



25 August 2021

BACKGROUND INFORMATION DOCUMENT & NOTICE OF AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION: PROPOSED HERTZOGVILLE TOWNSHIP DEVELOPMENT – PHASE 1 MALEBOGO

TO WHOM IT MAY CONCERN:

Herewith notice of applications for Environmental Authorisation in terms of the National Environmental Management Act (NEMA), Act 107 of 1998 and the EIA Regulations, 2014 as amended submitted to the Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs for the following projects:

1. Proposed township development on Erven 1315 and 1316 in Malebogo, Hertzogville. The development includes the establishment of ± 124 new residential erven and phased implementation of bulk services. A Basic Assessment process is currently underway.

Application reference

DESTEA Ref. No.: EMB/12/21/24

NEAS Ref. No.: FSP/EIA/0000399/2021

2. Proposed township development on Erven 848, 1174, 1175 and 2233 in Malebogo, Hertzogville. The development includes the establishment of ± 106 new residential erven and phased implementation of bulk services. A Basic Assessment process is currently underway.

Application reference

DESTEA Ref. No.: EMB/4.b(ii)(aa),12.b(iii)/21/23

NEAS Ref. No.: FSP/EIA/0000398/2021

Project background:

Lefatse Environmental Planning Services (Pty) Ltd. was appointed by LSB Group to assist with the environmental aspects related with the proposed township development in the Tokologo Municipal area. Tokologo Local Municipality aims to commence with the provision of approximately 2000 residential stands as identified in the Integrated Development Plan (IDP) through the community participation process. Phase 1 of the project is focussed on infill planning in Hertzogville on the following two areas (Figures 1 and 2):

1. Malebogo EXT 3: Erven 1315 and 1316 (Park; Area 1,4465ha).
2. Malebogo EXT 2: Erven 1174, 1175, 848; and Malebogo EXT 9: Erf 2233 (Park; Area 0,3516ha).

Regional setting:

The proposed project is in Hertzogville situated in the administration region of Boshof in the Tokologo Local Municipality, Lejweleputswa District Municipality (DC18) (Figure 1). All erven applicable to this application is situated within Municipal Ward 3. Also refer to Table 1 for the property information of the erven identified for Phase 1 development.

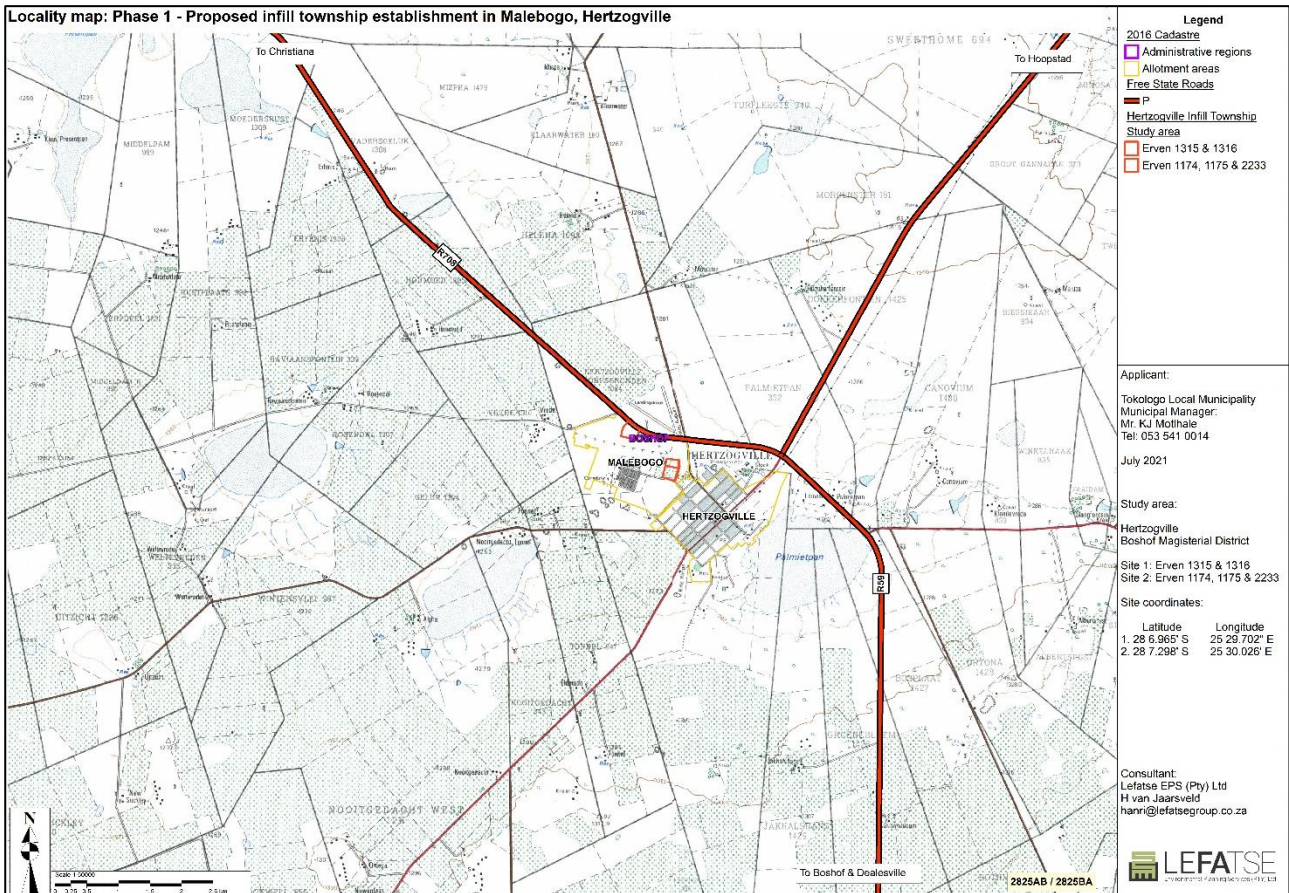


Figure 1: Locality map of Phase 1 of the proposed township development in Malebogo, Hertzogville



Figure 2: Malebogo Erven 1315 & 1316; and Malebogo Erven 1174, 1175, 848 and 2233 in relation to surrounding erven and services.

Table 1: Property information of the respective sites

Description	Application area 1			Application area 2		
Erf	1315	1316	1174	1175	848	2233
21 Digit Code	F004000500001315 00000	F004000500001316 00000	F004000500001174 00000	F004000500001175 00000	F004000500000848 00000	F004000500002233 00000
Extent	5.368 ha	1.446 ha	2.486 ha	4.0959 ha	0.3755 ha	0,3516 ha
Zoning	School	Park	School	School	Erf	Open space
Status quo	Existing illegal settlement.	Existing illegal settlement. Unrehabilitated gravel excavation.	Undeveloped school site.	Undeveloped school site. Partially filled gravel excavation.	Undeveloped site.	Undeveloped site traversed by existing Eskom line.
Site coordinates	S -28.115693 E 25.492823	S -28.116092 E 25.495176	S -28.120162 E 25.499659	S -28.121542 E 25.499277	S -28.121807 E 25.497619	S -28.121717 E 25.500366
Parent farm	Hertzogville Dorpsgronden 1084/35	Hertzogville Dorpsgronden 1084/35	Hertzogville Dorpsgronden 1084/23 and 1084/24	Hertzogville Dorpsgronden 1084/23 and 1084/24	Hertzogville Dorpsgronden 1084/21	Hertzogville Dorpsgronden 1084/24
Allotment township (Town code)	F0040005	F0040005	F0040005	F0040005	F0040005	F0040005
General Plan	1142/2004	1142/2004	1056/1996	1056/1996	651/1995	1402/2006
Landowner	Tokologo Local Municipality	Tokologo Local Municipality	Tokologo Local Municipality	Tokologo Local Municipality	Tokologo Local Municipality	Tokologo Local Municipality

Activities associated with the proposed project will mainly include:

<u>Application area 1</u> Erven 1315 & 1316	<u>Application area 2</u> Erven 1174, 1175, 848 and 2233
<ul style="list-style-type: none"> • Development of ±124 formal residential stands. • Formalising erven which may include moving existing illegal stands to allow practical and cost-effective service delivery. • Installation of linear bulk services (including water, sewer, electricity) that would connect to the existing municipal services. • Establishment of an internal road network. • Reutilise Erf 1316 zoned “park” for the establishment of residential stands with a 10m buffer from the historic excavation area. • Fill and rehabilitate the excavation pit with excess material that may be generated during the construction of the bulk services. 	<ul style="list-style-type: none"> • Development of ±106 formal residential stands. • Installation of bulk services (including water, sewer, electricity) that would connect to the existing municipal services. • Establishment internal access roads. • Transformation of Erf 848 to “open space/park” together with a portion of Erf 1175 for the purpose of storm water retention. • The existing developed public open space facility on Erf 1175 will be incorporated into the proposed “park” erf. • Reutilising Erf 2233 which is currently not a functional park for street purposes and possible future relocation of the existing Eskom powerline. • The historic excavation area partially filled with inert material on Erf 1175 will be rezoned to “park” for the development of a safe open space for the community.

Legislative context:

Based on the available information and preliminary site layout, the legislation that has been considered as baseline guide and its applicability to the proposed development site is summarised in Table 2 below.

Table 2: Legislative context

Applicable legislation	Applicability of the legislation to the proposed project	
	<u>Application area 1</u> Erven 1315 & 1316	<u>Application area 2</u> Erven 1174, 1175, 848 & 2233
NEMA EIA Regulations, 2014 (as amended): GNR 327 Listing Notice 1 (Basic Assessment)	N/A	Activity 27: Clearance of indigenous vegetation more than 1ha less than 20ha.
NEMA EIA Regulations, 2014 (as amended): GNR 324 Listing Notice 3 (Basic Assessment)	Activity 12: Clearance of indigenous vegetation more than 300m ² . b. Free State iii. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space.	Activity 4: The development of a road wider than 4m with a reserve less than 13.5m. b. Free State ii). Inside urban areas: aa) Areas zoned for use as public space. Activity 12: Clearance of indigenous

Applicable legislation	Applicability of the legislation to the proposed project	
	<u>Application area 1</u> Erven 1315 & 1316	<u>Application area 2</u> Erven 1174, 1175, 848 & 2233
		vegetation more than 300m ² . b. Free State iii. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space.

Invitation to participate:

The draft Basic Assessment Report is available for comment on request. Any person with an interest or that may potentially be affected by the proposed project is invited to register as Interested and/or Affected Party by completing the attached Comments Sheet and sending it to Lefatse Environmental Planning Services by **25 September 2021**.

Contact details:

Lefatse Environmental Planning Services, Suite 15, Private Bag X7003, Langenhovenpark, Bloemfontein, 9300 / info@lefatsegroup.co.za / Cell: 079 499 7999.

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To whom it may concern,

RE: APPLICATION FOR ENVIRONMENTAL AUTHORISATION: PROPOSED HERTZOGVILLE TOWNSHIP DEVELOPMENT – PHASE 1 MALEBOGO. [APPLICATION AREA 1: DESTEA Ref. No.: EMB/12/21/24; NEAS Ref. No.: FSP/EIA/0000399/2021] [APPLICATION AREA 2: DESTEA Ref. No.: EMB/4.b(ii)(aa),12.b(iii)/21/23; NEAS Ref. No.: FSP/EIA/0000398/2021]

Please submit this comment sheet to Lefatse at the above contact details by **25 September 2021**.

Interest in the project:	
Comments:	
Name:	Date:
Designation:	Organisation:

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***Contact details:**

Name:	Date:
Organisation:	Tel. Nr.:
Address:	Email:

* By submitting this Comment Sheet, you consent that your information will be used for future consultation related to this project. Your name and comments raised will be added in the I&AP Register for inclusion in draft and final reports made available for comment. Contact details provided will be omitted from draft reports and submitted with the final report to the competent authority for processing.