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# Background Information Document for a SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

For the proposed **Leeuwpoot South mixed use development** on a **part of the remaining extent of the Farm Leeuwpoot 113 IR**, Boksburg, Ekurhuleni Municipality, Gauteng Province.

**August 2016**

## PROJECT BACKGROUND

Notice is given, in terms of the Amended 2014 EIA Regulations published in Government Notice No. R 982 to R985, of the National Environmental Management Act (Act No. 107 of 1998), of intent to carry out a **Scoping and Environmental Impact Assessment Process (i.t.o. Listing Notice 1 Activities 9, 10, 11, 12, 19, 22, 24, 26, 27, 28, 31, and 32 - Government Notice 983, Listing Notice 2 Activity 4, 6, and 15 - Government Notice 984, and Listing Notice 3 Activities 12 and 14 - Government Notice 985).**

**Leeuwpoot Developments (Pty) Ltd** in collaboration with Ekurhuleni Metropolitan Municipality appointed **Bokamoso Landscape Architects and Environmental Consultants CC** to undertake a **Scoping and Environmental Impact Assessment Process** for the proposed mixed use development, **Leeuwpoot South**.

## THE PROPOSED PROJECT

The proposed project is for establishment of a township to be known as Leeuwpoot South, south of Sunward Park, Boksburg, Ekurhuleni, Gauteng, to serve as mixed use development, situated on a part of the remaining extent of the Farm Leeuwpoot 113 IR, by the Developer – Leeuwpoot Developments (Pty) Ltd.

The proposed mixed use development will comprise of the following land uses;

Residential 1, Residential 3, Residential 4, Business 2, Business 3, Special (for clinic, retirement village and frail care, gate houses, and agriculture and other uses with consent, Public Services, Community Facility, Transportation, and Public Open Space.

All infrastructure associated with the proposed development is addressed as part of this application.

## THE PROPOSED SITE

A part of the remaining extent of the Farm Leeuwpoot 113 IR, Boksburg, Ekurhuleni Metropolitan Municipality, Gauteng Province.

## LOCATION

The proposed development is 6.5km south of the Boksburg CBD just south of Sunward Park. The R554 (North Boundary Road) runs along the southern boundary of the proposed development, with the R21 (Rondebult Road) running along the western boundary and the M43 (Barry Marias Road) running along the eastern boundary.

## LEGAL ASPECT OF PROJECT

In terms of Regulation No. R 982 published in the Government Gazette No. 38282 of 4 December 2014 of the National Environment Management Act (Act No. 107 of 1998) the specific list of activities which could have a detrimental impact on the receiving environment was revised. These listed activities require Environmental Authorisation from the Competent Authority, i.e. the Gauteng Department of Agriculture and Rural Development (GDARD).

**The application will be submitted for the following activities in terms of the Government Listing Notice 1 (R983), 4 December 2014:**

Indicate the number and date of the relevant notice:

Activity No (s) (in terms of the relevant notice) :

Describe each listed activity as per project description:

<p><b>GN R983 (Listing Notice 1), 4 December 2014</b></p>	<p><b>Activity 9</b></p>	<p>The development of infrastructure exceeding 1000 meters in length for the bulk transportation of water or storm water –</p> <ul style="list-style-type: none"> <li>(i) With an internal diameter of 0,36 meters or more; or</li> <li>(ii) With a peak throughput of 120 liters per second or more;</li> </ul> <p>excluding where:</p> <ul style="list-style-type: none"> <li>a. Such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or</li> <li>b. Where such development will occur within an urban area.</li> </ul>
<p><b>GN R983 (Listing Notice 1), 4 December 2014</b></p>	<p><b>Activity 10</b></p>	<p>The development and related operation of infrastructure exceeding 1000 meters in length for the bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes –</p> <ul style="list-style-type: none"> <li>(iii) With an internal diameter of 0,36 meters or more; or</li> <li>(iv) With a peak throughput of 120 liters per second or more;</li> </ul> <p>excluding where:</p> <ul style="list-style-type: none"> <li>c. Such infrastructure is for bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes inside a road reserve; or</li> <li>d. Where such development will occur within an urban area.</li> </ul>
<p><b>GN R983 (Listing Notice 1), 4 December 2014</b></p>	<p><b>Activity 11</b></p>	<p>The development of facilities or infrastructure for transmission and distribution of electricity –</p> <ul style="list-style-type: none"> <li>i) . . . ; or</li> <li>ii) Inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.</li> </ul>
<p><b>GN R983 (Listing Notice 1), 4 December 2014</b></p>	<p><b>Activity 12</b></p>	<p>The development of-</p> <ul style="list-style-type: none"> <li>(i) canals exceeding 100 square metres in size;</li> <li>(ii) channels exceeding 100 square metres in size;</li> <li>(iii) bridges exceeding 100 square metres in size;</li> <li>(iv) dams, where the dam, including infrastructure and water surface area, exceeds 100 square metres in size;</li> <li>(v) weirs, where the weir, including infrastructure and water surface area, exceeds 100 square metres in size;</li> <li>(vi) bulk storm water outlet structures exceeding 100 square metres in size;</li> <li>(vii) marinas exceeding 100 square metres in size;</li> </ul>

Indicate the number and date of the relevant notice:

Activity No (s) (in terms of the relevant notice) :

Describe each listed activity as per project description:

		<p>(viii) jetties exceeding 100 square metres in size;          (ix) slipways exceeding 100 square metres in size;          (x) buildings exceeding 100 square metres in size;          boardwalks exceeding 100 square metres in size; or          (xii) infrastructure or structures with a physical footprint of 100 square metres or more;</p> <p>where such development occurs-</p> <p>(a) within a watercourse;          (b) in front of a development setback; or          (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;</p> <p>-excluding-</p> <p>(aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour;          (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies;          (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies;          (dd) where such development occurs within an urban area; or          (ee) where such development occurs within existing roads or road reserves.</p>
<p><b>GN R983          (Listing Notice 1), 4          December          2014</b></p>	<p><b>Activity 19</b></p>	<p>The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from-</p> <p>(i) a watercourse;          (ii) the seashore; or          (iii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater</p> <p>- but excluding where such infilling, depositing, dredging, excavation, removal or moving-</p> <p>(a) will occur behind a development setback;          (b) is for maintenance purposes undertaken in</p>

Indicate the number and date of the relevant notice:

Activity No (s) (in terms of the relevant notice) :

Describe each listed activity as per project description:

		accordance with a maintenance management plan; or (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies.
<b>GN R983 (Listing Notice 1), 4 December 2014</b>	<b>Activity 22</b>	The decommissioning of any activity requiring –  i) a closure certificate in terms of section 43 of the Minerals and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002); or  ii) a prospecting right, mining right, mining permit, production right or exploration right, where the throughput of the activity has reduced by 90% or more over a period of 5 years, . . . .
<b>GN R983 (Listing Notice 1), 4 December 2014</b>	<b>Activity 24</b>	The development of –  i) a road for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or  ii) a road with a reserve wider than 13.5 meters, or where no reserve exists where the road is wider than 8 meters,  but excluding -  a) roads which are identified and included in activity 27 in Listing Notice 2 of 2014; or  b) roads where the entire road falls within an urban area.
<b>GN R983 (Listing Notice 1), 4 December 2014</b>	<b>Activity 26</b>	Residential, retail, recreational, tourism, commercial or institutional developments of a 1000m <sup>2</sup> or more, on land previously used for mining or heavy industrial purposes; - Excluding –  i) where such land has been remediated . . . ; or  ii) or where an environmental authorisation has been obtained for the decommissioning . . . ; or  iii) where a closure certificate has been issued . . . .
<b>GN R983 (Listing Notice 1), 4 December 2014</b>	<b>Activity 27</b>	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for -  i) the undertaking of a linear activity; or  ii) Maintenance purposes undertaken in accordance with a maintenance management plan.

Indicate the number and date of the relevant notice:

Activity No (s) (in terms of the relevant notice) :

Describe each listed activity as per project description:

<p><b>GN R983 (Listing Notice 1), 4 December 2014</b></p>	<p><b>Activity 28</b></p>	<p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:</p> <p>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial, or institutional purposes.</p>
<p><b>GN R983 (Listing Notice 1), 4 December 2014</b></p>	<p><b>Activity 31</b></p>	<p>The decommissioning of existing facilities, structures or infrastructure for –</p> <p>i) Any development and related operation activity or activities listed in Notice, Listing Notice 2 of 2014 or Listing Notice 3 of 2014; or</p> <p>ii) Any expansion and related operation activity or activities listed in Notice, Listing Notice 2 of 2014 or Listing Notice 3 of 2014; or</p> <p>iii) Any development and related operation activity or activities and expansion and related operation activity or activities listed in Notice, Listing Notice 2 of 2014 or Listing Notice 3 of 2014; or</p> <p>iv) Any phased activity or activities for development and related operation activity or expansion or related operation activities listed in this notice of Listing Notice 3 of 2014; or</p> <p>v) Any activity regardless the time the activity was commenced . . . ;</p> <p>Excluding where –</p> <p>a) Activity 22 of this notice applies;</p> <p>b) Or the decommissioning is covered by part 8 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the National Environmental Management: Waste Act, 2008 applies.</p>
<p><b>GN R983 (Listing Notice 1), 4</b></p>	<p><b>Activity 32</b></p>	<p>The continuation of any development where the environmental authorisation has lapsed and where the continuation of the development, after the date the</p>

Indicate the number and date of the relevant notice:

Activity No (s) (in terms of the relevant notice) :

Describe each listed activity as per project description:

<p><b>December 2014</b></p>		<p>environmental authorisation has lapsed will meet the threshold of any activity or activities listed in this Notice, Listing Notice 2 of 2014, or Listing Notice 3 of 2014 or Listing Notice 4 of 2014.</p>
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**The application will be submitted for the following activities in terms of the Government Listing Notice 2 (R984), 4 December 2014:**

Indicate the number and date of the relevant notice:

Activity No (s) (in terms of the relevant notice) :

Describe each listed activity as per project description:

<p><b>GN R984 (Listing Notice 2), 4 December 2014</b></p>	<p><b>Activity 4</b></p>	<p>The development of a road wider than 4 metres with a reserve less than 13.5 metres.</p> <p>(c) In Gauteng:</p> <ul style="list-style-type: none"> <li>i. A protected area . . . ;</li> <li>ii. . . . ;</li> <li>iii. . . . ;</li> <li>iv. Sites identified as Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) in the Gauteng Conservation Pan or in bioregional plans;</li> <li>v. . . . ;</li> <li>vi. . . . ;</li> </ul>
<p><b>GN R984 (Listing Notice 2), 4 December 2014</b></p>	<p><b>Activity 6</b></p>	<p>The development of facilities or infrastructure for any process or activity which requires a permit or license in terms of national or provincial legislation governing the generation or release of emissions, pollution or effluent, excluding –</p> <ul style="list-style-type: none"> <li>i) Activities which are identified and included in Listing Notice 1 of 2014; or</li> <li>ii) Activities which are included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the National Environmental Management: Waste Act, 2008 applies; or</li> <li>iii) The development of facilities or infrastructure for treatment of effluent, wastewater, or sewage where such facilities have a daily throughput capacity of 2000 cubic meters or less.</li> </ul>
<p><b>GN R984 (Listing Notice</b></p>	<p><b>Activity 15</b></p>	<p>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance</p>

2), 4 December 2014		of indigenous vegetation is required for-  (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.
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**The application will be submitted for the following activities in terms of the Government Listing Notice 3 (R985), 4 December 2014:**

Indicate the number and date of the relevant notice:      Activity No (s) (in terms of the relevant notice) :      Describe each listed activity as per project description:

GN R985 (Listing Notice 3), 4 December 2014	Activity 12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of ecosystem listed in terms of section 52 of the NEMBA or indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.  (a) In Eastern Cape, Free State, Gauteng, Limpopo, North West and Western Cape provinces:  (i) Within any critically endangered or ecosystem listed . . . ;  (ii) Within critical biodiversity areas identified in bioregional plans; (iii) . . . ; or (iv) . . . .
GN R985 (Listing Notice 3), 4 December 2014	Activity 14	The development of-  (i) canals exceeding 10 square metres in size; (ii) channels exceeding 10 square metres in size; (iii) bridges exceeding 10 square metres in size; (iv) dams, where the dam, including infrastructure and water surface area, exceeds 10 square metres in size; (v) weirs, where the weir, including infrastructure and water surface area, exceeds 10 square metres in size; (vi) bulk storm water outlet structures exceeding 10 square metres in size; (vii) marinas exceeding 10 square metres in size; (viii) jetties exceeding 10 square metres in size; (ix) slipways exceeding 10 square metres in size; (x) buildings exceeding 10 square metres in size; (xi) boardwalks exceeding 10 square metres in size; or (xii) infrastructure or structures with a physical footprint of 10 square metres or more;  (b) In Gauteng:



		<ul style="list-style-type: none"> <li>i) A protected area identified in terms of ...;</li> <li>ii) ...;</li> <li>iii) Gauteng Protected Area ...;</li> <li>iv) Sites identified as Critical Biodiversity Areas (CBA) and Ecological Support Areas (ESA) in the Gauteng Conservation Plan ...;</li> <li>v) ...;</li> <li>vi) ...;</li> <li>vii) ...;</li> <li>viii) ...;</li> <li>ix) ...;</li> <li>x) Sites zoned for conservation or public open space or equivalent zoning.</li> </ul>
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After GDARD has issued the decision, Interested and Affected Parties (I&APs) will be notified of the decision and of the opportunity to appeal the proposed development to the MEC of GDARD.

## THE PUBLIC PARTICIPATION PROCESS

A Public Participation Process will be conducted in terms of Chapter 6 in Regulation 982, published in the Government Gazette No. 38282 of 4 December 2014, of the National Environmental Management Act, 1998 (Act No 107 of 1998). The Public Participation Guideline in the Integrated Environmental Management Guideline Series (Guideline 7) is also used, as published in Government Gazette No. 35769 on 10 October 2012.

1. Site notices will be erected at prominent points on and around the study area.
2. Flyers will be distributed to the neighboring properties and estates/developments that may be affected by the proposed development.
3. Notices will be hand delivered to all surrounding land owners within a 100m radius of the study area or distributed via registered mail.
4. Notices regarding the project will be e-mailed or faxed to the councilors in the area and relevant stakeholders (including authorities, Eskom, DMR, NNR, etc.) in the area.
5. An advertisement will be placed in a local newspaper.

## THE ENVIRONMENT

### Topography

The eastern part of the proposed development site is fairly flat and slopes towards the south. The western portion of the site slopes towards the north, north-west in the direction of the watercourse.

### **Vegetation**

The proposed development occurs within the Soweto Highland Grassland of the Moist Cool Highland Grassland Biome of which the latter accounts for approximately 55% of Ekurhuleni's surface area.

### **Wetlands**

The proposed development site is affected by a 1:100 floodline of a watercourse draining through the northern boundary of the site from east to west as well as pans occurring on the eastern portion of the development site.

## **ISSUES AND CONCERNS RAISED BY THE PUBLIC**

### **Possible concerns to be addressed:**

- Wetlands;
- Flood lines;
- Storm water management;
- Dewatering;
- Radiation and radioactive mine residue;
- Subsurface conditions associated with underground mining;
- Soil and agricultural potential;
- Visibility;
- Noise;
- Dust;
- Waste generation;
- Safety and security;
- Socio-economic;
- Cultural Heritage;
- Ecological surroundings; and
- Services; and
- Servitudes.

## PURPOSE OF THIS DOCUMENT

The purpose of this document is to provide information regarding the proposed **Leeuwpoort South mixed use development** and to provide possible Interested and Affected Parties (I&APs) and Stakeholders with an opportunity to register and to add their comments and issues to our final reports that will be submitted to the Gauteng Department of Agriculture and Rural Development (GDARD).

In order to ensure that you are identified as an Interested and/or Affected Party (I&AP) please submit your name, contact information and concerns regarding the proposed development by means of one of the following methods: E-mail, Post, or Hand Delivery.

Please refer queries regarding the proposed development to:

**Bokamoso Landscape Architects and Environmental Consultants CC.**

Project Consultant: **Ané Agenbacht**

Public Participation: **Juanita De Beer**

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Figure 1: Locality Map

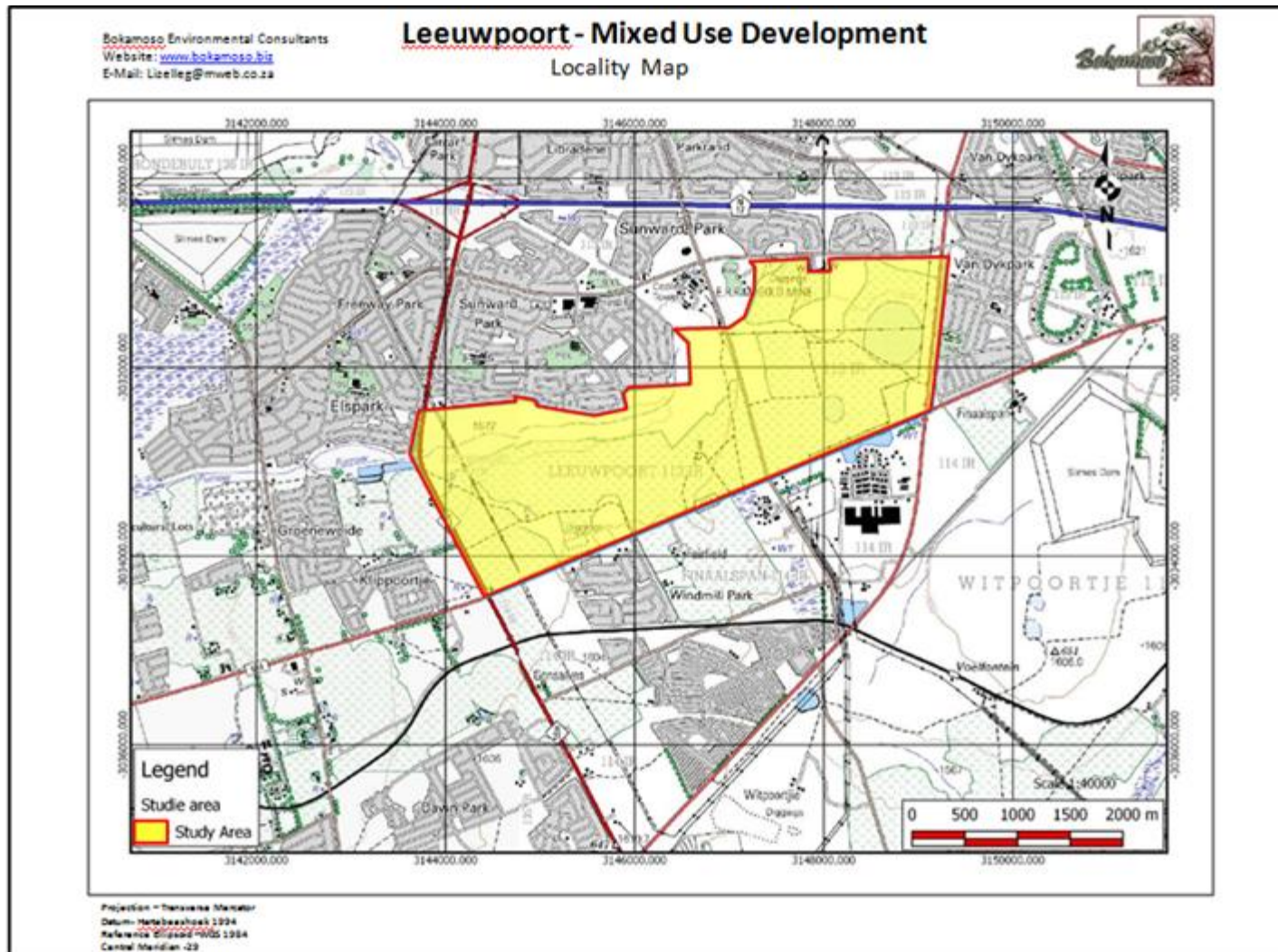


Figure 2: Aerial Map

