



**ENVIRONMENTAL IMPACT ASSESSMENT AND WATERUSE LICENCE  
APPLICATION FOR THE PROPOSED JOHN DUBE EXTENSION 3 SITUATED  
ON PORTIONS OF REMAINING EXTENT 1 AND 83 OF THE FARM  
GROOTFONTEIN 165 IR  
GAUTENG PROVINCE**

**INVITATION TO COMMENT AND REGISTER**



**GDARD Reference Number: GAUT 002/20-21/E2613**

**BACKGROUND INFORMATION DOCUMENT**

## Purpose of this document

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The purpose of this document aims to:

- Provide all interested and affected parties (I&APs) with information about the proposed establishment of a Wildealskloof Mixed Use development in Bloemfontein, Free State Province.
- Invite all I&APs to comment on the proposed project by raising issues of concern and/or suggestions for enhanced benefits/alternatives on any aspect related to the proposed development.

## Who is doing the work?

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**Alley Roads Mega Projects** has appointed Envirolution Consulting (Pty) Ltd, an independent environmental consultant, to conduct the Scoping and Environmental Impact Assessment, including the public participation process for the proposed development.

# PROPOSED ESTABLISHMENT OF A JOHN DUBE EXT 3 TOWNSHIP, NIGEL, GAUTENG PROVINCE

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## Location

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The John Dube Ext 3 Township is proposed to be developed on is proposing the construction of a residential development (John Dube Extension 3.Township) on Portions of remaining Extent 1 and 83 of the Farm Grootfontein 165 IR, Gauteng Province. The site is located directly south of the Town Dunnottar, approximately 2 km North of Duduza and 4km from Nigel. The site falls within the jurisdiction of Ekurhuleni Metropolitan Municipality. Refer to **Figure 1**

## Introduction and background

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**Alley Roads Mega Projects** proposing the construction of a residential development (John Dube Extension 3.Township) on Portions of remaining Extent 1 and 83 of the Farm Grootfontein 165 IR, Gauteng Province. The site is located directly south of the Town Dunnottar, approximately 2 km North of Duduza and 4km from Nigel. The total study area is 141.53 hectares in extent located within the boundary of Ekurhuleni Metropolitan Municipality.

The John Dube Extension 3 Development entails the construction of the following land uses: Residential 1 Erven nits, Residential 3 Units, Residential 4 Units, Business 2 (a taxi rank and normal shops), Public Garage, Undetermined (6.7 hectare), Public Open Space, Community Facility and Public Roads. Approximately 6471 housing units are proposed which will consist of a combination of low cost to affordable housing.

Based on a pre-feasibility analysis, site identification and environmental screening process undertaken by Alley Roads Mega Projects, a favourable site has been identified for consideration and evaluation through an Environmental Impact Assessment (EIA) process.

## Motivation for the project

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According to the City of Johannesburg 201/2019 Integrated Development Plan (IDP) it is estimated that they are approximately 10 informal settlements in Johannesburg alone. The issue of housing in South Africa is a massive challenge and one that will not be resolved overnight.

The proposed John Dube Ext 3 Township just like the new John Dube Development project is an exciting development which will become a shining example of the benefits of cooperation between Government and the Private sector in the development of much needed housing infrastructure in South Africa.

Development around cities and towns are necessary to accommodate an ever growing population. This development is imperative to Ekurhuleni Metropolitan Municipality as it addresses the need of basic services, housing, economic growth, job opportunities and in turn reduces poverty levels within the metropolitan.

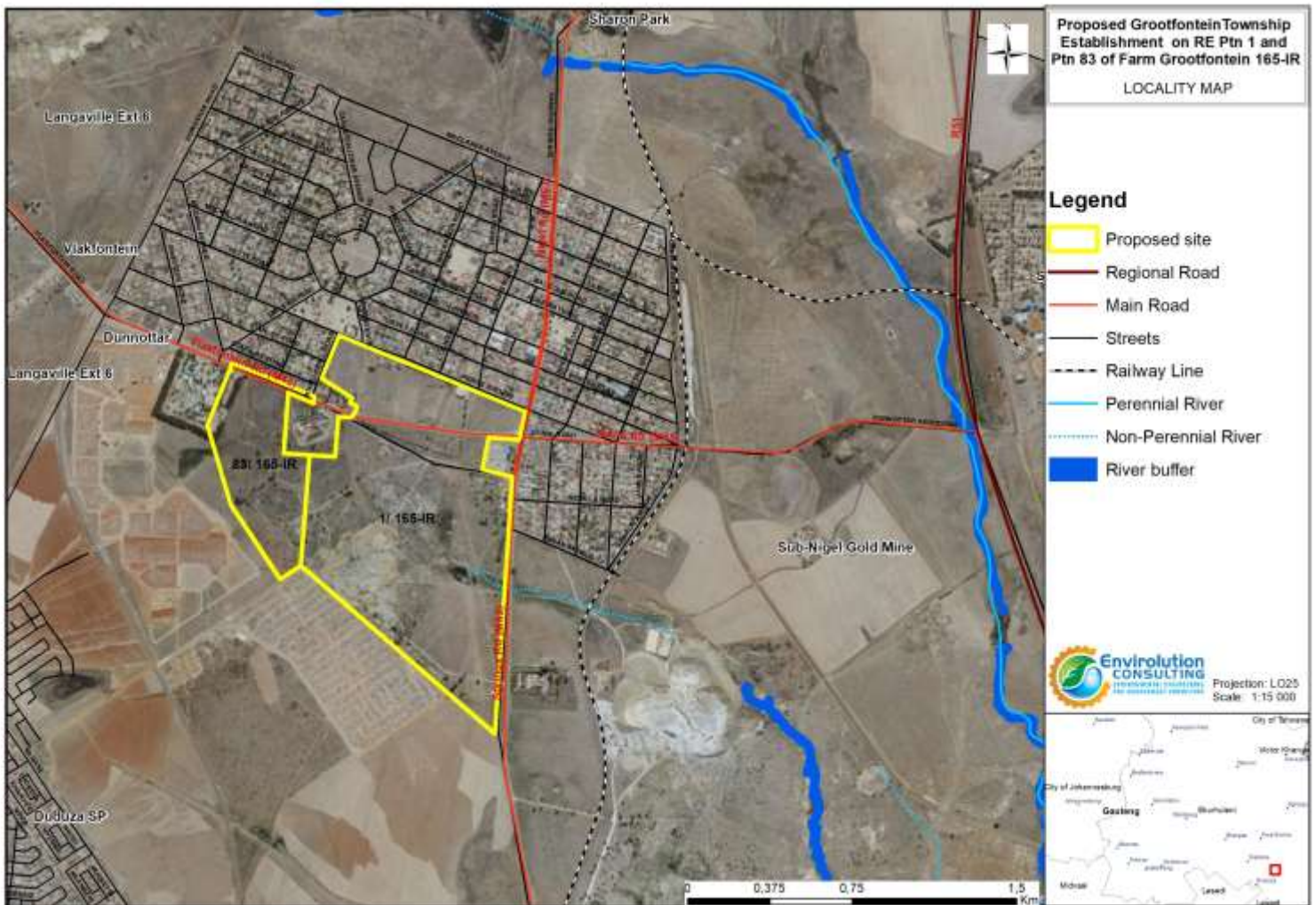


Figure 1. The map indicates the proposed study site

## PROPOSED ESTABLISHMENT OF A JOHN DUBE EXT 3 TOWNSHIP, NIGEL, GAUTENG PROVINCE

### Legal requirements for this Scoping and Environmental Impact Assessment

#### Environmental Authorization

In terms of Sections 24(2) and 24D of the National Environmental Management Act (Act No. 107 of 1998), as amended, read with the Environmental Impact Assessment (EIA) Regulations of GNR 324 to 327, a scoping and environmental impact assessment process is required to be undertaken for the authorisation of each project, and Water Use Licence Application process is required in terms of the National Water Act (Act No. 36 of 1998), Section 21(c & i). Envirolution Consulting (Pty) Ltd is undertaking the required environmental assessments and public participation processes.

An EIA is an effective planning and decision-making tool. It allows the potential environmental consequences resulting from a proposed activity to be identified and appropriately managed during its establishment and its operation. It provides the opportunity for the applicant to be fore-warned of potential environmental issues, and allows for resolution of the issue(s) reported on in the EIA report as well as dialogue with I&APs.

**Alley Roads Mega Projects** has appointed **Envirolution Consulting**, as the independent environmental consultants, to undertake the required Scoping Phase and EIA to identify and assess all the potential environmental impacts associated with the proposed project, and proposes appropriate mitigation and management measures in an Environmental Management Programme (EMPr). As part of these environmental studies, I&APs will be actively involved through the public involvement process.

The phases of an EIA are:



## **PROPOSED ESTABLISHMENT OF A MIXED USE DEVELOPMENT, BLOEMFONTEIN, FREE STATE**

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### **Water Use Licence**

In terms of the National Water Act No. 36 of 1998, a Water Use License is required for the development as per the following specific water uses:

- **Section 21(c):** Impeding or diverting the flow of water in a watercourse; and
- **Section 21(i):** Altering the bed, banks, course or characteristics of a watercourse.

This is a legislative process governed by Department of Water and Sanitation (DWS) for the authorisation of all water used defined in Section 21.

## Potential issues for investigation

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A number of potential environmental impacts associated with the proposed project have been identified. These potential impacts will be assessed through the following specialist studies:

**Biodiversity (avifauna, fauna and flora)** - the construction of the development and the associated disturbance of vegetation may affect the ecology and biodiversity of the site.

**Soil contamination assessment** - The study site" is an historic gold mine Vlakfontein. As the site is proposed for housing development, there is a concern about any potential environmental and legal liability that might emanate from the historic mining activities on the property. A soil screening level contaminated site assessment will be undertaken to determine if any possible pollutants are present on the site at levels of concern to the general public.

**Heritage sites and paleontology** – Historical buildings occur on site, disturbance to or destruction of heritage sites and fossils may result during the construction phase.

**Visual aesthetics** - the construction of a mixed use development of this nature has the potential to affect the aesthetics within the area.

**Social** - the construction and operation of the facility may result in positive socio-economic opportunities in terms of local employment as well as negative impacts in terms of safety and security and land use characteristics.

**Traffic Impact-** the Property is adjacent to the Nigel-Dunnottar Road along the eastern boundary and Prinsep Avenue runs along the northern boundary while Vlakfontein transects through the site on its northern periphery. Potential traffic impact may occur during the construction and operation phase of the development. Thus Traffic specialist will be appointed to undertake a traffic impact assessment at the EIA phase.

The EIA process will be separated into two distinct phases:

**Scoping Phase Study** - A desk-top study wherein potential issues associated with the proposed project are identified and those issues requiring further investigation through the EIA Phase are highlighted.

**EIA Phase Assessment** – A detailed study of the potentially significant impacts identified in the Scoping Phase. Specialist studies will be undertaken in order to determine the nature and significance of the potential impacts. These specialist studies will be informed by existing information, field observations and input from the public participation process. Practical and achievable mitigation measures will be recommended in order to minimise potentially significant impacts identified.

These recommendations will be included within an **Environmental Management Programme**

## **Public Participation Process**

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The sharing of information forms the basis of the public participation process and offers you the opportunity to become actively involved in the EIA Process from the outset. Comments and inputs from I&APs during the Scoping and the EIA Phases are encouraged in order to ensure that potential impacts are considered within the ambit of the study.

Envirolution Consulting Pty Ltd has been appointed by **Alleyroads Consortium (Pty) Ltd**, as the independent environmental consultants, to undertake the required EIA process and public participation. The aim of this process is to identify and assess the potential environmental impacts, and to propose appropriate mitigation and management measures in a draft Environmental Management Programme (EMPr). As part of these environmental studies, I&APs will be actively involved through the public involvement process also being undertaken by Savannah Environmental.

The department and/or the organisation which you represent has been identified as an I&AP for the proposed project. In this regard, please can you provide us with the name and contact details of the relevant contact person at your organisation/department who we would liaise with regarding this project. By registering on the project database, you will receive all information relating to the project and will be provided with an opportunity to provide comment and input into the Basic Assessment process.

Please could you kindly confirm that you would like to be registered as an Interested and Affected Party (I&AP) on the project's database by completing the attached Stakeholder Reply Form and send it to the undersigned via fax, post or email.

## Availability of a Draft Scoping Report for Public Review

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In accordance with the EIA Regulations, a Draft Scoping Report has been compiled and has been made available for public review and comment by I&APs and stakeholders. You are invited to review and comment on the draft report at the following online link

<https://www.dropbox.com/sh/8afuvjcp2mayor7/AACiCQU9JV-IF8trFEv2RN5Xa?dl=0>

The 30-day period for review is from **29 June 2020 to 31 August 2020**. Interested and/or affected parties who wish to participate by contributing comments, or who would like to obtain more information, are invited to contact Jubilee Bubala at Tel: 0861 444 499, Fax: 0861 626 222, E-mail: jubilee@envirolution.co.za **on or before Monday, 31 August 2020**.

All comments received will be included in the Final Scoping Report, which will be submitted to Gauteng Department of Agriculture and Rural Development (GDARD) for their consideration and decision.

**REPLY FORM**

**ENVIRONMENTAL IMPACT ASSESSMENT AND WATER USE LICENSE APPLICATION PROCESSES  
FOR THE PROPOSED JOHN DUBE EXTENSION 3 SITUATED ON PORTIONS OF REMAINING EXTENT 1 AND 83 OF  
THE FARM GROOTFONTEIN 165 IR, GAUTENG PROVINCE**

**Please provide your complete contact details:**

Name & Surname:			
Organisation &			
Designation:			
Postal Address:			
Telephone:		Cell phone:	
Fax:		E-mail:	

**Would you like to register as an interested and affected party (I&AP)?** YES   
(please tick the relevant box) NO

Note: You are required to register as an I&AP to receive further correspondence regarding the EIA process for the project.

**Please state your interest in the project** (add additional pages if necessary):

**Please list your questions, views or concerns regarding the project** (add additional pages if necessary):

**Please provide contact details of other persons who you regard as a potential interested or affected party:**

Name & Surname:			
Organisation &			
Designation:			
Postal Address:			
Telephone:		Cell phone:	
Fax:		E-mail:	

Return completed **reply form** to: **Jubilee Bubala** of **Envirovolution Consulting (Pty) Ltd** on or **before Monday, 31 August 2020** at **Tel:** 0861 44 44 99 /**Fax:** 0861 62 62 22 /**E-mail:** [jubilee@envirovolution.co.za](mailto:jubilee@envirovolution.co.za) **Postal Address:** PO Box 1898, Sunninghill.