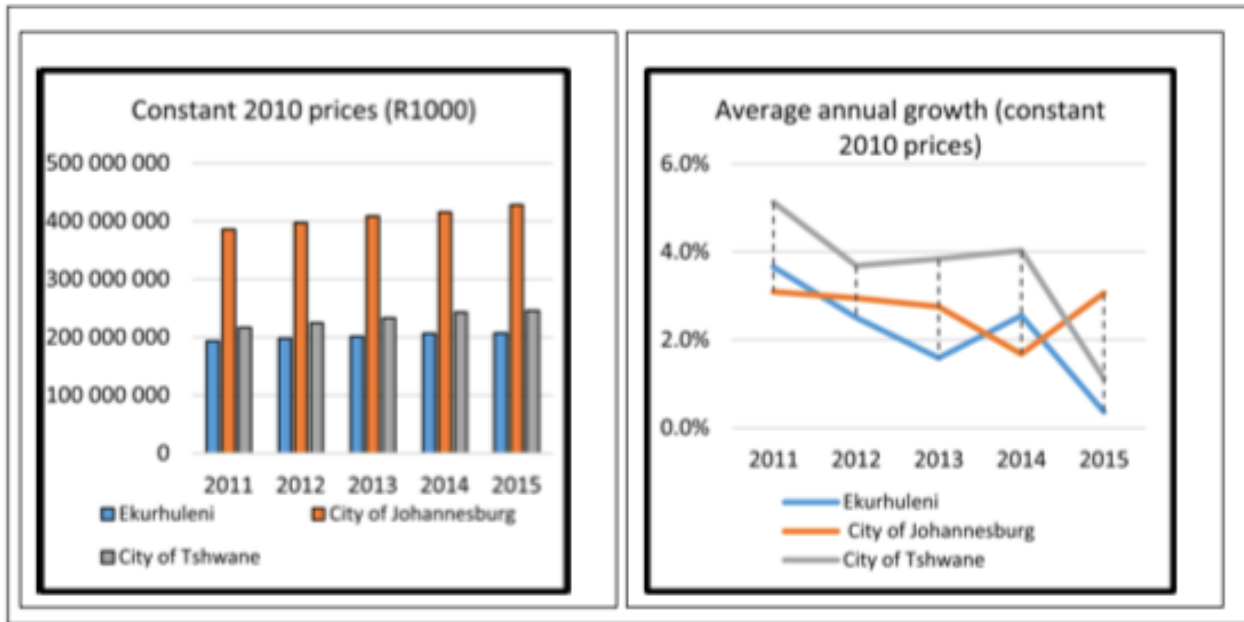


Figure 21 Quarterly Labour Force Survey Quarter 2: 2017

3.5.3 Economic Profile

The City of Tshwane is the second-biggest in Gauteng in terms of gross value added by region, with an estimated GVA-R (constant prices) of R246 billion in 2015 (Figure 22). The City of Tshwane contributed 25 % to the provincial economy and 9% of South Africa’s economic output in 2015. Furthermore, the economic output of Tshwane has expanded at an annual average of 4% per annum over the last five years, outstripping the national GDP growth average over the 2011 – 2015 period.



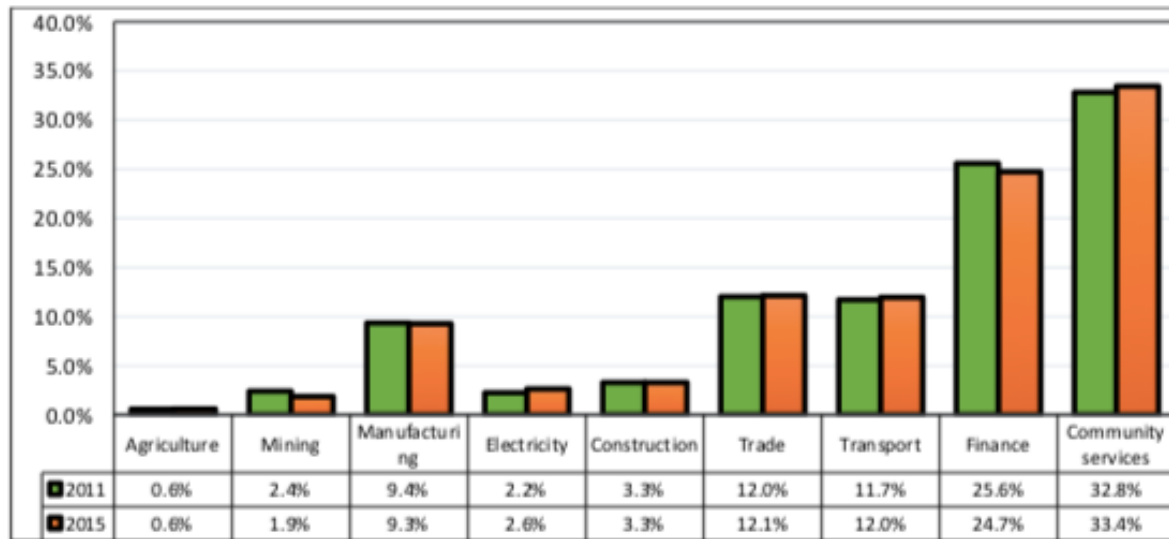
Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015

Figure 22 GVA and GVA growth rate as compared to other Gauteng Municipalities

In terms of sectorial composition, Tshwane has a large government sector (community services) due to its status as one of South Africa’s Capital Cities. The sector’s estimated contribution to Tshwane’s GVA in 2015 is at 33.4% , up from 32.8% in 2011 (Figure 23). This is consistent with the fact that Tshwane is the national government’s administrative capital. Furthermore, other major contributors to Tshwane’s GVA in 2015 are as follows;

- Finance sector (contributed approximately 24.7% in 2015, slightly down from 25.6% in 2011);
- Trade sector (contributed approximately 12.1% in 2015, slightly up from 12.0% in 2011);
- Transport sector (contributed approximately 12.0% in 2015, slightly up from 11.7% in 2011); and
- Manufacturing sector (contributed approximately 9.3% in 2015, slightly down from 9.4% in 2011).

Figure 1.12: Tshwane's GVA-R sectorial composition, 2011 and 2015



Source: IHS Global Insight, Regional eXplorer 1029 (2.5w), 2015

Figure 23 Sectorial Composition of Tshwane GVA

3.6. Ecological Support Services

Additional to the social and socio-economic database about the receiving environment; this BSIA report also considered ecological support services of the receiving environment. The consideration of ecological support services is critical to both social and socio-economic impact assessment studies because social and socio-economic impacts transcend the human aspect to influence the environment that people live in and the various ecological services that derive from the environment. These include other biodiversity features (Figure 24):

- Aquatic resources
- Vegetation
- Threatened ecosystems
- Ecological support areas
- Anthropological and cultural heritage resources

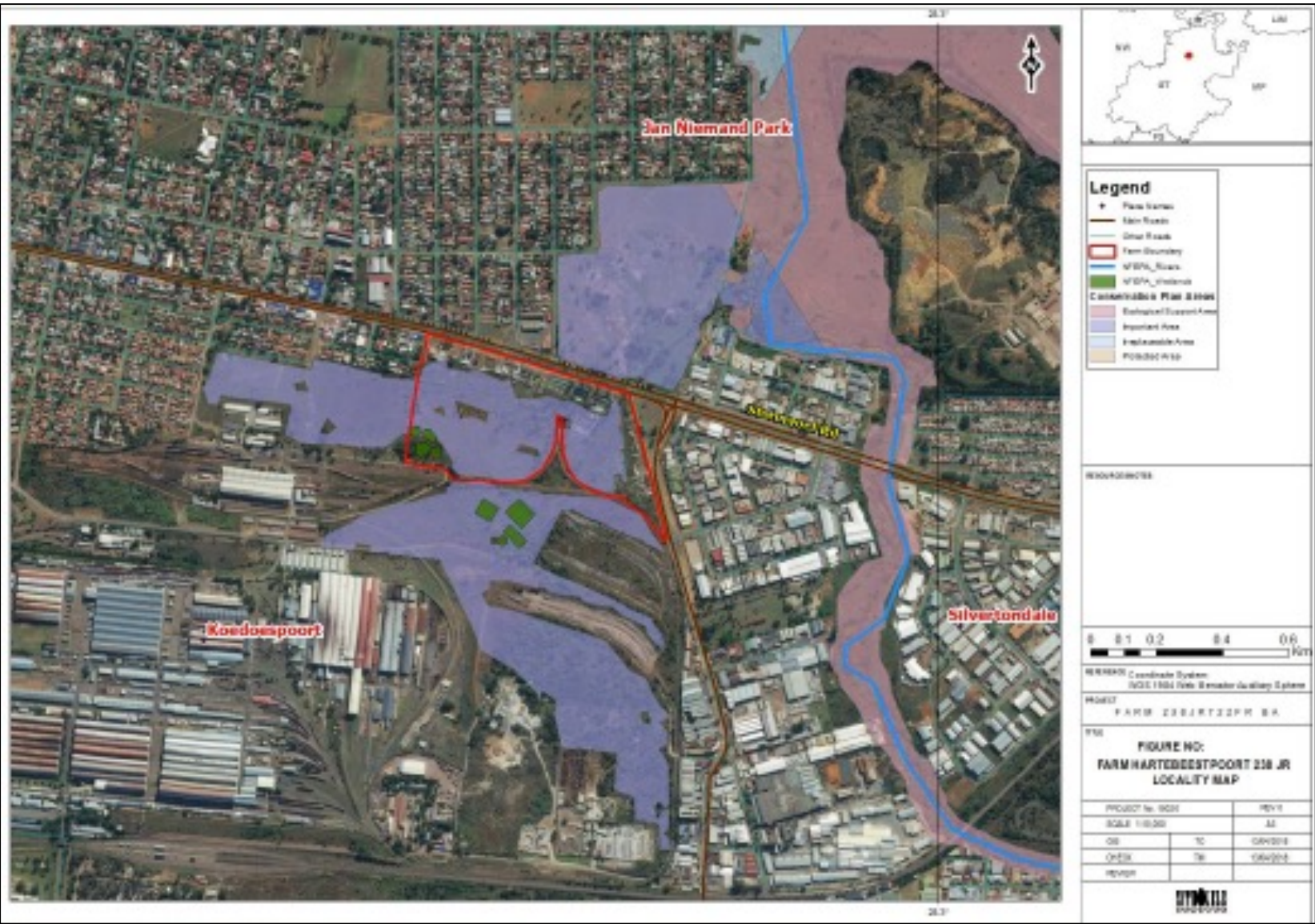


Figure 24- The map below from Zitholele show ecological support areas, important areas, irreplaceable area and protected areas. These are important for the current BSIA

Based on the available literature the following conclusions were made by the various specialist involved in the screening phase of the current project:

3.6.1. Aquatic Environment

- An artificial aquatic system (canal) flowing from west to east the site is found and it leads to Moretele River which is found north-east of the site (*Figure 25*).



Figure 25- artificial aquatic system traversing the site

3.6.2. Terrestrial Environment

- Vegetation Type
 - The remnants of Marikana Thornveld which is listed as a threatened ecosystem in the Bioregional Plan for City of Tshwane are found on site (Bioregional Plan for City of Tshwane, 2016). However, the site is significantly transformed with largely invasive alien plants present.
- Threatened Ecosystems – Fauna and Flora
 - In terms of threatened flora species – the environmental screening identified one species of conservation concern i.e. *Hypoxis Hemoro Callidea* (Star-flower/African Potato), a herb known for cultural and medicinal properties was found on site (*Figure 26*).



Figure 26-African potato (Mathulwe & Robertson, 2017)

3.6.3. Anthropological and Cultural Environment (including other heritage resources such as Palaeontology)

The environmental screening study did not identify any archaeological and anthropological sites such as initiation sites, places of prayer and worship or burial grounds and graves. The only form of heritage is in form of palaeontological resources as per the SAHRA Palaeo-Sensitivity Layer as the proposed development falls within an area of High Palaeontological Sensitivity (*Figure 27*).



Figure 27- Palaeo-Sensitivity Layer of the affected area (Beater, 2017)

4. SUMMARY OF THE IDENTIFIED SOCIAL AND ECOSYSTEMS SUPPORT SERVICES ISSUES

This chapter summarises some of the key social issues identified in this baseline study in Chapter 4 of the current study. The issues include among others – unemployment, urban sprawl, inadequate housing infrastructure, apartheid spatial divisions and ecosystems support services. These issues will assist in planning how the proposed project will respond the development needs of Tshwane to whilst also contributing to sustainable development objectives (*Table 6*).

Table 6 – Summary of Socio-economic Baseline

Development Context	Tshwane is a thriving urban metropolis with high levels of education and a strong economy. However, the strong economy has brought with it the ills of urbanization such as a high population density. The municipality struggles to develop the infrastructure and provide services to the ever-growing population
Key Issue 1 – Unemployment	Despite the strong economy, the constant influx of job seekers results in a high unemployment rate.
Key Issue 2 – Urban Sprawl	There is a disjoint between the places of work and the places of living. Tshwane’s settlement pattern is characterized by the inequitable placement of low-income residential areas removed from economic opportunities and vital social amenities. This leads to negative consequences such as increased traffic fatalities, traffic jams and air pollution from the traffic.
Key Issue 3 – Inadequate housing infrastructure	20% of residents are living in informal settlements. This is not in line with the municipalities vision of eradicating informal housing.
Key Issue 4 – Apartheid Spatial Divisions	Apartheid spatial divisions are still evident with neighbourhoods segregated by race. This is in conflict with the Tshwane government’s commitment to nation building and social cohesion.
Key Issue 5- Ecosystems Support Services	The region in which the proposed development is to take place is known to contain some of the important ecological, critical biodiversity and heritage resources which combined form ecological support services in any given society/community e.g. Bioregional Plan for City of Tshwane (2016).

5. SIGNIFICANCE ASSESSMENT METHODOLOGY

The following Assessment Criteria will be used for the assessment of the impacts resulting from the proposed project on the identified key social issues in the receiving environment as per Chapter 4 of this report. The assessment considers the following: the extent of the impacts (*Table 7*); duration of the impact (*Table 8*); intensity of the impacts (negative and positive) (*Table 9 and 10*); likelihood of the impact occurring (*Table 11*) and the scale of the total rating (*Table 12*).

Table 7-Criteria for measuring the extent of the impact

Extent Descriptor	Definition	Rating
Site	Impact footprint remains within the boundary of the site.	1
Local	Impact footprint extends beyond the boundary of the site to the adjacent surrounding areas.	2
Regional	Impact footprint includes the greater surrounds and may include an entire municipal or provincial jurisdiction.	3
National	The scale of the impact is applicable to the Republic of South Africa.	4
Global	The impact has global implications	5

Table 8-Criteria for measuring duration of Impact

Duration descriptor	Definition	Rating
Construction / Decommissioning phase only	The impact endures for only as long as the construction or the decommissioning period of the project activity. This implies that the impact is fully reversible.	1
Short term	The impact continues to manifest for a period of between 3 and 5 years beyond construction or decommissioning. The impact is still reversible.	2
Medium term	The impact continues between 6 and 15 years beyond the construction or decommissioning phase. The impact is still reversible with relevant and applicable mitigation and management actions.	3

Long term	The impact continues for a period in excess of 15 years beyond construction or decommissioning. The impact is only reversible with considerable effort in implementation of rigorous mitigation actions.	4
Permanent	The impact will continue indefinitely and is not reversible.	5

Table 9-Criteria for impact rating potential intensity of a negative impact.

Potential Intensity Descriptor	Definition of negative impact	Rating
Low	Negative change with no associated consequences.	1
Moderate-Low	Nuisance impact	2
Moderate	Reduction in environmental quality/loss of habitat/loss of heritage/loss of welfare amenity	4
Moderate-High	Significant impact to faunal or floral populations/loss of livelihoods/individual economic loss.	8
High	Significant impact to human health linked to mortality/loss of a species/endemic habitat.	16

Table 10-Criteria for measuring potential intensity of a positive impact.

Potential Intensity	Definition of positive impact	Rating
Low	Positive change with no other consequences.	1
Moderate-Low	Economic development	2
Moderate	Improved environmental quality/improved individual livelihoods.	4
Moderate-High	Net improvement in human welfare	8

Table 11-Criteria for measuring likelihood of Impact

Likelihood Descriptor	Definition	Rating
Improbable	The possibility of the impact occurring is negligible and only under exceptional circumstances.	0.1
Unlikely	The possibility of the impact occurring is low with a less than 10% chance of occurring. The impact has not occurred before.	0.2
Probable	The impact has a 10% to 40% chance of occurring. Only likely to happen once in every 3 years or more.	0.5
Highly Probable	It is most likely that the impact will occur and there is a 41% to 75% chance of occurrence.	0.75
Definite	More than a 75% chance of occurrence. The impact will occur regularly.	1

Table 12-Significance rating scale

Criteria for measuring the significance of impact is based on the following calculation:

- $(\text{Extent} + \text{duration} + \text{Intensity}) \times \text{Likelihood} = \text{Significance}$

Score	Implications for Decision-making	Rating
< 3	Project can be authorised with low risk of environmental degradation	Low
3 - 9	Project can be authorised but with conditions and routine inspections. Mitigation measures must be implemented.	Moderate
10 - 20	Project can be authorised but with strict conditions and high levels of compliance and enforcement. Monitoring and mitigation are essential.	High
21 - 26	Project cannot be authorised	Fatally Flawed

6. IMPACT IDENTIFICATION AND DESCRIPTION

This chapter discusses the social impacts associated with the proposed development on the receiving environment. The assessment process is informed by the methodology as well as some of the social impacts that have been identified in the Baseline Assessment of the receiving environment. The assessment is based on three stages of the project: preconstruction/planning phase (*Table 13*); construction phase (*Table 14*) and operational phase of the project (*Table 15*).

6.1. Project Pre-Construction Phase

Table 13- Impacts associated with pre-construction phase of the project

Nature of Impact	Poor communication about the project creates high expectations about the potential of job opportunities. This could lead to disappointment amongst community members, Labour and social unrest. While the project will create employment opportunities – the scale of the project means that not everyone will get employed			
Likelihood	Duration	Extent	Potential Intensity +ve or – ve	Significance
Unlikely 0.2	Construction 1	Local 2	Moderate to low negative 2	Low negative 1
Mitigate	Caution with communication so as not to create the expectation of massive job creation			

Nature of Impact	Poor communication about eligibility for subsidized and social housing creates high expectations. This could lead to a flood of ineligible applications, disputes and disappointments during housing allocation			
Likelihood	Duration	Extent	Potential Intensity +ve or – ve	Significance

Probable 0.5	Short Term 2	Local 2	Moderate negative 4	Moderate negative 4
Mitigate	Clear communication about the eligibility criteria for social and subsidised housing. Clear communication on how allocations will be made.			

Nature of Impact	This looks at the impacts of the no-go option – i.e. the impact if the project is not implemented. As the population of Tshwane is set to increase – if the project is not implemented – pressure on the existing housing infrastructure will increase and informal housing will increase. The negative impact of urban sprawl will continue negative impact on the community and economy.			
Likelihood	Duration	Extent	Potential Intensity +ve or –ve	Significance
Unlikely 0.2	Long Term 4	Local 2	Mod – High Negative 8	Low negative 2.8
Mitigate	N/A			

6.2. Project Construction Phase

Table 14- Impacts associated with project construction phase

Nature of Impact	Infrastructure development drives economic growth and has a huge multiplier effect. Infrastructure development not only generates employment directly through construction and operations but also creates an industrial base around the development for goods and services to supply the construction workers and activities. These industries would get more entrepreneurs and employ more labour. These workers would purchase more goods from the markets, creating a virtuous cycle.			
Likelihood	Duration	Extent	Potential Intensity +ve or –ve	Significance
Definite 1	Construction 1	Local 2	Moderate to high Positive 8	High Positive 11

Leverage	Leverage this through procurement policies that favour local suppliers and businesses.
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Creation of temporary skilled and unskilled job opportunities directly on the project				
Nature of Impact	Duration	Extent	Potential Intensity +ve or -ve	Significance
Definite 1	Construction 1	Local 2	Moderate to high Positive 8	High Positive 11
Leverage	Leverage this through recruitment policies that favour local labour			

Termination of temporary employment				
Nature of Impact	Duration	Extent	Potential Intensity +ve or -ve	Significance
Definite 1	Post Construction 1	Local 2	Moderate-High Negative 8	High Negative 11
Mitigation				

Increase in the quality of social, subsidised and bonded housing for the region. This will reduce the number of informal settlements, reduce population density in neighbouring suburbs and increase the standard of living for the communities				
Nature of Impact	Duration	Extent	Potential Intensity +ve or -ve	Significance
Definite 1	Long Term 4	Local 2	Moderate-High Positive 8	High Positive 14
Leverage				

6.3 Post Construction Phase

Table 15- Impacts associated with project post construction phase

Nature of Impact	Reduction in the negative impacts of urban Sprawl such as Traffic fatalities, traffic jams and air pollution as communities are afforded access to housing close to a manufacturing and industrial hub which has plenty of job opportunities			
Likelihood	Duration	Extent	Potential Intensity +ve or –ve	Significance
Definite 1	Long Term 4	Local 2	Moderate-High Positive 8	High Positive 14
Leverage				

Nature of Impact	Disputes over housing allocation for subsidised and social housing. For example, in January of 2018, IOL reported on clashes in Olievenhoutbosch over housing allocation (Mahlokwane, 2018)			
Likelihood	Duration	Extent	Potential Intensity +ve or –ve	Significance
Probable 0,5	Short Term 2	Local 2	Moderate-High Negative 8	Moderate Negative 6
Mitigation	Clear and transparent communication about the allocation of housing			

7. CONCLUSIONS

- It is concluded that the significance of positive social benefits exceeds the significance of negative social impacts;
- The project will bring about new housing infrastructure in a region that is in need of housing;
- The construction of the proposed integrated housing development will also contribute to eradication of past political landscape spatial divides in human settlement patterns;
- It will also result to job opportunities and potential business opportunities for local contractors and suppliers should the 30% project value allocation to regional or local business be complied with in line with government local procurement objectives;
- The receiving environment has previously been transformed even though there are still remnants of critical biodiversity elements. In terms of ecosystems support services, the project will not negatively impact on archaeological and anthropological resources. The heritage impact assessment report conducted by JB Consulting in 2017 as part of environmental screening programme did not yield any archaeological or cultural heritage resources. The only resources, that may be impacted from a heritage perspective are palaeontology – which a separate study is currently commissioned by the developer and whose results will be included in the final BSIA following receipt of review comments by the client. The African Potato - which is of medicinal significance – will be dealt with in the environmental management programme (EMPr) of the BAR currently compiled by Zitholele.
- The only negative community impacts that will result from the project include noise pollution and traffic congestion during the construction phase of the project; however, these impacts are short lived with minimum residual impacts on traffic due to increase in number of people in the area during the operation phase of the project.
- The site is in a very built up, urban and industrial area. It is surrounded by factories and is near a busy intersection. While the construction might lead to a low negative impact of visual and noise pollution, it will not be significant considering the site's industrial surrounding context.
- Infrastructure development will have a positive impact on the community as it not only generates employment directly through construction and operations but will also create an industrial base around the development for goods and services to supply the construction workers and activities.
- The development will have a positive impact in terms of an increase in quality social, subsidised and bonded housing for the region. This will reduce the pressure on informal settlements, reduce

population density in neighbouring suburbs and increase the standard of living for the communities.

- The development will also have a positive impact by reducing in the negative impacts of urban sprawl such as traffic fatalities, traffic jams and air pollution as communities are afforded access to housing close to a manufacturing and industrial hub.
- Possible negative impacts are mainly related to the subsidized and social housing. Poor communication and a lack of transparency could lead to disputes over housing allocations.

8. RECOMMENDATIONS

- The developer needs to allocate more budget on the project so that the current study can be augmented by an economic assessment of the project. This will assist quantify socio-economic benefits associated with the project.
- The budget will also assist in terms of developing and distributing questionnaires and conducting formal interviews with Interested and Affected Parties in the area as part of multi-stakeholder engagement process and for the collection of primary data that will influence strategies on housing allocation e.g. affordability of the developed property for locals and employees from nearby industries; the affordability of rental stock in the proposed development for locals and employees from nearby industries. This will further assist develop strategies on how to mitigate any potential conflict when it comes to housing allocation. For example, the public participation process and social consultation will inform a strategy to clearly communicate eligibility for social and subsidised housing and transparently communicate how houses are allocated;
- The proposed development should leverage the opportunity for economic upliftment by ensuring that at least 30% of the total contract value should to be allocated towards local procurement in line with government principles of economic upliftment. Some of the labour and staff should be recruited from the local area;
- The findings of the study support the need for a detailed study of the impacts that each stage of the proposed project will have on the receiving environment. A detailed Socio-Economic Study is recommended. This study should address, social, economic and sustainability issues in detail and devise a strategy on how to make the development more sustainable.
- The environmental management process has undertaken an environmental Public Participation Process (PPP) which involve among other forms of communication:
 - The development and publication of a project Background Information Document (BID) for the project. The BID was published on the 24th April 2018 (*Annexure 1*).
 - The general assumption is that a Newspaper Notices and Site Notices have been published by the EAP.
- Based on the personal communication with the EAP on the project, not comments have been received from Interested and Affected Parties (I&APs) of the PP processes with objections or inputs on the proposed development. Whilst acknowledging that's there are currently no comments/inputs received from the environment management process PPP, we predict that with

project implementation phase there will be pertinent social, socio-economic and political issues that will arise with the project. For example, issues relating to local procurement, who should be considered for employment opportunities and who should not. Issues relating to the appointment of Community Liaison Officer (s) and skill development initiatives to empower locals to take up opportunities in the project. Based on this, we propose that a community social and socio-economic engagement forum should be established prior to commencement of project construction activities to obtain primary data on social and socio-economic issues that are of concern from communities, community leaders and industries leaders within the study area. Issues and concerns raised in this forum should be mapped out and a strategy on how to address them should be developed. We also propose that EAP and the developer should appoint a qualified Social Monitoring Company (SMC) or Specialist (SMS) to implement the strategy on attending to and addressing social and socio-economic issues and concerns on site prior to project construction and during the construction phase of the project. A tool on addressing social issues and grievances arising from community meetings or meetings with community and industry leaders should also be developed and be administered for the SMC or SMS. Issues or concerns to be covered in such a tool, over and above meetings, will include:

- Agreeing of the local procurement issues
- The qualification criteria for beneficiaries
- The appointment of Community Liaison Officer (s) (CLO) and their qualifications
- Assistance of the CLO to arrange monthly project meetings to address social issues but also report of targets that have been met in undertaking such initiatives
- Mapping and mitigating during construction grievances that arise from project implementation
- This includes provision for emergency/ad hoc meetings to address grievances on site.

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ANNEXURE 1: PROJECT BACKGROUND INFORMATION DOCUMENT

**BASIC ASSESSMENT FOR THE PROPOSED HOUSING DEVELOPMENT ON
PORTION 237 OF FARM HARTEBEESTPOORT 328 IN KOEDOESPOORT,
GAUTENG PROVINCE**

BACKGROUND INFORMATION DOCUMENT

GDARD REF NO.: 002/18-19/E0008

24 April 2018

**PURPOSE OF THIS
DOCUMENT**

This Background Information Document (BID) has been structured to provide all potential Interested and Affected Parties (I&APs) with a concise overview of the proposed project activities as well as the associated Environmental Authorisation Processes. Furthermore this BID also intend to provide I&APs with information relating to the manner in which I&APs can voice any issues concerning the proposed project. The compilation and distribution of this BID form part of the Public Participation Process for the project.

When you complete and return the registration form included with the BID, you will be included in the stakeholder database and receive further documents for review and comment. Your comment will ensure that all issues of concern are incorporated. To raise your concerns, please complete the enclosed registration sheet, write a letter, call or e-mail the public participation office. All documents will be available on the internet at www.zitholele.co.za/env/room.html, under heading "Hartebeestpoort Housing Dev and PPP".

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1. BACKGROUND AND DESCRIPTION OF THE PROJECT

The Housing Development Agency (HDA) is proposing to establish a housing development on Portion 237 of the Farm Hartebeestpoort 328 JR in Koedoespoort which falls within the jurisdiction of The City of Tshwane Metropolitan Municipality, Gauteng Province. The proposed development is approximately 18.75ha in extent. The site under consideration is identified as an inner-city project that is earmarked for the development of an integrated human settlement.



Figure 1: Location of the proposed housing development in Koedoespoort

2. DESCRIPTION OF THE STUDY AREA

The study area is located on Portion 237 of the Farm Hartebeestpoort 328 JR in Koedoespoort which falls within the jurisdiction of The City of Tshwane Metropolitan Municipality. Majority of the proposed site is vacant however, there are several businesses operating on and around the site, most of which are related to scrap yards and selling and repairing of motor vehicles, as well as residential use of the site. The southern side of the site is surrounded by the suburbs of Kilner Park and Silvertondale and is bordered by railway tracks emanating from the Koedoespoort Train Station. The site is also located 500m from the Lindopark Primary School. The

surrounding suburbs of Rastynne and Eastynne and Eersterust can be found to the north and the north-east of the site respectively.

3. NEED AND DESIRABILITY OF THE PROJECT

The special vision of the City is to lead integrated planning, maximising on special efficiencies for optimal service delivery in order to achieve sustainability, competitiveness and resilience. In order to comply with the Gauteng Spatial Development Framework, the city needs to ensure continued urban growth, resource based economic development, the re-direction of urban growth- limit growth in non-viable areas, protection of rural areas and enhancement of tourism, and increase access to and mobility. To achieve some of the above mentioned requirements, the HDA is proposing the development of a liveable and sustainable human settlement for an affordable market on the proposed site. The site falls within the Municipality's current master plan as part of future development for Koedoespoort Station. The region is popular in terms of high category retail and office function and there is an important industrial region in close proximity to the site, which will allow easy access to transportation, retail facilities and industrial area. The site is therefore strategically located and well positioned for the development of a sustainable human settlement.

4. LEGAL REQUIREMENTS

Environmental Authorisation

The proposed development requires environmental authorisation from the Competent Authority, i.e. the Gauteng Department of Agriculture and Rural Development (GDARD), in terms of the National Environmental Management Act, No 107 of 1998 (NEMA): Environmental Impact Assessment (EIA) regulations 2014, as amended. The proposed project is likely to trigger a number of listed activities in terms of Listing Notice 1 (GN R327) of EIA regulations 2014 as amended (refer to Table 1).

Activities triggered in Listing Notice 1 indicate that an application for environmental authorisation must be undertaken via a Basic Assessment Process.

Table 1: Listed activities that may be applicable to the project

Listed Activities as per EIA regulations 2014, GN R327 (Listing Notice 1), as amended	Applicability to proposed project
Listing Notice 1, item 12: The development of (l) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres (a) within a watercourse; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse. Exclusions not applicable.	The construction of dams and weirs may be required.
Listing Notice 1, item 27: The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-. Exclusions not applicable.	The area proposed for clearing is larger than 1 hectare and the proposed development will in all likelihood require the clearing of more than 1 hectare of indigenous vegetation.

Listed activities that may be applicable to this project will be confirmed during the Basic Assessment process and considered in the application.

Water Use Licence

In terms of Section 21 of the National Water Act (NWA) (36 of 1998), as amended the abovementioned development may potentially require water use license for the following activities:

- Section 21(c) "impeding or diverting the flow of water in a watercourse";
- Section 21 (l) "altering the bed, banks, course or characteristics of a watercourse".

A General Authorisation in terms of GN 509 of 26 August 2016 also is likely to apply.

An application for water use license (WUL) / GA is therefore required to be submitted to the competent authority, i.e. the Department of Water and Sanitation (DWS).

5. BASIC ASSESSMENT PROCESS

A Basic Assessment (BA) aims to provide an objective view of the potential environmental and social impacts that could arise during the planning, construction, operation and decommissioning phase of a proposed project. A critical element of the BA Process is the Public Participation Process that gives Interested and Affected Parties (I&APs) an opportunity to provide comments on a proposed development. The outcome of the BA Process is concisely presented and documented in the Basic Assessment Report (BAR) in order to provide the Competent Authority with all the information in order to make an informed decision.

The BAR content aligns with the requirements of Appendix 1 of the EIA regulations, 2014 (as amended) (GN R.326) and timeframes are strictly adhered to through careful management of process. Figure 2 provides a process flow diagram indicating the key tasks to be carried out for the BA Process.



Figure 2: Process Flow Diagram for the steps required in a Basic Assessment Process

A decision on the application for environmental authorisation through a BA process is usually reached within 107 days of receipt of the BAR by the Competent Authority.

6. PUBLIC PARTICIPATION PROCESS

As an important element in undertaking the BA for the proposed project, Zitholele Consulting will conduct the public participation process as set out in the NEMA EIA regulations, 2014 (as amended). Applicable guidelines and best practice procedures will furthermore be taken into consideration. The public participation process will enable stakeholders to contribute to the process through information sharing and to review the findings of the independent studies that are to be undertaken. The steps of the public participation component are outlined below.

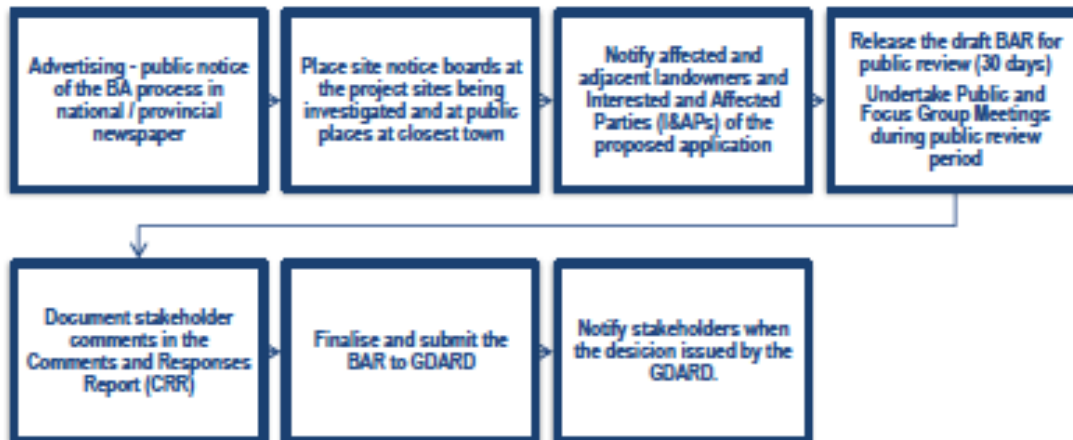


Figure 3: Process Flow of the Public Participation Process

7. DECISION-MAKING (ENVIRONMENTAL AUTHORISATION)

Based on the Information provided in the final BAR, the Competent Authority will make a decision to grant or refuse environmental authorisation. The granting of environmental authorisation will allow the Applicant to proceed with implementing the proposed project activities. Once the Competent Authority has reached a decision, with regards to granting the environmental authorisation, all registered I&APs will be notified thereof within 14 days of the date of the decision. An appeal may be lodged against the decision made in terms of the National Environmental Management Act (107 of 1998) and National Appeal Regulations, 2014. I&APs will be notified of the decision made by the Competent Authority by means of the following:

- Via electronic mail;
- Facsimile (to I&APs who do not have access to electronic mail); and
- Registered mail (to those I&APs who do not have access to electronic mail nor facsimile facilities).

The Basic Assessment Process will be concluded by the notification of I&APs of the decision made by the Competent Authority.

8. MAP OF PROJECT LOCATION

A locality Map of the proposed project can be found in Figure 4 below.

9. BID COMMENT SHEET

A comment sheet associated with this project and Basic Assessment process is included at the end of this BID. Please complete and return to the PPP desk by hand delivery to the offices of Zitholele Consulting, scan and email to the email address provided, fax to fax number provided or by submitting your comments telephonically to the PPP desk via the landline number specified in the left column on page 1 of this BID.

