

**CITY OF  
TSHWANE**  
EMBRACING EXCELLENCE

## Environmental Management Services Department

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<b>Section:</b>	Environmental Planning and Open Space Management	<b>Date:</b>	11 August 2014

### Strategic Environmental Focus

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**Attention:** Mr. Mandla Zuma  
**Tel:** 012 349 1307  
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Dear Sir,

### **DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED CONSTRUCTION FOR THE SEWERAGE CONNECTION AND STORMWATER INFRASTRUCTURE FOR THE WEST END OFFICE PARK IN CENTURION, GAUTENG**

Your Report dated 03 July 2014 refers,

#### **1. INTRODUCTION**

The Environmental Management Services Department (the Department) has considered the Draft Basic Assessment Report dated 03 July 2014 in respect of the above-mentioned application. The Draft Basic Assessment Report is submitted to the Environmental Management and Parks Division of the City of Tshwane, hereafter referred to as 'the City', as a commenting authority as required in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, June 2010.

#### **2. PROJECT LOCATION AND DESCRIPTION**

Strategic Environmental Focus has been appointed by Abland (Pty) Ltd as an independent Environmental Assessment Practitioner EPA to undertake the environmental assessment for the proposed sewerage connection pipeline and storm water infrastructure for the West End office Park. The proposed project is located on the remainder of Portion 259 and Portion 266 of the Farn Zwartkop 356-JR and on Holdings 231 and 232, Lyttelton Agricultural Holdings, Extension 1 in Centurion. The sewerage pipeline will service the West End Office Park that is currently under construction. The connection will be made to the existing municipal sewerage pipeline to join the municipal sewer stream and the storm water structures to be installed, includes the storm water pipeline and outlet structures, which will be constructed perpendicular to the Hrenops River.

The proposed application site is located within the jurisdiction of the City of Tshwane Municipality.

The activity entails undertaking the following listed activity in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2010.

**R544**

**Listing Notice 1 Activity 9:** The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water –

- i. With an internal diameter of 0,36 metres or more; or
- ii. With a peak throughput of 120 litres per second or more.

**Listing Notice 1 Activity 11:** The construction of

- (ii) Channels
- (v) Weirs

Where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

**R546**

**Listing Notice 3 Activity 16:** The construction of

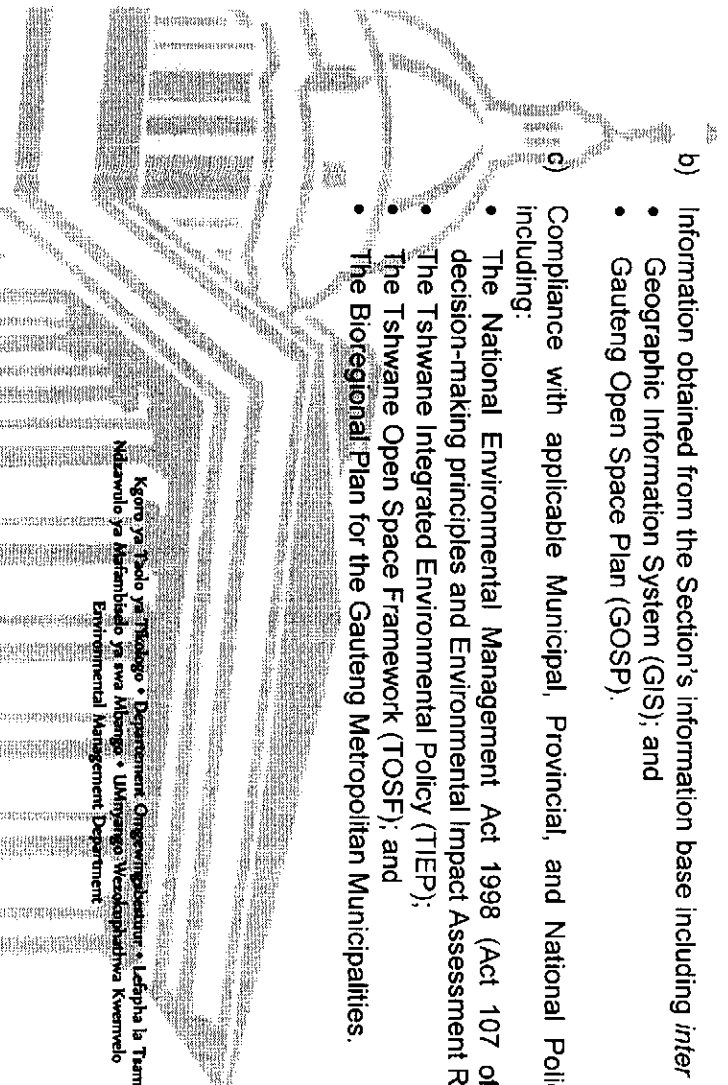
- (i) Jetties exceeding 10 square metres in size;
- (ii) Slipways exceeding 10 square metres in size;
- (iii) Buildings with a footprint exceeding 10 square metres in size; or
- (iv) Infrastructure covering 10 square metres or more

Where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.

### 3. KEY FACTORS INFORMING THE COMMENTS

In making comments in respect of the proposed Activity the Department has taken, *inter alia*, the following into consideration:

- a) The information contained in the draft basic assessment report compiled by Strategic Environmental Focus dated 03 July 2014 and received by the Department on 07 July 2014
- b) Information obtained from the Section's information base including *inter alia*:
  - Geographic Information System (GIS); and
  - Gauteng Open Space Plan (GOSP).
- c) Compliance with applicable Municipal, Provincial, and National Policies and Guidelines including:
  - The National Environmental Management Act 1998 (Act 107 of 1998) (NEMA); its decision-making principles and Environmental Impact Assessment Regulations;
  - The Tshwane Integrated Environmental Policy (TIEP);
  - The Tshwane Open Space Framework (TOSF); and
  - The Bioregional Plan for the Gauteng Metropolitan Municipalities.



#### 4. DISCUSSION

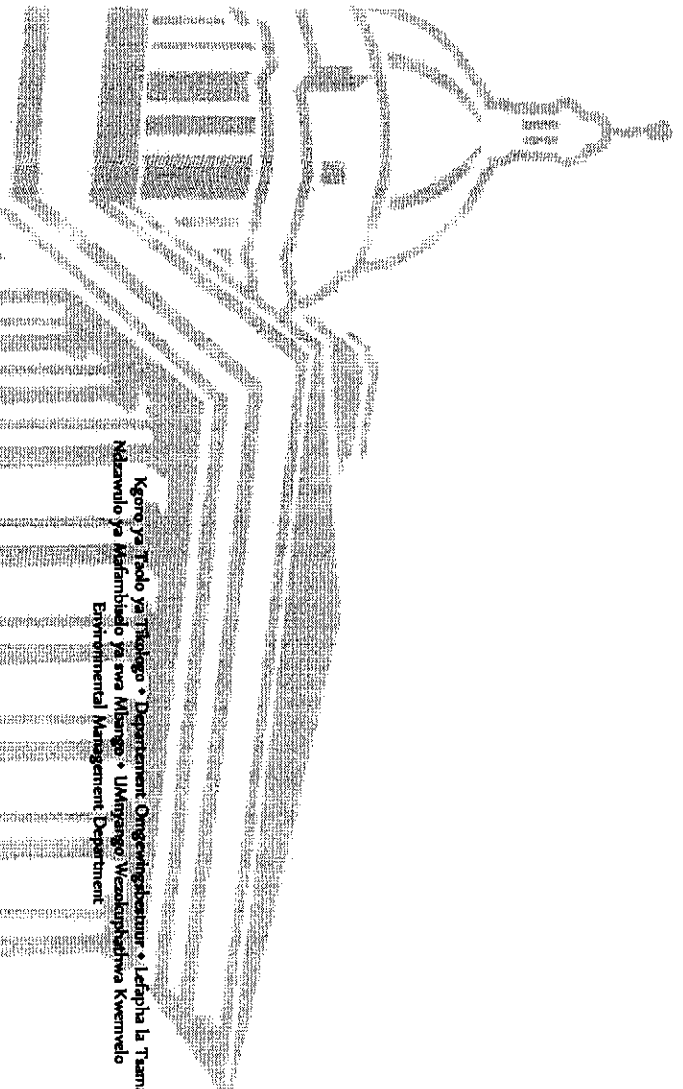
In reviewing the application the Department made the following findings:

- a) According to the Tshwane Open Space Framework the proposed site is situated within and adjacent to the following open space typologies:
  - A **Blue Node, associated with Hennops River**. Blue nodes are the most important elements in the provisioning of environmental goods and services, the protection of biodiversity, endangered species and ecological systems, as well as eco-based activity. Therefore Blue nodes must be conserved.
  - A **Blue Way, namely the Hennops river** (Linear Ecological Open space system associated with water) of Metropolitan significance. Blue ways have a secondary socio-economic and place making function, therefore they must be conserved.
- b) According to the Bioregional Plan for the Gauteng Metropolitan Municipalities the proposed site is situated within the following areas:
  - **Critical Biodiversity Area 1 and 2**: Any terrestrial or aquatic area required to meet biodiversity pattern and/or process thresholds. These include any area that is required for meeting pattern thresholds, namely remaining areas of Critically Endangered vegetation types and areas required to protect threatened species; any area that is required for meeting process thresholds such as areas important for climate change adaptation; and hydrological process areas such as high priority wetlands and catchments, pan clusters and pans within priority catchments. In addition to the above areas where there is little or no choice of area identified, CBAs include all 'best design' sites in terms of meeting pattern and process thresholds, identified by the iterative conservation planning process. 'Best design' refers to an identified network of natural sites that meet pattern and process thresholds in all vegetation types and features in a spatially efficient and ecologically robust way, and aim to avoid conflict with other activities (e.g. economic activity) where it is possible to achieve biodiversity thresholds elsewhere.
  - c) The environmental C-plan, Version 3 indicates that the development area falls within an Irreplaceable Area and also consists of a Sensitive Ecological Support area.
  - d) The report indicates that there was no site, features or objects of cultural significance known to exist in the study area, so there would be no impact as a result of the proposed development.
  - e) According to the Gauteng Agricultural Potential Atlas, it is indicated that the development area is characterized by very low Agricultural Soils.
  - f) The report indicates that all domestic waste will be disposed at a registered landfill site and re-use and recycling would be encouraged by providing facilities for recycling on site.
  - g) The report also indicates that there were no obvious features, sites or artefacts of cultural significance found on site.
  - h) The report indicates that the site is currently bounded on all sides by development and currently consists of an open undeveloped area which has been disturbed.
  - i) The report indicates, based on the aerial imagery that the proposed site of the West End Office Building is located within 100m of the watercourse.
  - j) According to the report there are no signs of culturally (aesthetic, social, spiritual, environmental) or historically significant elements, as defined in section 2 of the National Heritage Resources Act (Act No. 25 of 1999).

## 5. RECOMMENDATIONS

In reviewing the application the Department made the following findings:

- a) Erosion control measures should be implemented to prevent loss of existing and remaining topsoil on site.
- b) It is recommended that an adequate maintenance and monitoring plan is implemented to monitor post-construction rehabilitation, particularly with regards to erosion control and vegetation reinstatement.
- c) The Flood line Certificate indicating the 1:100 year flood lines position against the proposed development shall be submitted to this department for perusal. The Department requires that the proposed development be located outside the 1:100 year flood lines and the watercourse according to DWA requirements.
- d) It is the responsibility of the applicant to comply with the water use legislation and apply for a water use license with Department of Water Affairs according to the National Water Act of 1998.
- e) The proposed development and functioning of the activity must comply with the Occupational Health and Safety Standards as set out in the Occupational Health and safety Act no. 85 of 1993 at all times.
- f) An Environmental Management Plan should be included within the EIA Report. The EMP must address impacts and mitigation measures for the pre-construction, construction and post construction activities. All issues and recommendations as indicated above should be included within the final and approved EMP. An Environmental Control Officer and contact details should also be included within the EMP.
- g) Storm water management on site should aim the fast and efficient disposal of water into the surrounding and existing drainage systems. It is the responsibility of the applicant to ensure that storm water entering the surrounding drainage system is not contaminated by spilled chemicals.
- h) A Rehabilitation plan should be implemented immediately after construction and should aim to prevent erosion and aid the return of natural, endemic and indigenous vegetation cover to at least 80% of the rehabilitated area. The proposed rehabilitation plan should be included as part of the final and approved EMP. Rehabilitation shall be conducted on all areas affected by the proposed construction and will include road reserves, construction camp area and any other disturbances.
- i) All activities on site must comply with the Tshwane Municipality's By-Laws.



Kgote ya Tsholego • Department: Omgwenyeshoshozi • Letapha la Tshameko ya Tsholego  
Ndatavulo ya Mafambisano ya sva Mtshegi • UMengango Wazokuphahisa Kwemvelo  
Environmental Management Department

**6. CONCLUSION**

The Department support the application subject to the consideration and adherence to the above-mentioned recommendations.

Yours faithfully

 11/08/2014

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Mr Livhuwani Siphuma Date:

**EXECUTIVE DIRECTOR: ENVIRONMENTAL MANAGEMENT DIVISION**

Letter signed by: Rudzani Mukhell

**Designation: Deputy Director: Environmental Planning and Open Space Management Section**

CC Gauteng Department of Agriculture and Rural Development Attn:

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