

Basic Assessment Report in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2014 (Version 1)

Kindly note that:

1. This **Basic Assessment Report** is the standard report required by GDARD in terms of the EIA Regulations, 2014.
2. This application form is current as of 8 December 2014. It is the responsibility of the EAP to ascertain whether subsequent versions of the form have been published or produced by the competent authority.
3. **A draft Basic Assessment Report must be submitted, for purposes of comments within a period of thirty (30) days, to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken.**
4. **A draft Basic Assessment Report (1 hard copy and two CD's) must be submitted, for purposes of comments within a period of thirty (30) days, to a Competent Authority empowered in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended to consider and decide on the application.**
5. Five (5) copies (3 hard copies and 2 CDs-PDF) of the final report and attachments must be handed in at offices of the relevant competent authority, as detailed below.
6. The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
7. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
8. An incomplete report may lead to an application for environmental authorisation being refused.
9. **Any report that does not contain a titled and dated full colour large scale layout plan of the proposed activities including a coherent legend, overlain with the sensitivities found on site may lead to an application for environmental authorisation being refused.**
10. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the application for environmental authorisation being refused.
11. No faxed or e-mailed reports will be accepted. Only hand delivered or posted applications will be accepted.
12. Unless protected by law, and clearly indicated as such, all information filled in on this application will become public information on receipt by the competent authority. The applicant/EAP must provide any interested and affected party with the information contained in this application on request, during any stage of the application process.
13. Although pre-application meeting with the Competent Authority is optional, applicants are advised to have these meetings prior to submission of application to seek guidance from the Competent Authority.

DEPARTMENTAL DETAILS

Gauteng Department of Agriculture and Rural Development
Attention: Administrative Unit of the of the Environmental Affairs Branch
P.O. Box 8769
Johannesburg
2000

Administrative Unit of the of the Environmental Affairs Branch
Ground floor Diamond Building
11 Diagonal Street, Johannesburg

Administrative Unit telephone number: (011) 240 3377
Department central telephone number: (011) 240 2500

(For official use only)

NEAS Reference Number:

File Reference Number:

Application Number:

Date Received:

If this BAR has not been submitted within 90 days of receipt of the application by the competent authority and permission was not requested to submit within 140 days, please indicate the reasons for not submitting within time frame.

N/A

Is a closure plan applicable for this application and has it been included in this report?

NO

if not, state reasons for not including the closure plan.

The proposed project is a housing development and does not involve decommissioning or closure activities.

Has a draft report for this application been submitted to a competent authority and all State Departments administering a law relating to a matter likely to be affected as a result of this activity?

Yes

Is a list of the State Departments referred to above attached to this report including their full contact details and contact person?

Yes

If no, state reasons for not attaching the list.

N/A

Have State Departments including the competent authority commented?

No

If no, why?

This report is a Draft Basic Assessment Report for the proposed development and has been circulated to all applicable stakeholders, including state Departments. Proof of communication and any comments received will be incorporated into the final report which be subjected to the Public Participation Process before submitting to the Competent Authority (Gauteng Department of Agriculture and Rural Development, herein referred to CA or GDARD).

The current Public Participation Process is from the 26 April 2017 until the 29 May 2017. The only state department that has provided comments, directed to the applicant (Uvuko Civils) is the Department of Mineral Resources (DMR). The letter dated 06 April 2017 states that the DMR no objections on the proposed development.

SECTION A: ACTIVITY INFORMATION

1. PROPOSAL OR DEVELOPMENT DESCRIPTION

Project title (must be the same name as per application form):

Cradle View – Mixed Land Use Housing Development Munsieville

Select the appropriate box

The application is for an upgrade of an existing development

☐

The application is for a new development

☒

Other, specify

Does the activity also require any authorisation other than NEMA EIA authorisation?

☐ NO

If yes, describe the legislation and the Competent Authority administering such legislation

N/A

If yes, have you applied for the authorisation(s)?

	NO
	NO

If yes, have you received approval(s)? (attach in appropriate appendix)

2. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations:

Title of legislation, policy or guideline:	Administering authority:	Promulgation Date:
National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended).	National & Provincial	27 November 1998
National Heritage Resources Act, 1999 (Act No. 25 of 1999)	National & Provincial	1999
National Environmental Management: Biodiversity, 2004 (Act No. 10 of 2004)	National & Provincial	2004
Occupational Health and Safety Act, 1993 (Act No. 85 of 1993)	National & Provincial	1993
Promotion of Access to Information Act, 2000 (Act No. 2 of 2000)	National	2000
Constitution of the Republic of South Africa Act, 1996 (Act No 108 of 1996)	National	1997
National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended), Environmental Impact Assessment Regulations 2017	National & Provincial	7 April 2017
NDP	Local	2013/2014
Public Participation Guideline	National	10 October 2012
Mogale City EMF	West Rand District municipality	17 April 2013
Mogale IDP	Local	2016/2017
Mogale SDF	Local	2011

Legislation, policy or guideline	Description of compliance
Constitution of the Republic of South Africa (Bill of rights) (No 108 of 1996)	<p>The constitution enshrines the rights of people in South Africa and affirms the democratic values of human equality, equality and freedom. It is the cornerstone of democracy of South Africa and therefore has large implications on environmental management. Under section 24 the constitution states that everyone has the right to an environment not harmful to their health or wellbeing, secondly to have the environment protected, for the benefits of future and present generations, through legislations firstly to prevent pollution and ecological degradation secondly promote conservation and lastly to secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development.</p>
National Environmental Management Act , 1998(Ac t No. 107 of 1998) as amended	<p>The National Environmental Management Act (NEMA) provides the legislative framework for Integrated Environmental Management (IEM) in South Africa. Section 24 provides that all activities that may significantly affect the environment and require authorisation by law must be assessed prior to approval.</p> <p>NEMA also provides for co-operative environmental governance by establishing principles for decision making on matters affecting the environment, institutions that will promote co-operative governance and procedures for co-coordinating environmental functions exercised by organs of the State and to provide for matters connected therewith.</p> <p>Section 2 of NEMA establishes a set of principles that apply to the activities of all organs of state that may significantly affect the environment. These include the following:</p> <ul style="list-style-type: none"> • Development must be sustainable; • Pollution must be avoided or minimised and remedied; • Waste must be avoided or minimised, reused or recycled; • Negative impacts must be minimised; and • Responsibility for the environmental health and safety consequences of a policy, project, product or service exists throughout its life cycle. <p>Duty of care - Section 28(1) of NEMA states that “every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or</p>

	<p>recurring". If such pollution cannot be prevented, then appropriate measures must be taken to minimise or rectify such pollution. These measures may comprise of:</p> <ul style="list-style-type: none"> • Assessing the impact on the environment; • Informing and educating employees about the environmental risks of their work and ways of minimising these risks; • Ceasing, modifying or controlling actions which cause pollution/degradation; • Containing pollutants or preventing movement of pollutants; • Eliminating the source of pollution; and • Remedying the impacts of the pollution. • The authorities may direct an industry to rectify or remedy a potential or actual pollution problem. • If such a directive is not complied with, the authorities may undertake the work and recover the costs from the responsible industry.
National Environmental Management Act, 1998 (Act 107 of 1998, as amended), Environmental Impact Assessment Regulations , 2017	The purpose of these Regulations is to regulate the procedure and criteria as contemplated in Chapter 5 of the Act relating to the preparation, evaluation, submission, processing and consideration of, and decision on, applications for environmental authorisation for the commencement of activities, subjected to environmental impact assessment, in order to avoid or mitigate detrimental impacts on the environment and to optimise positive environmental impacts, and for matters pertaining thereto.
National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004)	The Act provides for the protection of species and ecosystems that warrant national protection and the sustainable use of indigenous biological resources. The fair and equitable sharing of benefits arising from bio-prospecting involving indigenous biological resources.
National Heritage Resources Act, 1999 (Act No. 25 of 1999)	This Act legislates the necessity for cultural and heritage impact assessment in areas earmarked for development, which exceed 0.5 hectares (ha) and where linear developments (including roads) exceed 300 metres in length. The Act makes provision for the potential destruction to existing sites, pending the archaeologist's recommendations through permitting procedures. Permits are administered by the South African Heritage Resources Agency (SAHRA).
National Environmental Management: Protected Areas Act, (Act No. 57 of 2003)	The purpose of this Act is to provide for the protection, conservation and management of ecologically viable areas representative of South Africa's biological diversity and its

	natural landscapes.
National Water Act, 1998 (Act No. 36 of 1998)	The National Water Act, 1998 (Act No. 36 of 1998) (NWA) aims to provide management of the national water resources to achieve sustainable use of water for the benefit of all water users. This requires that the quality of water resources is protected as well as integrated management of water resources with the delegation of powers to institutions at the regional or catchment level. The purpose of the Act is to ensure that the nation's water resources are protected, used, developed, conserved, managed and controlled in responsible ways. Of specific importance to this application is Section 19 of the NWA, which states that an owner of land, a person in control of land or a person who occupies or uses the land which thereby causes, has caused or is likely to cause pollution of a water resource must take all reasonable measures to prevent any such pollution from occurring, continuing or recurring and must therefore comply with any prescribed waste standard or management practices.
Promotion of Access to Information Act, 2000 (Act No. 2 of 2000)	The Act recognises that everyone has a Constitutional right of access to any information held by the state and by another person when that information is required to exercise or protect any rights. The purpose of the Act is to foster a culture of transparency and accountability in public and private bodies and to promote a society in which people have access to information that enables them to exercise and protect their rights.
Mogale City Spatial Development Framework, 2016/2021	The Mogale City Local Municipality (MCLM) Specialises with activity nodes within and beyond the core development triangle. The municipality optimises linkages within the core development triangle to link disadvantaged communities to within the core development triangle with mixed use, high-density development along corridors and at nodes. It Promote infill residential development by upgrading of engineering and social infrastructure. This is to Maintain and upgrade residential quality in suburbs and to formalise and protect the Municipal Open Space System.
Mogale City Integrated Development Plan, 2016/2021	The Integrated Development Plan aims to co-ordinate the work of local and other spheres of government in a coherent plan to improve the quality of life for all the people living in an area. It should take into account the existing conditions and problems and resources available for development. The plan should look at economic and social development for the area as a whole. It must set a framework for how land should be used, what infrastructure and services are needed and

	how the environment should be protected Local municipalities in South Africa have to use "integrated development planning" as a method to plan future development in their areas.
National Development Plan, (IDP 2016/2021)	The National Development Plan (NDP) is the new development policy of government. Mogale City Local Municipality support the NDP and the IDP attempts to align itself with the overall target and implementation plan of the NDP. The objectives of the NDP are to eliminate poverty and to sharply reduce inequality by 2030. Creating jobs and livelihoods, Expanding infrastructure. It Transforming urban and rural spaces by providing service delivery to poor people. Improving education and training by building education facilities closer to communities. Providing quality health care facilities to ensure that communities have health care facilities closer to them to avoid long distance travelling to access health care facilities and reducing poverty and inequality.
Mogale City Environmental Management Framework 2011	The environmental management framework of Mogale city facilitates the environment for future development on decision-making. It serves as a tool for Mogale City local municipality to ensure that environment is not disturbed through development. Mogale city Environmental management framework has requirements and accessibility of development application will be proposed and will be spatially represented.

3. ALTERNATIVES

Describe the proposal and alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished. The determination of whether the site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment.

The no-go option must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. **Do not include the no go option into the alternative table below.**

Note: After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

Please describe the process followed to reach (decide on) the list of alternatives below

The process followed to reach the decision to select the best suitable alternative involved the analyses and integration of recommendations from the various studies conducted for the proposed development. The following studies were considered: Ecological Assessment Report, Heritage Impact Assessment, Demacon Market Study, the Outline Scheme Report, the Traffic Impact Assessment Report and the Geotechnical Report. The studies that influenced the layout plan for the proposed development are the Heritage Impact Assessment, the Ecological Assessment and the Outline Scheme Report.

No.	Alternative type, either alternative: site on property, properties, activity, design, technology, energy, operational or other(provide details of "other")	Description
1	Proposal (Preferred Alternative)	<p>The proposed development is located on the following farms:</p> <ul style="list-style-type: none"> • Farm Paardeplaats 177 - PTN 26, 41, 37 and 40, at Munsieville Extension 10, under the Mogale City Local Municipality. <p>These properties are bordered to the north by Helena street and the Sterkfontein Psychiatric Hospital, to the south by Munsieville Extension 5 (RDP Houses), to the east by R563 (Van Riebeeck Road) and to the west by Munsieville Extension 4 (RDP Houses). The total size of the properties is measured to be approximately 28.73Ha.</p> <p>The proposed development entails the establishment of the following:</p> <p>➤ Bonded Housing Units</p> <p>The bonded housing units are divided into complexes/estates and it proposed that each unit of 65m² will have two bedrooms, a bathroom, a kitchen, dining area with a balcony. All the complexes will be built in a four storeys. The numbers of units per complex are as follows:</p> <ul style="list-style-type: none"> • Complex/Estate A; 220 units. • Complex/Estate B; 260 units. • Complex/Estate C; 500 units. • Complex/Estate D; 320 units. • Complex/Estate E; 200 units. <p>The total number of bonded housing units is 1500.</p> <p>➤ Flisp Housing Units</p> <p>The flisp units of 48m² each will have an open kitchen and lounge area, a bathroom and two bedrooms. The height of the complexes/estates for the flisp will be four storeys. The numbers of units per complex/estate are as follows:</p> <ul style="list-style-type: none"> • Complex/Estate F; 320 units. • Complex/Estate G; 544 units. <p>The total number of flisp housing units is 864.</p>

		<p>In addition to the above the proposed development includes the following associated facilities:</p> <ul style="list-style-type: none"> • A crèche: the proposed crèche will be located at the heritage building on site along Helena Street. As a result the building will not be demolished, but converted into a crèche. • Complex/Estate G; this estate has an area of approximately 1022m² allocated for building two office blocks. • An area of approximately 17 918m² has been allocated for a shopping centre which house two anchor stores can i.e. pick n pay and Woolworths, restaurants and fast-food outlets, with spaces other applicable shops. • A medium sized, pre-primary and primary school of 14 blocks with a sports field on an allocated area of approximately 3 669m² is proposed within the development. The school is located along the R 563 as per the SDP. • The SDP shows the proposed Taxi Rank at the area zoned for business within the proposed development. This area is approximately 1234 m² in size. • In total all the parks within the proposed development take make up to 11 503m² in size. <p>The following has been considered for the preferred/proposed option as above:</p> <ul style="list-style-type: none"> ✓ The Heritage Building along Helena Street will be retained and converted into a creche ✓ Ridges along Helena Street are incorporated into the park at the northern side of the site. The ridge identified on the Southern Side has been marked as a not buildable area on the layout. <p>The following associated infrastructure developments are applicable to the proposed development:</p> <ul style="list-style-type: none"> ➤ Bulk Water Supply <p>The estimated Annual Average Daily Demand for the proposed development has been calculated to be 2,297.10 kl/day (as per the outline scheme report). According to the Outline Scheme Report for the proposed development</p>
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		<p>there is an existing 160 mm diameter bulk water pipeline along Van Riebeeck road; however its capacity will not be able to cater for the proposed development. An additional 255 mm diameter bulk water supply pipeline would be required to source water from the Dan Pienaar Water Reservoir and Elevated tower approximately 1km to the site.</p> <p>➤ Bulk Sewer</p> <p>Currently on site there is an existing 160mm diameter sewer collection pipeline running across the site from Munsieville Extension 5 which discharges to a point within the road servitude along Van Riebeeck road. As per the Outline Scheme report a 300 mm diameter sewage outfall sewer pipeline will be installed from the lowest point of the property for discharge by gravity to the nearest Sewage pumping station located at Mayibuye Township which is approximately 1.4 km from site.</p> <p>➤ Storm Water Management</p> <p>As per the outline scheme report, the storm-water network will be designed to accommodate the minor storm event of 1 in 2 years in pipes or open channels and the major storm (1 in 50 years) will be managed through controlled overland flows and aboveground attenuation storage, where possible.</p>
2	Alternative 1	<p>The description of the project as per the proposal remains the same with the following difference:</p> <ul style="list-style-type: none"> ✓ The Heritage Building along Helena Street will be demolished to maximise on residential units. ✓ Ridges along Helena Street will be removed to maximise on residential units. ✓ The development would include a proposed fuel station.

In the event that no alternative(s) has/have been provided, a motivation must be included in the table below.

N/A

4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the total physical size (footprint) of the proposal as well as alternatives. Footprints are to include all new infrastructure (roads, services etc.), impermeable surfaces and landscaped areas:

Proposed activity

Alternatives:

Alternative 1 (if any)

Alternative 2 (if any)

Size of the activity:

268 283 m²

268 283 m²

N/A

Ha/ m²

or, for linear activities:

Proposed activity

Length of the activity:

N/A

Alternatives:

Alternative 1 (if any)

N/A

Alternative 2 (if any)

N/A

m/km

Indicate the size of the site(s) or servitudes (within which the above footprints will occur):

Proposed activity

Size of the site/servitude:

28.73 Ha

Alternatives:

Alternative 1 (if any)

28.73 Ha

Alternative 2 (if any)

N/A

Ha/m²

5. SITE ACCESS

Proposal

Does ready access to the site exist, or is access directly from an existing road?

YES

If NO, what is the distance over which a new access road will be built

N/A

Describe the type of access road planned:

The proposed entrances to the development are as follows:

- Entrance 1: The proposed access for this entrance will be from Van Riebeeck Road (R563).
- Entrance 2: The proposed access for this entrance will be from Helena Street.
- Entrance 3: The proposed access for this entrance will through the Munsieville extension four RDP houses, currently this road is gravel.

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 1

Does ready access to the site exist, or is access directly from an existing road?

YES

If NO, what is the distance over which a new access road will be built

N/A

Describe the type of access road planned:

The proposed access to the site for the alternative option will be the same as the preferred/proposal.

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 2

Does ready access to the site exist, or is access directly from an existing road?

N/A

N/A

If NO, what is the distance over which a new access road will be built

N/A

Describe the type of access road planned:

N/A

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

PLEASE NOTE: Points 6 to 8 of Section A must be duplicated where relevant for alternatives

Section A 6-8 has been duplicated

1

Number of times

(only complete when applicable)

6. LAYOUT OR ROUTE PLAN

A detailed site or route (for linear activities) plan(s) must be prepared for each alternative site or alternative activity. It must be attached to this document. The site or route plans must indicate the following:

- the layout plan is printed in colour and is overlaid with a sensitivity map (if applicable);
- layout plan is of acceptable paper size and scale, e.g.
 - A4 size for activities with development footprint of 10sqm to 5 hectares;
 - A3 size for activities with development footprint of > 5 hectares to 20 hectares;
 - A2 size for activities with development footprint of >20 hectares to 50 hectares;
 - A1 size for activities with development footprint of >50 hectares;
- The following should serve as a guide for scale issues on the layout plan:
 - A0 = 1: 500
 - A1 = 1: 1000
 - A2 = 1: 2000
 - A3 = 1: 4000
 - A4 = 1: 8000 (±10 000)
- shapefiles of the activity must be included in the electronic submission on the CD's;
- the property boundaries and Surveyor General numbers of all the properties within 50m of the site;
- the exact position of each element of the activity as well as any other structures on the site;
- the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, sewage pipelines, septic tanks, storm water infrastructure;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites (including the relevant buffers as prescribed by the competent authority) including (but not limited thereto):
 - Rivers and wetlands;
 - the 1:100 and 1:50 year flood line;
 - ridges;
 - cultural and historical features;
 - areas with indigenous vegetation (even if it is degraded or infested with alien species);
- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the position of the relevant buffer from the bank to be clearly indicated)

FOR LOCALITY MAP (NOTE THIS IS ALSO INCLUDED IN THE APPLICATION FORM REQUIREMENTS)

- the scale of locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map;
- the locality map and all other maps must be in colour;
- locality map must show property boundaries and numbers within 100m of the site, and for poultry and/or piggery, locality map must show properties within 500m and prevailing or predominant wind direction;
- for gentle slopes the 1m contour intervals must be indicated on the map and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the map;
- areas with indigenous vegetation (even if it is degraded or infested with alien species);
- locality map must show exact position of development site or sites;
- locality map showing and identifying (if possible) public and access roads; and
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites.

7. SITE PHOTOGRAPHS

Colour photographs from the center of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under the appropriate Appendix. It should be supplemented with additional photographs of relevant features on the site, where applicable.

8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity to be attached in the appropriate Appendix.

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

Note: Complete Section B for the proposal and alternative(s) (if necessary)

Instructions for completion of Section B for linear activities

- 1) For linear activities (pipelines etc) it may be necessary to complete Section B for each section of the site that has a significantly different environment.
- 2) Indicate on a plan(s) the different environments identified
- 3) Complete Section B for each of the above areas identified
- 4) Attach to this form in a chronological order
- 5) Each copy of Section B must clearly indicate the corresponding sections of the route at the top of the next page.

Section B has been duplicated for sections of the route

N/A

 times

Instructions for completion of Section B for location/route alternatives

- 1) For each location/route alternative identified the entire Section B needs to be completed
- 2) Each alternative location/route needs to be clearly indicated at the top of the next page
- 3) Attach the above documents in a chronological order

Section B has been duplicated for location/route alternatives

N/A

 times (Complete only when appropriate)

Instructions for completion of Section B when both location/route alternatives and linear activities are applicable for the application

Section B is to be completed and attachments order in the following way

- All significantly different environments identified for Alternative 1 is to be completed and attached in a chronological order; then
- All significantly different environments identified for Alternative 2 is to be completed and attached chronological order, etc.

Section B - Section of Route

N/A

 (complete only when appropriate for above)

Section B – Location/route Alternative No.

N/A

 (complete only when appropriate for above)

1. PROPERTY DESCRIPTION

Property description:
(Including Physical Address and Farm name, portion etc.)

The sites for the proposed development are located at Munsieville EXT 10 under Mogale City Local Municipality. The affected farms are as follows :

- Farm Paardeplaats , 177, PTN 26 – 8.252 hectares
- Farm Paardeplaats , 177, PTN 41–5.234 hectares
- Farm Paardeplaats , 177, PTN 37 –5.1806 hectares
- Farm Paardeplaats, 177, PTN 40 – 10.0743 hectares.

2. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:

Latitude (S):

Longitude (E):

- 26.064569°
26°03'48.6"

27.757264°
27°45'30.9"

Comment: Kindly note that the coordinates above have been provided in degrees, minutes and seconds aswell in order to comply with the Environmental Impact Assessment Regulations 2017.

In the case of linear activities:

Alternative:

- Starting point of the activity
- Middle point of the activity

Latitude (S):

Longitude (E):

N/A

N/A

N/A

N/A

- End point of the activity

N/A

N/A

For route alternatives that are longer than 500m, please provide co-ordinates taken every 250 meters along the route and attached in the appropriate Appendix

Addendum of route alternatives attached

N/A

The 21 digit Surveyor General code of each cadastral land parcel

PROPOSAL	T	0	I	Q	0	0	0	0	0	0	0	0	0	1	7	7	0	0	0	2	6
	T	0	I	Q	0	0	0	0	0	0	0	0	0	1	7	7	0	0	0	4	1
	T	0	I	Q	0	0	0	0	0	0	0	0	0	1	7	7	0	0	0	3	7
	T	0	I	Q	0	0	0	0	0	0	0	0	0	1	7	7	0	0	0	4	0
ALT. 1	T	0	I	Q	0	0	0	0	0	0	0	0	0	1	7	7	0	0	0	2	6
	T	0	I	Q	0	0	0	0	0	0	0	0	0	1	7	7	0	0	0	4	1
	T	0	I	Q	0	0	0	0	0	0	0	0	0	1	7	7	0	0	0	3	7
	T	0	I	Q	0	0	0	0	0	0	0	0	0	1	7	7	0	0	0	4	0

3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10 X	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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4. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site.

Ridgeline	Plateau	Side slope of hill/ridge	Valley	Plain	Undulating plain/low hills	River front
					X	

5. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

- a) Is the site located on any of the following?

- Shallow water table (less than 1.5m deep)
- Dolomite, sinkhole or doline areas
- Seasonally wet soils (often close to water bodies)
- Unstable rocky slopes or steep slopes with loose soil
- Dispersive soils (soils that dissolve in water)
- Soils with high clay content (clay fraction more than 40%)
- Any other unstable soil or geological feature
- An area sensitive to erosion

	NO
	NO
	NO
YES	
	NO
	NO
	NO
	NO

(Information in respect of the above will often be available at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

- b) are any caves located on the site(s)

	NO
--	----

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):

Longitude (E):

N/A	N/A
-----	-----

- c) are any caves located within a 300m radius of the site(s)

	NO
--	----

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):

Longitude (E):

N/A	N/A
-----	-----

d) are any sinkholes located within a 300m radius of the site(s)

NO

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):

Longitude (E):

N/A

N/A

If any of the answers to the above are "YES" or "unsure", specialist input may be requested by the Department

6. AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 4)?

NO

Please note: The Department may request specialist input/studies in respect of the above.

7. GROUNDCOVER

To be noted that the location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Indicate the types of groundcover present on the site and include the estimated percentage found on site

Natural veld - good condition % = 5	Natural veld with scattered aliens % =10	Natural veld with heavy alien infestation % =	Veld dominated by alien species % =10	Landscaped (vegetation) % =
Sport field % =	Cultivated land % =55	Paved surface (hard landscaping) % =	Building or other structure % =20	Bare soil % =

Please note: The Department may request specialist input/studies depending on the nature of the groundcover and potential impact(s) of the proposed activity/ies.

Are there any rare or endangered flora or fauna species (including red list species) present on the site

NO

If YES, specify and explain:

N/A

Are there any rare or endangered flora or fauna species (including red list species) present within a 200m (if within urban area as defined in the Regulations) or within 600m (if outside the urban area as defined in the Regulations) radius of the site.

NO

If YES, specify and explain:

N/A

Are there any special or sensitive habitats or other natural features present on the site?

YES

If YES, specify and explain:

According to the Ecological Assessment by Eco Assessments and the site visits done by Tholoana Consulting, there are rocky outcrops along Helena Street. Refer to area C on the figure below from the Ecological Assessment.

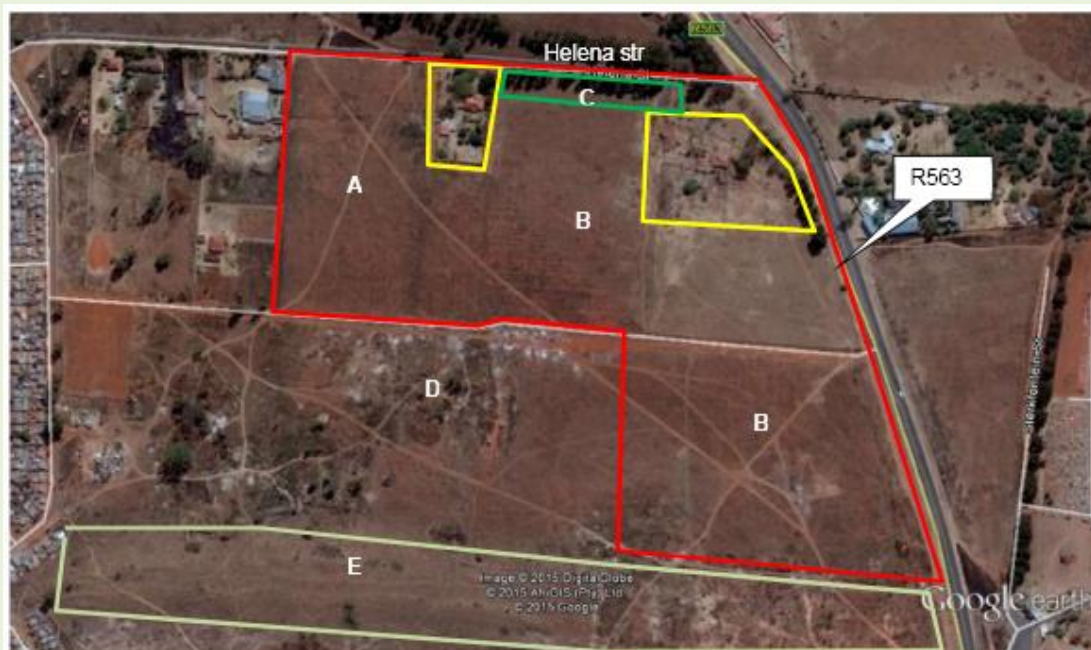


Figure 2 Aerial site map

Was a specialist consulted to assist with completing this section

YES

If yes complete specialist details

Name of the specialist:

CH Custers

Qualification(s) of the specialist:

Bsc. Hons HED.MSc. Ecology

Postal address:

PO Box 441037, Linden

Postal code:

2104

Telephone:

011 782 3428

Cell:

N/A

E-mail:

info@ecoassessments.co.za

Fax:

011 888 9588

Are any further specialist studies recommended by the specialist?

NO

If YES,

specify:

N/A

If YES, is such a report(s) attached?

NO

If YES list the specialist reports attached below

N/A

Signature of specialist: _____ Date: _____

Please note; If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

8. LAND USE CHARACTER OF SURROUNDING AREA

Using the associated number of the relevant current land use or prominent feature from the table below, fill in the position of these land-uses in the vacant blocks below which represent a 500m radius around the site

1. Vacant land	2. River, stream, wetland	3. Nature conservation area	4. Public open space	5. Koppie or ridge
6. Dam or reservoir	7. Agriculture	8. Low density residential	9. Medium to high density residential	10. Informal residential
11. Old age home	12. Retail	13. Offices	14. Commercial & warehousing	15. Light industrial
16. Heavy industrial ^{AN}	17. Hospitality facility	18. Church	19. Education facilities	20. Sport facilities
21. Golf course/polo fields	22. Airport ^N	23. Train station or shunting yard ^N	24. Railway line ^N	25. Major road (4 lanes or more) ^N
26. Sewage treatment plant ^A	27. Landfill or waste treatment site ^A	28. Historical building	29. Graveyard	30. Archeological site
31. Open cast mine	32. Underground mine	33. Spoil heap or slimes dam ^A	34. Small Holdings	
Other land uses (describe):	Sterkfontein Psychiatric hospital			

NOTE: Each block represents an area of 250m X 250m, if your proposed development is larger than this please use the appropriate number and orientation of hashed blocks

NORTH							
WEST	1	OTHE R	OTHE R	OTHE R	9	1	EAST = Site
	1	1	OTHE R	OTHE R	9	1	
	8	8-9			17	29	
	8	1-8			1-29	29	
	8	1-8	1-8	1-8	1-9	29	
	8	8	8	8	8	8	
SOUTH							

Note: More than one (1) Land-use may be indicated in a block

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies. Specialist reports that look at health & air quality and noise impacts may be required for any feature above and in particular those features marked with an "A" and with an "N" respectively.

Have specialist reports been attached

No

If yes indicate the type of reports below

N/A

9. SOCIO-ECONOMIC CONTEXT

Describe the existing social and economic characteristics of the area and the community condition as baseline information to assess the potential social, economic and community impacts.

Demacon Market Studies was appointed by the applicant (Uvuko Civics) to conduct a market study for the proposed development in order to determine the economic trends within the study area and give recommendations thereof. This study was conducted based on the demographic profile and growth potential within the Munsieville area. The socio-economic context below is sourced primarily from the Market Study.

The proposed development falls within the Mogale City Local Municipality under the West Rand District Municipality.

As per the Market Study the main economic indicators in relation to the study area are as follows:

N:B – The Market Study based the analyses on the local economic data available up to the year 2015.

i. ECONOMIC OVERVIEW OF THE STUDY AREA

Size of the Economy

According to the Market Study the West Rand district contributes 6.5% towards Gauteng Provincial economy and the Mogale City local economy contributes 42.4% towards the West Rand district economy.

Dominant Economic Contributions

The Mogale City Local Economy sectors were assessed as follows as per the Market Study - Manufacturing: 23.1%, Finance and Business Services: 19.2%, Wholesale & Retail Trade, Catering and Accommodation: 16.1%, General Government Services: 13.9%, Transport & Communication: 10.6%. Growth in the local economy has averaged 3.0% per annum since 2000. Since 2010, the local economy recorded an average growth of 2.4% per annum.

In terms of the West Rand District Economy, growth in the district economy has averaged 0.8% per annum since 2000. Growth within the district economy has averaged 1.3% per annum since 2000.

Finance and Business Sector Performance (Time Period 2000 – 2015)

➤ Mogale City Local Economy Finance & insurance sector

Growth in the local economy has averaged 6.9% per annum since 2000. Since 2010, growth in the local economy has averaged 1.0% per annum.

➤ Business sector

Growth in the local economy has averaged 7.7% per annum since 2000. Since 2010, growth in the local economy has averaged 8.9% per annum.

Trade Sector Performance (Time Period 2000 – 2015)

➤ Mogale City Local Economy Wholesale and retail trade sector

Growth in the local economy has averaged 4.9% per annum since 2000. Since 2010, growth in the local economy has averaged 3.9% per annum.

➤ Catering and accommodation sector

Growth in the local economy has averaged -3.0% per annum since 2000. Since 2010, growth in the local economy has averaged -0.5% per annum.

Final Consumption Expenditure & Disposable Income (Time Period 1998 – 2013)

Mogale City Local Economy Final consumption expenditure of the Mogale City Local Economy obtained average growth of 4.3% over the time period 1998 to 2013 and 2.9% since 2008. Real disposable income of households obtained average growth of 4.2% since 1998 and experience a decrease to 2.9% since 2008.

II. DEMOGRAPHIC PROFILE OF THE STUDY AREA

The Demographic profile as per the Market Study conducted by Demacon Studies was based on the surrounding Munsieville area and part of the Sterkfontein

The Munsieville area comprises of approximately 26 314 people with household numbers that could be around 9 147. In terms of the household size, it can be expected that about 2.9 people live in one household.

Age profile:

- 33.1% of males, 34.0% of females - between 0 and 19 years
- 43.8% of males, 39.1% of females - between 20 and 39 years
- 20.7% of males, 23.3% of females – between 40 and 60 years
- 2.3% of males, 3.6% of females - 60 years +

Educational profile:

- No schooling: 5.7%
- Some primary: 13.3%
- Complete primary: 5.6%
- Some secondary: 42.3%
- Std 10/Grade 12: 28.8%
- Higher education: 4.2%

Employment Profile:

- 64.4% economically active of which 72.4% are employed and 27.6% are unemployed.

Types of Houses

- 43.2% - house or brick structure on separate stand or yard
- 39.9% - informal dwelling (shack in backyard)
- 11.0% - informal dwelling (shack not in backyard)

Tenure status

- 45.3% - owned and fully paid off
- 20.9% - occupied rent-free
- 18.1% - rented
- 15.6% - owned but not yet paid off

Average household income (2016)

- R54 909 per annum, R4 576 per month (All LSM)
- R117 804 per annum, R9 817 per month (LSM 4 to 10+)

LSM Profile

- 61.5% - LSM 1 to 3
- 38.5% - LSM 4 to 10+

For more detailed analyses of the above refer to the Market Study done by Demacon studies as attached in this report under Appendix G.

Health

Munsieville has two clinics (Munisieville clinic A and Munsieville clinic B) which plays a key role on providing community needs to not travel long distances for health services. This two clinics helps community manage Primary Health Care Services such as operations Child Health Care Program, Maternal health, family planning and HIV and Aids and disease. The main purpose for this two clinics is to provide access to health care to Munisieville community of Mogale City through provision of health care facilities in close proximity to residences.

10. CULTURAL/HISTORICAL FEATURES

Please be advised that if section 38 of the National Heritage Resources Act 25 of 1999 is applicable to your proposal or alternatives, then you are requested to furnish this Department with written comment from the South African Heritage Resource Agency (SAHRA) – Attach comment in appropriate annexure

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- (b) the construction of a bridge or similar structure exceeding 50m in length;
- (c) any development or other activity which will change the character of a site-
 - (i) exceeding 5 000 m2 in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- (d) the re-zoning of a site exceeding 10 000 m2 in extent; or
- (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

Are there any signs of culturally (aesthetic, social, spiritual, environmental) or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site?

If YES, explain:

YES	
-----	--

An archaeological study was conducted by Vhufa Hashu heritage consultancy, the study identified a single historical building and associated infrastructure which is over 60 years old. The building is located along Helena Street and the coordinates are as follows : -26.062891, 27.756870

If uncertain, the Department may request that specialist input be provided to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist if one was already appointed:

The Structure found constitutes the cultural landscape of the study area. Though there are no available written documents on the building synthesis, architectural style and design show some elements associated with the early 1930-1940s and could be associated with the birth of Sterkfontein hospital in the early 1940s or early period (this time period is referred to as remains of the 19th Century). These remains are older than sixty years and therefore qualify as historical remains. Historical buildings and associated infrastructures are significant for their "object" value, design and building style and they relate to a certain period associated with group or sub cultural group of the community and environment in which they occur. Historical remains are protected by section 35 of the National Heritage Resources Act (No. 25 of 1999). These buildings may not be affected (demolished, altered, renovated or removed) before the Provincial Heritage Resources Authority-Gauteng or South African Heritage Resources Agency (SAHRA) has approved such alterations.

Will any building or structure older than 60 years be affected in any way?

Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?

If yes, please attached the comments from SAHRA in the appropriate Appendix

	NO
	NO

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.

2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.

Was the draft report submitted to the local authority for comment?

YES	
-----	--

If yes, has any comments been received from the local authority?

	NO
--	----

If "YES", briefly describe the comment below (also attach any correspondence to and from the local authority to this application):

N/A

If "NO" briefly explain why no comments have been received or why the report was not submitted if that is the case.

No comments have been received from the local authority as this Draft report forms part of the first consultation with the local authority. The current Public Participation Process is from the 26 April 2017 until the 29 May 2017. All comments received and responses between the specified dates will be incorporated into the final Basic Assessment Report.

3. CONSULTATION WITH OTHER STAKEHOLDERS

Any stakeholder that has a direct interest in the activity, site or property, such as servitude holders and service providers, should be informed of the application at least **thirty (30) calendar days** before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders?

	NO
--	----

If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

N/A

If "NO" briefly explain why no comments have been received

No comments have been received from stakeholders as this Draft report forms part of the first consultation process. The current Public Participation Process is from the 26 April 2017 until the 29 May 2017. All comments received and responses between the specified dates will be incorporated into the final Basic Assessment Report.

4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation process is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees and ratepayers associations. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was flawed.

The EAP must record all comments and respond to each comment of the public / interested and affected party before the application report is submitted. The comments and responses must be captured in a Comments and Responses Report as prescribed in the regulations and be attached to this application.

5. APPENDICES FOR PUBLIC PARTICIPATION

All public participation information is to be attached in the appropriate Appendix. The information in this Appendix is to be ordered as detailed below

Appendix 1 – Proof of site notice

Appendix 2 – Written notices issued as required in terms of the regulations

Appendix 3 – Proof of newspaper advertisements

Appendix 4 –Communications to and from interested and affected parties
 Appendix 5 – Minutes of any public and/or stakeholder meetings
 Appendix 6 - Comments and Responses Report
 Appendix 7 –Comments from I&APs on Basic Assessment (BA) Report
 Appendix 8 –Comments from I&APs on amendments to the BA Report
 Appendix 9 – Copy of the register of I&APs

SECTION D: RESOURCE USE AND PROCESS DETAILS

Note: Section D is to be completed for the proposal and alternative(s) (if necessary)

Instructions for completion of Section D for alternatives

- 1) For each alternative under investigation, where such alternatives will have different resource and process details (e.g. technology alternative), the entire Section D needs to be completed
- 4) Each alternative needs to be clearly indicated in the box below
- 5) Attach the above documents in a chronological order

Section D has been duplicated for alternatives

N/A

times

(complete only when appropriate)

Section D Alternative No.

N/A

(complete only when appropriate for above)

1. WASTE, EFFLUENT, AND EMISSION MANAGEMENT

Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?

If yes, what estimated quantity will be produced per month?

YES

Quantity is unknown at this stage

How will the construction solid waste be disposed of (describe)?

A designated area on site with waste skips will be allocated for disposal of the construction solid waste disposal

Where will the construction solid waste be disposed of (describe)?

The skips will be collected for disposal at the luipaardsvlei landfill site. Where applicable an agreement can be reached with the municipality for collection.

Will the activity produce solid waste during its operational phase?

If yes, what estimated quantity will be produced per month?

YES

148.35 m³

How will the solid waste be disposed of (describe)?

Each complex/estate will have an area designated for refuse. The refuse will be collected by the municipality on an agreed schedule for disposal at a registered landfill site (luipaardsvlei landfill site). Confirmation should be received from the Mogale City Local Municipality for collection services.

Has the municipality or relevant service provider confirmed that sufficient air space exists for treating/disposing of the solid waste to be generated by this activity?

NO

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

N/A

Note: If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

NO

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?

NO

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Describe the measures, if any, that will be taken to ensure the optimal reuse or recycling of materials:

Waste separation at source should be undertaken on site during the construction and operation phase. All segregated waste for recycling purposes should be taken to a registered recycling facility within the area. Provided that the construction waste is not contaminated by i.e. oils, some of the construction waste will be used as fill material for landscaping purposes on walkways. During the operational phase the designated refuse areas should provide bins with different colours and labels for waste separation at source. Recyclables should be disposed of at a registered recycling facility. An agreement for collection of recyclables can be reached with an external contractor, preferably a local recycler.

Liquid effluent (other than domestic sewage)

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

	NO
--	----

If yes, what estimated quantity will be produced per month?

	N/A
--	-----

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity(ies)?

	NO
--	----

Will the activity produce any effluent that will be treated and/or disposed of on site?

	NO
--	----

If yes, what estimated quantity will be produced per month?

	N/A
--	-----

If yes describe the nature of the effluent and how it will be disposed.

N/A

Note that if effluent is to be treated or disposed on site the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA

Will the activity produce effluent that will be treated and/or disposed of at another facility?

	NO
--	----

If yes, provide the particulars of the facility:

Facility name:	N/A		
Contact person:	N/A		
Postal address:	N/A		
Postal code:	N/A		
Telephone:	N/A	Cell:	N/A
E-mail:	N/A	Fax:	N/A

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

N/A

Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?

YES	
-----	--

If yes, what estimated quantity will be produced per month?

149 820.0 kl/month	
-----------------------	--

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity (ies)?

	NO
--	----

Will the activity produce any effluent that will be treated and/or disposed of on site?

	NO
--	----

If yes describe how it will be treated and disposed off.

N/A

Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

	NO
--	----

If yes, is it controlled by any legislation of any sphere of government?

	NO
--	----

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

N/A

2. WATER USE

Indicate the source(s) of water that will be used for the activity

Municipal x	Directly from water board	groundwater	river, stream, dam or lake	other	the activity will not use water
------------------------------	---------------------------	-------------	----------------------------	-------	---------------------------------

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

N/A liters

If Yes, please attach proof of assurance of water supply, e.g. yield of borehole, in the appropriate Appendix

Does the activity require a water use permit from the Department of Water Affairs?

NO

If yes, list the permits required

N/A

If yes, have you applied for the water use permit(s)?

NO

If yes, have you received approval(s)? (attached in appropriate appendix)

NO

3. POWER SUPPLY

Please indicate the source of power supply eg. Municipality / Eskom / Renewable energy source

Municipality

If power supply is not available, where will power be sourced from?

N/A

4. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

The following design measure has been taken into account to ensure the proposed activity is energy efficient:

- The blocks will be designed in such a way that 80% to 85% of the units are North/East orientation to maximize on the natural light.

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

- In line with SNS10400- at least 40% of the development will have solar powered geysers.
- Low voltage lights, low pressure sanitary fittings, dual roads will be designed to ease congestion.

SECTION E: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts as well as the impacts of not implementing the activity (Section 24(4)(b)(i)).

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summaries the issues raised by interested and affected parties.

The following comments/issues have been raised by Ward 24 Cllr Jacob Makokwe on the 3rd March 2017:

- A request for a public meeting prior to putting up site notices.
- A request for clarity on the Bonded and flisp housing, the selection criteria to be used on the bond housing units.
- An enquiry on whether the Munsieville residents will get first preference on the housing development.

Summary of response from the practitioner to the issues raised by the interested and affected parties (including the manner in which the public comments are incorporated or why they were not included)

(A full response must be provided in the Comments and Response Report that must be attached to this report):

The following response was provided to Cllr Jacob Makokwe:

- The request for a public meeting has been noted; however the need for the public meeting is determined from the comments received from I&APs, atleast after carrying out the first consultation processes. The requirements for the Public Participation Process were outlined to the ward Cllr.
- There will be no social housing within the proposed development. The proposed development will result in upgrades of services, which in turn will benefit the immediate community.

2. IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION AND OPERATIONAL PHASE

Briefly describe the methodology utilised in the rating of significance of impacts

The following significance rating method was used to assess impacts for the proposed Cradle View Mixed Land Use Development Munsieville:

Significance of the Impact(s):

Each category will be assigned points. These points will be computed by using the equation below and each potential impact will be assigned a significance rating (S).

Therefore: $S = (E + D + M) * P$

✓ The significance ratings:

Rating	Description
(<30) low	The impact will not have a direct influence on the decision to develop in the area
(30-60) medium	The impact can influence the decision to develop in the area unless it is effectively mitigated
(>60) high	The impact should have an influence on the decision process to develop in the area

✓ **Significance Method (Equation)**

Nature of the Impact (N) – Refers to the description of the activity impacting the environment.

Rating	Description
Positive	In most cases this would be a benefit
Negative	Impact could be a cost/Impact causes a detrimental effect.
Neutral	No implications on either cost or benefit

Extent of The Impact (E) – Refers to the area which the activity will have an impact on (Geographic area).

Rating	Description
1	Site – impact extends to site only
2	Local – impact extends as far as the boundary of site and immediate surroundings
3	Regional – the effect of the impact extends throughout the region.
4	Provincial – the effect of the impact extends throughout the province.
5	National – the effect of the impact extends throughout the country.

Duration of the Impact (D) (The length of time that the impact will last, either during the construction phase period or by mitigation measures during the planning, construction and operational phases of the development)

Rating	Description
1	Immediate – less than one year
2	Short term – between one year & five years
3	Medium Term – between five years & 15 years
4	Long term – impact ceases after operational life span of the project
5	Permanent

Probability (P) – Refers to the likelihood that the impact will occur.

Rating	Description
0	None – impact will not occur
1	Improbable – probability very low due to design or experience.
2	Low – unlikely to occur
3	Medium – distinct probability that the impact will occur
4	High – Impact is most likely to occur.
5	Definite – Impact will occur regardless of any mitigation measures in place.

Severity/Magnitude (M) - Refers to degree at which the impact will occur.

Rating	Description
10	Very High – an irreversible and permanent change that cannot be mitigated
8	High – impacts that could be mitigated, however this mitigation would be costly
6	Medium – medium term impacts that could be mitigated
4	Low – short term impacts with very easy mitigation
0	No effect – the proposed development would have no impact

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the construction phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

CONSTRUCTION PHASE Proposal						
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented
Loss of flora and fauna. Site clearing for construction activities, including the construction camp and excavation activities will result in removal of vegetation; in turn this could lead to habitat loss for faunal species.	N	Negative	As per the ecological scan by Eco Assessments: ❖ The sites for development should be scanned for medical plants prior to construction. Any encountered medical plants should be relocated to a suitable alternative site. ❖ The study concludes that the probability of red data species occurring on site is considered to be low. ❖ Erosion control measures should be implemented on site. ❖ Site clearing on site should be limited to the development footprint.	N	Negative	❖ Habitat loss for faunal species. ❖ Spread of exotic species. ❖ Species extinction.
	E	1		E	1	
	D	5		D	5	
	P	4		P	2	
	M	8		M	6	
	Calc.	1+5+8x4		Calc.	1+5+6x2	
	Score	56		Score	24	
	S	Medium		S	Low	
Increased dust. The generation of dust due to construction activities. Earthworks, wind blow action, movement of construction vehicles on exposed surfaces will cause dust.	N	Negative	❖ Rubble generated during construction shouldn't be left on site for a long time as it will become susceptible to wind action. ❖ Unnecessary construction vehicle movement should be avoided. ❖ Construction vehicle speeds on site should be maintained to 20Km/h. ❖ Areas susceptible to wind action should be suppressed by use of a water tank during windy and dry conditions. ❖ Vehicles that will be transporting building materials such as sand or rubble needs to be covered to avoid the material being blown by air. ❖ The topsoil removal should be done in a phased manner so that large areas of unconsolidated soils are avoided. ❖ Dust suppression measures on exposed surfaces should be implemented. ❖ All construction equipment should be maintained in a working condition (this is to	N	Negative	❖ Visual reduction for road users, resulting in accidents. ❖ Respiratory tract infections.
	E	2		E	1	
	D	2		D	2	
	P	4		P	2	
	M	8		M	8	
	Calc.	2+2+8x4		Calc.	1+2+8x2	
	Score	48		Score	22	
	S	Medium		S	Low	

CONSTRUCTION PHASE Proposal						
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented
			reduce vehicular air emissions).			
Soil Erosion Construction vehicles/earthworks may result in soil erosion. Compaction.	N	Negative	<ul style="list-style-type: none"> ❖ Construction areas should be demarcated and activities limited to the construction activities. ❖ All stockpiles if generated must be covered during windy conditions than normal. ❖ In order to avoid compaction stockpiles should not be more than 2m high. ❖ All stockpiled material should be placed at areas where water wouldn't naturally accumulate and should be bermed. ❖ The storm-water management plan is to be implemented. ❖ Top soil should be removed in a phased manner to avoid unconsolidated soils. ❖ The removal of topsoil and stockpiling should be done in a manner that it is separated from the sub-soil and should also be monitored and protected from erosion. ❖ The topsoil should be replaced to undeveloped areas once construction is done. ❖ Recommendation as per the geotechnical investigations should be implemented. 	N	Negative	<ul style="list-style-type: none"> ❖ Reduced quality of soil, loss of alternative land uses i.e. agricultural land. ❖ Increased invasive alien plants.
	E	2		E	2	
	D	4		D	2	
	P	4		P	2	
	M	8		M	6	
	Calc.	2+4+8x4		Calc.	2+2+6x2	
	Score	56		Score	20	
	S	Medium		S	Low	
Change in landscape due to disturbances by earthworks.	N	Negative	<ul style="list-style-type: none"> ❖ Where possible, the rocky outcrops on the northern boundary of the site should be incorporated into an open space system. ❖ Geotechnical Investigation recommendations should be implemented during the construction phase. 	N	Negative	<ul style="list-style-type: none"> ❖ Loss of land value and alternative land uses.
	E	1		E	1	
	D	4		D	2	
	P	4		P	2	
	M	6		M	6	
	Calc.	1+4+6x4		Calc.	1+2+6x2	
	Score	44		Score	18	
	S	Medium		S	Low	
Generation of Waste	N	Negative	<ul style="list-style-type: none"> ❖ Construction waste should be disposed off at a licensed Waste disposal facility/Landfill site. ❖ No construction waste should be stockpiled on site. ❖ Waste separation at source should be 	N	Negative	<ul style="list-style-type: none"> ❖ Contraction of airborne diseases. ❖ Vermin disease outbreaks ❖ Change in land use character.
	E	1		E	1	
	D	2		D	1	
	P	4		P	2	
	M	6		M	4	
	Calc.	1+2+6x4		Calc.	1+1+4x2	
	Score	36		Score	12	

CONSTRUCTION PHASE Proposal						
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented
	S	Medium	undertaken on site. Litter bins must be provided at the site for waste generated by construction personnel. ❖ Some of the construction waste, provided that it is not contaminated can be used for landscaping purposes (as fill material on pathways).	S	Low	
Increased noise. Due to construction activities.	N	Negative	❖ Construction activities should be limited to working hours (from 7am to 5p.m) during the week, not including public holidays. ❖ Shall it happen that construction will take place after working hours notifications should be sent to affected stakeholders. ❖ A complaints register must be kept on site with the corrective action taken to address any noise complaints received. ❖ Noise generated on site must be limited to a range as provided in the National and local bylaws. ❖ On site personnel's should be provided with PPE to assist in reducing noise levels that may be emanating from construction activities.	N	Negative	❖ Loss of hearing for personnel exposed to high noise levels
	E	2		E	1	
	D	1		D	1	
	P	4		P	3	
	M	8		M	6	
	Calc.	2+1+8x4		Calc.	1+1+6x3	
	Score	44		Score	24	
	S	Medium		S	Low	
Surface and Groundwater Pollution Impact on water resources due to improper sanitation design of the proposed development. Surface and groundwater pollution as a result of pollutants from construction activities. Riverine pollution as a result of surface water run-off.	N	Negative	❖ Construction vehicles must be serviced to avoid leakages of fuels and lubricants to the soil. Any servicing of construction vehicles on site must be done at a designated area with an impervious surface. ❖ Chemical portable toilets provided and maintained by the contractor for the duration of the construction phase. ❖ Mixing of cement must take place on impervious surfaces and the areas for mixing must be controlled by berms. ❖ Storm water management control should be implemented on site.	N	Negative	❖ Contraction of water borne diseases by humans. ❖ Loss of aquatic species.
	E	3		E	2	
	D	2		D	2	
	P	2		P	1	
	M	6		M	4	
	Calc.	3+2+6x2		Calc.	2+2+4x6	
	Score	22		Score	8	
	S	Low		S	Low	

CONSTRUCTION PHASE Proposal									
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented			
Loss of culturally significant resources. Due to earth works and the possibly the design layout for the proposed development.	N	Negative	❖ As identified by the Phase 1 Archaeological Assessment, there is a building on site of heritage significance as it is over 60 years. ❖ The Heritage building should not be demolished without a permit from the South African Heritage Agency/Gauteng Provincial Heritage Agency. As proposed by the applicant and in accordance with the preferred layout (option1), the building will be incorporated into the development for use either as a creche. ❖ In a case that any other features of heritage value are found on site during construction activities, work should stop and the heritage agency should be notified for further recommendations.	N	Negative	❖ Displacement of significant cultural heritage information or data for future generations.			
	E	3		E	3				
	D	5		D	2				
	P	4		P	2				
	M	10		M	6				
	Calc.	3+5+10x4		Calc.	3+2+6x2				
	Score	72		Score	22				
	S	High		S	Low				
Temporary Employment opportunities	N	Positive	❖ The contractor/developer shall ensure that local labour is used, where possible in order to improve the local economy of the area.	N	Positive	❖ Local community strikes..			
	E	3		E	3				
	D	2		D	2				
	P	5		P	5				
	M	6		M	6				
	Calc.	3+2+6x5		Calc.	3+2+6x5				
	Score	55		Score	55				
	S	Medium		S	Medium				
Safety and Security	N	Negative	❖ Access to the construction site shall be limited to the working personnel's only. Working sites should be clearly marked and demarcated. ❖ Signs on site must be erected on areas that require PPE. ❖ All personnel should comply with the requirements of the Occupational Health and Safety Act (No.85 of 1993). ❖ In addition access to the site must be strictly controlled. ❖ All excavated/open areas must be kept free of water, where applicable area should be fenced in.	N	Negative	❖ Fatalities to the public and workers..			
	E	2		E	2				
	D	2		D	2				
	P	3		P	2				
	M	8		M	4				
	Calc.	2+2+8x4		Calc.	2+2+4x2				
	Score	48		Score	16				
	S	Medium		S	Low				

CONSTRUCTION PHASE Proposal						
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented
			<ul style="list-style-type: none"> ❖ All construction vehicles and machinery should be under control of a competent person. ❖ Access routes to the construction site must be clearly marked. ❖ Construction activities should only take place on the demarcated area. ❖ There must be trained First Aid personnel on site, with an area clearly marked for first aid equipment. ❖ Speed limits of 20 Km/h must be enforced. 			
Increased Traffic. Associated construction activities i.e. Movement of construction vehicles to and from site.	N	Negative	<ul style="list-style-type: none"> ❖ During construction safe points for pedestrian and vehicular crossing at designated points must be erected and controlled. ❖ Signage must be erected by the Contractor at entrances to the construction site to warn visitors and pedestrians about the hazards around the construction site and the presence of heavy vehicles, where appropriate. ❖ Warning signs must be erected in instances where traffic disruption or diversion along access roads will occur. ❖ For road/lane blockages, permission and approval should be acquired by notification to the relevant authorities and landowners. 	N	Negative	<ul style="list-style-type: none"> ❖ Vehicular accidents incidents for road users, pedestrians and workers.
	E	3		E	3	
	D	2		D	2	
	P	4		P	3	
	M	8		M	6	
	Calc.	3+2+8x4		Calc.	2+2+6x3	
	Score	52		Score	30	
	S	Medium		S	Low	

OPERATIONAL PHASE Proposal									
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented			
Increased traffic volumes	N	Negative	❖ Recommendations as contained in the Traffic Impact Assessment (TIA) should be implemented i.e. on the development access, implementation of - Eastbound approach leg with 2 right-turning lanes and 1 left-turning lane; Southbound right-turning lane measuring approximately 120 m; Northbound left-turning lane measuring approximately 120 m; and Optimize the traffic three-phase signal settings at 70 seconds cycle length for both the AM and PM peak hour periods respectively.	N	Negative	❖ Increased in vehicular traffic for the local road users. ❖ Vehicular accidents incidents for road users, pedestrians due to increased traffic volumes.			
	E	3		E	2				
	D	5		D	5				
	P	4		P	2				
	M	8		M	8				
	Calc.	3+5+8x4		Calc.	2+5+8x3				
	Score	80		Score	45				
	S	High		S	Medium				
Increased demand on bulk services Associated operation activities i.e. additional bulk services (water, sewer and electricity) are required to cater for the proposed development.	N	Negative	❖ Energy-saving alternatives such as use of solar energy for geysers should be installed in the proposed residential units. ❖ Confirmation should be sought from Mogale City Local Municipality on the available bulk services to cater for the demand by the proposed development. ❖ Water conservation measures i.e. rainwater harvesting systems should be installed within the development.	N	Negative	❖ Increased health problems due to unsanitary environments.			
	E	3		E	3				
	D	5		D	5				
	P	4		P	3				
	M	8		M	8				
	Calc.	3+5+8x4		Calc.	3+5+8x3				
	Score	64		Score	48				
	S	High		S	Medium				
Increased waste generation and littering.	N	Negative	❖ It is envisaged that the Mogale City Local Municipality will provide the waste collection and disposal services; however an agreement in writing needs to be granted by the municipality. ❖ Each Estate should have an area designated for waste disposal. ❖ Waste segregation at designated waste disposal areas should be encouraged; this includes the use of bins with different colours and informative signs that will educate the public on proper waste disposal practices.	N	Negative	❖ Contraction of air-borne diseases. ❖ Vermin disease outbreaks			
	E	2		E	1				
	D	5		D	5				
	P	4		P	2				
	M	8		M	6				
	Calc.	2+5+8x4		Calc.	1+5+6x2				
	Score	60		Score	24				
	S	Medium		S	Low				

OPERATIONAL PHASE Proposal						
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented
Increased storm water run-off	N	Negative	<ul style="list-style-type: none"> ❖ The storm water management plan should be implemented. ❖ All areas within the boundary of the development should be re-vegetated. 	N	Negative	<ul style="list-style-type: none"> ❖ Damage to property, injury and death due to flooding induced by heavy rains.
	E	3		E	2	
	D	4		D	4	
	P	4		P	2	
	M	6		M	6	
	Calc.	3+4+6x4		Calc.	2+4+6x2	
	Score	52		Score	24	
	S	Medium		S	Low	

Alternative 1						
CONSTRUCTION AND OPERATIONAL PHASE Alternative 1						
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented
Loss of culturally significant resources. Due to earth works and the possibly the design layout for the proposed development.	N	Negative	❖ Apply for permit to demolish the Heritage Building along Helena Street.	N	Negative	❖ Displacement of significant cultural heritage information or data for future generations.
	E	3		E	3	
	D	5		D	5	
	P	5		P	4	
	M	10		M	8	
	Calc.	3+5+10x4		Calc.	3+5+8x4	
	Score	72		Score	64	
	S	High		S	High	

No Go Alternative						
Potential impacts:	Significance rating of impacts (positive or negative):		Proposed mitigation:	Significance rating of impacts after mitigation:		Risk of the impact and mitigation not being implemented
Temporary Employment opportunities	N	Negative	❖ Mitigation not applicable			❖ Not applicable
	E	3				
	D	2				
	P	5				
	M	6				
	Calc.	3+2+6x5				
	Score	55				
	S	Medium				
Land Use Current illegal activities on site i.e. illegal dumping will continue. The land has no agricultural potential.	N	Negative	❖ Mitigation not Applicable			❖ Not applicable
	E	2				
	D	5				
	P	5				
	M	10				
	Calc.	2+5+10x4				
	Score	68				
	S	High				

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

- ✓ Demacon Market Study
- ✓ Traffic Impact Assessment Report
- ✓ Geotechnical Investigation Report
- ✓ Ecological Scan
- ✓ Heritage Impact Assessment Report Phase 1
- ✓ Outline Scheme Report

Describe any gaps in knowledge or assumptions made in the assessment of the environment and the impacts associated with the proposed development.

In undertaking this investigation and compiling this draft Basic Assessment Report, the following has been assumed:

- ✓ The information provided by the applicant and specialists is accurate and unbiased. The scope of this investigation is limited to assessing the environmental impacts associated with the proposed development and associated infrastructure. The purpose of this section is therefore to highlight gaps in knowledge when the BAR phase of the project was undertaken.

The following gaps in knowledge's or assumptions are applicable as per the specialist reports.

- ✓ Heritage Impact Assessment

It must be pointed out that heritage resources can be found in the unexpected places, it must also be borne in mind that survey may not detect all the heritage resources in a given project area. While some remains may simply be missed during surveys (observation) others may occur below the surface of the earth and may be exposed once development (Such as the construction of the proposed facilities) commences.

3. IMPACTS THAT MAY RESULT FROM THE DECOMMISSIONING AND CLOSURE PHASE

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Proposal

Potential impacts:	Significance rating of impacts(positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
N/A	N/A	N/A	N/A	N/A

Alternative 1

Potential impacts:	Significance rating of impacts(positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
N/A	N/A	N/A	N/A	N/A

Alternative 2

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
N/A	N/A	N/A	N/A	N/A

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

N/A

Where applicable indicate the detailed financial provisions for rehabilitation, closure and ongoing post decommissioning management for the negative environmental impacts.

N/A

4. CUMULATIVE IMPACTS

Describe potential impacts that, on their own may not be significant, but is significant when added to the impact of other activities or existing impacts in the environment. Substantiate response:

- ❖ Land transformation : currently the and is used for illegal activities i.e. dumping, thus the transformation of the vacant land will in turn address the illegal activities taking place on site.
- ❖ Impact on the traffic flow: the recommendations as per the TIA for the proposed development should be adhered to by the applicant.
- ❖ Increased pressure on services infrastructure: recommendations as per the Outline Scheme Report on bulk infrastructure requirements should be implemented.

5. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that sums up the impact that the proposal and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.

Proposal

Construction Phase

- ✓ Looking at the construction phase impacts on the biophysical environment, the removal of indigenous vegetation and plant species will occur, however the vegetation is not suitable to support any red data listed flora and faunal species. There is however a potential for medical plants occurring on site and an assessment for these should be done prior to site clearing activities. In terms of significance the impact is considered to be Medium, however becomes low on implementation of mitigation measures.
- ✓ Impacts relating to dust, noise, waste, they are Medium Negative but can all be mitigated to Low Negative.
- ✓ Negative socio-economic impacts (i.e. health & safety issues) can be mitigated to Low Negative.
- ✓ A number of temporary employment opportunities will be created which is considered a Medium Positive impact.
- ✓ Traffic disruptions along the Van Riebeeck Rd will occur and have been rated to be Medium, however on mitigation measures been implemented the impact may be low on road users.
- ✓ The Heritage building on site will be converted to a creche. This impact has been rated High however becomes low on a basis that it will not be demolished.

Operation phase

- ✓ The operational phase socio-economic impacts that involve creation of affordable housing and employment are all rated High Positive.
- ✓ The negative operational phase impacts are associated with increased waste generation, storm-water run-off and bulk services which can be mitigated to low significance.

Alternative 1

- ✓ The Heritage building on site will be demolished. This impact has been rated High and would still be high as it would be demolished.

Alternative 2

N/A

No-go (compulsory)

The No Go alternative considers the option that can be taken without continuing with the proposed development. Applicable to the proposed development no implementing the proposed development implies leaving the land earmarked for the development as it is. Impacts associated with the no go option are as follows:

- ✓ Loss of temporary employment opportunities
- ✓ The socio-economic upliftment that will be brought by the proposed development will not be realised.
- ✓ The land will continue to be used for crime and illegal dumping activities.
- ✓ The heritage building on site would not be preserved, thus will be susceptible to vandalising.

6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

For proposal:

Construction Phase				
Impact	Significance before Mitigation	Rating	Significance after Mitigation	Rating
Loss of Flora and Fauna	Medium		Low	
Increased Dust	Medium		Low	
Soil erosion	Medium		Low	
Change in landscape due to disturbance by earthworks	Medium		Low	
Increased waste generation	Medium		Low	
Increased Noise	Medium		Low	
Surface and Groundwater pollution	Low		Low	
Loss of culturally significant resources	High		Low	
Temporary employment opportunities (Positive)	Medium		Medium	
Safety and Security	Medium		Low	
Increased traffic	Medium		Low	
Operational Phase				
Impact	Significance before Mitigation	Rating	Significance after Mitigation	Rating
Increased traffic	High		Medium	
Increased demand on bulk services	High		Medium	

Increased waste generation and Littering	Medium	Low
Increased storm water run-off	Medium	Low

For alternative:

Alternative				
Impact	Significance before Mitigation	Rating	Significance after Mitigation	Rating
Loss of culturally significant resources	High		High	

Having assessed the significance of impacts of the proposal and alternative(s), please provide an overall summary and reasons for selecting the proposal or preferred alternative.

The impacts for the proposal and the alternative are the same, but the impact on culturally significant resources is higher for the alternative due to the removal of the heritage building along Helena Street. The proposal remains the preferred option due to the following considerations:

- ✓ The Heritage building along Helena Street is retained and converted to a creche.
- ✓ Ridges identified by the ecological scan are retained and incorporated into the park at the northern side of the site.

7. SPATIAL DEVELOPMENT TOOLS

Indicate the application of any spatial development tool protocols on the proposed development and the outcome thereof.

❖ National Development Plan 2030

The key strategy towards the development of spatial development plans is the National Development Plan 2030 (NDP), which guides the development of policies and plans to the provincial, district and local platforms within the country. The NDP realises the need for densifying cities and fixing housing market gaps through the implementation of spatial norms and standards across the whole Nation. This includes the promotion of mixed housing strategies, compact urban developments in order to ensure that people are able to access public spaces and facilities, state agencies, work and business opportunities.

❖ Gauteng Spatial Development Framework 2011

The proposed development entails a mixed use development with an element of social/subsidised units. What stands out from the Gauteng Spatial Development Framework 2011 in line with the proposed development is the model which guides residential and urban intensification of districts. As per the GSDF one the model is to contain urban sprawl by growth management that advances residential densification, in-fill development, and mixed land uses within the existing urban areas.

❖ Gauteng 25-Year Integrated Transport Master Plan

As identified within the GITMP25, there are two key principles that can be aligned to the proposed development in terms of land use:

- The provision of subsidised housing within urban core areas.
- and the land use densification in support of public transport.

❖ **West Rand District Spatial Development Framework 2014**

The vision of the West Rand District (WRDM) Spatial Development framework 2014 is based on the following key supporting documents; the West Rand Regional Growth and Development Strategy; West Rand Green IQ Initiative; the West Rand Integrated Development Plan (IDP).

- The WRDM regional growth and development strategy enlists the following key requirements in its vision for a sustainable integrated environment.
 - ✓ Urban and rural areas within the district should be well-maintained and off high quality standards.
 - ✓ New developments should comply with high design standards, clean and safe environments and well-preserved heritage and natural areas.
 - ✓ A sustainable WRDM where resources are well managed and planned for, this includes viable and cost-effective service provision and where the environment is valued as a vital resource and meaningful open space is provided for all.

❖ **Green IQ (2012)**

The Green IQ was compiled in 2012 in order to serve as a commitment in making the WRDM the greenest district in South Africa. The strategy was built on the following pillars(As per the WRDM SDF 2014):

“PEOPLE: To create a place where people come first, a place characterized by equity, dignity and possibility; where everyone has the opportunity to build a better life for themselves, their children.”

“ECONOMY: To restructure the economy to seize future development opportunities; to foster local resilience; to serve the people of the West Rand and to be an example of participatory prosperity.”

“ENVIRONMENT: To make the precious natural resources available for future generations; create a low-carbon built environment dedicated to quality of life; and regenerate rural areas with a new sense of purpose.”

❖ **Mogale City Spatial Development Framework**

As identified by the MCLM SDF the proposed development is within the Munsieville local node, which aims to streamline the following in line with the proposed development:

The Local Development Nodes serve one or more

- Higher density residential developments.

The SDF describes the Munsieville area as a disadvantaged settlement which lies to the west of Krugersdorp. The settlement lacks the full range of urban services and facilities and the focus within these local nodes should be on the creating attractive, convenient, safe and well-functioning sustainable human settlement. Growth within the area is limited by environmental constraints and the urban edge, which entails that focus, should be on infill developments within vacant lands and densification around the local node.

8. RECOMMENDATION OF THE PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the Environmental Assessment Practitioner as bound by professional ethical standards and the code of conduct of EAPASA).

YES	
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If “NO”, indicate the aspects that require further assessment before a decision can be made (list the aspects that require further assessment):

N/A

If "YES", please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

- ✓ The applicant should ensure compliance with any other statutory requirements that is applicable to the undertaking of the activity. Relevant key legislation that must be complied with by the proponent includes inter alia:
 - Provisions of the National Environmental Management Waste Act (No. 59 of 2008);
 - Provisions of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).
 - Mogale City Local Municipality local by-laws
- ✓ A suitably experienced (independent) Environmental Control Officer (ECO) for the construction phase of the development that will have the responsibility to ensure that the mitigation / rehabilitation measures and recommendations are implemented and to ensure compliance with the provisions of the EMPr.
- ✓ The Storm water Management Plan should be in place and implemented.
- ✓ Mitigation measures as contained in this assessment and specialist reports should be adhered to.
- ✓ The proposed development should be carried out as per the approved layout/activities.

9. THE NEEDS AND DESIREBILITY OF THE PROPOSED DEVELOPMENT (as per notice 792 of 2012, or the updated version of this guideline)

The need for the proposed development

- ✓ The Mogale City Local Municipality SDF identifies the Munsieville local node, which aims to streamline the following in line with the proposed development:
 - Higher density residential developments.

The SDF describes the Munsieville area as a disadvantaged settlement which lies to the west of Krugersdorp. The settlement lacks the full range of urban services and facilities and the focus within these local nodes should be on the creating attractive, convenient, safe and well-functioning sustainable human settlement. Growth within the area is limited by environmental constraints and the urban edge, which entails that focus, should be on infill developments within vacant lands and densification around the local node. The proposed development falls within the above requirements for the local node developments.

- ✓ The proposed development entails the establishment of both commercial and social housing, which realises the need for affordable housing with a sense of belonging within the Munsieville area.
- ✓ There are existing services in close proximity to the land for the proposed development; however additional services will be required to cater for the proposed development. The outline scheme report specifies the proposed measures that need to be implemented to ensure the proposed development is fully catered for in terms of service requirements.
- ✓ The proposed development has not been provided for in terms of infrastructure planning of the Municipality; however the onus is on the applicant to implement the required measures as per the Outline Scheme Report.
- ✓ The proposed development does inversely form part of the national strategy to ensure that spaces within urban areas are utilized to streamline densification, at the same time meeting the basic need for provision of affordable housing with a sense of belonging.

The need for the proposed development

- ✓ The site where the proposed development will be undertaken is currently vacant. The land has been previously disturbed due to agricultural activities. The land falls within the urban area, and within an area zoned for urban developments.
- ✓ The proposed development can be aligned to the requirements of the IDP and what the Mogale City SDF aims to streamline within the identified Munsieville Local Node. The land is within an area currently zoned for urban development. As a result an area where no natural habitat remains. Zone 1 “The intention with this zone is to streamline urban development activities in it and to promote development infill, densification and concentration of urban development, in order to establish a more effective and efficient city region that will minimise urban sprawl into rural areas”
- ✓ The proposed development is within an area where there currently social and upmarket residential land uses, thus is located at a suitable area for the type of development.
- ✓ There are no sensitive habitats where the proposed development will be established. The Heritage building along Helena street will be converted to a Creche, thus conserving its heritage significance.
- ✓ The proposed development will improve the visual aesthetics of the area upon completion.

10. THE PERIOD FOR WHICH THE ENVIRONMENTAL AUTHORISATION IS REQUIRED
(CONSIDER WHEN THE ACITIVITY IS EXPECTED TO BE CONCLUDED)

The EA is required for a minimum of atleast 13 years.

11. ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr) (must include post construction monitoring requirements and when these will be concluded.)

If the EAP answers “Yes” to Point 7 above then an EMP is to be attached to this report as an Appendix

EMPr attached

Yes

SECTION F: APPENDIXES

The following appendixes must be attached as appropriate (this list is inclusive, but not exhaustive):

It is required that if more than one item is enclosed that a table of contents is included in the appendix

Appendix A: Site plan(s) – *(must include a scaled layout plan of the proposed activities overlain on the site sensitivities indicating areas to be avoided including buffers)*

Appendix B: Photographs

Appendix C: Facility illustration(s)

Appendix D: Route position information

Appendix E: Public participation information

Appendix F: Water use license(s) authorisation, SAHRA information, service letters from municipalities, water supply information

Appendix G: Specialist reports

Appendix H: EMPr

Appendix I: Other information

CHECKLIST

To ensure that all information that the Department needs to be able to process this application, please check that:

- Where requested, supporting documentation has been attached;
- All relevant sections of the form have been completed.