



BACKGROUND INFORMATION DOCUMENT

**DIE WILGERS EXTENSION 83
(PART OF PORTION 161 OF THE FARM THE WILLOWS 340 JR)**

Ref Nr: LOK2018/018

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BASIC ASSESSMENT PROCESS FOR PROPOSED HOSPITAL EXTENSION – DIE WILGERS EXTENSION 83

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1. Introduction

Plan Associates Town and Regional Planners Inc. appointed Lokisa Environmental Consulting CC to obtain authorisation from the Gauteng Department of Agriculture and Rural Development (GDARD) for the proposed expansion of the existing Life Wilgers Hospital on Part of Portion 161 of the Farm The Willows 340 JR (the site).

The Basic Assessment (BA) procedure will apply to this application. The process is done in terms of Government Notice Regulations (GNR) No. 982 and 985 of the EIA Regulations of 2014 (as amended 2017). The EIA Regulations were promulgated in terms of the National Environmental Management Act ('NEMA', Act No. 107 of 1998, as amended).

2. Purpose of this document

The purpose of this Background Information Document (BID) is to provide information to Interested and Affected Parties (I&AP's) about the Basic Assessment (BA) process that is being conducted for the proposed expansion of the hospital.

I&APs are invited to engage in the BA process by submitting their viewpoint and constructive suggestions to the project team.

3. Locality

The site is situated approximately 4.79km east of Lynwood, 2.11km north of Faerie Glen, 1.94km west of Equestria and directly south of the M6 Road, also known as Lynwood Road.



Figure 1: Locality Map
The site

The surrounding area is mainly developed for residential and commercial uses. Life Wilgers Hospital forms the eastern boundary of the site and the area to the south forms part of the Bronberg Ridge System, classified as a Class 2 ridge according to the Gauteng C-Plan. The Ridge Square on Lynnwood commercial complex is situated directly to the west of the site.

4. Project Description

The project entails the proposed expansion of the existing Life Wilgers Hospital. The project measures approximately 1.7ha in extent please see layout below.

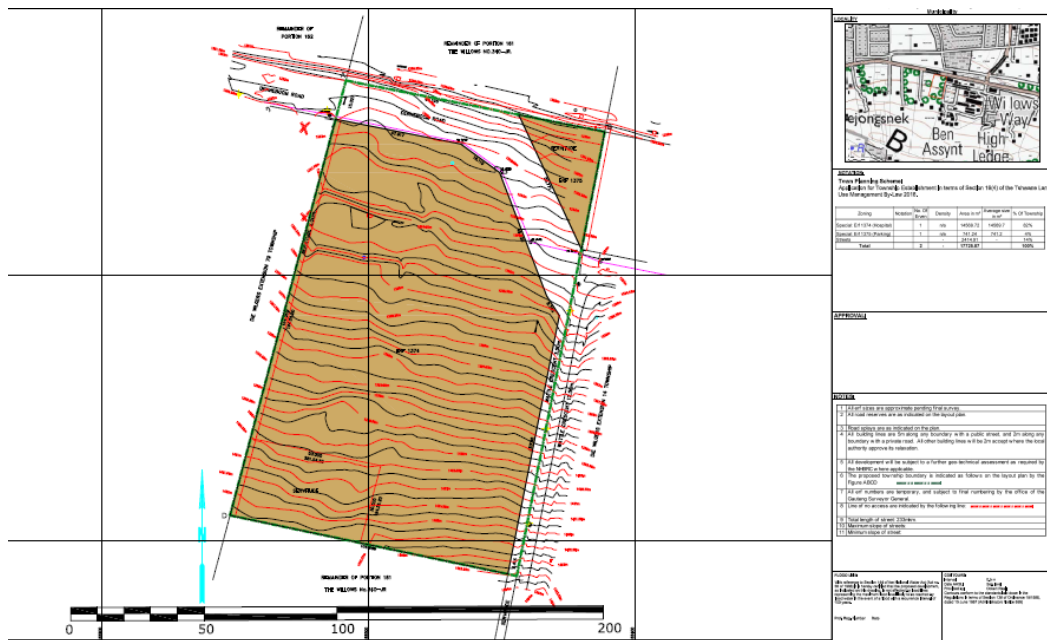


Figure 2: Layout Plan

The site is to be developed in two portions being Site A (to be known as Erf 1374 of Die Wilgers x 83) and Site B (to be known as Erf 1375 of Die Wilgers x 83).

Site B /Erf 1375 is to be used for parking purposes.

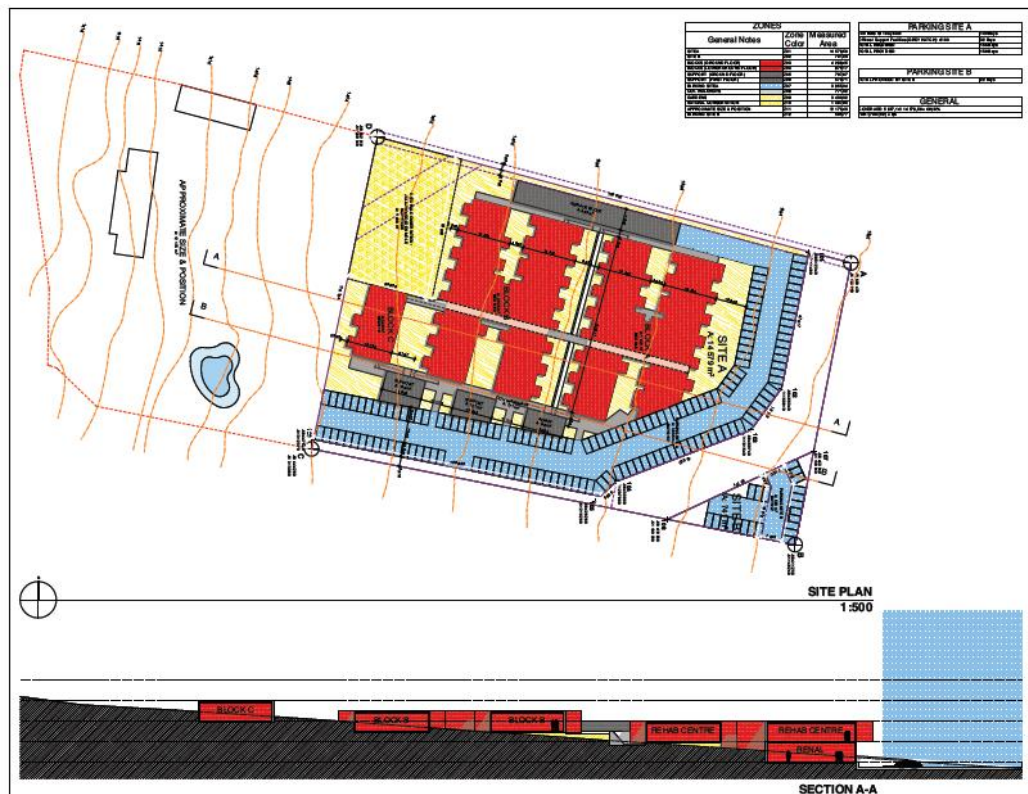


Figure 3: Site Plan

Site A/ Erf 1374 is to be developed with a Hospital and related and subservient uses, medical consulting rooms, parking, helipad, a cafeteria, a florist, a kiosk and a dispensing chemist with a height of 3 storeys.

The south western portion of Erf 1374 has been excluded from the development and servitude is to be registered for the Natural Conservation: Juliana's Golden Mole.

5. Basic Assessment Process

The NEMA activities which are triggered by the proposed development require an application for an Environmental Authorisation, in the form of a Basic Assessment process, and a Basic Assessment Report (BAR) will be submitted to GDARD. The listed activities linked to these interventions are as follows:

Activities listed under Listing Notice 3 (GN R983):

Activity 4 – The development of a road wider than 4m with a reserve less than 13.5m (c) In Gauteng – (iv) Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or bioregional plans; (v) Sites identified within threatened ecosystems listed in terms of the National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004).

Activity 12 – The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. (c) In Gauteng (i) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; (ii) Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans.

6. Process to be followed

Pre-application:

- A pre-application consultation between the consultant and the applicant was held to determine the extent of the application.

Public Participation Process will include the following:

- The proposed development was advertised in a local newspaper and will also be advertised on site;
- The adjacent landowners, tenants and resident's associations will be informed directly, in writing, of the application for environmental authorization for the proposed development;

- Interested & affected parties and Stakeholders will be given a 30 day period within which to lodge any objections;
- After the 30 day period has expired a report will be written on how any objections and/or comments raised by interested and affected parties together with an indication as to how the objections will be addressed, if at all.

Basic Assessment Report:

- The report provides a description of the activity, description of property and location and a description of environment, legislation, need and desirability, significant impacts and management as well as mitigation.
- A description is given of the Public Participation Process.

7. Time schedule for the BAR Process

The following allowances have been made for time in terms of the BA process:

- Public Participation Process which includes providing Interested and Affected Parties (I&APs) **30** days to register.
- Compile draft Basic Assessment Report.
- Submit the draft Basic Assessment Report to I&APs and State Departments and provide **30** days for comment.
- Compile the Basic Assessment Report after receipt of comment.
- Submit Application form to GDARD.
- Submit Basic Assessment Report with comments received and inclusive of specialist reports to GDARD within **90** days of submission of Application form to GDARD.
- Within **107** days of receipt of Basic Assessment Report, GDARD to grant or refuse environmental authorisation.

8. Biophysical Environment

8.1 Geology and Soils

According to Mucina & Rutherford the geology of the site falls within Tholeiitic basalt of the Kliprivierberg Group, dark shale, micaceous sandstone and siltstone and thin coal seams of the Madzaringwe Formation. Weathering of these rocks gives rise to shallow, rocky, clayey soils of mainly Mispah and Glensrosa.

8.2 Vegetation and Landscape Features

A Terrestrial Ecological Habitat Integrity Investigation for the study area was undertaken by STS CC in 2017 and the findings are as follows:

The site falls within the Andesite Mountain Bushveld vegetation type and the vegetation unit is listed as Least Threatenned (Mucina and Rutherford 2012). A single habitat unit was identified during the filed investigation namely the Transformed Habitat Unit. The

vegetation structure is severely altered and comprises mainly of alien and invasive vegetation species such as *Melia azedarach*, *Eucalyptus grandis* and *Acacia mearnsii*. The study area is no longer considered representative of the Andesite Mountain Bushveld vegetation type.

According to the ecological study conducted the entire site is situated within a Critical Biodiversity Area (CBA). A CBA is an area considered important for the survival of threatened species and includes valuable ecosystems such as wetlands, untransformed vegetation and ridges.

The study area is situated within the Bronberg Ridge, which is considered a class 2 ridge. Class 2 ridges include ridges of which more than 5% but less than 35% of their surface area has been converted to urban development, quarries and/or alien vegetation (Terrestrial Ecological Habitat Integrity Investigation for Die Wilgers X 83, STS CC, 2017).

8.3 Regional Climate

The study areas experiences summer rainfall with very dry winters. Mean Annual Precipitation (MAP) of 660mm and Maximum Annual Temperature (MAT) of 15.6C° (Mucina & Rutherford 2012).

8.4 Hydrology

The site is not affected by any watercourses.

9. Environmental Issues Identified

Environmental impacts will be identified and assessed in terms of their significance. Potential environmental impacts will be identified for the construction and operational period.

Potential construction impacts.

- Degradation, destruction of habitats/ecosystem;
- Air pollution: dust;
- Containment of litter and rubble during construction;
- Containment of litter and rubble during removal from site;
- Traffic impact of construction vehicles;
- Job creation during construction period;
- Safety & Security;
- Noise.

Potential operational impacts.

- Erosion

- Colonisation of disturbed areas by alien invasive plant species;
- Compatibility of development with surrounding land uses;
- Job creation during the operational phase;
- Noise

Management guidelines will be developed for these issues and incorporated in an Environmental Management Programme.

Interested and Affected Parties are welcome to comment on this list and provide additional anticipated issues and possible impacts which should be addressed.

10. Role of the Interested & Affected Parties (I&AP's)

Registered I&AP's have the right to bring to the attention of the Environmental Authority any issues that they believe may be of significance to the consideration of the application.

The rights of the I& AP's are qualified by certain obligations, namely:

- I & AP's must ensure that their comments are submitted within the timeframes that have been approved or set by the competent authority, or within any extension of a timeframe agreed to by the applicant or Environmental Assessment Practitioner (EAP);
- A copy of comments submitted directly to the competent authority must be served on the applicant or EAP; and
- Any direct business, financial, personal or other interest that they might have in the approval or refusal of the application must be disclosed.

The roles of I&AP's in a Public Participation Process usually include one or more of the following:

- Assist in the identification and prioritization of issues that need to be investigated;
- Make suggestions on alternatives and means of preventing, minimizing and managing negative impacts and enhancing project benefits;
- Assist in/ or comment on the development of mutually acceptable criteria for the evaluation of decision options;
- Contribute information on public needs, values and expectations;
- Contribute local and traditional knowledge; and
- Verify that their issues have been considered.

In order to participate effectively, I&AP's should:

- Become involved in the process as early as possible;
- Register as I&AP's by responding to the relevant newspaper advertisements and/or BID;
- Provide your full contact details

- Advise the EAP of other I&AP's who should be consulted;
- Follow the process once it has been accepted;
- Read the material provided and actively seek to understand the issues involved;
- Provide timeous responses to correspondence;
- Be respectful and courteous towards other I&APS;
- Refrain from making subjective, unfounded or ill-informed statements, and
- Recognize that the process is confined to issues that are directly relevant to the application.

11. Name and contact details of the EAP

For Further information on this application, please contact: Mrs. Elaine Minnaar and Ms. Faith Makena of Lokisa Environmental Consulting CC at P.O. Box 219, Groenkloof, 0027 Tel: 012 346 7655 Fax: 086 677 6457 Email: elaine@lokisa.co.za and faith@lokisa.co.za.

In order to ensure that you are identified as Interested and/or Affected Party and wish to receive future correspondence regarding the proposed development, please submit in writing the following:

- Contact name,
- Email address, Telephone and Fax Numbers & Postal Details,
- Your interest in the project, and
- Any comments you may have.
- To the contact people given above within the timeframe provided.

The Closing Date for registration as an Interested and/or Affected Party is 20 August 2018.