



DRAFT SCOPING REPORT DALPARK EXTENSION 32 MIXED USE DEVELOPMENT

LOCATED ON A PORTION OF PORTION 91 AND A
PORTION OF PORTION R/107 OF THE FARM
RIETFONTIEIN 115 IR, EKURHULENI METROPOLITAN
MUNICIPALITY, GAUTENG.

GAUT: 002/17-18/E0123

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Prepared by:

Bokamoso Landscape Architects and
Environmental Consultants CC

Tel: (012) 346 3810

Fax: 086 570 5659

E-mail: reception@bokamoso.net

Website: www.bokamoso.net

PO BOX 11375

MAROELANA

0161

Prepared for:

G5 properties (Pty) Ltd

Greg Skeen

Tel: 010 060 1555

E-mail: gskeen@groupfive.co.z

Postal Address: Postnet Suite 500

Private Bag x 26

Sunninghill

2157

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LIST OF ABBREVIATIONS

CBD: Central Business District

C-Plan: Conservation Plan

DEA: Department of Environmental Affairs

DFA: Development Facilitation Act

EAP: Environmental Assessment Practitioner

ECA: Environmental Conservation Act

EIA: Environmental Impact Assessment
IEMA: Institute of Environmental Management and Assessment
EIAR: Environmental Impacts Assessment Report
DAFF: Department of Agriculture, Forestry and Fisheries
DWS: Department of Water Affairs and Sanitation
EMM: Ekurhuleni Metropolitan Municipality
EMPR: Environmental Management Programme
ERWAT: East Rand Water Care Association
GAPA: Gauteng Agricultural Potential Atlas
GDARD: Gauteng Department of Agriculture and Rural Development
GDRT: Gauteng Department of Roads and Transport
GSDF: Gauteng Spatial Development Framework
GDS: Growth and Development Strategy
GTIA: Gauteng Transport Infrastructure Act
I&AP: Interested and affected party
IDP: Integrated Development Plan
MEC: Member of the Executive Council
MOU: Memorandum of Understanding
NEMA : National Environmental Management Act
NHBRC: National Home Builders Registration Council
NSBA: National Spatial Biodiversity Assessment
PoS: Plan of Study
PHRAG: Provincial Heritage Resources Authority Gauteng
RSDF: Regional Spatial Development Framework
SACLAP: The South African Council of the Landscape Architects Profession
SAHRA: South African Heritage Resources Agency
SANRAL: South African National Roads Agency
SR: Scoping Report
SDF: Spatial Development Framework
TIA: Traffic Impact Assessment
UNCED : United Nations Conference on Environment and Development

1. INTRODUCTION AND BACKGROUND

1.1 Background

Bokamoso Landscape Architects and Environmental Consultants CC was appointed by **G5 Properties (Pty) Ltd** to apply for environmental authorisation of the **Proposed Dalpark Extension 32 Mixed Use Development** that will be situated on a portion of Portion 91 and a portion of Portion R/107 of the Farm Rietfontein 115 IR. The study area is located within the area of jurisdiction of the Ekurhuleni Metropolitan Municipality, Benoni, Gauteng Province.

The mixed-use development will encompass of the following uses: Residential 4; Industrial 2 for offices, warehouses, wholesale trade, warehouse retail and Business 2 for business purposes, shops, dwelling units, residential buildings, restaurant, hotel, medical consulting rooms, sport and recreation clubs, play park, sport ground, gymnasium, place of entertainment, wholesale trade, warehouse retail, conference facilities and place of education.

The site is located within the Dalpark (East Rand) area. The N17 highway runs along the northern boundary of the site, Van Dyk Street runs along western boundary of the site and Elsburg Road runs along the southern boundary of the site. The Carnival City Casino and Entertainment World is directly adjacent and to the east of the proposed site with the R23/ Heidelberg Road to the immediate east of the Carnival City and Casino Entertainment World. The size is approximately 85, 7912 hectares in extent. **(Refer to Figure 1: Locality Map and Figure 2: Aerial Map¹).**

¹ **Enlarged copies of the figures in this report are included in Annexure A.**

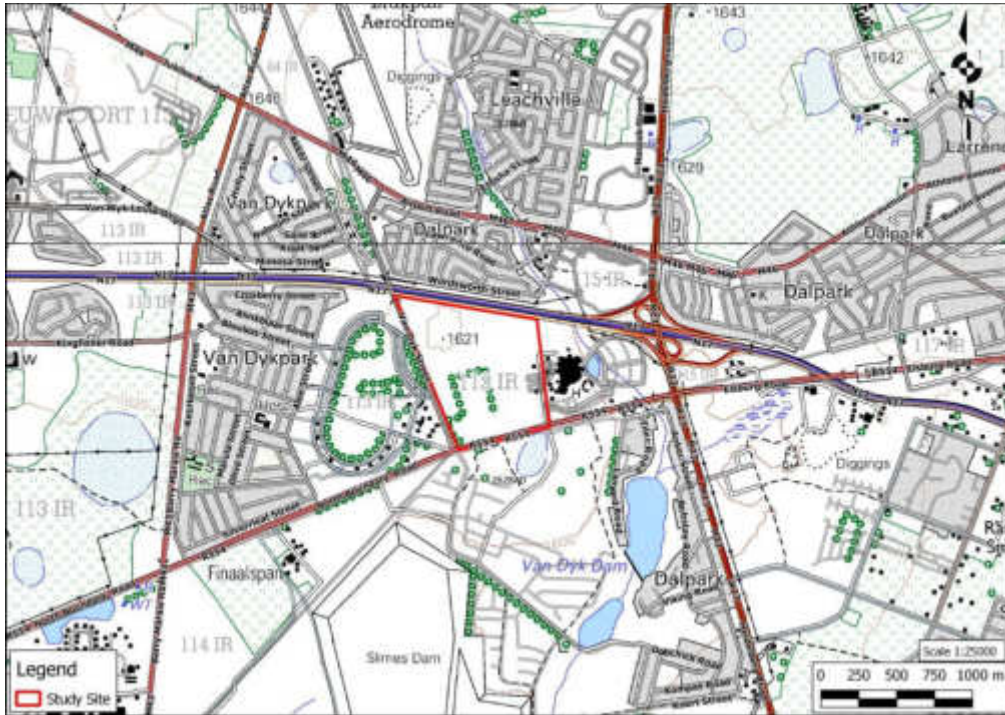


Figure 1: Locality Map

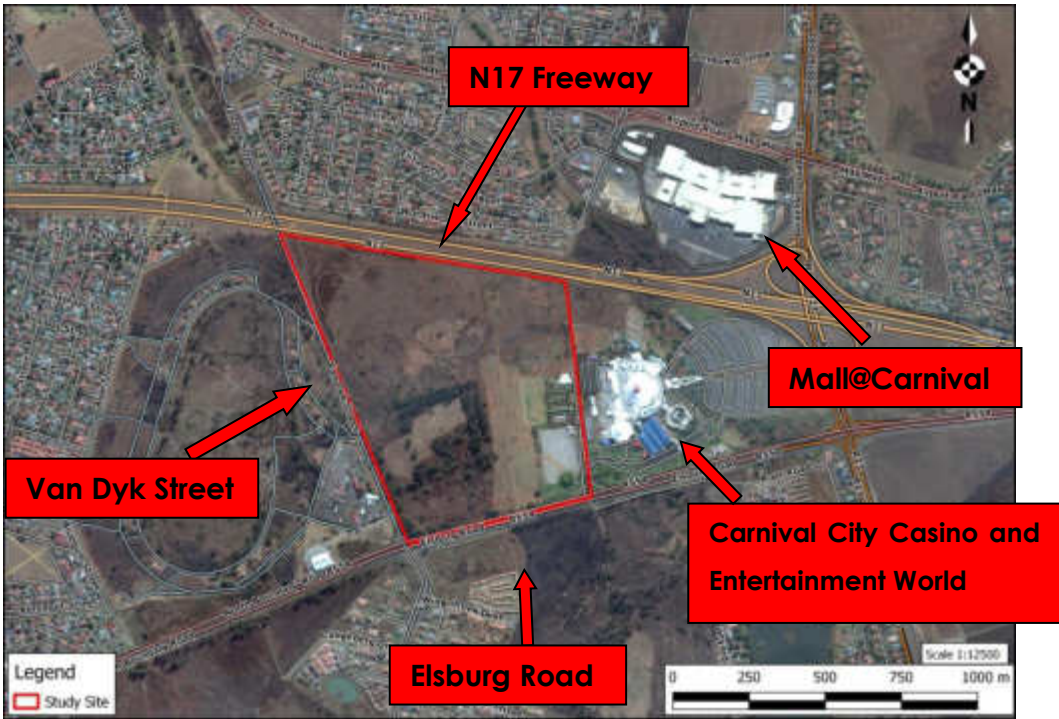


Figure 2: Aerial map

The application form was submitted to the Gauteng Department of Agriculture and Rural Development (GDARD) on Monday, 11 September 2017. The Draft Scoping Report is now available to all stakeholders, I&APs, organs of state with an interest in the application as well as to GDARD. It is important that all stakeholders comment on this Draft Scoping Report and that all comment regarding the Draft Scoping Report be submitted to Bokamoso by no later than 30 November 2017.

The application will be done in accordance with the National Environmental Management Act (Act No. 107 of 1998) Regulations, 2014 that came into effect on 8 December 2014 and updated on 7 April 2017.

This Scoping Report is the culmination of the preliminary phase of the assessments and identification of the key environmental issues for the proposed development. The current information contained in the Scoping Report was obtained through desktop studies. During the scoping process, additional specialist studies required for the next phase in the application process will be identified and will be included in the Environmental Impact Assessment (EIA) report.

1.2 Activities Applied for in terms of NEMA

Government Notice R.983, R.984 and R.985 of the 2014 NEMA EIA Regulations (amended on 7 April 2017) list activities that indicate the assessment process to be followed. The activities listed in Notice R 983 and R 985 requires that a Basic Assessment process be followed and the activities listed in Notice R 984 require that the Scoping and EIA process be followed.

Also refer to **Annexure B** for a copy of the application form that was submitted to Gauteng Department of Agriculture and Rural Development (GDARD).

Table 1: Listed Activities in terms of Notice No. 983, 984 and 985 (as amended).

Relevant Notice	Listed Activity	Describe each listed activity as per project description:
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Relevant Notice	Listed Activity	Describe each listed activity as per project description:
Notice No. R983 (Listing Notice 1) (as amended)		
GN R983 (Listing Notice 1), 4 December 2014 and updated on 7 April 2017	Activity 9	The development of infrastructure exceeding 1000 meters in length for the bulk transportation of water or stormwater – <ul style="list-style-type: none"> With an internal diameter of 0,36 meters or more; or With a peak throughput of 120 litres per second or more; excluding where: <ul style="list-style-type: none"> a. Such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or b. Where such development will occur within an urban area.
GN R983 (Listing Notice 1), 4 December 2014 and updated on 7 April 2017	Activity 10	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 – <ul style="list-style-type: none"> (i) With an internal diameter of 0,36 meters or more; or (ii) With a peak throughput of 120 litres per second or more; excluding where: <ul style="list-style-type: none"> a. Such infrastructure is for bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes inside a road reserve; or b. Where such development will occur within an urban area.
GN R983 (Listing Notice 1), 4 December 2014 and updated on 7 April 2017	Activity 11	The development of facilities or infrastructure for transmission and distribution of electricity – <ul style="list-style-type: none"> (i) outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or (ii) inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.
GN R983	Activity	The development of—

Relevant Notice	Listed Activity	Describe each listed activity as per project description:
(Listing Notice 1), 4 December 2014 and updated on 7 April 2017	12	<p>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or</p> <p>(ii) 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;</p> <p>(b) in front of a development setback; or</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(dd) where such development occurs within an urban area; or</p> <p>(ee) where such development occurs within existing roads, road reserves or railway lines; or</p> <p>(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</p>
GN R983 (Listing	Activity 19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand,

Relevant Notice	Listed Activity	Describe each listed activity as per project description:
Notice 1), 4 December 2014 and updated on 7 April 2017		<p>shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;</p> <p>But excluding where such infilling, depositing, dredging, excavation, removal or moving-</p> <ul style="list-style-type: none"> (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies. (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.
GN R983 (Listing Notice 1), 4 December 2014 and updated on 7 April 2017	Activity 28	<p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</p> <ul style="list-style-type: none"> (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>Excluding where such land has already been developed for residential, mixed, retail, commercial, industrial, or institutional purposes.</p>
Notice No. R984 (Listing Notice 2) (as amended)		
GN R984 (Listing Notice 2), 4	Activity 15	<p><i>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for-</i></p> <ul style="list-style-type: none"> <i>(i) the undertaking of a linear activity; or</i>

Relevant Notice	Listed Activity	Describe each listed activity as per project description:	
December 2014 and updated on 7 April 2017		<i>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</i>	
Notice No. R985 (Listing Notice 3) (as amended)			
GN R985 (Listing Notice 3), 4 December 2014 and updated on 7 April 2017	Activity 4	The development of a road wider than 4 metres with a reserve less than 13,5 metres.	c) In Gauteng: <ul style="list-style-type: none"> i. A protected area identified in terms of NEMPAA, excluding conservancies; ii. National Protected Area Expansion Strategy Focus Areas; iii. Gauteng Protected Area Expansion Priority Areas; iv. Sites identified as Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans; v. Sites identified within threatened ecosystems listed in terms of the National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004); vi. Sensitive areas identified in an environmental management framework adopted by relevant environmental authority; vii. Sites identified as high potential agricultural land in terms of Gauteng Agricultural Potential Atlas; viii. Important Bird and Biodiversity Area (IBA); ix. Sites or areas identified in terms of an International Convention;

Relevant Notice	Listed Activity	Describe each listed activity as per project description:	
			<p>x. Sites managed as protected areas by provincial authorities, or declared as nature reserves in terms of the Nature Conservation Ordinance (Ordinance 12 of 1983) or the National Environmental Management: Protected Areas Act (Act No. 57 of 2003);</p> <p>xi. Sites designated as nature reserves within municipal SDFs; or</p> <p>xii. Sites zoned for a conservation or public open space or equivalent zoning.</p>
<p>GN R985 (Listing Notice 3), 4 December 2014 and updated on 7 April 2017</p>	<p>Activity 12</p>	<p>The clearance of an areas of 300 square meters 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.</p>	<p>(d) In Gauteng:</p> <p>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;</p> <p>ii. Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans; or</p> <p>iii. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.</p>
<p>GN R985 (Listing Notice 3),</p>	<p>Activity 14</p>	<p>The development of-</p> <p>i. dams or weirs,</p>	<p>The development of-</p> <p>(i) canals exceeding 10 square metres in size;</p> <p>(ii) channels exceeding 10 square metres in size;</p>

Relevant Notice	Listed Activity	Describe each listed activity as per project description:	
4 December 2014 and updated on 7 April 2017		where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or ii. infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from	(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: i. A protected area identified in terms of NEMPAA, excluding conservancies; ii. National Protected Area Expansion Strategy Focus Areas; iii. Gauteng Protected Area Expansion Priority Areas; iv. Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans; v. Sites identified within threatened ecosystems listed in terms of the National

Relevant Notice	Listed Activity	Describe each listed activity as per project description:	
		the edge of a watercourse; excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.	Environmental Management Act: Biodiversity Act (Act No. 10 of 2004); vi. Sensitive areas identified in an environmental management framework adopted by the relevant environmental authority; vii. Sites or areas identified in terms of an international convention; viii. Sites managed as protected areas by provincial authorities, or declared as nature reserves in terms of the Nature Conservation Ordinance (Ordinance 12 of 1983) or the NEMPAA; ix. Sites designated as nature reserves in terms of municipal Spatial Development Frameworks; or x. Sites zoned for conservation use or public open space or equivalent zoning.

Since the proposed development includes activities listed in all the notices (No. R983, No. R984 and No. R985), an application for a full EIA process was lodged at GDARD. Further, the proposed development includes many potential listed activities² and therefore the Scoping and EIA process will be followed.

1.3 The Town Planning Process

The town planning application will be lodged with the Ekurhuleni Metropolitan Municipality in terms of Section 96(1) of the Town-Planning and Townships Ordinance 1986 (No. 15 of

² For purpose of completeness, it was decided to apply for as many of the anticipated listed activities as possible and the listed activities were also included as part of the public participation. The final list of listed activities applied for will be finalised as soon as all the services and planning for the development has been completed.

1986) read with the provision of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) for the establishment of a mixed land use township on a portion of Portion 91 and a portion of Portion R/107 of the farm Rietfontein 115 IR (hereafter referred to as “the site”) that will be known as Dalpark Extension 32.

1.4 Environmental Assessment Practitioner (EAP)

The Environmental Regulations require that relevant details of the Environmental Assessment Practitioner (EAP) be included as part of the Scoping Report. In this regard, attached as **Annexure C**, is a copy of the Curriculum Vitae (CV) of Lizelle Gregory from Bokamoso Landscape Architects and Environmental Consultants. In summary details of the EAP are indicated below:

- **Name:** Lizelle Gregory
- **Company:** Bokamoso Landscape Architects and Environmental Consultants.
- **Qualifications:** Registered Landscape Architect and Environmental Consultant (degree obtained at the University of Pretoria) with more than 20 years' experience in the following fields:
 - a. Environmental Planning and Management;
 - b. Compilation of Environmental Impact Assessments;
 - c. Landscape Architecture; and
 - d. Landscape Contracting.

Ms. L. Gregory also lectured at the Technicon of South Africa and the University of Pretoria. She is a registered member of the South African Council of the Landscape Architects Profession (SACLAP), of the International Association of Impact Assessments (IAIA) and of the Institute of Environmental Management and Assessment (IEMA).

2. TERMS OF REFERENCE

The following terms of reference have been set:

- Determine if the proposed site is suitable for the proposed development from an environmental point of view;
- Prepare the required environmental reports, taking into consideration the biophysical and social environment;
- Liaise with and ensure participation of stakeholders including authorities in the process; and
- Assess the general attitude towards such a development.

3. SCOPE OF WORK AND APPROACH TO THE STUDY

3.1 Scope of Work

The scope of work includes the necessary investigations, to assess the suitability of the study area and the surrounding environment for the proposed activities. The scoping exercise describes the status quo of the bio-physical, social, economic and institutional environment and identifies the anticipated environmental aspects associated with the proposed development in the form of a basic issues matrix. The significance of the anticipated impacts, the assessment of the alternatives identified, the assessment of the possible impacts and the mitigation of the impacts identified will be addressed in the Environmental Impacts Assessment (EIA) report for the proposed development that will be submitted after we (Bokamoso) have received acknowledgement of receipt and acceptance of the Scoping Report and the approval of the Plan of Study for EIA, also included as part of this report.

All available material and literature were collected and used for the purpose of this study and it was further supplemented with discussions with relevant authorities, other Interested and Affected Parties (I&APs), as well as by site surveys and photographic recordings.

3.2 Approach to the Study

An investigative approach was followed and the relevant physical, social and economic environmental aspects were assessed.

This Scoping Report takes into consideration the environment that may be affected by the proposed activity. Therefore, the physical, biological, social, economic and cultural aspects are considered. The property on which the activity is to be undertaken and the location of the activity on the property are described. The proposed activity and any feasible and reasonable alternatives were identified. In addition, a description is included of the need and desirability of the proposed activity, as well as advantages and disadvantages that the proposed activity or alternatives may have, on the environment and community that may be affected by the activity.

An identification of all legislation and guidelines that we are currently aware of is considered in this Scoping Report. Furthermore, a description of environmental issues and potential impacts, including cumulative impacts, are identified and discussed. Information on the methodology that will be adopted in assessing the potential impacts is furthermore identified, including any specialist studies or specialized processes that were/must still be undertaken. In addition reference will be made to the mitigation of identified impacts or to further studies that may be necessary to facilitate the design and construction of an environmentally acceptable facility.

Details of the public participation process are included: (i) the steps that were taken to notify potentially interested and affected parties of the application; (ii) proof that the notice boards, advertisements and notices, notifying potentially interested and affected parties of the application, have been displayed, placed or given; (iii) a list of all persons or organizations that were identified and registered; (iv) a summary of the issues raised by the interested and affected parties; (v) the date of receipt of and the response of the EAP to those issues.

Lastly a Plan of Study for EIA that sets out the proposed approach to the EIA of the application (including the proposed public participation for the EIA process) are included **(Refer to Annexure E)**.

4. LOCALITY

The proposed Dalpark Extension 32 is situated on a portion of Portion 91 and a portion of Portion R/107 of the Farm Rietfontein 115 IR; Ekurhuleni Metropolitan Municipality, Gauteng Province. The footprint of the proposed development is 65ha in extent and is situated in the Dalpark (East Rand) area with the N17 highway bordering the northern boundary, Van Dyk Street bordering the western boundary and Elsberg Road (R554) bordering the southern boundary of the site. The Carnival City Casino and Entertainment World is directly adjacent and to the east of the proposed site.

On a regional scale the proposed development is situated approximately 8km south east of the Boksburg CBD, 5km south of the Boksburg Industrial area, 1km west of the Heidelberg Road off ramp on the N17, 100m west of the Carnival City Casino and Entertainment World, and 0.35 km south west of the Carnival City Mall. The application site forms part of the new Central Business Precinct located immediately to the west of Carnival City Casino and Entertainment World, between the N17 highway, R554 Elsberg Road and Van Dyk Street.

The proposed development falls within Ward 31, in the Southern Region, of the jurisdiction of Ekurhuleni Metropolitan Municipality **(Refer to Figures 1 & 2)**. The subject property falls within the urban edge of Gauteng Province (Urban Edge 2011) **(Refer to Figure 3 below)**.



Figure 3: Gauteng Urban Edge

5. REGISTERED OWNERS AND TITLE DEEDS

As mentioned above, the property on which the proposed development is to take place, is situated on a portion of Portion 91 and a portion of Portion R/107 of the Farm Rietfontein 115 IR, is 85,7912ha in size with a footprint of 65ha for the proposed Dalpark Extension 32 Mixed Use Development.

The property is registered in the name of Afrisun Gauteng (Pty) Ltd in terms of title deeds T86572/1998 (Portion 91 of the Farm Rietfontein 115 IR) and T109559/1998 (Portion R/107 of the Farm Rietfontein 115 IR).

There are no restrictive title conditions prohibiting the proposed township establishment, but both properties are subject to several servitudes for which respective routes have been determined. All the above-mentioned servitudes are indicated in the layout plan

attached to aforementioned township application and will be protected. No structures or buildings will be constructed within the servitude areas.

6. ZONING AND LAND-USE

6.1 Existing Zoning and Land-Use

Both farm portions are zoned "Agricultural" in terms of the Ekurhuleni Town Planning Scheme, 2014.

A portion of Portion 91 as well as the largest part of the Remainder of Portion 107 of the Farm Rietfontein 115 IR is vacant at present. On the south-eastern corner of the Remainder of Portion 107 of the Farm Rietfontein 115 IR, there is a parking area, soccer field, as well as an area that is being used by Carnival City Casino and Entertainment World as an outdoor entertainment area where events are being held at present. Various servitudes transect the site.

6.2 Surrounding Zoning and Land-Use

Carnival City Casino and Entertainment World (which includes a casino, shops, bars and restaurants, entertainment venues) and two hotels are situated on Erf 3081 Dalpark Extension 8 and Erf 3344 Brakpan Extension 2. These erven are zoned "Business 1" and a small portion of the erven are zoned as "Public Garage". An Engen filling station with a convenience store is developed on this portion.

The regional shopping centre, Mall@Carnival, is located on the north-western quadrant of the N17 Highway and Heidelberg Road interchange. The aforesaid shopping centre forms part of a node being developed at the Heidelberg Road and Airport Drive intersection. This node includes a small mixed land use node on the corner of Rangeview Road and Airport Drive intersection. This small node consists of medium / high density residential,

business facilities, filling station, etc. The erven within this node including the small node have the following zonings:

- “Business 1”;
- “Public Garage”;
- “Residential 3”;
- “Community Facilities”; and
- “Business 2”.

Van Dyk Park Extension 1, which is situated in the north-western quadrant of Elsburg Road and Van Dyk Road intersection, to the south-west of the site, incorporates two erven that are zoned “Industrial 2”. The erven in the township were developed for industrial and commercial purposes.

The following residential townships that mainly consist of “Residential 1” erven are located to the north, west and south of the application site:

- Helderwyk Proper;
- Dalpark Extension 1;
- Dalpark Extension 9; and
- Van Dyk Park Proper.

Supporting social facilities such as schools, community facilities, business facilities, etc. are located throughout these residential areas, serving the communities. **(Refer to Figure 4 below for the land use map).**

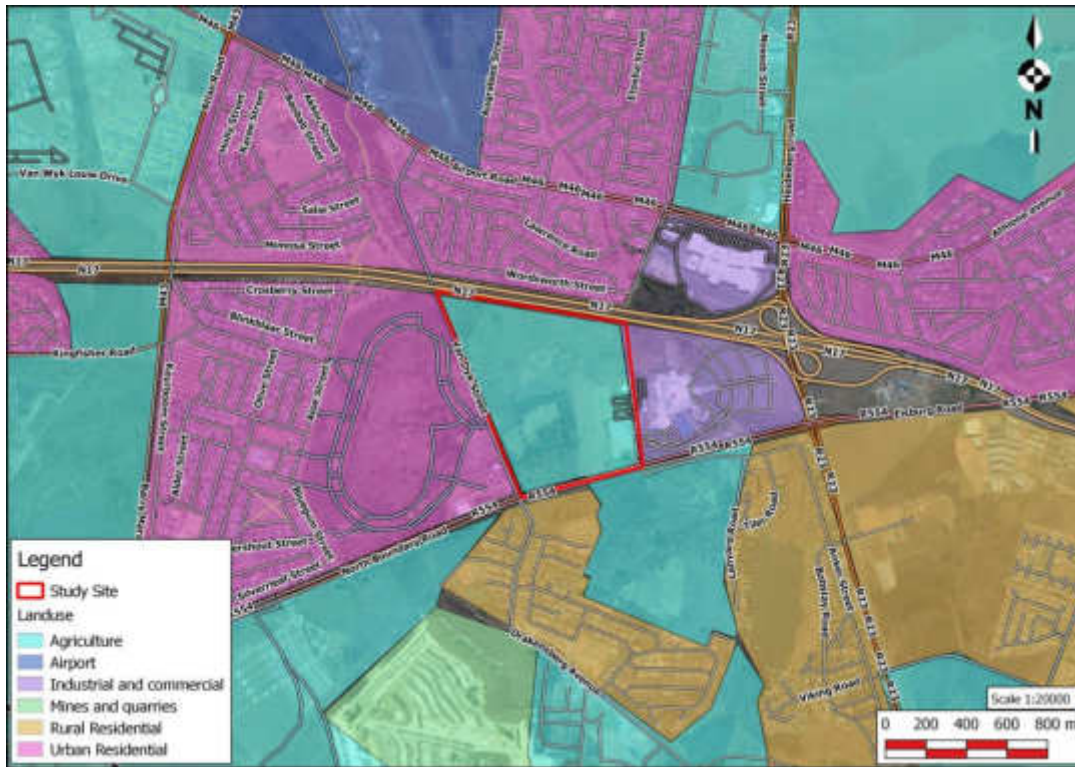


Figure 4 Land Use

6.3 Proposed Zoning and Land-Use

The purpose of the application is for the establishment of a mixed use development of approximately 65ha which will comprise of the following land use components:

Number of Erven	Land Use Category	Restrictive Measures
Erven 1 and 2	“Residential 4”	Height - 4 storeys Coverage - 60% FAR - 0.85 Density - 95 units / ha Other - Subject to the restrictive measures reflected in the basket of rights
Erven 3 and 4	“Industrial 2”	Height - 4 storeys Coverage - 60% FAR - 0.45 Other - Subject to the restrictive measures reflected in the basket of rights

Number of Erven	Land Use Category	Restrictive Measures
Erven 5, 6, 8, 9, 10, 11	"Business 2"	Height - 4 storeys Coverage - 50% FAR - 0.75 Density - 85 units / ha Other - Subject to the restrictive measures reflected in the basket of rights
Erf 7	"Business 2"	Height - 3 storeys Coverage - 50% FAR - 0.6 Density - 85 units / ha Other - Subject to the restrictive measures reflected in the basket of rights.
Erven 12 and 13	"Business 2"	Height - 3 storeys Coverage - 50% FAR - 0.65 Density - 85 dwelling units / ha Other - Subject to the restrictive measures reflected in the basket of rights.
Erf 14	"Business 2"	Height - 3 storeys Coverage - 50% FAR - 0.6 Density - 85 dwelling units / ha Other - Subject to the restrictive measures reflected in the basket of rights.
Erf 15	"Business 2"	Height - 3 storeys Coverage - 50% FAR - 0.65 Density - 85 units / ha Other - Subject to the restrictive measures reflected in the basket of rights.

Refer to Annexure F for the preliminary layout of the proposed mixed use development.

7. ALTERNATIVES IDENTIFIED

7.1 Locality Alternatives

The proposed development site is vacant and has been earmarked by the Ekurhuleni Metropolitan Municipality as part of the Carnival City node. This node is seen as an important link between the southern development areas and the central established zone of Ekurhuleni. This site is located at the intersection between the N17 highway and R23 Heidelberg Road, the proposed carnival node is envisaged as medium to high-density mixed use "town centre", built around and expanding upon the existing entertainment and shopping node. The node will offer amenities and employment, and act as a place of congregation for people living in southern Ekurhuleni.

The Carnival node already includes two existing precincts, located on either side of the N17:

- The mall precinct, located north of the N17 highway, is home to the 72,000m² Mall@Carnival regional shopping centre. The mall is home to more than 200 shops and attracts an estimated 800 000 visitors a month. A proposed extension to Rangeview Street will connect the precinct southwards to the rest of the node via a new bridge across the N17;
- The Carnival City precinct is home to the Carnival City Casino and Entertainment World. The development includes a casino, shops, bars and restaurants, entertainment venues and two hotels. A new commercial sub-precinct, located along the southern boundary bordering the R554 Elsburg Road, is proposed.

The proposed development site is situated just south east of the Boksburg CBD which is a Mixed Use Business Area, and in between residential areas.

It is clear that the proposed township and its location is in line with the existing and planned land uses of the area. Therefore, locality alternatives were not considered.

7.2 Land Use Alternatives

7.2.1 Mixed Use Development (Preferred Alternative)

The mixed use development will encompass of the following uses: Residential 4, Industrial 2 and Business 2.

Residential

The layout provides for two erven zoned "Residential 4" for dwelling units and residential buildings.

Business and Industrial

The layout provides for ten erven zoned "Business 2" for business purposes, shops, dwelling units, residential buildings, restaurant, medical consulting rooms, wholesale trade, warehouse retail, and conference facilities. One erf is also zoned "Business 2" for additional sport and recreation clubs, playpark, sport ground, gymnasium and place of entertainment. Two erven are zoned "Industrial 2" for offices, warehouses, wholesale trade, conference facilities and warehouse retail.

7.2.2 Agriculture

The proposed development site is currently zoned "Agricultural", and it has, according to the Gauteng Agricultural Potential Atlas (GAPA 3), high agricultural potential (**refer to Figure 5 below**), therefore agriculture could be a viable option for the study area. However, given the nature of the surrounding developments, urban residential areas and major roads, agriculture as an alternative option would not be a viable option.

The site is furthermore not situated within any of the 7 Agricultural hubs as identified by GDARD.

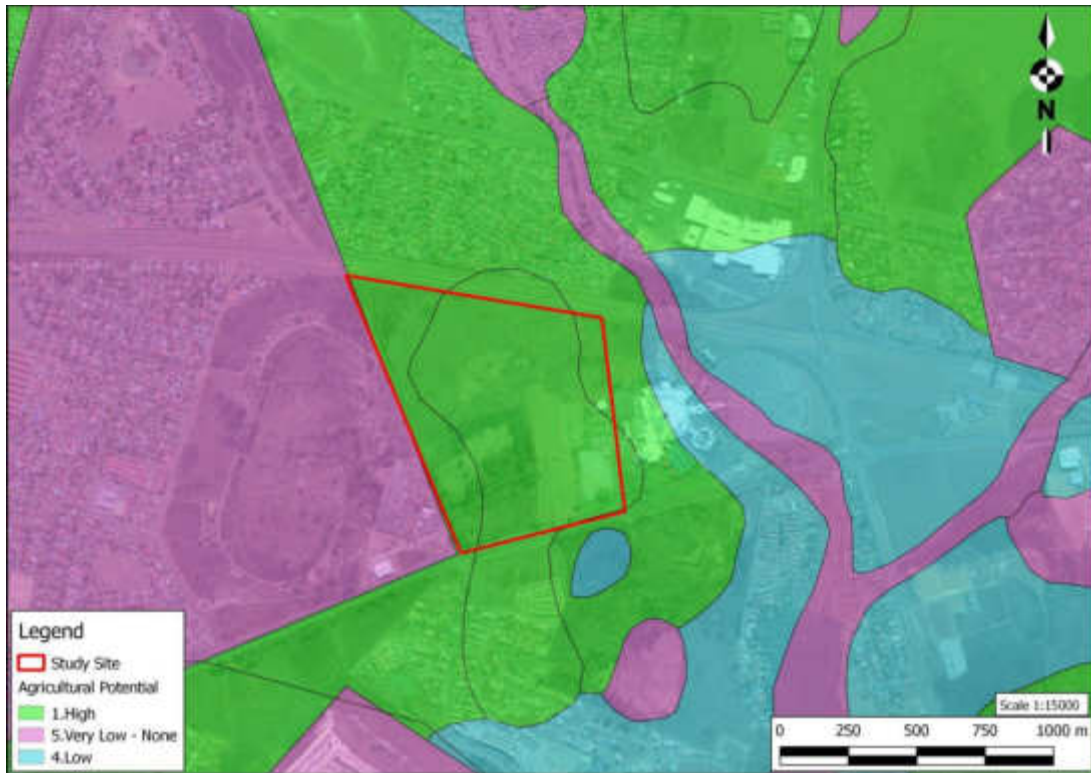


Figure 5 Agriculture Potential

7.2.3 Conservation Area

According to the GDARD C-plan the proposed development site does qualify as a Critical Biodiversity Area (**refer to Figure 6**). However, given the nature of the surrounding developments, urban residential areas and major roads, a conservation area as an alternative option would not be a viable option as there would be no other surrounding conservation areas to connect to.



Figure 6 C Plan Area

7.3 Layout Alternatives

Various layouts have been considered, but the environmental aspects of the site acted as the main form giving effect to the preliminary layout included as part of the Scoping Report (**Refer to Annexure F**). The proposed layout must however still be tested and confirmed by specialist inputs during the EIA phase of the assessment process.

7.3.1 Alternative 1 – Mixed Use Development (Preferred Alternative) (Layout excluding wetland)

The mixed use development will encompass of the following uses: Residential 4, Industrial 2 and Business 2.

Residential

The layout provides for two erven zoned “Residential 4” for dwelling units and residential buildings.

Business and Industrial

The layout provides for ten erven zoned “Business 2” for business purposes, shops, dwelling units, residential buildings, restaurant, medical consulting rooms, wholesale trade, warehouse retail, and conference facilities. One erf is also zoned “Business 2” for additional sport and recreation clubs, playpark, sport ground, gymnasium and place of entertainment. Two erven are zoned “Industrial 2” for offices, warehouses, wholesale trade, conference facilities and warehouse retail.

7.3.2 Alternative 2 – Mixed Use Development (layout including wetland)

The mixed use development will encompass of the following uses: Residential 4, Industrial 2, as well as Private Open Space and Business 2.

Residential

The layout provides for two erven zoned “Residential 4” for dwelling units and residential buildings.

Business and Industrial

The layout provides for ten erven zoned “Business 2” for business purposes, shops, dwelling units, residential buildings, restaurant, medical consulting rooms, wholesale trade, warehouse retail, and conference facilities. Two erven are zoned “Industrial 2” for offices, warehouses, wholesale trade, conference facilities and warehouse retail.

Private Open Space

One erf is zoned "Private Open Space" to accommodate the areas which are affected by the important wetlands and pans.

7.4 The "No-Go" Alternative

The proposed development site is vacant and has been earmarked by the Ekurhuleni Metropolitan Municipality as part of the Carnival City node with the specialised function of limited regional retail, offices, entertainment, service industries, motor trade and related uses as well as high density residential and service industries. The locality of the Proposed Mixed Use Development provides for residential, business as well as industrial developments, which is in line with the **Ekurhuleni Metropolitan Spatial Development Framework (MSDF)**.

The proposed development can thus be motivated in terms of the institutional framework documents relevant to the locality of the application site, and it is desirable and is supported in terms of the following:

- The proposed development complies with the objectives set out in the Spatial Planning and Land Use Management Act (SPLUMA), Act No.16 of 2013;
- The proposed development is in line with the principles of the Ekurhuleni MSDF;
- Bulk services already border the proposed development site;
- The proposed development is considered desirable and necessary from a town planning point of view.

The most significant environmental issues that were identified during the scoping process for the proposed Dalpark X 32 Development are:

- According to the GDARD C-plan a portion of the proposed development site qualifies as a Critical Biodiversity Area due to consisting of irreplaceable sites as a result of the potential presence of Orange Listed plant habitat (**refer to Figure 6**).

- According to an avifauna specialist 13 threatened and/or near threatened bird species have previously been recorded within the larger 2628AD QDS, but the **probable occurrence of any of these threatened and/or near threatened bird species are unlikely.**
- Even though the applicant originally understood that no wetland is present on the study area, follow-up wetland studies confirmed that there is a man-made wetland present on the study area. A site meeting was arranged between the environmental departments of the Ekurhuleni Local Municipality and the GDARD wetland specialist division and both department agreed that the study area incorporates a man-made wetland/ a wetland with an unknown origin and it was confirmed that a wetland buffer should be applied;
- Accessibility of the study area and traffic impacts;
- The need and desirability of the proposed development;
- Availability of services and services upgradings required; and
- Storm water management.

No “Fatal Flaws” were identified during the Scoping phase which would trigger the “No-Go” option.

The following diagrams represent a preliminary comparison between the “No-Go” alternative and the proposed development alternative.

Diagram 1: Environmental issues - “No-Go” Option

Issue	Short term	Medium term	Long Term	Impact	Reasons
Geology and soils				Positive	The site is currently vacant and a some potential for erosion exists. A wetland (possible a man-made
				Neutral	
				Negative	

Issue	Short term	Medium term	Long Term	Impact	Reasons
					wetland) is present on the study area and it appears that it has some attenuation and water purification functions.
Hydrology				Positive Neutral Negative	With potential for erosion, siltation will become an increasing problem when storm water runoff is not managed. A wetland (possible a man-made wetland) is present on the study area and it appears that it has some attenuation and water purification functions.
Vegetation				Positive Neutral Negative	Exotic invaders could invest the vacant property and easily spread via nearby watercourses. Protected vegetation and habitat occurring on site could be destroyed as a result of edge effects, no maintenance and management.
Fauna				Positive Neutral Negative	Protected fauna potentially occurring on site might be hunted, their habitat might be destroyed, or habitat might be negatively affected by erosion.
Social				Positive Neutral Negative	Of sites of historical importance are present on the site (to be confirmed during the EIA Phase) such features

Issue	Short term	Medium term	Long Term	Impact	Reasons
					can easily be destroyed. If the site is not developed and these sites are not recorded and incorporated as community facilities, it might disappear from historic record.
Economic				Positive Neutral Negative	Currently the study area does not have any economic benefits for the local community and without development the status quo will prevail.

Note: The “No-Go” option is predominantly neutral in the short term but turns negative in the medium to long term.

Diagram 2: Environmental issues of the proposed development

Issue	Short term	Medium term	Long Term	Impact	Reasons
Geology and soils				Positive Neutral Negative	The potential for erosion could be addressed by means of developing the land.
Hydrology				Positive Neutral Negative	Increased storm water run-off will be prevented with an effective storm water management plan as part of the development layout. The wetland area on the site can most probably be used for storm water attenuation and purification.
Vegetation				Positive Neutral Negative	Protected vegetation occurring on site (i.e. orange listed species) will be identified prior to construction and

			<p>removed by a suitably qualified specialist/ relocated to the wetland area.</p> <p>The wetland area will be rehabilitated with indigenous vegetation. The ecological potential of the wetland area will be developed.</p>
Fauna		<p>Positive</p> <p>Neutral</p> <p>Negative</p>	<p>When habitat of protected fauna potentially occurring on site, such as the wetland and buffer boundaries, is incorporated into Private Open Space areas, fauna will automatically benefit.</p>
Social		<p>Positive</p> <p>Neutral</p> <p>Negative</p>	<p>Sites of historical importance will be preserved as community facilities as part of the proposed development.</p>
Economic		<p>Positive</p> <p>Neutral</p> <p>Negative</p>	<p>The Proposed Mixed Use Development will produce economic benefits, not only for the residents of the proposed township, but for the local community as well.</p>

Note: From the preliminary investigations that were done, it is anticipated that the proposed development option is either negative, neutral, or positive in the short term, and turns neutral or positive in the medium term, and has a positive impact in the long term.

8. THE DESCRIPTION OF THE BIOPHYSICAL ENVIRONMENT

This section briefly describes the biophysical environment of the study area.

8.1 The Physical Environment

8.1.1 Geology and Soils

According to the 1:250 000 geological sheet 2628 East Rand, the site is anticipated to be underlain by shales of the Karoo Super group. The study area may also be mantled by unconsolidated material deemed to be recent deposits (24 Ma and younger). Various potentially problematic soils cover the bedrock requiring specific foundation design for structures.

Preliminary geotechnical evaluation

- Problematic soils

There are potential problematic soils within the development footprint requiring specific foundation design for structures. Potentially active and collapsible soils and the potential for difficult excavation conditions near surface exist.

- Excavations

Due to the low expansiveness and low density of soils found in Soil Zone 4, excavation services by a back actor may be problematic from a depth of 1.3 m.

- Road construction

In areas proposed for paving, specific recommendations should be followed.

- Groundwater

Due to a seasonal perched water table that is expected on the soil/rock contact, provision should be made for rising damp.

Additional Information or Studies Required for the EIA Phase

- More detailed investigations should be conducted for structures such as single and double storey buildings, roads, trenches and other multi-storey structures.
- If applicable, results of more detailed investigations will be included in the final EIA.

8.1.2. Agriculture Potential

According to the Gauteng Agricultural Potential Atlas (**GAPA 3**) the proposed development area has **high** agricultural potential (**refer to Figure 1**). However, with the surrounding land uses being either commercial; residential; or industrial and the study site being surrounded by existing roads (**refer to Figure 4**), agricultural land would not necessarily be desirable.

8.1.3 Preliminary Issues Identified

- Problematic soils with potential for collapse;
- A pre-feasibility geotechnical study has been done and results have indicated that the site is considered suitable for the proposed project;
- A Floodline Exemption Certificate provided by SRK Consulting stated that no river floodwaters with a frequency of a 1:50 year or 1:100 year flood event will interfere with the proposed development.

8.1.4 Additional Information or Studies Required for the EIA Phase

- A Phase 1 Engineering Geological Study has been conducted and will be included as part of the EIA Report; and
- A comprehensive Geotechnical Phase II Report has to be prepared and must address the geotechnical aspects in sufficient detail to enable the Town Planners and Civil Engineers to address problems such as foundation design for buildings, construction of roads, storm water structures, etc. The Geotechnical data must also be of sufficient detail to conform to the National Home Builders Registration Council (NHBRC) requirements and standards; and
- Copies of the Geotechnical reports must be submitted to the Council of Geoscience. Comments from Council of Geoscience to be obtained.

8.2 Hydrology

8.2.1 Surface Hydrology

The study area is situated in Quaternary Sub-catchment C22C of drainage region C, in the Vaal River catchment area, which ultimately drains into the Vaal River. There are no watercourses on the proposed development site. **(Refer to Figure 7).**

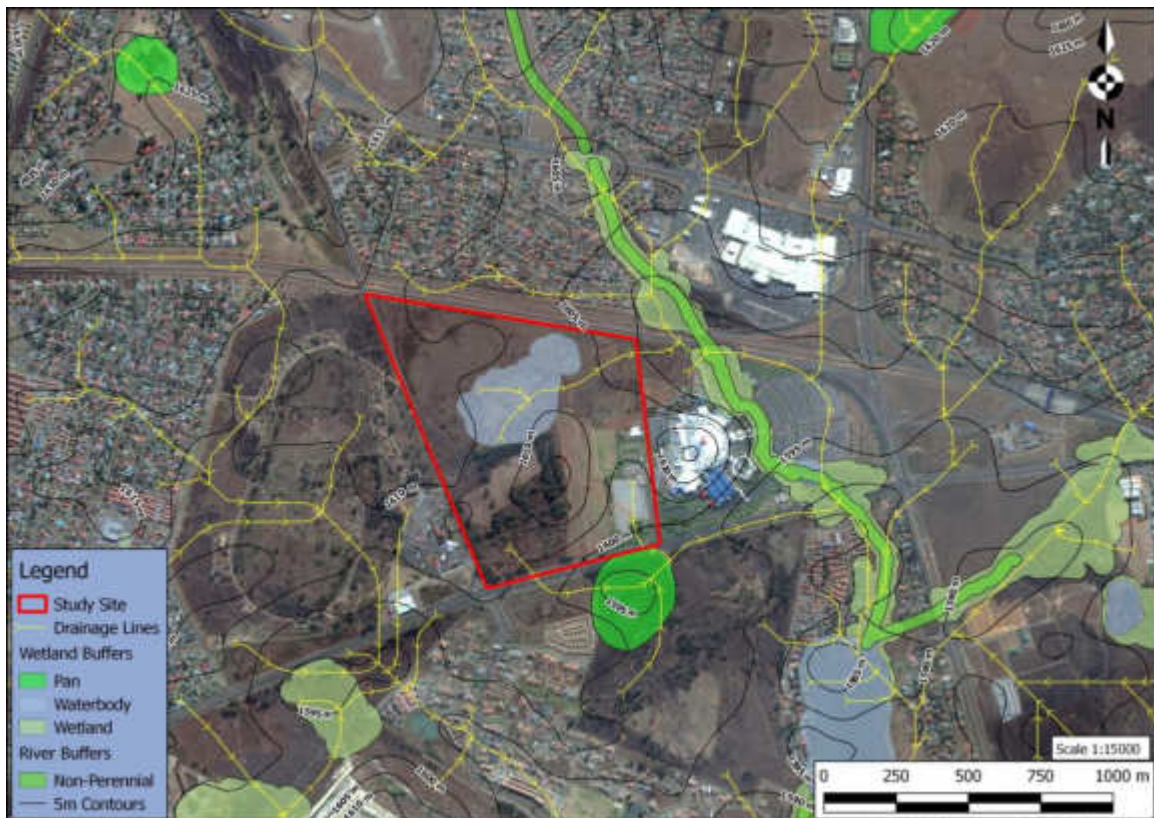


Figure 7 Hydrology

8.2.2 Wetland Delineation

The only water body identified during a preliminary study within the proposed development footprint is a wetland area in the northern section of the study area which, that in all probability, is fed by storm water runoff from the N17 highway and is amplified by the presence of “responsive soils” that prevent water runoff and infiltration.

The water source (i.e. fountain, watercourse, storm water from the surrounding roads etc.) which sustains the wetland could not be confirmed during the site investigations. Both the N17 freeway north and Van Dyk Street west of the study site are elevated with no drainage systems underneath, this prevents the area from draining towards the west according to the natural flow direction.

Detail pertaining to the wetland delineation on site shall be included in the EIA Report following completion of the wetland delineation.

8.2.3 Floodlines

The study area is not affected by any 1:100 year flood line or drainage line. A flood line determination was carried out for the site and a flood line exemption certificate was issued. **(Refer to Annexure F for the preliminary layout).**

8.2.4 Subsurface Hydrology - Groundwater

Due to the gradient of the site sloping towards the south-eastern corner of the study site, as well as the potential of seasonally perched groundwater, rising damp is expected on the soil/rock contact.

8.2.5 Preliminary Issues Identified

- The presence of the responsive soils, as indicated by the wetland delineation, could pose a local challenge to development of structures. It was proposed that the current wetland feature be incorporated as a storm water management structure through landscaping and soft engineering approaches.
- The development is not affected by the 1:100 year flood line of any streams;

- Should a wetland be identified following the wetland delineation, no development will be allowed within the wetland feature buffer zone except for the installation of services and pedestrian bridges or other light structures associated with open space areas, with the necessary water use authorisation;
- A Section 21 Water Use License Application could potentially be triggered but confirmation is still needed. If applicable, the application will be included in the EIA report;
- Possible damage to potential wetland areas during construction due to work within the boundaries and buffer zones of the potential wetland and within drainage lines;
- Surface and groundwater pollution, siltation and erosion problems;
- More impermeable surfaces will lead to an increase in the speed and quantity of the surface water and it could lead to decrease in the quality of surface water;
- Possible erosion caused at discharge points of storm water; and
- Lack of sufficient storm water management measures, could cause erosion.

8.2.6 Additional Information or Studies Required for the EIA Phase

- A wetland delineation will be conducted and will be included as part of the EIA Report;
- The absence of the 1:100 year flood line has been determined and the flood line exemption certification will be included as part of the EIA Report;
- If applicable, proof of Section 21 Water-Use License applications (WULA) should be provided with the EIA Report;
- Detailed storm water management plan will be required for assessment and inclusion in the EIA Report. The storm water management plan must be designed to:
 - Reduce and/or prevent siltation, erosion, and water pollution. If erosion, siltation and water pollution is not addressed, the long-term sustainability of the wetlands and the open space systems lower down in the catchment area cannot be guaranteed;

- Attenuate storm water captured on the proposed development site prior to release into the watercourse.
- If applicable, an Integrated Water Quality and Quantity Management and Monitoring Plan addressing both surface and groundwater must be incorporated as part of the EIA Report.

8.3 Topography

The site's topography can be described as undulating to flat, with elevation varying between 1 607m above mean sea level in the south east corner of the proposed development site to 1 620m in the north west corner.

8.3.1 Preliminary Issues Identified

The proposed development will be visible from the N17 running past the northern boundary, Van Dyk Road running past the western boundary as well as Elsburg Road running past the southern boundary of the proposed development. However the proposed mixed use development would visually fit in with the surrounding developments.

8.3.2 Additional Information or Studies Required for the EIA Phase

- A more detailed visual input should be supplied in the EIA Report;
- Where possible, suitable mitigation measures must be supplied for the anticipated visual impacts in the EIA Report; and
- Architectural and landscaping guidelines must be based on the mitigation measures supplied in the EIA Report.

8.4 Climate

The average midday temperatures for Boksburg range from 16.6°C in June to 26.2°C in January. The region is the coldest during July when the mercury drops to 0.2°C on average during the night.

8.4.1 Preliminary Issues Identified

- Should the construction phase be scheduled for the summer months, frequent rain could cause very wet conditions, which makes construction and environmental rehabilitation works extremely difficult;
- Such wet conditions often cause delays to building projects and the draining of water away from the construction works (in the case of high water tables) into the nearby water bodies, could if not planned and managed correctly have an impact on the water quality of these water bodies; and
- If dry and windy conditions occur during the construction phase, dust pollution could become a problem to surrounding land users.

8.4.2 Additional Information or Studies Required for the EIA Phase

- Recommendations to mitigate dust pollution caused by construction activities must be made in the Environmental Management Programme (EMPr); and
- Engineering guidelines for construction must be supplied during the EIA phase.

8.5 Biological Environment

Specialist biodiversity assessments are required by GDARD to investigate the following:

- Plants;
- Vegetation;
- Wetlands; and

- Rivers.

8.5.1 Flora survey

The study site lies within the Quarter Degree Square (QDS) 2628AD. The site falls within the Tsakane Clay Grassland vegetation unit (Mucina and Rutherford, 2006) as well as the Klipriver Highveld Grassland Threatened Ecosystem (SANBI, 2011). The Tsakane Clay Grassland vegetation unit is considered Endangered, while the Klipriver Highveld Grassland (SANBI, 2011) is listed as Critically Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011 (Government Gazette no. 34809, 2011).

8.5.1.1 Vegetation type

Detail pertaining to the vegetation types occurring on site shall be included in the EIA Report following completion of a Flora Assessment.

8.5.1.2 Red Data Flora Species

It is not yet known whether any Red Data floral species occur on site. Results of a Flora Assessment conducted shall be incorporated into the EIA Report.

8.5.1.3 Preliminary Issues Identified

- Alien vegetation removal from the property is required;
- Potential wetland areas and associated buffers identified on the study area should remain as open or private space and should be considered as a sensitive area;
- Introduction of alien vegetation in gardens could possibly invade the open space areas;
- Eradication of the existing vegetation (with and without conservation value) in and around the proposed development area could occur;

- Potential for Orange Listed species occurring on site; and
- The site is characterised by vulnerable to critically endangered grassland.

8.5.1.4 Additional Information or Studies Required for the EIA Phase

- A Flora Assessment was conducted and results of the assessment shall be included in the EIA Report;
- If any Red or Orange Listed plant species are found outside the planned open or private space areas, then a biodiversity permit for relocation to open space areas situated on site or a destruction permit must be obtained from the Department of Agriculture, Forestry and Fisheries (DAFF); and
- Suitable mitigation measures must be incorporated into an EMPr as part of the EIA Report.

8.5.2 Fauna survey

8.5.2.1 Avifauna

Detail pertaining to the avifauna occurring on site shall be included in the EIA Report following completion of a Fauna Assessment.

8.5.2.2 Mammals, Invertebrates and amphibians

Detail pertaining to mammal, invertebrate, and amphibian species present on site shall be included in the EIA Report following completion of a Fauna Assessment.

8.5.2.3 Preliminary Issues Identified

- Potential wetland feature areas and associated buffers that occur on the property should remain as open or private space and should be considered as sensitive areas;
- Development might impact fauna species potentially occurring on site;
- If the areas earmarked for exclusion from development are not fenced off during the construction phase, they can be damaged or be covered with soil, builders' rubble or waste and ruin existing habitat for fauna;
- If the entire site is cleared at once, smaller birds, mammals and reptiles will not be afforded the chance to weather the disturbance in an undisturbed zone close to their natural territories;
- Noise of construction machinery could have a negative impact on the avifaunal Species during the construction phase;
- During the construction and operational phases, if not managed correctly, fauna could be disturbed, trapped, hunted or killed;
- Loss of ecosystem functioning due to development;
- Loss of avifaunal and fauna habitat; and
- Loss of threatened or protected avifauna and fauna potentially occurring on site.

8.5.2.4 Additional Information or Studies Required for the EIA Phase

- If applicable, a specialist Avifaunal Assessment should be conducted and results will be included as part of the EIA Report;
- A Fauna Assessment will be conducted and results will be included as part of the EIA Report;
- Suitable measures to curb soil erosion during the pre-development and construction phases of the proposed development to ensure the protection of the wetland habitat within the property portion must be provided; and
- Suitable mitigation measures and an EMP to reduce the impact of the proposed development on fauna must be provided during the EIA phase.

8.5.3 Aquatic biodiversity

Considering historic agricultural activities which occurred on the proposed development site as well as anthropogenic impacts associated with urbanisation, it is not deemed necessary to conduct an aquatic biodiversity assessment.

8.5.3.1 Preliminary Issues Identified

- If applicable and needed, an aquatic biodiversity assessment will be included in the EIA report;
- Increased velocities and volumes of storm water runoff, due to an increase in impermeable surfaces associated with development might occur;
- Potential surface water pollution due to oil and fuel spills from construction vehicles, construction material (e.g. concrete, solvents, paints etc.), workforce activities, the application of herbicides during the operational phase, and the increase in storm water due to an increase in impermeable surfaces associated with development;
- The wetland feature area and associated buffers identified on the property should remain as open or private space and should be considered as a sensitive area that form an integral part of the larger continuous regional and provincial open space system; and
- If the areas earmarked for exclusion from development are not fenced off during the construction phase, they can be damaged or be covered with soil, builders' rubble or waste and will pollute aquatic and other sensitive habitats.

8.5.3.2 Additional Information or Studies Required for the EIA Phase

- Measures to curb soil erosion during the pre-construction and construction phases and attenuate storm water run-off during construction and operational phases of the proposed development must be incorporated in to a storm water management plan, to ensure the protection of the wetland habitat within the property portion must be provided; and

- Mitigation measures and an EMPr to reduce the impact of the proposed development on the fauna must be provided during the EIA phase.

9 THE DESCRIPTION OF THE EXISTING SOCIAL ENVIRONMENT

9.1 Archaeology/Cultural History

A Phase 1 Heritage Impact Assessment (HIA) as provided for in the National Heritage Resources Act (Act 25 of 1999) will be conducted for the proposed Dalpark Extension 32 Mixed Use Development.

9.1.1 Preliminary Issues Identified

- Sites of cultural/historical importance might be present on site.

9.1.2 Additional Information or Studies Required for the EIA Phase

- A Phase 1 Heritage Impact Assessment (HIA) to be conducted.

9.2 Social Aspects of the Proposed Development Area

9.2.1 Existing Land Use

Both farm portions are zoned "Agricultural" in terms of the Ekurhuleni Town Planning Scheme, 2014.

A portion of Portion 91 as well as the largest part of the Remainder of Portion 107 of the Farm Rietfontein 115 IR is vacant at present. On the south-eastern corner of the Remainder of Portion 107 of the Farm Rietfontein 115 IR, there is a parking area, a soccer field, as well

as an area that is being used by Carnival City Casino and Entertainment World as an outdoor entertainment area where events are being held at present. Various servitudes transect the site.

9.2.2 Surrounding Zoning and Land Use

Carnival City Casino and Entertainment World (which includes a casino, shops, bars and restaurants, entertainment venues) and two hotels are situated on Erf 3081 Dalpark Extension 8 and Erf 3344 Brakpan Extension 2. These erven are zoned "Business 1" and a small portion of the erven are zoned as "Public Garage". An Engen filling station with a convenience store is developed on this portion.

The regional shopping centre, Mall@Carnival, is located on the north-western quadrant of the N17 Highway and Heidelberg Road interchange. The aforesaid shopping centre forms part of a node being developed at the Heidelberg Road and Airport Drive intersection. This node includes a small mixed land use node on the corner of Rangeview Road and Airport Drive intersection. This small node consists of medium / high density residential, business facilities, filling station, etc. The erven within this node including the small node have the following zonings:

- "Business 1";
- "Public Garage";
- "Residential 3";
- "Community Facilities"; and
- "Business 2".

Van Dyk Park Extension 1, a township which is situated on the north-western quadrant of Elsburg Road and Van Dyk Road intersection, to the south-west of the site, incorporates two erven that are zoned "Industrial 2". The erven in the township were developed for

industrial and commercial purposes. The following residential townships that mainly consist of “Residential 1” erven are located to the north, west and south of the application site:

- Helderwyk Proper;
- Dalpark Extension 1;
- Dalpark Extension 9; and
- Van Dyk Park Proper.

Supporting facilities such as schools, community facilities, business facilities, etc. are located throughout these residential areas, serving the communities. **(Refer to Figure 4).**

9.2.3 Proposed Zoning and Land Use

The purpose of the application is for the establishment of a mixed use development of approximately 65ha which will comprise out of the following land use components:

Number of Erven	Land Use Category	Restrictive Measures
Erven 1 and 2	“Residential 4”	Height - 4 storeys Coverage - 60% FAR - 0.85 Density - 95 units / ha Other - Subject to the restrictive measures reflected in the basket of rights
Erven 3 and 4	“Industrial 2”	Height - 4 storeys Coverage - 60% FAR - 0.45 Other - Subject to the restrictive measures reflected in the basket of rights
Erven 5, 6, 8, 9, 10, 11	“Business 2”	Height - 4 storeys Coverage - 50% FAR - 0.75 Density - 85 units / ha Other - Subject to the restrictive measures reflected in the basket of rights
Erf 7	“Business 2”	Height - 3 storeys

Number of Erven	Land Use Category	Restrictive Measures
		Coverage - 50% FAR - 0.6 Density - 85 units / ha Other - Subject to the restrictive measures reflected in the basket of rights.
Erven 12 and 13	"Business 2"	Height - 3 storeys Coverage - 50% FAR - 0.65 Density - 85 dwelling units / ha Other - Subject to the restrictive measures reflected in the basket of rights.
Erf 14	"Business 2"	Height - 3 storeys Coverage - 50% FAR - 0.6 Density - 85 dwelling units / ha Other - Subject to the restrictive measures reflected in the basket of rights.
Erf 15	"Business 2"	Height - 3 storeys Coverage - 50% FAR - 0.65 Density - 85 units / ha Other - Subject to the restrictive measures reflected in the basket of rights.

Refer to Annexure F for the preliminary layout of the proposed mixed use development.

9.2.4 Social Facilities

The following social facilities are situated in close proximity to the study area:

- Carnival City and Casino Entertainment World directly adjacent to the east;
- The Mall@Carnival situated north-east;
- Transition Transport Company situated directly west; and
- AGS Van Dyk Park situated north-west.

9.2.5 Preliminary Issues Identified

- Impacts of the proposed development on the infrastructure of the area;
- The availability of sufficient social facilities;
- Rates and taxes payable to the authorities;
- Job creation;
- Impacts on surrounding property values;
- Compatibility of the proposed land use with the surrounding land uses;
- Need and desirability of the proposed land use;
- Economic viability of the proposed land use;
- Possible objections from neighbours who prefer rural area;
- Additional burden on services, traffic and damage to external roads;
- Security problems; and
- Noise impact of N17 bordering the residential development.

9.2.6 Additional Information or Studies Required for the EIA Phase

- More input on social facilities to be supplied in the EIA report;
- Viability motivation from the Town and Regional Planners to be included as part of the EIA Report;
- Market study to be undertaken;
- Socio-Economic Impact Study to be undertaken; and
- The layout must take potential noise impacts into consideration from the start.

9.2.7 Need and Desirability

The following motivation with regards to the Need for Dalpark Extension Mixed Use Development was provided by Town Planning Consultants **Terraplan Associates**:

9.2.7.1 Need for the proposed Township

The aim of the development is to create a sustainable human settlement that provides a variety of housing typologies, economic opportunities, social facilities, etc. that is integrated with the surrounding urban form, public transport networks and natural environment. The development also seeks to cluster public facilities, such educational facilities, community facilities, business facilities, etc. to enhance the connectivity and accessibility between the different land uses by integrating pedestrian movement, public transport and private vehicles usage.

The proposed development will promote a healthy lifestyle, provide decent housing, a suitable living environment, provision of social facilities and the creation of economic opportunities. This will assist Local Government and National Government in their aim to provide sufficient social facilities / economic opportunities, housing, etc. for the community of the City of Ekurhuleni which is a Right embedded in our Constitution.

9.2.7.2 Desirability of the proposed Township

The aim of the development is to create a sustainable human settlement that promotes a healthy lifestyle, provide decent housing and a suitable living environment for the community. A sustainable human settlement will be created as the following development objectives are being promoted:

- Clustering of public facilities, such as parks, educational facilities, community facilities, business facilities, etc.
- The integration of the community into the broader urban environment.
- The proposed development and associated infrastructure are seen as a catalyst development that will unlock the development of the surrounding areas.
- The connectivity and accessibility within the development and between the development and the adjoining properties and surrounding development are being enhanced.
- The intensification and densification of land uses will promote the live / work quality of the community.

- A sustainable and functional open space network that will encourage that outdoor activities and social interaction be promoted.
- Due to the intensification and densification of land uses a more sustainable compact structure are being created that will improve public transport and promote safe pedestrian movement in the area.

Take Note: The need and desirability will be motivated in more detail once the final layout and land-use become available. The information supplied in the specialist studies to be conducted will be illustrated on maps (where possible) and a sensitivity map and issues map will eventually be created and will act as form giving element for the development.

9.3 Visual Aspects

The following visual assessment criteria (**see Table 2 below**) has been used to determine the impact of the proposed development on the state of the environment – the significance is indicated by the respective colour coding for each of the impacts, being high, medium and low:

Table 2 Visual Impact Criteria

CRITERIA	IMPACT		
	HIGH	MEDIUM	LOW
Visibility	A prominent place with an almost tangible theme or ambience.	A place with a loosely defined theme or ambience.	A place having little or no ambience with which it can be associated.
Visual quality	A very attractive setting with great variation and interest – no clutter.	A setting with some visual and aesthetic merit.	A setting with no or little aesthetic value.
Compatibility with the surrounding	Cannot accommodate proposed development without the	Can accommodate the proposed development without it	The surrounding environment will ideally suit or match the

landscape	development appearing totally out of place – not compatible with the existing theme.	looking completely out of place.	proposed development.
Character	The site or surrounding area has a definite character/ sense of place.	The site or surrounding environment has some character.	The site or surrounding environment exhibits little or no character/ sense of place.
Visual Absorption Capacity	The ability of the landscape not to accept a proposed development because of a uniform texture, flat slope and limited vegetation cover.	The ability of the landscape to less easily accepts visually a particular type of development because of less diverse landform, vegetation, and texture.	The ability of the landscape to easily accept visually a particular type of development because of its diverse landform, vegetation and texture.
View distance	If uninterrupted view distances to the site are > 5 km.	If uninterrupted view distances to the site are < 5 km but > 1 km.	If uninterrupted view distances to the site are > 500 m and < 1000 m.
Critical Views	Views of the site seen by people from sensitive view sheds i.e. farms, nature areas, hiking trails etc.	Some views of the site from sensitive view sheds.	Limited or partial views of the site from sensitive view sheds.
Scale	A landscape with horizontal and vertical elements in high contrast to human scale.	A landscape with some horizontal and vertical elements in some contrast to human scale.	Where vertical variation is limited and most elements are related to the human and horizontal scale.

9.3.1 Preliminary Issues Identified

- The Proposed Mixed Use Development complies with principles of the Spatial Planning Land-Use Management Act No. 16 of 2013 (SPLUMA), Ekurhuleni Metropolitan Spatial Development Framework, 2011, the National Development Plan, and the Gauteng Spatial Development Framework (GSDF) 2011;
- The N17 borders the proposed development to the north i.e. the development will be visible from the N17 which is situated at the same elevation than the proposed development;
- Van Dyk Street borders the proposed development on the western side and is situated at a slightly higher elevation than the proposed development and will be visible from Van Dyk Street.

9.3.2 Additional Information or Studies Required for the EIA Phase

- A more detailed visual input must be incorporated as part of the EIA Report;
- Mitigation measures must be supplied for the visual impacts during the EIA phase; and
- Suitable architectural and landscaping guidelines must be compiled for the development and must be incorporated as part of the EIA Report.

9.4 Noise Impacts

The traffic on the main roads including the N17 passing and bordering the development site to the north as well as Elsburg Road bordering the development site to the south is the main existing and future noise sources affecting / that will affect the study area.

The main noise sensitive sites within close proximity to the proposed development area are:

- The residential areas surrounding the study area; and
- AGS Van Dyk Park Church situated north-west.

The need for a noise study will be determined and, if needed, be included in the EIA.

9.5 Sense of Place

Sense of place is the subjective feeling a person gets about a place by experiencing the place visually, physically, socially and emotionally. The "Sense of place" of an area is one of the major contributors to the "Image of the area".

The image of an area consists of two main components, namely "Place structure" and "Sense of place". These could be defined as the following:

- "Place structure" refers to the arrangement of physical place making elements within a unique structure that can be easily legible and remembered; and
- The "Sense of place" is the subjective meaning attached to a certain area by individuals or groups and is linked to its history, culture, activities, ambience, and the emotions the place creates.

The "Sense of place" of the study area is mainly created by some attractive views from the higher lying areas occurring on site.

The aesthetic value of the area is considered to be medium.

The proposed development could improve the "spirit of place" or genius loci to some extent by combining the human social network and the genius loci by establishing a development which incorporates large integrated open spaces that are true to the surrounding character and "Sense of place".

9.5.1 Preliminary Issues Identified

- The proposed development could have some impact on the “Sense of place” of the study area and its surroundings and, therefore, it must be planned and managed correctly.

9.5.2 Additional Information or Studies Required for the EIA Phase

- A more detailed visual impact assessment must be incorporated as part of the EIA Report;
- Suitable architectural and landscaping guidelines must be based on the mitigation measures supplied in the EIA Report; and
- Suitable mitigation measures to mitigate the anticipated visual impacts must be supplied during the EIA phase.

9.6 Services

9.6.1 Existing Services

9.6.1.1 Water

Ekurhuleni Metropolitan Municipality is the responsible water service authority in terms of the Water Services Act (Act No. 108 of 1997).

The Dalpark Extension 32 development can be incorporated into the RW 1784 Direct zone. The proposed development can be accommodated without any major upgrades to the system.

9.6.1.2 Sewer

Ekurhuleni Metropolitan Municipality is the water service authority in terms of the Water Services Act (Act No. 108 of 1997).

The Boksburg area falls within the Rietspruit Drainage District. East Rand Water Care Association (ERWAT) is responsible for the treatment of sewage at the Vlakplaats Water Care Works (WCW) in Vosloorus and the Waterval Water Care Works (WCW) near Rand Vaal. The bulk of sewage discharges into the Boksburg North Outfall sewer and is treated at Vlakplaats WCW. The remaining volumes are discharged into the Klippoortjie outfall sewer and are treated at either Vlakplaats WCW or Waterval WCW.

The Vlakplaats Waste Water Treatment Plant (WWTP) has a capacity of 83 MI/day, the dry weather inflow amounts to 113MI/day, of which excess flow is diverted to Waterval WWTP. Waterval WWTP has the capacity to of 155MI/day, the dry weather inflow amounts to 195MI/day and wet weather inflow 242MI/day, of which excess flow is diverted to Waterval WWTP. ERWAT will have to upgrade the Waterval WWTP.

The proposed development site can be incorporated into the Vlakplaats WWTP drainage area. No sewage pump stations are affected by the proposed development.

Additional Information or Studies Required for the EIA Phase

- A survey to confirm diameters and pipe slopes is recommended for the 750 diameter main ERWAT Brakpan outfall sewer
- Further extension of the Waterval WWTP is a critical requirement for all future development within its catchment area.

9.6.1.3 Storm water

The only water body identified during a preliminary study within the proposed development footprint is a depression located in the north-western portion of the site that in all probability is fed by storm water runoff from the N17 highway and is amplified by the presence of "responsive soils" that prevent water runoff and infiltration. As both the N17 freeway north and Van Dyk Street west of the study site are elevated with no drainage

systems underneath, this prevents the area from draining towards the west according to the natural flow direction.

A storm water management plan with storm water attenuation details and the outlet positions will be supplied for assessment during the EIA process.

9.6.2 Design Guidelines

The design of the township's services will be based on the design principles in the "Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development" published by the Department of Community Development. Local authorities' specific requirements and guidelines will also be adhered to.

A competent contractor through acceptable tender process will install all services. The general conditions for the works of civil engineering construction, standard specification SANS 1200 and relevant particular specifications will pertain to the contract.

9.6.3 Proposed Services

9.6.3.1 Water

9.6.3.1.1 Water distribution zone

Certain changes in water distribution zone boundaries are recommended between the current and the future demand scenario. With these boundary changes in place the proposed development site will still fall within the RW1784 Direct zone.

9.6.3.1.2 Reservoir capacity

Due to the fact that the development falls within an area supplied directly from the Rand Water bulk system, no existing or future municipal reservoirs are affected by the development.

9.6.3.1.3 Water tower and pump station capacities

No existing or planned future municipal water towers or pump stations are affected by the proposed development.

9.6.3.1.4 Bulk Pipes

A services report compiled confirmed that all affected bulk pipes have sufficient spare capacity available to accommodate the additional demand and that no future bulk pipes are required or affected by the proposed development. No provision has to be made for any further future pipes to connect to the internal water network of the proposed development.

9.6.3.2 Sewage

9.6.3.2.1 Waste Water Treatment Plant (WWTP) Capacity

The Dalpark Extension 32 development can be accommodated by the Vlakplaats WWTP.

9.6.3.2.2 Sewage Pump Stations

Existing sewage pump stations are not affected by the proposed development.

9.6.3.2.3 Sewerage infrastructure

A survey, to determine whether the existing bulk sewer infrastructure is adequate to accommodate the proposed development, was done by GLS Consulting Engineers. None of the existing affected main outfall sewers downstream of the proposed connection points in close proximity to the development site will experience decreases in spare capacity below the minimum requirement of 30%.

The recommended connection points for zone 1, 2 and 3 are to the existing 500 diameter sewer draining southwards through the development site. Multiple connections to this sewer over the entire length of the sewer are recommended. For zone 4 the recommended connection point is either to the existing Carnival City internal sewer network or to the existing 375 diameter sewer draining south-eastwards through the development site. The recommended connection points for zone 5 are to the existing 375 diameter sewer draining south-eastwards through the development site. No upgrading to any existing sewer networks are required.

9.6.3.3 Storm water

Bitumen surfaced streets within the proposed township will act as storm water collectors and conveyors. A storm water management plan with storm water attenuation details and the outlet positions must be supplied for assessment during the EIA process.

9.6.3.4 Solid Waste

The solid waste generated by the proposed development will probably be removed by the local authority. More details regarding this will be supplied during the EIA phase.

No gaseous emissions will be generated by the proposed development.

9.6.3.5 Roads and Traffic

9.6.3.5.1 Access

Three options have been proposed, with Option 2 (Rangeview Road aligned with grade separation at Elsburg Road plus midpoint intersection) being a better solution compared to Options 1 and 3. For all Carnival City development access options it is recommended that a left-in-left-out marginal access off Elsburg Road (K132 & R554) be allowed to be located 315m east of the Van Dyk Road intersection with Elsburg Road.

However, it is recommended that the Ekurhuleni Metropolitan Municipality (EMM), the Gauteng Department of Roads and Transport (GDRT) and the South African National Roads Agency (SANRAL) approve these access recommendations, which will be further evaluated in the Traffic Impact Assessment. Results of the study shall be incorporated into the EIA Report.

9.6.3.6 Electrical

Eskom confirmed that there is 16MVA power supply which could cater for the proposed development.

9.6.4 Preliminary Issues Identified

- Bulk water and sewage services are available within close proximity to the proposed development, and no infrastructure upgrades are required to cater for the proposed development;
- Temporary disruptions to services in surrounding area, should the installation and upgrading of services be necessary;
- Possible surface and groundwater pollution due to leakage of sewage;
- Increased traffic volume;
- Responsibility for waste management post construction to be clarified;
- Storm water attenuation measures are required;
- Increased impermeable surfaces could cause and increase in erosion due to increase in velocity and volume of storm water runoff;
- Possible erosion caused at storm water discharge points;
- Gully formation during the construction phase;
- Upgrading of municipal services and infrastructure might be required; and
- Upgrading of roads and critical intersections might be required.

9.6.5 Additional Information or Studies Required for the EIA Phase

- All services reports must be included and evaluated as part of the EIA process; and
- Written confirmation of capacity of services from suppliers need to be included in the EIA report.
- Proof that municipal water will be available for domestic purposes to be supplied during the EIA process;
- Should an application for a Section 21 Water Use License Application be necessary, a Water Quality and Quantity Monitoring and Management Plan has to be compiled as part of WULA for the EIA process;
- Details regarding properties that will be affected by the proposed water supply upgrading to be supplied during the EIA process. The EIA must also include information regarding any servitudes to be registered.
- A storm water management plan with storm water attenuation details and the outlet positions must be supplied for assessment during the EIA process;
- Proof of negotiations with the Department of Water Affairs and Sanitation (DWS) regarding the storm water management and the required WULA to be supplied during the EIA process;
- All external storm water pipes and channels to be indicated on plans for purpose of the EIA process;
- Details regarding properties that will be affected by the storm water management measures to be implemented must be supplied during the EIA process;
- Letter from local authority or other supplier confirming availability of electricity for the project to be supplied for inclusion as part of the EIA report;
- Details regarding properties that will be affected by the proposed electricity upgrading to be supplied during the EIA process. The EIA must also include information regarding servitudes to be registered;
- On approval of this study (for the EIA process) detailed design plans for proposed road upgrades, if any, must be submitted to the Local Municipality, and the Gauteng Provincial Government, Department of Public Transport Roads and Works.

These road upgrades must be in place when the development is fully developed and occupied;

- The developer should enter into negotiations with the relevant property owners to ensure that access can be obtained;
- Details regarding properties that will be affected by the proposed road upgrading to be supplied during the EIA process. The EIA must also include information regarding servitudes to be registered;
- The Traffic Impact Assessment for the proposed development must be finalised once the development concept has been finalised and the extent of the development is fixed;
- Written confirmation of party (local authority or private contractor) responsible for waste removal must be supplied during the EIA phase; and
- Written confirmation that the local registered landfill site has the capacity to receive the waste generated by the construction and operational phases of the project.

9.7 Economy

The development will provide job opportunities and this will result in more people being economic active. More rates and taxes will also be payable to the local authority.

9.7.1 Preliminary Issues Identified

- Creation of temporary and permanent jobs;
- Increase in adjacent property values; and
- Rates and taxes payable to the local authority after the development took place.

9.7.2 Additional Information or Studies Required for the EIA Phase

- Market Study is underway and results shall be incorporate in the EIA Report;
- A Socio-economic impact study is underway and results shall be incorporated in the

EIA Report.

9.8 Public Participation

Refer to Annexure D for Public Participation information

Public participation is one of the most important aspects of Environmental Authorisation processes. People have the right to be informed about potential decisions that may affect them and that they must be afforded an opportunity to influence those decisions. Effective public participation also improves the ability of the competent authority to make informed decisions and result in improved decision making as the views of all parties are considered.

The public participation process provides the following:

- An opportunity for interested and affected parties (I&APs) to obtain clear accurate and comprehensible information about the proposed activity, its alternatives or the decision and the environmental impacts thereof;
- The opportunity for I&APs to indicate their viewpoints, issues and concerns regarding the activity, alternatives and/or decision;
- The opportunity for I&APs for suggesting ways of avoiding, reducing or mitigation negative impacts of an activity and for enhancing positive impacts;
- Enabling an applicant to incorporate the needs, preferences and values of affected parties into the activity;
- Opportunities to avoid and resolve disputes and reconcile conflicting interests; and
- Enhancing transparency and accountability in decision making.

In terms of the Environmental Impact Assessment (EIA) Regulations promulgated in terms of the National Environmental Management Act, 1998 (Act No 107 of 1998), as amended, stakeholders (I&APs) were notified of the Environmental Impact Assessment Process through:

- A site notice was erected (at prominent points on and around the study area) on 7 September 2017;
- On 7 September 2017 public notices/flyers were distributed to the neighbouring properties and estates/developments that may be affected by the proposed development;
- Notices regarding the project were further e-mailed and faxed to a list of I&APs and the councillors in the area that registered for other projects in the area;
- An advertisement was placed in **Brakpan Herald** newspaper on 8 September 2017;
- The following institutions were also identified as I&APs by the consultant and notified.
 - Council of Geoscience;
 - South African Heritage Resources Agency (SAHRA);
 - Department of Land Claims;
 - Randwater;
 - Ekurhuleni Metropolitan Municipality;
 - ERWAT;
 - Local Ward Councillor;
 - Electricity Supply Commission (Eskom);
 - GDRT;
 - SANRAL;
 - Provincial Heritage Resources Authority Gauteng (PHRAG);
 - DWS; and
 - GDARD.

A Draft Scoping Report will be made available to all registered I&APs as well as institutions listed above for scrutiny. This report represents the Draft Scoping Report and it is requested that all organs of states, institutions and the I&APs supply their comments regarding this application within 30 days from the date on which the Draft Scoping report was made available to the I&APs for comment.

9.8.1 Preliminary Issues Identified

- None yet.

9.8.2 Additional Information or Studies Required for the EIA Phase

- The Scoping Report must also be made available for public comment prior to submitting it to GDARD; and
- The Scoping Report must be made available to the Ekurhuleni Metropolitan Municipality, PHRAG, DWS, ERWAT and any other relevant department for comment. These comments must be addressed and included in the Final Scoping Report to be submitted to GDARD.

10 INSTITUTIONAL ENVIRONMENT

The study area falls within the area of Jurisdiction of the Ekurhuleni Metropolitan Municipality, Gauteng Province.

The goal of **G5 Properties (Pty) Ltd** is to develop the **Dalpark Extension 32 Mixed Use Development** as a township comprising of residential units, retail facilities, hospitality facilities and offices.

Therefore the following institutional framework documents are relevant to the proposed development on a portion of Portion 91 and a portion of Portion R/107 of the Farm Rietfontein 115 IR.

10.1 On an International Level

Relevant International Conventions to which South Africa is a party:

- **Convention relative to the Preservation of Fauna and Flora** in their natural state, 8 November 1993 (London);
- **Convention on Biological Diversity**, 1995

Provided and added stimulus for a re-examining and harmonization of its activities relating to biodiversity conservation. This convention also allows for the in-situ and ex-situ propagation of gene material); and

- **Agenda 21** adopted at the United Nations Conference on Environment and Development (UNCED) in 1992, an action plan and blueprint for sustainable development.

10.2 On a National Level

10.2.1 National Environmental Management Act (Act No 107 of 1998, as amended) (NEMA)

NEMA 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-ordinating environmental functions exercised by organs of state, and to provide for matters connected therewith.

Integrated Environmental Management

- Integrated Environmental Management (IEM) is a philosophy, which prescribes a code of practice for ensuring that environmental considerations are fully integrated into all stages of the development process. This philosophy aims to achieve a desirable balance between conservation and development.

In terms of the 2014 Environmental Impact Assessment (EIA) Regulations of the National Environment Management Act, 1998 (Act No. 107 of 1998, as amended) published 4 December 2014 and amended on 7 April 2017, a Basic Assessment Report is required for activities listed in Notices R983 and R 985, and a Scoping and Environmental Impact Assessment is required for activities listed in Notice R 984.

The proposed development triggers listed activities in Notice 983, 984 and 985 and therefore a Scoping and Environmental Impact Assessment process is followed.

10.2.2 The National Water Act (Act No: 36 of 1998, as amended)

The purpose of this Act is to ensure that the nation's water resources are protected, used, developed, conserved, managed, and controlled in ways that takes into account, amongst other factors, the following:

- ❑ Meeting the basic human needs of present and future generations;
- ❑ Promoting equitable access to water;
- ❑ Promoting the efficient, sustainable and beneficial use of water in the public interest;
- ❑ Reducing and preventing pollution and degradation of water resources;
- ❑ Facilitating social and economic development; and
- ❑ Providing for the growing demand for water- use.

In terms of the Section 21 of the National Water Act as well as the General Authorisations Regulations (R.267) published on 24 March 2017, the developer might have to apply for a Water Use License for construction of services close to a potential wetland area, as well as any other water-uses triggered. The National Water Act also requires that (where applicable) the 1:50 and 1: 100 year flood line be indicated on all development drawings (even the drawings for the external services) that are being submitted for approval.

Should a Section 21 Water Use License Application be needed (still awaiting confirmation from DWS), the application will be included in the EIA report.

10.2.3 Water Services Act (Act No 108 of 1997)

The purpose of this Act is to ensure the regulation of national standards and measures to conserve water taking into account, amongst other factors, the following:

- ❑ Basic sanitation;

- ❑ Basic water supply;
- ❑ Interruption in provision of water services;
- ❑ Quality of potable water;
- ❑ Control of objectionable substances;
- ❑ Disposal of grey water;
- ❑ Use of effluent; and
- ❑ Quantity and quality of industrial effluent discharged into a sewerage system.

Any interruption in provision of water services during the construction phase of the proposed development must be according to national standards.

A water and sewage services report was compiled for the purpose of the proposed development. Ekurhuleni Metropolitan Municipality is the responsible water service authority.

10.2.4 National Environmental Management: Air Quality Act (Act No. 39 of 2004)

This act replaced the Atmospheric Pollution Prevention Act (Act No. 45 of 1965). The purpose of the Act is "To reform the law regulating air quality in order to protect the environment by providing reasonable measures for the prevention of pollution and ecological degradation and for securing ecologically sustainable development while promoting justifiable economic and social development; to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incidental thereto."

The Act describes various regulatory tools that should be developed to ensure the implementation and enforcement of air quality management plans. These include:

- Priority areas, which are air pollution 'hot spots';
- Listed activities, which are 'problem' processes that require an Atmospheric Emission Licence;

- Controlled emitters, which includes the setting of emission standards for 'classes' of emitters, such as motor vehicles, incinerators, etc.;
- Control of noise; and
- Control of odours.

The proposed development does not trigger any regulatory tools in terms of the Act, however during the construction phase, generation of dust and noise could become a factor to residence living adjacent to the proposed development phase.

10.2.5 National Environmental Management: Biodiversity Act (Act No 10 of 2004)

The purpose of the Biodiversity Act is to provide for the management and conservation of South Africa's biodiversity within the framework of the NEMA and the protection of species and ecosystems that warrant national protection. As part of its implementation strategy, the National Spatial Biodiversity Assessment was developed.

The development site is known for the possible occurrence of Orange Listed Plant Species. Results of both the ecological and wetland assessments conducted shall be included in the EIA Report.

10.2.6 National Spatial Biodiversity Assessment

The National Spatial Biodiversity Assessment (NSBA) classifies areas worthy of protection based on its biophysical characteristics, which are ranked according to priority levels.

The development site is known for the possible occurrence of Orange Listed plant species. Results of both the ecological and wetland assessments conducted shall be included in the EIA Report.

10.2.7 National Environmental Management: Protected Areas Act (Act No 57 of 2003)

The purpose of this Act is to provide the protection, conservation and management of ecologically viable areas representative of South Africa's biological diversity and its natural landscapes.

The proposed development does not occur within an area declared as protected in terms of the Act.

10.2.8 The National Heritage Resources Act (Act 25 of 1999) (NHRA)

The NHRA requires heritage resources impact assessments for various categories of development stipulated in section 38 of the Act. It also provides for the grading of heritage resources and the implementation of a three-tier level of responsibilities and functions for heritage resources to be undertaken by the state, provincial authorities, depending on the grade of the heritage resource. The Act defines cultural significance, archaeological and paleontological sites and materials (section 35), historical sites and structures (section 34), and graves and burial sites (section 36) that fall under its jurisdiction. Archaeological sites and material are generally those resources older than a hundred years, including gravestones and grave dressing. Procedures for managing graves and burial grounds are set out in section 36 of the NHRA. Graves older than 100 years are legislated as archaeological sites and must be dealt with accordingly.

Section 38 of the NHRA makes provision for application by developers for permits before any heritage resource may be damaged or destroyed.

The National Heritage Resources Act stipulates the necessity and heritage impact assessment in areas earmarked for development, which exceed 0.5ha and linear development exceeding 300m 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).

A Heritage Impact Assessment will be conducted for the proposed development.

10.2.9 National Veld and Forest Fire Act (Act No. 101, 1998)

The purpose of this Act is to prevent and combat veld, forest, and mountain fires throughout the Republic. Furthermore the Act provides for a variety of institutions, methods and practices for achieving the prevention of fires.

Mitigation measures for the prevention of fires during construction phase of the proposed development and during operational phase within areas to be zoned as private open space must be implemented.

10.2.10 Conservation of Agricultural Resources Act (Act No. 43 of 1983)

This Act provides for control over the utilization of natural agricultural resources of South Africa in order to promote the conservation of soil, water sources and the vegetation as well as the combating of weeds and invader plants; and for matters connecting therewith.

According to the Gauteng Agricultural Potential Atlas (GAPA 3) the proposed development traverses soils with high agricultural potential and could have a significant impact on agricultural resources. If an agricultural potential study is deemed necessary for the proposed development site, it will be included in the EIA report.

10.2.11 National Road Traffic Act (Act No. 93 of 1996)

This Act provides for all road traffic matters which shall apply uniformly throughout the Republic and for matters connected therewith.

Three options have been proposed, with Option 2 (Rangeview Road aligned with grade separation at Elsburg Road plus midpoint intersection) being a better solution compared to Options 1 and 3. For all Carnival City development access options it is recommended that

a left-in-left-out marginal access off Elsburg Road (K132 & R554) be allowed to be located 315m east of the Van Dyk Road intersection with Elsburg Road.

Results of the updated Traffic Impact Assessment (TIA) shall be incorporated into the EIA Report.

10.2.12 Spatial Planning And Land Use Management Act, 2013 (SPLUMA)

The SPLUMA Act intends to provide a uniform framework for spatial planning and land use management in the republic. It seeks to promote consistency and uniformity in procedures and decision-making in spatial planning and land use management. The objectives of the Act are:

- Provide for a uniform, effective and comprehensive system of spatial planning and land use management for the Republic;
- Ensure that the system for spatial planning and land use management promotes social and economic inclusion;
- Provide for development principles and norms and standards;
- Provide for the sustainable and efficient use of land;
- Provide for cooperative government and intergovernmental relations amongst the national, provincial and social spheres of government, and
- Redress the imbalances of the past and to ensure that there is equity.

10.2.13 National Environmental Management: Waste Act (Act No 59 of 2008, as amended)

The Act aims to consolidate waste management in South Africa, and contains a number of commendable provisions, including:

- The establishment of a national waste management strategy, and national and provincial norms and standards, for amongst other, the classification of waste, waste service delivery, and tariffs for such waste services;
- Addressing reduction, re-use, recycling and recovery of waste;

- The requirements for industry and local government to prepare integrated waste management plans;
- The establishment of control over contaminated land;
- Identifying waste management activities that requires a license, which currently include facilities for the storage, transfer, recycling, recovery, treatment and disposal of waste on land;
- Co-operative governance in issuing licenses for waste management facilities, by means of which a licensing authority can issue an integrated or consolidated license jointly with other organs of state that has legislative control over the activity; and
- The establishment of a national waste information system.

A Waste License Application is not triggered by the proposed development, however waste generated during construction as well as operational phase of the development will have to be managed responsibly.

10.2.14 Occupational Health & Safety Act (OHSA) (Act No 85 of 1993, as amended)

The Act was created to provide for the health and safety of persons at work and for the health and safety of persons in connection with the use of plant and machinery; the protection of persons other than persons at work against hazards to health and safety arising out of or in connection with the activities of persons at work; to establish an advisory council for occupational health and safety; and to provide for matters connected therewith.

Regulations of the Act will apply during the construction phase of the proposed development.

10.3 On a Provincial Level

10.3.1 Spatial Development Framework

The Integrated Development Plan (IDP) of a municipality, together with the Spatial Development Framework/s (SDF) forming part thereof are, by virtue of the provisions of Section 35 of the Local Government Systems Act, 32 of 2000 (the Systems Act), the principle planning instruments which guide and inform all planning and development and all decisions with regards to planning, management and development in the municipal area. The MSDP is not a blueprint or master plan, but a framework to give strategic guidance in respect of the location and vision of development within the municipality.

The vision of the EMM is to be The Smart, Creative and Developmental City. Based on this vision, the mission statement developed for the EMM reads as follows:

Ekurhuleni provides sustainable and people centred development services that are affordable, appropriate and of a high quality. We are focussed on social, environmental, and economic regeneration of our city and communities, as guided by the principles of Batho Pele and through the commitment of a motivated and dedicated team.

Guided by the EMM Vision, Ekurhuleni Metropolitan Municipality identified the following spatial objectives:

- Create a single, uniform identity for EMM;
- Develop a well-defined system of activity nodes;
- Promote the development of a sustainable compact urban structure;
- Create a sustainable and functional open space network;
- Optimise job creation capacity of the formal economy;
- Integrate the disadvantaged communities into the urban fabric;
- Actively promote sustainable public transport;
- Promote access to social and municipal services through CCAs;
- Identify the spatial impact of climate change;
- Promote sustainable livelihoods development;
- Promote sustainable development; and
- Optimise the comparative advantages of EMM.

10.3.2 The Gauteng Densification Strategy 2005

The development complies with this strategy which requires densities of between 20 and 25 units per hectare. The proposed density of the development will be 85 to 95 units per hectare, and therefore contributes to densification.

10.3.3 The Gauteng Transport Infrastructure Act, 2001

The Act was created to consolidate the laws relating to roads and other types of transport infrastructure in Gauteng; and to provide for the planning, design, development, construction, financing, management, control, maintenance, protection and rehabilitation of provincial roads, railway lines and other transport infrastructure in Gauteng; and to provide for matters connected therewith.

10.3.4 Gauteng Transport Infrastructure Amendment Act, 2003

To amend the Gauteng Transport Infrastructure Act, 2001 so as to amend and insert certain definitions; to provide for the necessary land use rights with respect to stations and for the necessary powers of the Member of the Executive Council (MEC) to enter into contracts for road and rail projects; to amend the procedure in relation to route determination; to make a second environmental investigation at the stage of preliminary design of a road or railway line unnecessary where the competent environmental authority decides that the environmental investigation at the stage of route determination is adequate; and to provide for incidental matters.

Both these Acts (10.3.3 and 10.3.4) might be applicable to the proposed development and an assessment should be made during the EIA phase to determine whether the development will be in line with these acts.

10.3.5 The Gauteng New Infrastructure Act

According to this provincial act, planned roads such as the Rangeview Road Extension must be honoured by planners, if applicable to proposed developments.

10.3.6 The Gauteng Draft Red Data Policy

The main purpose of the draft Red Data Policy is to protect Red Data plant species in Gauteng Province. This policy requires that Red Data species remain *in-situ* and it gives priority ratings (based on where they occur) to the different Red Data species.

Results of ecological assessments conducted shall be included in the EIA Report.

10.3.7 The Gauteng Draft Ridges Policy

This policy is provided for the protection, conservation and maintenance of ridges within the Gauteng Province. According to the GDARD Draft Ridges Policy no development should take place on slopes steeper than 8.8%.

This policy does not apply to the application as the study area does not fall within an area classified as a ridge (**Figure 8**).



Figure 8 Ridges

10.3.8 The Gauteng Conservation Plan, Version 3.3, 2011

Gauteng Nature Conservation, a component of the Gauteng Department of Agriculture and Rural Development (GDARD) produced the Gauteng Conservation Plan Version 3 (C-Plan 3) in December 2010. The conservation plan was edited on three occasions since then: C-Plan 3.1 was released in July 2011 after it became apparent that some areas were not desirable in Critical Biodiversity Areas (CBAs hereafter). Not all areas were addressed in the first round of editing, so this was done during September 2011 resulting in C-Plan Version 3.2. It was soon released however, that some CBAs became separated by the removal of undesirable areas causing some attributes not to be completely reflective of that CBAs any longer. C-Plan 3.3 became available in October 2011 after this issue was addressed.

The main purposes of C-Plan 3.3 are:

- to serve as the primary decision support tool for the biodiversity component of the Environmental Impact Assessment (EIA) process;
- to inform protected area expansion and biodiversity stewardship programmes in the province;
- to serve as a basis for development of bioregional plans in municipalities within the province.

According to Gauteng C-Plan version 3.3 Irreplaceable sites regarded as Important Areas, occur within the proposed development site (**Figure 6**).

10.3.9 Draft Policy on the Protection of Agricultural Land (2006)

According to GAPA 3 the study area has **high** agricultural potential and is situated on an important agricultural site.

10.3.10 Gauteng Urban Edge, 2011

The Gauteng urban edge is delineated on a yearly basis denoting areas earmarked for development.

The subject property falls inside the Gauteng urban edge.

10.3.11 Gauteng Noise Control Regulations, 1999

The regulations control noise pollution. Acceptable noise levels within a residential area situated within an urban area is 55dBA and the maximum acceptable noise levels in a rural area is 45dBA.

A specialist noise study should be conducted during the EIA phase to ascertain whether the noise generated by surrounding land uses is acceptable for the development of a Mixed Use Development which includes residential areas, at the proposed site.

10.3.12 Gauteng Provincial Environmental Management Framework (GPEMF), 2014

The Gauteng Department of Agriculture and Rural Development (GDARD) decided to produce an Environmental Management Framework (EMF) for the whole of Gauteng (GPEMF). The GPEMF replaces all other EMFs in Gauteng with the exception of the Cradle of Humankind World Heritage Site which is incorporated within the GPEMF.

The objective of the GPEMF to guide sustainable land-use management within the Gauteng Province. The GPEMF, inter alia, serve the following purposes:

- To provide a strategic and overall framework for environmental management in Gauteng;
- Align sustainable development initiatives with the environmental resources, developmental pressures, as well as the growth imperatives of Gauteng;
- Determine geographical areas where certain activities can be excluded from an EIA process; and
- Identify appropriate, inappropriate and conditionally compatible activities in various Environmental Management Zones in a manner that promotes proactive decision-making.

The Province has been divided into 5 management zones of which Zone 1: Urban Development Zone and Zone 5: Industrial and Large Commercial focus zone, proposes the exclusion of certain NEMA listed activities in order to streamline development.

The proposed site occurs within Zone 1 of the GPEMF i.e. urban development zone. Zone 1 is earmarked for urban development. Although the exclusions in the GPEMF is not yet implemented, the Department to take the GPEMF into consideration when making

decisions. The proposed activity/development is considered to be in line with the GPEMF. Refer to Figure 9 and 10.

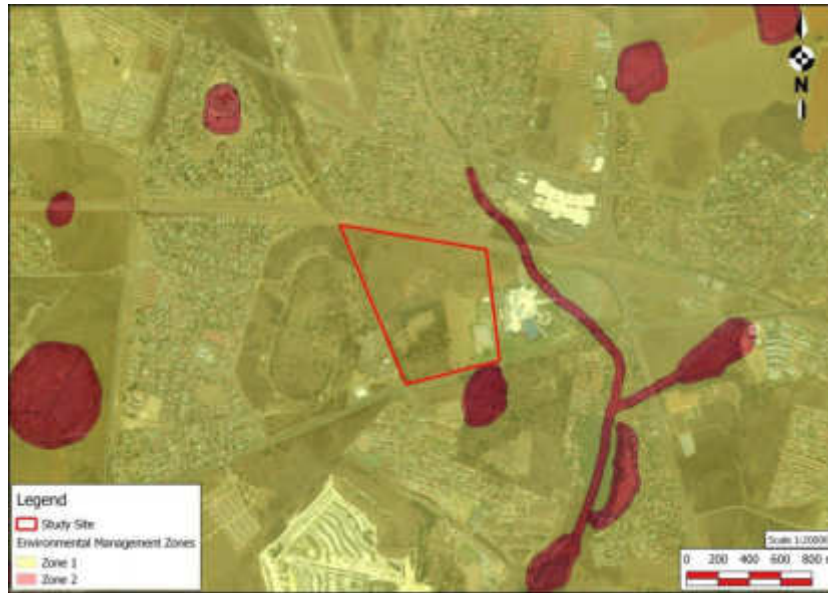


Figure 9: Environmental Management Zones

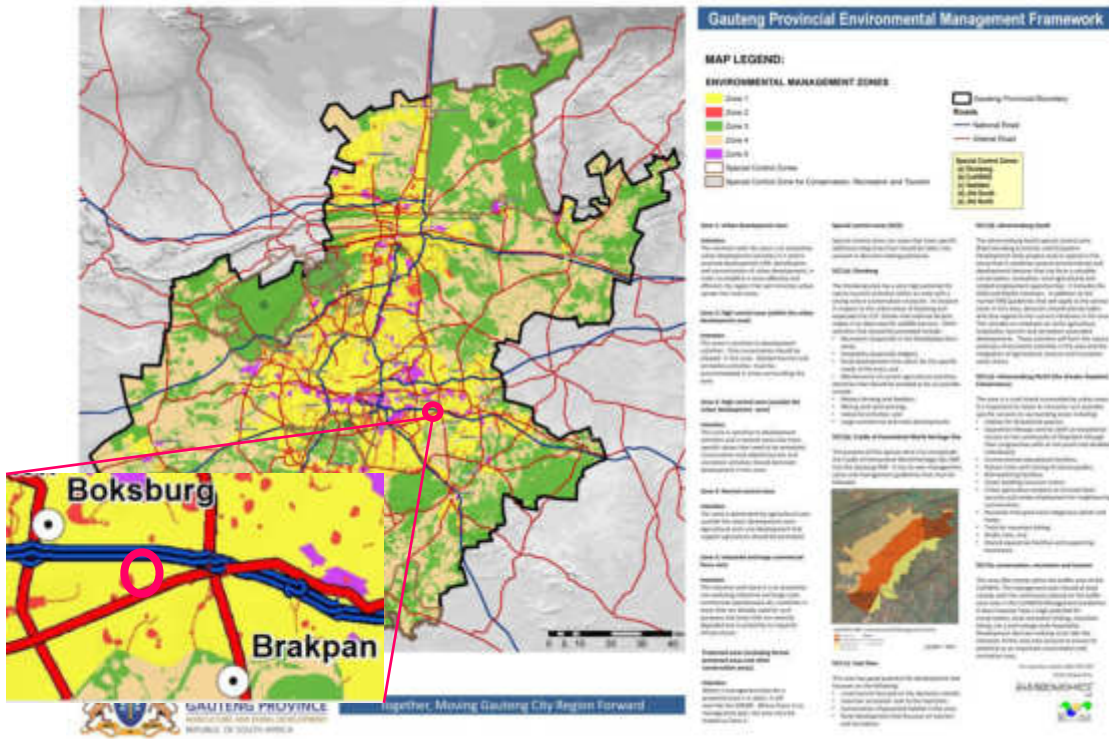


Figure 10: Gauteng EMF

10.4 On a Local Level

10.4.1 Ekurhuleni Metropolitan Spatial Development Framework

According to the SDF of the area, the proposed development site is vacant and has been earmarked by the Ekurhuleni Metropolitan Municipality as part of the Carnival City node. This node is seen as an important link between the southern development areas of Ekurhuleni and the central established zone of Ekurhuleni. Located at the intersection between the N17 highway and R23 Heidelberg Road, the proposed Carnival node is envisaged as medium to high-density mixed use "town centre", built around and expanding upon the existing entertainment and shopping node. The node will offer amenities and employment, and act as a place of congregation for people living in southern Ekurhuleni.

10.4.2 Local Government Municipal Systems Act, 2000 (Act No. 32 of 2000)

This Act clearly establishes the Integrated Development Plan and Integrated Spatial Development Framework as guidelines to inform development and processes in this regard.

10.4.3 Ekurhuleni Metropolitan Municipal By-laws

The following Ekurhuleni Metropolitan Municipality by-laws potentially apply to the proposed development, and details to applicability shall be incorporated into the EIA report:

- Arts, Culture & Heritage Facilities By-law;
- Electricity By-law;
- Emergency Services By-law;
- Public Health By-law;
- Rates By-law;
- Regulation of Parks & Open spaces By-law;

- Solid waste By-law;
- Waste water By-law; and
- Water supply By-law.

10.5 Preliminary Issues Identified

- If Section 21 Water- Use activities are triggered by the proposed development, the Water Use License application will be included in the EIA report;
- Interruption in service supply to neighbouring properties might occur as a result of the development during the construction phase;
- Dust and noise generated during construction phase of the proposed development could be a nuisance to surrounding residents;
- Potential for Orange Listed plant species occurring on site;
- Potential sites of historical significance could occur within the development footprint;
- The development triggers township establishment;
- Regulations of the Occupation Health and Safety Act will apply during the construction phase of the proposed development;
- The proposed development is in line with the principles of Ekurhuleni Metropolitan Spatial Development Framework;
- Proposed provincial roads that are listed in terms of the Gauteng New Infrastructure Act must be taken into consideration during development planning;
- The proposed development occurs within an area potentially classified as Irreplaceable;
- The proposed development falls within the boundaries of the Gauteng urban edge;
- Specialist study required to establish whether development site is suitable for residential development in terms of ambient noise levels generated by adjacent land uses;
- The proposed site occurs within Zone 1 of the GPEMF i.e. urban development zone. Zone 1 is earmarked for urban development;

- The proposed development supports the principles of the Ekurhuleni Metropolitan Spatial Development Framework;
- The developer must enter into a 'consumers' agreement with the Ekurhuleni Metropolitan Municipality for the use of electricity; and
- The developer will have to submit an application to the Ekurhuleni Metropolitan Municipality for bulk water supply and sewerage services.

10.6 Additional Information or Studies Required for the EIA Phase

- The Town Planning Memorandum must be included as part of the EIA Report;
- If a Water-Use License Application has to be submitted to DWS, proof of submission must be included in the EIA Report;
- A Phase 1 Heritage Impact Assessment (HIA) is required;
- The developer must enter into a consumers' agreement with EMM for the use of electricity;
- The developer will have to submit an application to the EMM for bulk water supply and sewerage services; and
- A Biodiversity Permit application might be required for relocation of potential Orange Data plant species occurring within the proposed development footprint.

11 ENVIRONMENTAL ISSUES AND POTENTIAL IMPACT IDENTIFICATION

The overall aim of ecologically sound urban development is to minimize the negative impact of development on the environment, thus, limiting the ecological footprint of development while moving towards greater sustainability over the longer term.

11.1 Preliminary Environmental Issues and Sensitivity Map

From the preliminary information available the following environmental issues are identified:

11.1.1 Geology and soils

There are potential problematic soils within the development footprint requiring specific foundation design for structures. Potentially active and collapsible soils, and potential for difficult excavation conditions near surface. Due to a seasonal perched water table that is expected on the soil/rock contact, provision should be made for rising damp. The site will not be affected by a 1:100 year flood line as there is no watercourse on the study area.

11.1.2 Hydrological impact

The development is not affected by the 1:100 year flood line of any streams as no watercourses are located within the site.

Should a wetland be identified following the final wetland delineation, no development will be allowed within the wetland feature buffer zone except for the installation of services and pedestrian bridges or other light structures associated with open space areas, with the necessary water use authorisation. A Section 21 Water Use License Application could potentially be triggered but confirmation is still needed. If applicable, the application will be included in the EIA report.

If a Section 21 Water Use License Application is triggered for work inside buffer zones of wetland areas, possible damage to wetland areas and drainage lines during construction due to work within the boundaries and buffer zones of the wetland and within drainage lines. In order to minimise the impacts on the wetlands and drainage areas the services alignments and pedestrian bridges across the wetland and drainage areas have to coincide.

More impermeable surfaces will lead to an increase in the speed and quantity of the surface water and it could lead to decrease in the quality of surface water, as a result of erosion and siltation. Storm water attenuation will be required prior to discharging storm water into the watercourse.

11.1.3 Topographical impact

The proposed development will be visible from the N17 running past the northern boundary as well as Elsburg Road bordering the study site on the southern side. The proposed development will also be visible from Van Dyk Road running past the western boundary of the site.

11.1.4 Ecological impact

Should a wetland feature area and associated buffer be identified on the study area, it should remain as open space and treated as an ecologically sensitive area.

The natural vegetation type that occurred on the study area and its surroundings is regarded as vulnerable to critically endangered grassland and there is a possibility that some Orange Listed species could occur on the site. Eradication of the existing vegetation of conservation value in and around the proposed development area could occur. The proposed development might impact on protected avi-fauna species potentially occurring on site.

11.1.5 Archaeological/Historical impact

If authorisation is required from PHRAG for the re-use, memorialisation, and or destruction of the sites of historical significance occurring within the development footprint. A cultural and historical specialist has been appointed to conduct a Phase 1 Heritage Assessment and SAHRA is registered as I&AP in this EIA process.

11.1.6 Social impact

The proposed development will provide for residential units, business and industrial facilities as well as social facilities as part of the Mixed Use Development.

Additional income will be generated for Ekurhuleni Metropolitan Municipality by means of rates and taxes payable to the authorities. The proposed land use is compatible with the surrounding land uses. Noise generated by traffic on the N17 bordering the residential development could have an impact on the residents that will be residing in the residential cluster of the development.

11.1.7 Visual impact

The N17 borders the proposed development to the north i.e. the development will be visible from the N17 which is situated at the same elevation as the proposed development. The proposed development will also be visible from Van Dyk Road (western boundary) as well as Elsburg Road (southern boundary). The surrounding area has however been earmarked for urban development and the proposed development is in line with the surrounding development.

11.1.8 Air quality impact (noise and dust)

The study area in general has a degraded noise climate which is mainly caused by traffic noise associated with an urban environment. Certain sections of the development site will most probably be affected by noise from the external environment e.g. traffic on the N17.

11.1.9 Impact on services

Bulk water and sewage services are available within close proximity to the proposed development and according to the preliminary inputs of the appointed civil engineers, no major infrastructure upgrades are required to cater for the proposed development.

Storm water attenuation measures are required as increased impermeable surfaces will be established. Increased impermeable surfaces will increase the quantity and speed of the storm water that will be released onto the site and the surrounding properties. Increased

and concentrated flow can cause erosion, siltation and it can contribute to water pollution.

11.1.10 Economic impact

During construction as well as operational phase of the proposed Mixed Use Development temporary and permanent job opportunities will arise. The proposed development will result in an increase in adjacent property values. The local authority will benefit economically by rates and taxes payable by the developer for the proposed development.

11.1.11 Institutional environment

If a Section 21 Water Use License is triggered (still needs confirmation by DWS) by the proposed development, due to proximity to a wetland and services crossing a watercourse, the application for the Water Use License will be included in the EIA Report. Interruption in service supply to neighbouring properties might occur as a result of the development during the construction phase. Dust and noise generated during construction phase of the proposed development could be a nuisance to surrounding residents.

The proposed development occurs within an area classified as Irreplaceable and there is potential for Orange Listed plant species occurring on site. Sites of historical significance could occur within the development footprint. The development triggers township establishment. Regulations of the Occupation Health and Safety Act will apply during the construction phase of the proposed development.

The proposed development site is earmarked for residential development and the development is in line with the principles of Ekurhuleni Metropolitan Spatial Development Framework. Proposed provincial roads that are listed in terms of the Gauteng New Infrastructure Act must be taken into consideration during development planning.

The proposed development falls within the boundaries of the Gauteng Urban Edge. A specialist study required to establish whether development site is suitable for residential development in terms of ambient noise levels generated by adjacent land uses.

The developer will have to submit an application to the Ekurhuleni Metropolitan Municipality for supply of bulk services, and enter into a consumers' agreement with the Ekurhuleni Metropolitan Municipality for provision of services.

11.2 Anticipated Environmental Impacts (Including Cumulative Impacts)

The impacts/aspects, both beneficial and adverse, of the proposed Mixed Use Development on the receiving biophysical, social, cultural, and regulatory environment were identified. The specific preliminary impacts associated with the proposed development on the study area and general construction and operational phase related impacts associated with development are listed in **Table 3** below.

Most development activities have environmental impacts during the construction and operational phases. Construction phase impacts are similar in nature for most development activities, because most development activities create temporary jobs, cause temporary security problems, include the removal of topsoil, excavations, the removal of vegetation, temporary/permanent gradient changes, siltation, erosion and water pollution risks etc. In most cases the construction phase impacts are predominantly negative, more short-term in nature and mitigation possibilities are usually higher than mitigation possibilities of operational phase related impacts that are generally more medium and long term in nature. If no "fatal flaws" are identified during the construction phase i.e. if it is possible to mitigate the construction related impacts to more acceptable levels, the long term impacts of the operational phases of different development alternatives will eventually identify the preferred development alternative for the application.

The above impacts, as well as the affected environmental characteristics associated with the proposed mixed use development are indicated in **Table 3** below. In order to identify “fatal flaws” at an early stage, the mitigation possibilities are also indicated.

Table 3 Preliminary environmental impact matrix of proposed township: Alternative 1 versus Alternative 2

Alternative 1 = Mixed use (including wetland area) (listed as **(1)** in table below)

Alternative 2 = Mixed use (excluding wetland area) (listed as **(2)** in table below)

■ Adverse Impacts ◆ Beneficial Impacts

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
Dust generated during construction activities.	■ 1&2	■ 1&2	■ 1	■ 1	■ 1&2	■ 1&2					
If not planned and managed correctly, topsoil will be lost due to construction activities.	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2					
No storm water attenuation structures at release points.	■ 1&2		■ 1&2	■ 1&2							■ 1&2
Heavy buildings are erected without detailed geo-technical investigation to determine the underlying geological conditions and foundation requirements.	■ 1&2							■ 1&2	■ 1&2	■ 1&2	■ 1&2
Construction vehicles may						■ 1 & 2	■ 1 & 2	■ 1 & 2			

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
cause dust entrainment.											
Surface water pollution due to oil and fuel spills from construction vehicles, construction material (e.g. concrete, solvents, paints etc.), workforce activities, the application of herbicides during the operational phase.	■ 1& 2		■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2		■ 1& 2	■ 1& 2		■ 1& 2
Impermeable surfaces created by development could result in increased surface runoff causing erosion and siltation.	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2					
Construction works within potential wetland areas and buffers could cause water pollution, erosion, siltation, soil compaction, and damage to sensitive species and systems.	■ 1		■ 1	■ 1		■ 1					■ 1

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
Excavated materials that are stockpiled incorrectly could cause siltation and water pollution.	■ 1	■ 1	■ 1	■ 1		■ 1					
Surface water flows (i.e. storm water runoff) will be altered during the construction phase.			■ 1&2	■ 1&2							
Perched water conditions may be present on site and may pose a problem with respect to the excavation for services and foundations which will most probably be flooded, creating unstable trench sidewalls.	■ 1&2							■ 1&2	■ 1&2	■ 1&2	■ 1&2
Management of waste generated during the construction phase.			■ 1&2	■ 1&2		■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2
The slope is sufficient to allow		◆ 1&2						◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
for natural storm water drainage as well as for the cost-effective installation of essential engineering services.											
The visual impact of the construction works on the surrounding communities.						■ 1&2		■ 1&2			
Construction during the rainy season can cause unnecessary delays and damage to the environment.	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2			■ 1&2	■ 1&2	■ 1&2	■ 1&2
Construction works could cause disturbance and eradication of the sensitive species and habitats on site.	■ 1	■ 1	■ 1	■ 1		■ 1		■ 1	■ 1		■ 1
Damage to potential wetland areas during construction works	■ 1		■ 1	■ 1		■ 1		■ 1			■ 1
Eradication of invasive	◆ 1&2		◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2					◆ 1&2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
species.											
Protection of potential wetland and aquatic habitat.	◆ 1&2		◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2					◆ 1&2
If the entire site is cleared at once, smaller birds, mammals and reptiles will not be afforded the chance to weather the disturbance in an undisturbed zone close to their natural territories.				■ 1 & 2		■ 1 & 2					
Noise of construction machinery could have a negative impact on the potential Avifaunal and Invertebrate species during the construction phase.				■ 1 & 2			■ 1 & 2				
During the construction and operational phases, fauna could be disturbed, trapped, hunted or killed.				■ 1 & 2			■ 1 & 2				■ 1 & 2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
The clearing of the site and the construction of the proposed structures, infrastructure will result in the eradication of the existing vegetation (with and without conservation value) in and around the study area.	■ 1& 2		■ 1& 2	■ 1& 2		■ 1& 2		■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2
Uncontrolled veld fires may cause damage to infrastructure, cause loss of vegetation and fauna.	■ 1& 2	■ 1& 2		■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2
Dumping of rubble in sensitive areas and on the surrounding properties.	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2
Disturbance of the ecosystem functioning of the potential wetland, due to movement of workforce, construction vehicles and incorrect			■ 1	■ 1				■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
construction methods as well as vehicles and movement of residents during the operational phase.											
Floral disturbance due to movement of construction vehicles and workforce and construction activities as well as vehicles, movement of residents and the presence of services (e.g. power lines, sewage and water lines) during the operational phase.			■ 1& 2	■ 1& 2							■ 1& 2
Erosion and sedimentation caused by storm water runoff.	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2		■ 1& 2		■ 1& 2			■ 1& 2
Change in hydrological regime on a micro scale due to the presence of roads, bridges in close proximity.			■ 1& 2	■ 1& 2							■ 1& 2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
Creation of job opportunities during construction phase.								◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2
No on-site sanitation system or drinking water on the study area during construction phase.			■ 1&2	■ 1&2		■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2
Restrictions of access to surrounding properties and the study area during construction phases.					■ 1&2			■ 1&2	■ 1&2	■ 1&2	■ 1&2
Localised noise and vibration due to construction activities.				■ 1&2			■ 1&2	■ 1&2	■ 1&2		■ 1&2
During the construction phase some safety and security problems (especially for the surrounding residents) are likely to occur.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Construction during the dry and windy season could cause dust pollution.	■ 1&2					■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
Construction activities could disturb neighbours in terms of noise pollution.						■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2		■ 1& 2
The N17 and Elsburg Road running past the proposed development could result in noise disturbance to residents.						■ 1& 2	■ 1& 2	■ 1& 2			
The construction vehicles and activities will have a negative impact from surrounding viewpoints.						■ 1& 2		■ 1& 2			
Construction activities might impact on local traffic.								■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2
Potential for unplanned informal settlement (squatting) before construction commences or after construction.	■ 1& 2		■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2
Dumping of builders' rubble			■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2	■ 1& 2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
in sensitive as well as on the surrounding properties.											
Uncontrolled veld fires may cause damage to infrastructure, cause loss of vegetation and fauna.				■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2
Temporary disruption of services due to relocation and installation of services.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Construction activities could cause danger to public.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Prevention of siltation and erosion.	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2					
Rehabilitation of disturbed areas.	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2		◆ 1&2			◆ 1&2
Leaking sewerage pipes could cause surface and ground water pollution.	■ 1&2		■ 1&2	■ 1&2		■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2
Conservation and protection of sensitive areas and linkage	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2		◆ 1&2		◆ 1&2			◆ 1&2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
of natural open spaces with the larger regional open space system.											
Eradication of invasive species.	◆ 1&2		◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2		◆ 1&2			◆ 1&2
Effective environmental management of open spaces (according to approved EMPr).	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2		◆ 1&2	◆ 1&2	◆ 1&2			◆ 1&2
Loss of grassland and habitat of potential species of conservation concern.	■ 1&2		■ 1&2	■ 1&2		■ 1&2		■ 1&2			■ 1&2
Development could have a positive impact on the "Sense of place" of the study area and its surroundings.						◆ 1&2		◆ 1&2			
Impact on property values.								◆ 1&2	◆ 1&2		◆ 1&2
The creation of affordable residential development with open spaces.				◆ 1		◆ 1		◆ 1	◆ 1		◆ 1

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
Contribution to the upgrading of infrastructure and services.								◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2
Creation of job opportunities during the operational phase.								◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2
Increase in adjacent land-values.								◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2
Creating a major contribution to rates and taxes to the local municipality.								◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2
Accessibility of study area.								◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2
Reduction of areas that have potential for informal settlements.								◆ 1&2	◆ 1&2		◆ 1&2
Increased security in the area and on the study area.				◆ 1&2		◆ 1&2		◆ 1&2	◆ 1&2		◆ 1&2
Increased traffic volume associated with development.						■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2

Environmental Aspects	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air quality (noise and dust)	Social Impact	Economic Impact	Services	Institutional
Compatibility with surrounding land uses.						◆ 1&2	■ 1&2	◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2
Visual impact of the township.		■ 1&2				■ 1&2					
Roofs may reflect the sun into oncoming vehicles on the existing and proposed roads.						■ 1&2		■ 1&2			
Provision of residential units/erven in close proximity to employment opportunities.								◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2
Cultural/archaeological sites might be destroyed during construction phase.								■ 1&2			■ 1&2
Development aligned with local authority strategies, policies and plans.								◆ 1&2	◆ 1&2	◆ 1&2	◆ 1&2

11.3 Comparative Assessment between Alternative 1 and Alternative 2

Tables 4 and 5 below are preliminary comparative assessments based on the issues identified in **Table 3** above. The issues identified in **Table 3** are based on the status quo information that was available for the Scoping Phase, and the Scoping Report identified the aspects that must be investigated in more detail during the EIA phase.

The purpose of the preliminary issues identification and comparative assessment process is (1) to identify “fatal flaws” that could prevent the project from happening at an early stage, (2) to identify specialist studies and plans to be done for the EIA phase of the application, (3) to identify the mitigation possibilities of the preliminary issues identified and (4) to compare (already at an early stage) the workable alternatives identified with each other before and after mitigation. The comparative assessment will assist the EAP with the identification of the preferred alternative. However, the environmental issues and the results of the comparative assessment are only preliminary results that must still be confirmed during the EIA phase. Some of the specialist studies done during the EIA phase could identify additional issues to be addressed and it could even identify “fatal flaws” that could prevent the project from happening or place restrictions (i.e. buffers zones) that could have a significant impact on the preliminary layout and alternatives identified.

Due to the fact that many of the potential high impact issues identified in the above mentioned table can be mitigated to more acceptable levels, the issues ratings before and after mitigation in the tables below could differ considerably. In many cases, high impact issues (mostly related to the construction phase of a development) can be mitigated completely. The comparative assessment after mitigation (**refer to Table 5 below**) will, therefore, give a more accurate indication of the preliminary preferred alternative for the project.

Table 4 Comparative assessment between Alternative 1 and 2 before Mitigation

Environmental Aspects	Physical				Biological		Socio-Economical								Institutional				Total of Impacts	
	Geology and Soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Environment Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economic Impact Local Authority	Economic Impact I&APs	Economic Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks and open space plans	In line with policies and guidelines		In line with legislation
<p>Key to impacts:</p> <p>😊 L – Low Positive 😊 M – Medium Positive 😊 H – High Positive</p> <p>😞 L – Low Negative 😞 M – Medium Negative 😞 H – High Negative</p> <p>😊 N – Neutral</p>																				
CONSTRUCTION PHASE																				
Preliminary Issues and Impacts																				
Alternative 1 "Mixed use" (including wetland)	😞 H	😞 H	😞 L	😊 N	😞 M	😞 M	😞 M	😊 H	😊 M	😊 H	😊 H	😊 N	😊 H	😞 M	😊 N	😊 H	😊 H	😊 H	😊 M	😊 H x 7 😊 M x 2 😊 N x 3 😞 L x 1

























																					☹ M x 4	☹ H x 2				
Alternative 2 "Mixed use" (excluding wetland)	☹ H	☹ M	☹ L	😊 N	☹ M	☹ M	☹ M	😊 H	😊 M	😊 H	😊 H	😊 N	😊 H	☹ M	😊 N	😊 H	😊 H	😊 H	😊 M	😊 M	😊 H x 7	😊 M x 2	😊 N x 3	☹ L x 1	☹ M x 5	☹ H x 1

Environmental Aspects	Physical				Biological		Socio-Economical								Institutional				Total of Impacts	
	Geology and Soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Environment	Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&APs	Economical Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks and open space plans		In line with policies and guidelines
<p>Key to impacts:</p> <p>😊 L – Low Positive 😊 M – Medium Positive 😊 H – High Positive</p> <p>😞 L – Low Negative 😞 M – Medium Negative 😞 H – High Negative</p> <p>😐 N – Neutral</p>																				
OPERATIONAL PHASE																				
Preliminary Issues and Impacts																				
Alternative 1 "Mixed use" (including wetland)	😊 N	😊 N	😊 N	😊 N	😞 M	😞 M	😞 M	😊 H	😊 N	😊 N	😊 M	😊 N	😊 H	😊 N	😊 N	😊 H	😊 H	😊 H	😊 M	😊 H x 5 😊 M x 2 😐 N x 9 😞 M x 3

Alternative 2 "Mixed use" (excluding wetland)	☹️	☹️	☹️	☹️	☹️	☹️	☹️	😊	☹️	☹️	😊	☹️	😊	☹️	☹️	😊	😊	😊	😊	😊 H x 5
	N	N	N	N	M	M	M	H	N	N	M	N	H	N	N	H	H	H	M	😊 M x 2
																				☹️ N x 9
																				☹️ M x 3

Table 5: Comparative assessment between Alternative 1 and 2 after Mitigation

Environmental Aspects	Physical				Biological		Socio-Economical								Institutional				Total of Impacts	
	Geology and Soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Environment Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&APs	Economical Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks and open space plans	In line with policies and guidelines		In line with Water Act and other legislation
<p>Key to impacts:</p> <p>😊 L – Low Positive 😊 M – Medium Positive 😊 H – High Positive</p> <p>😞 L – Low Negative 😞 M – Medium Negative 😞 H – High Negative</p> <p>😐 N – Neutral</p>																				
CONSTRUCTION PHASE																				
Preliminary Issues and Impacts																				
Alternative 1 "Mixed use" (including wetland)	😞 L	😞 L	😞 L	😐 N	😞 L	😞 L	😞 L	😊 H	😊 H	😊 H	😊 H	😐 N	😊 H	😞 L	😐 N	😊 H	😊 H	😊 H	😊 M	😊 H x 8 😊 M x 1 😐 N x 3 😞 L x 7

Alternative 2 "Mixed use" (excluding wetland)	 L	 L	 L	 N	 L	 L	 L	 H	 H	 H	 H	 H	 N	 H	 L	 N	 H	 H	 H	 M	 H x 8  M x 1  N x 3  L x 7	

Environmental Aspects	Physical				Biological		Socio-Economical							Institutional				Total of Impacts		
	Geology and Soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Environment Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&APs	Economical Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks and open space plans		In line with policies and guidelines	In line with Water Act and other legislation
<p>Key to impacts:</p> <p>😊 L – Low Positive 😊 M – Medium Positive 😊 H – High Positive</p> <p>😞 L – Low Negative 😞 M – Medium Negative 😞 H – High Negative</p> <p>😐 N – Neutral</p>																				
OPERATIONAL PHASE																				
Preliminary Issues and Impacts																				
Alternative 1 "Mixed use" (including wetland)	😐 N	😐 N	😐 N	😐 N	😊 L	😊 L	😊 L	😊 H	😊 H	😊 H	😊 H	😐 N	😊 H	😐 N	😐 N	😊 H	😊 H	😊 H	😊 H	😊 H x 9 😊 L x 3 😐 N x 7

11.4 Summary

From the tables above it can be concluded that **Alternative 1, the Mixed Use Development Proposal** which allows for the conserving of the wetland area, is the preferred alternative.

The physical and biological impacts for both alternatives are more or less equal for the two alternatives, and after mitigation the identified negative impacts will have low significance and the identified positive impacts will have neutral to low significance.

From a socio-economic point of view Alternative 1 is regarded as the preferred alternative, because it is in line with local authority planning for high-density mixed use "town centre", built around and expanding upon the existing entertainment and shopping node. Both alternatives will increase traffic in the area.

Both alternatives will contribute to the upgrading of services and infrastructure in the area as well as the generation of employment opportunities. Both alternatives will also provide employment opportunities during the operational phase of the development. Alternative 1 is the preferred option, because it conserves a wetland area and is therefore regarded as more ecologically friendly.

Both Alternative 1 and Alternative 2 will have a negative impact on the bio-physical environment, however, mitigation measures will be implemented to reduce the impact on potential protected flora and fauna occurring on site. If the wetland area is conserved as part of the Alternative 1 option, the ecological potential of the study area will be developed and if well planned and managed the wetland area can become a natural asset in the area that will assist with water purification, water attenuation and habitat creation.

From an Institutional point of view, **Alternative 1, the Mixed Use Development Proposal** which conserves the wetland area, is regarded as in line with national, provincial and local environmental, planning and development legislation, policies, frameworks, plans etc.

12 METHODOLOGY OF ASSESSING IMPACTS THAT HAVE BEEN IDENTIFIED

12.1 Specialised processes and Specialist Studies

Please refer to the Plan of Study for EIA (**Annexure E**) for specialist studies and additional processes and information needed to further investigate the environmental issues.

12.2 Significance Description Methodology

The significance of environmental impacts will be assessed in accordance with the following method:

Significance is the product of probability and severity. Probability describes the likelihood of the impact actually occurring, and is rated as follows:

Likelihood	Description	Rating
Improbable	Low possibility of impact to occur either because of design or historic experience	2
Probable	Distinct possibility that impact will occur	3
Highly probable	Most likely that impact will occur	4
Definite	Impact will occur, in the case of adverse impacts regardless of any prevention measures	5

The severity factor is calculated from the factors given to "intensity" and "duration". Intensity and duration factors are awarded to each impact, as described below.

The Intensity factor is awarded to each impact according to the following method:

Intensity	Description	Rating
Low intensity	Natural and man-made functions not affected.	1
Medium intensity	Environment affected but natural and man-made functions and processes continue.	2

High intensity	Environment affected to the extent that natural or man-made functions are altered to the extent that it will temporarily or permanently cease or become dysfunctional.	4
----------------	--	---

Duration is assessed and a factor awarded in accordance with the following:

Duration	Description	Rating
Short term	<1 to 5 years - Factor 2	2
Medium term	5 to 15 years - Factor 3	3
Long term	Impact will only cease after the operational life of the activity, either because of natural process or by human intervention.	4
Permanent	Mitigation, either by natural process or by human intervention, will not way or in such a time span that the impact can be considered transient.	4

The severity rating is obtained from calculating a severity factor, and comparing the severity factor to the rating in the table below. For example:

$$\begin{aligned}
 \text{The Severity factor} &= \text{Intensity factor} \times \text{Duration factor} \\
 &= 2 \times 3 \\
 &= 6
 \end{aligned}$$

A Severity factor of six (6) equals a Severity Rating of Medium severity (Rating 3) as per table below:

Severity Factor	Severity	Rating
Calculated values 2 to 4	Low Severity	2
Calculated values 5 to 8	Medium Severity	3
Calculated values 9 to 12	High Severity	4
Calculated values 13 to 16	Very High severity	5

A Significance Rating is calculated by multiplying the Severity Rating with the Probability Rating.

Significance	Rating	Influence
Low significance	Rating 4 to 6	Positive impact and negative impacts of low significance should have no influence on the proposed development project.
Medium significance	Rating >6 to 15	Positive impact: Should weigh towards a decision to continue Negative impact: Should be mitigated to a level where the impact would be of medium significance before project can be approved.
High significance	Rating 16 and more	Positive impact: Should weigh towards a decision to continue, should be enhanced in final design. Negative impact: Should weigh towards a decision to terminate proposal, or mitigation should be performed to reduce significance to at least medium significance rating.

13 PLAN OF STUDY

Refer to Annexure E for the plan of study for Environmental Impact Assessment.

The plan of study sets out the proposed approach to the EIA of the application that includes:

- A description of the tasks that will be undertaken as part of the environmental impact assessment process, including any specialised processes, and the manner in which such tasks will be undertaken;
- An indication of the stages at which the competent authority will be consulted;
- A description of the proposed method of assessing the environmental issues and alternatives, including the option of not proceeding with the activity; and
- Particulars of the public participation process that will be conducted during the EIA process.

14 CONCLUSION

The purpose of the scoping process was to do a status quo analysis of the study area, to investigate the alternatives considered for the project, to identify the most significant environmental issues associated with the proposed project, to determine the impact of the proposed development on the social environment and to identify (already at an early stage) possible "fatal flaws" that could prevent the project from happening.

The results of the preliminary investigation of possible issues that might affect the proposed development and alternatives will be used in producing a final conceptual layout for the proposed township establishment. This concept layout will be assessed (mainly through the overlay method) during the EIA process.

It is also important to note that the scoping process identified other crucial issues that must be addressed in more detail during the EIA process and it is requested that the authorities evaluate the Scoping Report and examine the issues listed under each environment and

where possible add/remove issues from the issues lists of this report. The mitigation possibilities of the issues listed were also identified in this scoping report and Bokamoso is of the opinion that it will be possible to mitigate all the detrimental issues to have no impact or to have a low level impact.

However, the issues listed will be assessed in more detail during the EIA phase and detailed mitigation measures to reduce or prevent the issues/impacts will be supplied and incorporated as part of an Environmental Management Programme (EMPr) for the pre-construction, construction, decommissioning, and operational phases of the project.

It can be concluded from the scoping process that **Alternative 1, the Mixed Use Development Proposal** is regarded as the preferred alternative, due to having high significant positive impacts especially from an institutional point of view, as well as having the preferred layout, compared to Alternative 2. Other alternatives including locality, other land-uses, layout alternatives, as well as the "No-Go" option will be investigated in detail during the EIA process.

15 RECOMMENDATION

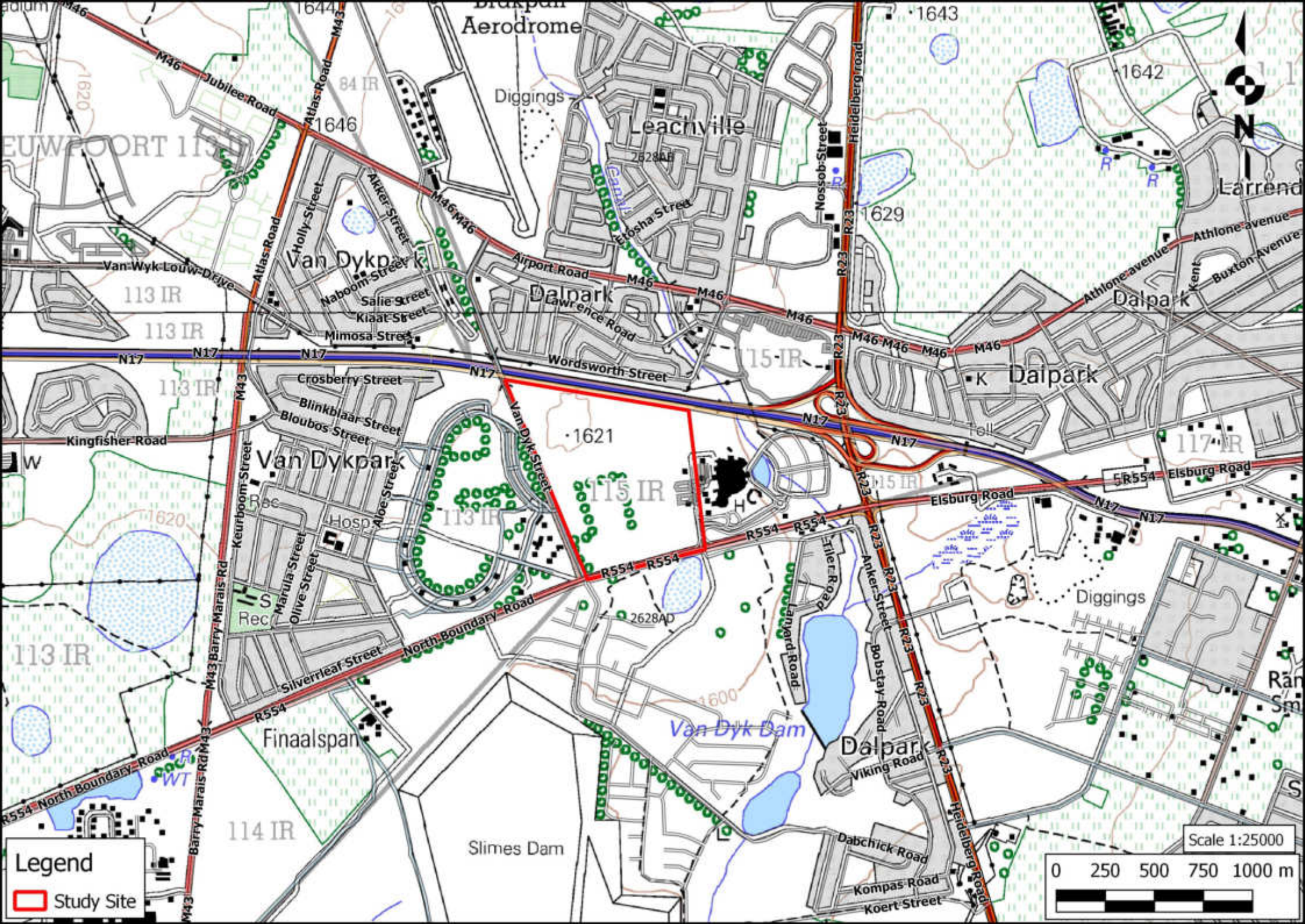
Based on the above-mentioned information supplied and the conclusions that were made, it is suggested that the Scoping Report be accepted, that the Plan of Study for EIA be approved, and that the applicant be allowed to commence with the EIA for the proposed **Mixed Use Development**.

The completed EIA must, amongst others, include the following information/comply with the following documents:

- The approved Plan of Study for EIA;
- The specialist reports listed by Bokamoso in this Scoping Report;
- The specialist inputs as listed in the Plan of Study for EIA; and
- Additional specialist inputs and other relevant information listed by the relevant authorities.

ANNEXURE A

ENLARGEMENT OF FIGURES



EUWFOORT 115

Aerodrome

Leachville

Dalpark

Van Dykpark

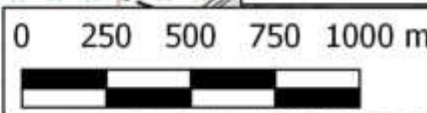
Finaalspan

Slimes Dam

North Arrow

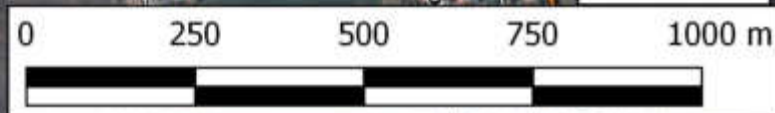
Legend
Study Site

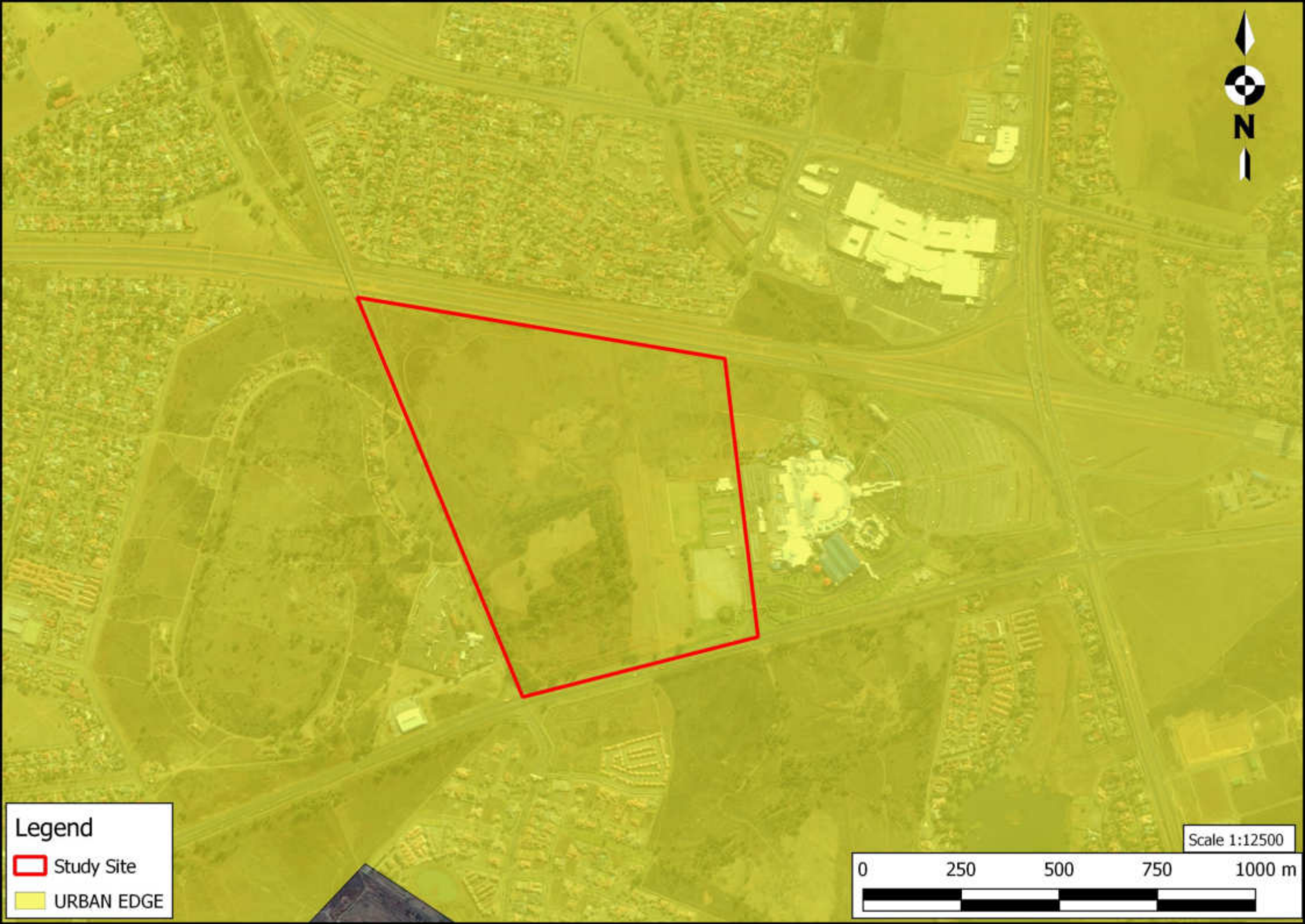
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


Legend
[Red Outline] Study Site



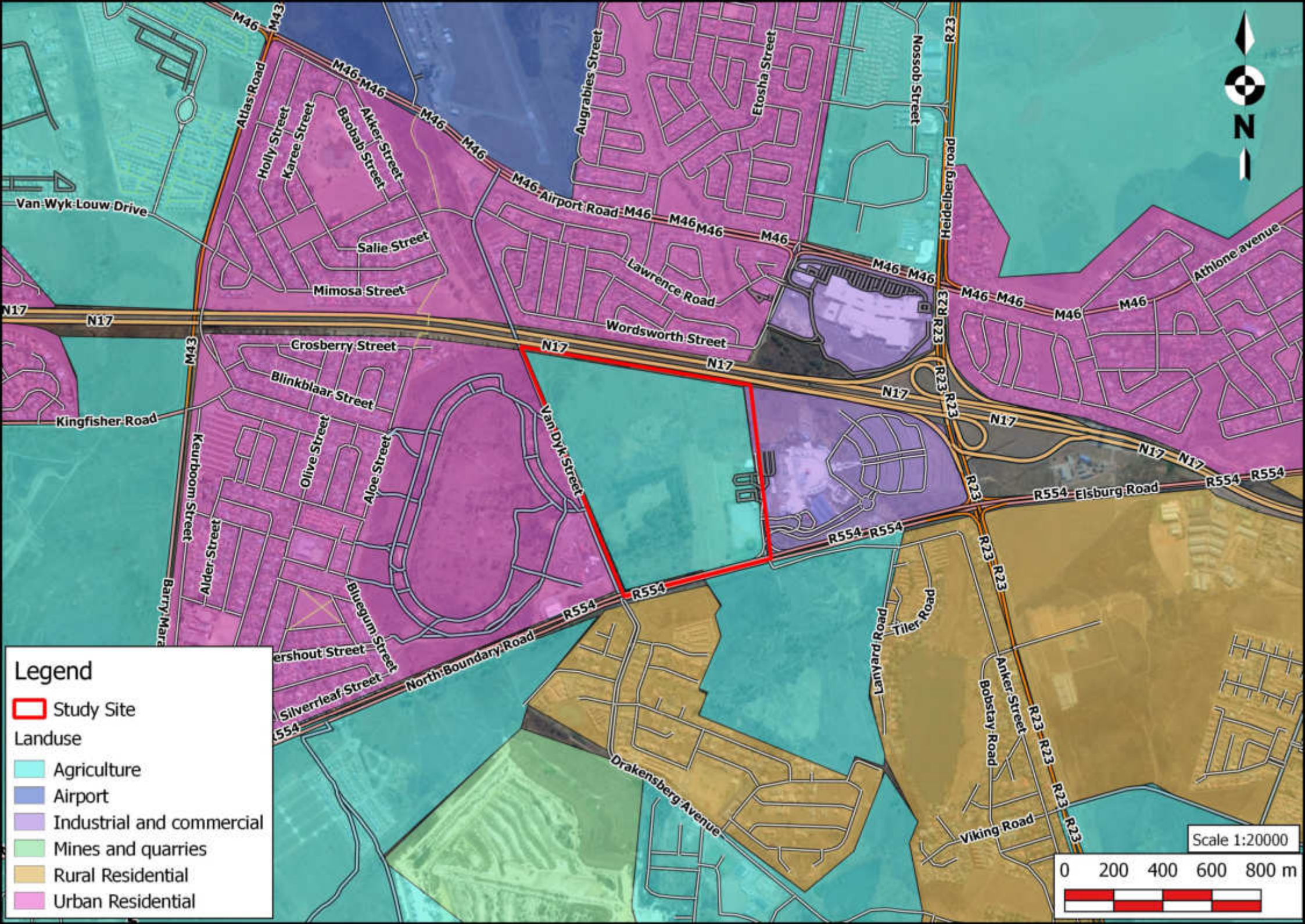


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





-  Study Site
-  URBAN EDGE

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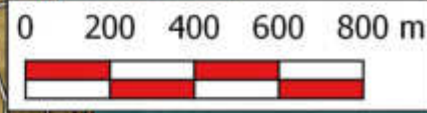
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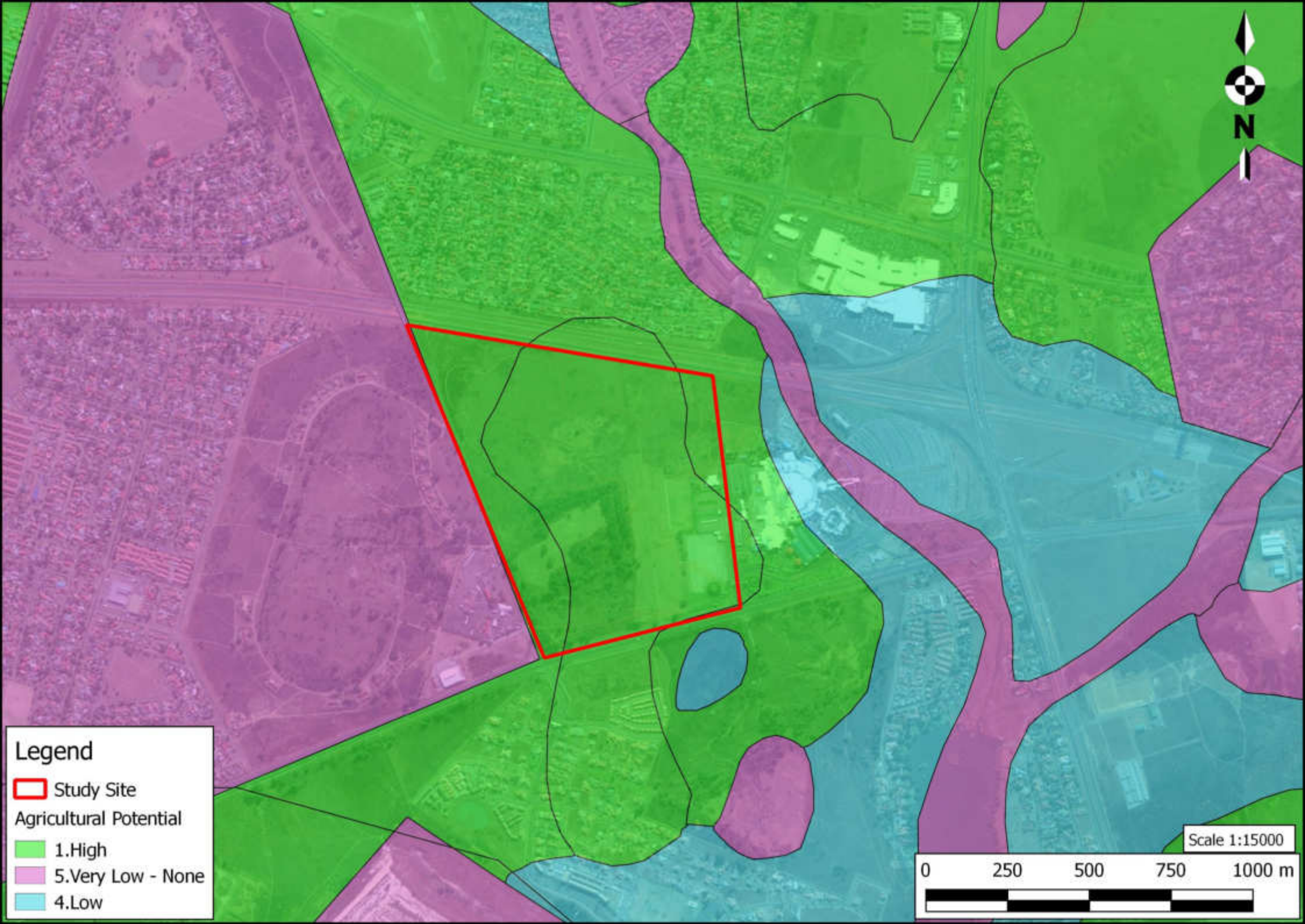


Legend

-  Study Site
- Landuse
 -  Agriculture
 -  Airport
 -  Industrial and commercial
 -  Mines and quarries
 -  Rural Residential
 -  Urban Residential

Scale 1:20000



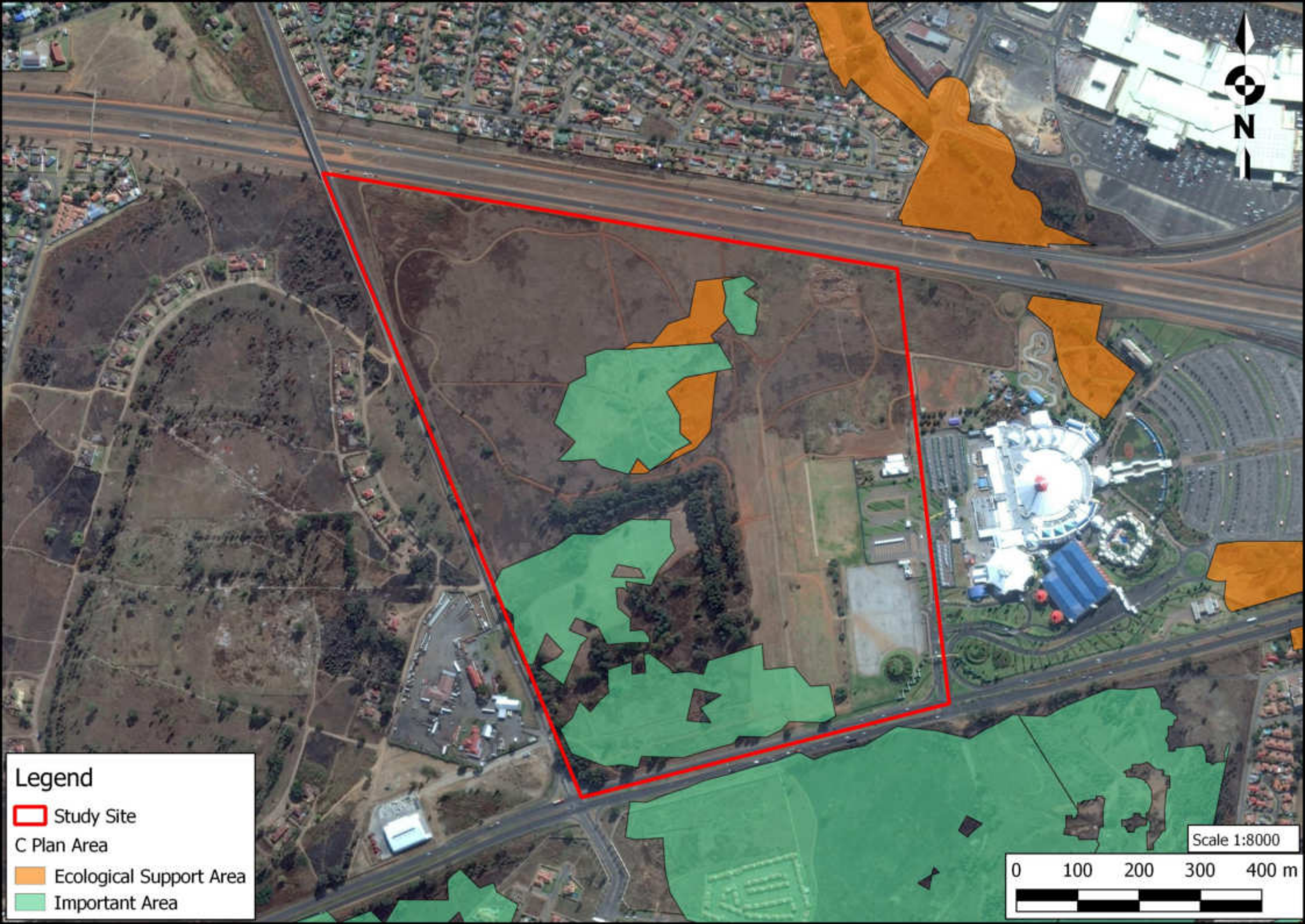


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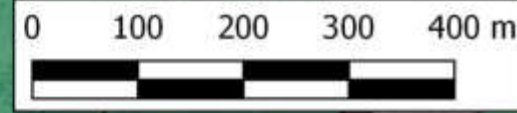


Legend




-  Study Site
- Agricultural Potential**
-  1.High
-  5.Very Low - None
-  4.Low

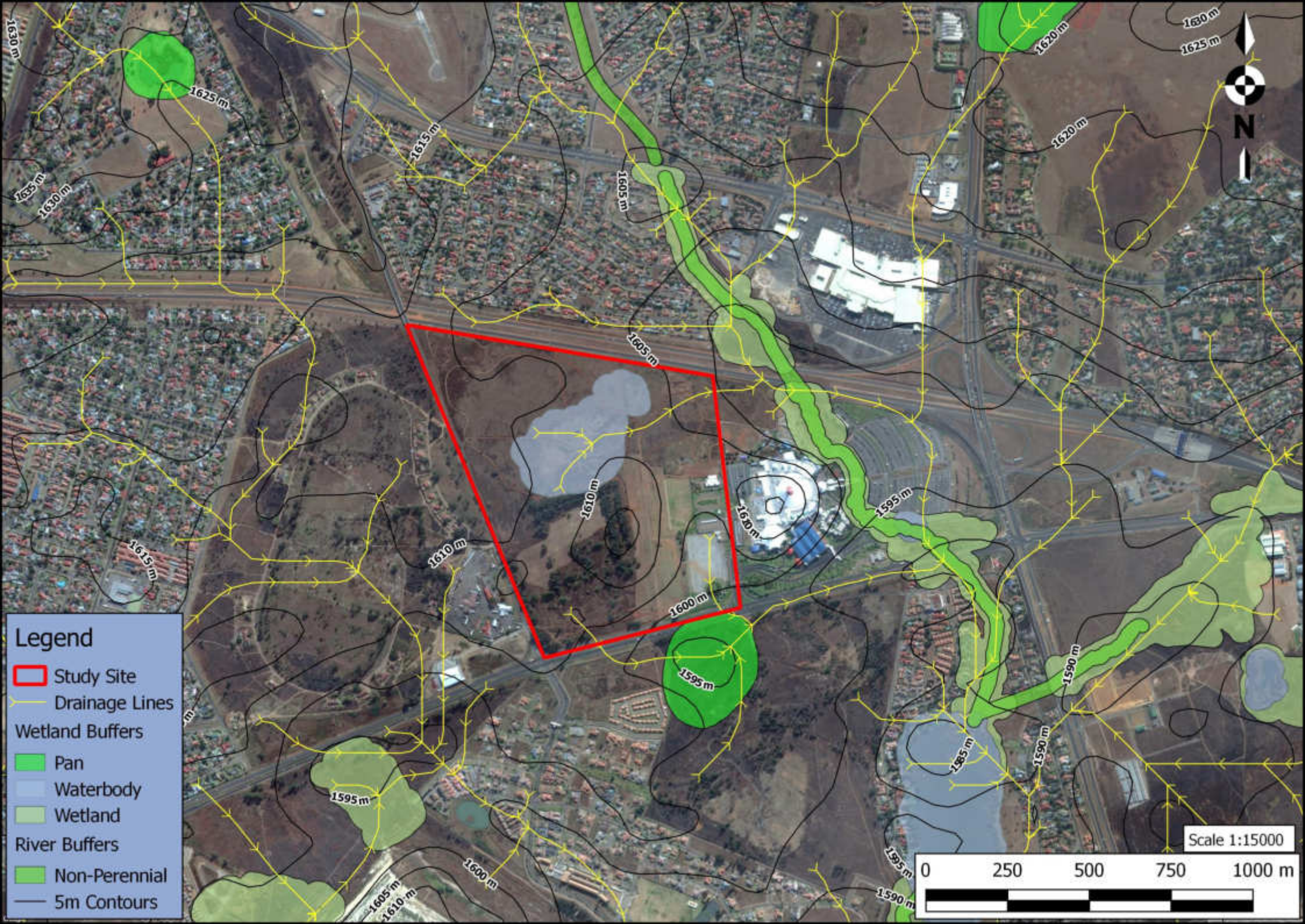


Scale 1:8000



Legend

-  Study Site
-  Ecological Support Area
-  Important Area

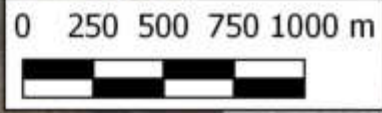


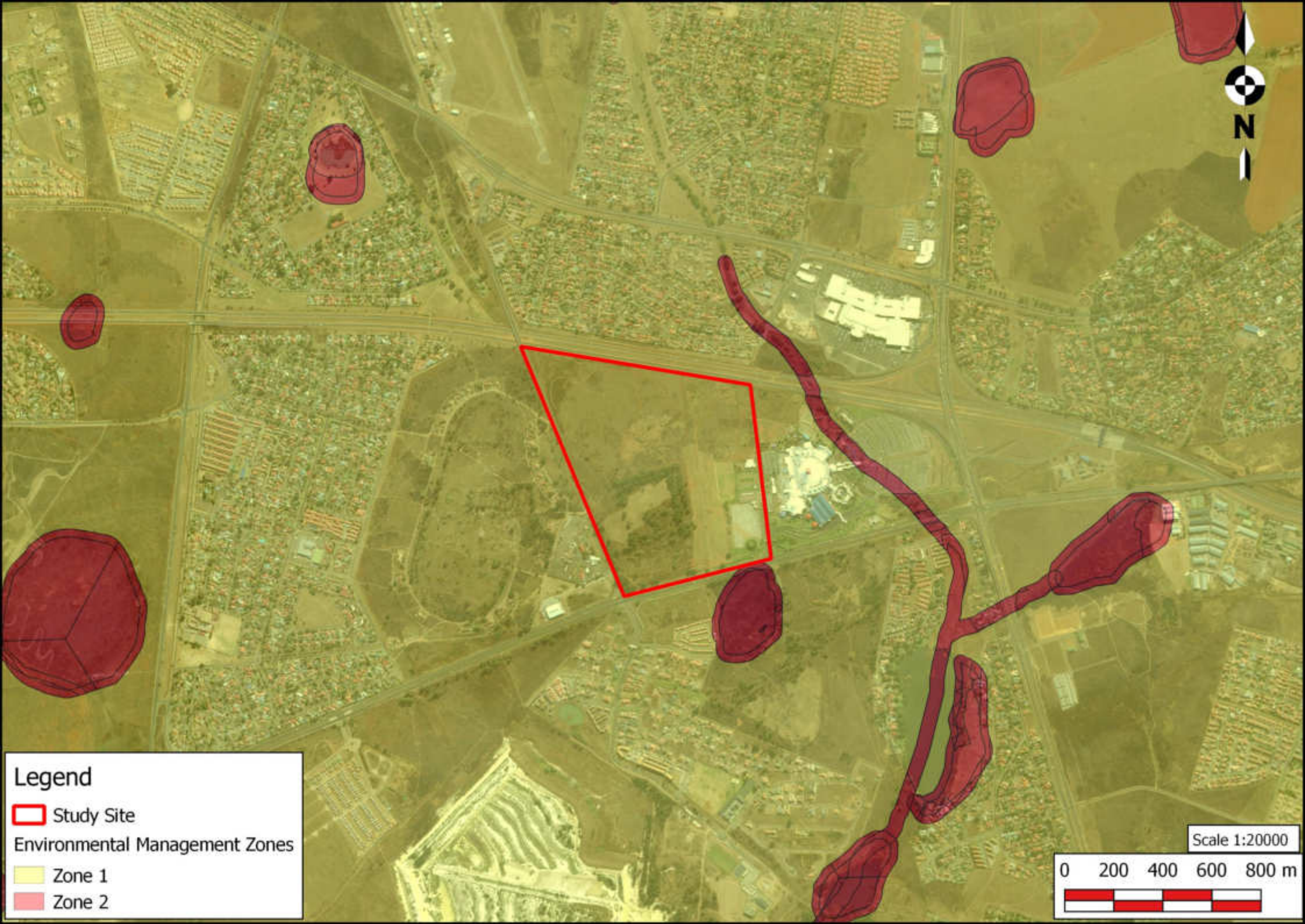


Legend

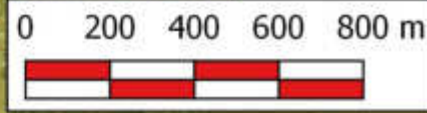
-  Study Site
-  RIDGE

Scale 1:30000








Scale 1:20000



Legend

-  Study Site
- Environmental Management Zones
 -  Zone 1
 -  Zone 2

Gauteng Provincial Environmental Management Framework

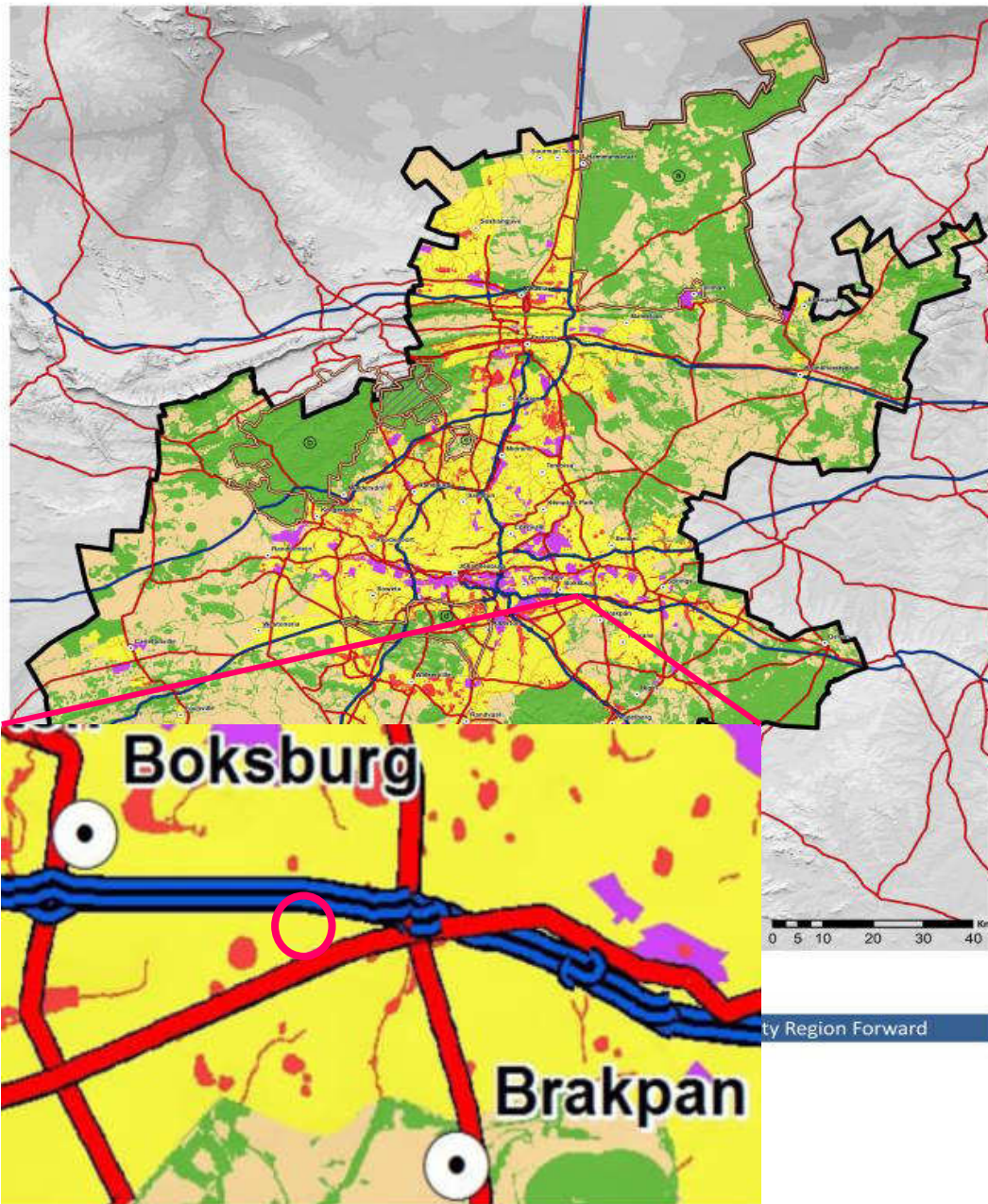
MAP LEGEND:

ENVIRONMENTAL MANAGEMENT ZONES

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Special Control Zones
- Special Control Zone for Conservation, Recreation and Tourism

- Gauteng Provincial Boundary
 - Roads**
 - National Road
 - Arterial Road
- Special Control Zones:**

 - (a) Dinokeng
 - (b) CoHWHIS
 - (c) Vaaldam
 - (d) Jhb South
 - (e) Jhb North



Zone 1: Urban development zone

Intention
The Intention with this zone is to streamline urban development activities in it and to promote development in it, development and concentration of urban development, in order to establish a more effective and efficient city region that will minimise urban sprawl into rural areas.

Zone 2: High control zone (within the urban development zone)

Intention
This zone is sensitive to development activities. Only conservation should be allowed in this zone. Related tourism and recreation activities must be accommodated in areas surrounding this zone.

Zone 3: High control zone (outside the urban development zone)

Intention
This zone is sensitive to development activities and in several cases also have specific values that need to be protected. Conservation and related tourism and recreation activities should dominate development in this zone.

Zone 4: Rural control zone

Intention
This zone is dominated by agricultural uses outside the urban development zone. Agricultural and rural development that support agriculture should be promoted.

Zone 5: Industrial and large commercial focus zone

Intention
The intention with Zone 5 is to streamline non-zoning industrial and large scale commercial (warehouse etc.) activities in areas that are already used for such purposes and areas that are severely degraded but in proximity to required infrastructure.

Protected areas (including formal protected areas and other conservation areas)

Intention
Where a management plan for a protected area is in place, it will override the GEMF. Where there is no management plan, the area must be treated as Zone 3.

Special control zones (SCZ):

Special control zones are areas that have specific additional objectives that should be taken into account in decision-making processes.

SCZ (a): Dinokeng

The Dinokeng area has a very high potential for nature tourism activities within an area with a strong nature conservation character. Its location in respect to the urban areas of Gauteng and especially the D.R. Tloane International Airport, makes it an ideal area for wildlife tourism. Other activities that should be promoted include:

- Recreation (especially in the Roopeplant Dam area);
- Hospitality (especially lodges);
- Rural development that caters for the specific needs of the area; and
- Maintenance of current agricultural activities. Activities that should be avoided as far as possible include:
 - Battery farming and feedlots;
 - Mining and sand winning;
 - Industrial activities; and
 - Large commercial and retail developments.

SCZ (b): Cradle of Humankind World Heritage Site

The purpose of this special zone is to incorporate the Cradle of Humankind World Heritage Site EMZ into the Gauteng EMF. It has its own management zones and management guidelines that must be followed.



GAUTENG EMF - Environmental Management Zones

Zone 1: Urban development zone
Zone 2: High control zone (within the urban development zone)
Zone 3: High control zone (outside the urban development zone)
Zone 4: Rural control zone
Zone 5: Industrial and large commercial focus zone

SCZ (c): Vaal Dam

This area has good potential for development that focuses on the following:

- Local tourism focused on the domestic market;
- Intensive recreation next to the Vaal Dam;
- Conservation of grassland habitats in the area;
- Rural development that focusses on tourism and recreation.

SCZ (d): Johannesburg South

The Johannesburg South special control zone (Johannesburg Economic and Ecosystem Development Zone project area) is special in the sense that it combines several environmental and development features that can form a valuable conservation, recreation, local agricultural and related employment opportunities. It includes the S010 and K10A initiatives. In addition to the normal EMZ guidelines that will apply to the various zones in this area, decisions should also be taken with due regard to the current initiatives in the area. This includes an emphasis on niche agriculture, hospitality, tourism and recreation associated developments. These activities will form the nature and basis of economic activities in the area and the integration of agricultural, tourism and recreation value chains.

SCZ (e): Johannesburg North (the Greater Kayalana Conservancy)

The area is a rural island surrounded by urban areas. It is important to retain its character as it provides specific services to surrounding areas including:

- Habitat for threatened species;
- Equestrian therapy centres (with an exceptional service to the community of DePloof, through their programmes with at-risk youth and disabled individuals);
- Environmental educational facilities;
- Nature trails and training of nature guides;
- Bird watching facilities;
- Green building resource centres;
- Urban agriculture projects to increase food security and create employment for neighbouring communities;
- Nurseries that grow local indigenous plants and herbs;
- Trails for mountain biking;
- Bridle trails; and
- Shared equestrian facilities and supporting businesses.

SCZ for conservation, recreation and tourism

This area falls mostly within the buffer area of the CoHWHIS. The management plan should at least comply with the restrictions placed on the buffer zone area in the CoHWHIS Management Guidelines. It does however have a high potential for conservation, local recreation (hiking, mountain biking, etc.) and cottage style hospitality. Development decision-making must take the character of this area into account to ensure its potential as an important conservation and recreation area.

For enquiries, contact: 011 378 7211

Prepared by:

ENVIRONOMICS

and

MR. T. GIS

011 378 7211

ANNEXURE B

APPLICATION FORM SUBMITTED TO
GDARD



agriculture and rural development

Department: Agriculture and Rural Development
GAUTENG PROVINCE

11 Diagonal Street, Diamond Building, Newtown, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 240-2500

Fax: (011) 240-2700

Website: <http://www.gdard.gpg.gov.za>

Reference:	Gaut: 002/17-18/E0123
Enquiries:	Malesela Sehona
Telephone:	(011) 240-3048
Email:	malesela.sehona2@gauteng.gov.za

Bokamoso Landscape Architects & Environmental Consultants CC

Email/Fax. reception@bokamoso.net

Dear Sir / Madam

Application for Environmental Authorisation: Dalpark Extension 32

The Department acknowledges having received the application form for environmental authorisation of the above-mentioned project on 13/09/2017.

The application has been assigned the reference number Gaut: 002/17-18/E0123. Kindly quote this reference number in any future correspondence in respect of the application.

Please circulate the draft report to any state department that administers a law relating to a matter affecting the environment to comment.

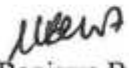
You are required to submit three (3) copies (**1 full colour hard copy and 2 CDs-PDF**) of the Draft Scoping Report as well as proof of submission to state departments referred to above.

In order to determine whether a biodiversity assessment is required and, if so, which specialist studies are required, please send a shapefile (WGS84 datum; geographic co-ordinate system) of the application site to our biodiversity information service (GDACE_BiodiversityInfo@gauteng.gov.za), the e-mail clearly indicating the project reference number. Where biodiversity assessment is required; please ensure that it is conducted consistent with the *GDACE Requirements for Biodiversity Assessments*. A copy of this document can be obtained by e-mailing GDACE_BiodiversityInfo@gauteng.gov.za

In terms of Regulation 45 of the EIA Regulations 2014, this application will lapse should you fail to meet any of the time-frames prescribed in terms of these regulations, unless an extension has been granted in terms of regulation 3(7).

Please draw the applicant's attention to the fact that the activity may not commence prior to an environmental authorisation being granted by the Department in terms of Section 24F of the National Environmental Management Act, Act No 107 of the 1998, as amended.

Yours faithfully


Boniswa Belot
Deputy Director: Strategic Administration Support
Date: 18/09/2017

CC: G5 Properties (Pty) Ltd

Att: G Skeen
Email/Fax: gskeen@groupfive.co.za

LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810
Fax: 086 570 5659
E-mail: lizelleg@mweb.co.za
Website: www.Bokamoso.net



Landscape Architects, Environmental Consultants,
Environmental Auditing, Water License Applications

**GAUTENG DEPARTMENT OF AGRICULTURE
AND RURAL DEVELOPMENT
GROUND FLOOR
UMNOTHO HOUSE
56 ELOFF STREET
JOHANNESBURG
2000**

ATTENTION: MS BONISWA BELOT
Tel: 011 240 3377
E-mail: Boniswa.Belot@gauteng.gov.za

11th September 2017

**RE: SUBMISSION OF THE APPLICATION FORMS REGARDING THE SCOPING
AND EIA FOR DALPARK EXTENSION 32 THE PROPOSED MIXED USE
DEVELOPMENT WHICH IS SITUATED ON A PORTION OF PORTION 91 AND A
PORTION OF PORTION R/107 OF THE FARM RIETFONTEIN 115 IR ERKUHULENI
METROPOLITAN MUNICIPALITY**

Please find attached **3 x hard copies** of the **APPLICATION FORMS** for the abovementioned project.

Also kindly confirm receipt of the 3 hard copies of the **APPLICATION FORMS**, which will be hand delivered to your department.

We trust that the above meets with your approval. Please do not hesitate to contact our office should you have any questions in the regard of the abovementioned project.

Sincerely,

Ane Agenbacht
**Bokamoso Landscape Architects &
Environmental Consultants CC**



Application Form for Environmental Authorisation in terms of National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended and the Environmental Impact Assessment Regulations, 2014

For official use only

Application Number:
NEAS Reference number:
Date Received:

Kindly note that:

1. This application form is current as of December 2014. It is the responsibility of the applicant to ascertain whether subsequent versions of the form have been published or produced by the competent authority.
2. This form must be used for an application(s) for Environmental Authorisation in terms of Chapter 4 of the Environmental Impact Assessment Regulations, 2014.
3. If, in addition to this application, you must also apply for a Waste Management Licence in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) ("the Waste Act") and/or an Atmospheric Emission Licence in terms of the National Environmental: Air Quality Act, 2004 (Act No. 39 of 2004) ("NEM:AQA"), then separate application forms in terms of the applicable legislation must be completed and submitted simultaneously to the relevant licensing authorities, but a single EIA process must be undertaken. Copies of such applications must be attached to this Application Form. However, if the intention of the applicant is to undertake an Integrated Process (Integrated Authorisation), the applicant or the EAP is advised to seek guidance from the competent authority prior to commencing with the EIA process.
4. The application must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. Spaces are provided in tabular format and will extend automatically when each space is filled with typing.
5. The use of the phrase "**not applicable**" in the form must be done with circumspection. Should it be done in respect of material information required by the competent authority for assessing the application, it may result in the refusal of the application.
6. Three copies of this form must be submitted at the offices of the relevant competent authority as detailed below prior or simultaneously with the submission of the Basic Assessment Report or the Scoping and Environmental Impact Report.
7. No faxed or e-mailed applications shall be accepted. Only hand delivered, couriered or posted applications will be accepted
8. Unless protected by law, all information filled in on this application will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this application on request, during any stage of the application process.

1. DEPARTMENTAL DETAILS

Postal Address

Gauteng Department of Agriculture and Rural Development
Attention: Deputy Director: Strategic Administrative Unit of the Sustainable Utilization of the Environment (SUE) Branch
P. O. Box 8769
Johannesburg
2000

Physical Address

Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch
Ground floor, Diamond Building, 11 Diagonal Street
Johannesburg

Queries should be directed to the Strategic Administrative Unit at:
Administrative Unit telephone number (011) 240 3051/3052
Administrative Unit fax number (011) 240 3055
Departmental central telephone number (011) 240 2500

View the Department's website at <http://www.gdard.gov.za> for the latest version of the documents

Application for Environmental Authorisation in terms of NEMA

Proof of payment must accompany this application. The application will not be processed without proof of payment unless one of the exclusions provided for in the fee Regulations is applicable **AND** such information in the exclusion section of this application form has been confirmed by this Department.

2. FEES

Gauteng Department of Agriculture and Rural Development' details for the payment of application fees

Payment Enquiries:

Contact person: Boniswa Belot
Tel: (011) 240 3377/3051
Email: Boniswa.Belot@gauteng.gov.za

Department Banking details:

Bank Name: FNB Bank
Account Name: GPG Agriculture and Rural Development PMG
Account Number: 62298144058
Branch Name and Number: Global Transactional Services Johannesburg - 255005

Reference number: EIA - Date (Y – M – D) of payment e.g. EIA20140401 (**please quote this reference number when making payment**)

Application form to be submitted with proof of payment attached- **Annexure 1**

Tax exemption status:

Status: Tax Exempted

EXCLUSIONS

An applicant is excluded from paying fees if:

- The activity is a community based project funded by a government grant; or
- The applicant is an organ of state.

Applicants are required to tick the appropriate box below to indicate that either proof of payment is attached or that, in the applicant's view, exclusion applies. Proof and a motivation for exclusions must be attached to this application form as **Annexure 2**.

Proof attached

Exclusion applies

TYPE OF EXCLUSION	Tick where applicable. Proper motivation must be attached to the application
The activity is a community based project funded by a government grant	
The applicant is an organ of state	

FEE AMOUNT

Application	Fee
Applications for an environmental authorisation for which basic assessment is required in terms of the Environmental Impact Assessment Regulations	R2 000
Application for an environmental authorisation, for which S&EIR is required in terms of the Environmental Impact Assessment Regulations	R10 000
Applications dealt with in terms of section 24L of the Act (where an environmental authorisation is required in terms of NEMA and a waste management license is required in terms of NEMWA and the same competent authority is dealing with both these applications)	100% of the most expensive application, namely, R10 000 (Ten Thousand Rand) if S&EIR is triggered and R2 000 (Two Thousand Rand) if the basic assessment is triggered; (b) 50% of the other application, namely, R5 000-00 (Five Thousand Rand) if the S&EIR is triggered or R1 000 (One Thousand Rand) if the basic assessment is triggered.

3. APPLICANT INFORMATION

Project applicant:	G5 properties (Pty) Ltd		
Trading name (if any):	G5 properties (Pty) Ltd		
Contact person:	Greg Skeen		
Physical address:	9 Country Estate Drive, Waterfall Business Estate, Jukskei View, 1662		
Postal address:	Postnet Suite 500, Private Bag x 26, Sunninghill		
Postal code:	2157	Cell:	-
Telephone:	010 060 1555	Fax:	
Email	gskeen@groupfive.co.za		

Please duplicate the above section in instances where there is more than one applicant.

Local municipality	Ekurhuleni Metropolitan Municipality		
Contact person:	Ms. Stuart Green/ Anel Hietbrink		
Postal address:	P. O. Box 25, Edenvale		
Postal code:	1610	Cell:	-
Telephone:	011-999 2006	Fax:	086 612 8519
E-mail:	Anel.hietbrink@ekurhuleni.gov.za		

Please duplicate the above section in instances where there is more than one Municipality.

Land owner	Afrisan Gauteng (Pty) Ltd		
Contact person:	Mr. Norman Basthdaw		
Postal address:	Private Bag 700, Sandton		
Postal code:	2146	Cell:	083 651 7755
Telephone:	011 780 7772	Fax:	-
E-mail:	Norman.basthdaw@suninternational.com		

Please duplicate the above section in instances where there is more than one landowner. Consent use form in Addendum 1 must be filled if the applicant is not landowner or person in control of the land where the development will / is taking place. Further, the above section must be duplicated in instances where there is more than one landowner.

4. ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP) INFORMATION

Company of Environmental Assessment Practitioner (EAP):	Bokamoso Landscape Architects & Environmental Consultants CC		
Name of the EAP:	Anè Agenbacht		
EAP Qualifications	BA Environmental Management (Unisa) PGCE (Education) – Cum Laude (Unisa)		
Professional affiliation or registration:	-		
Physical address:	36 Lebombo Road, Lebombo Garden Building, Ashlea Gardens, 0081		
Postal address:	P.O. Box 11375, Maroelana		

Postal code:	0161	Cell:	083 533 0420
Telephone:	012 346 3810	Fax:	086 570 5659
E-mail:	reception@bokamoso.net		

5. PROJECT TITLE (SCOPE OF THE ACTIVITY)

Dalpark Extension 32

The proposed mixed use development for the proposed Dalpark Extension 32 that is situated on a Portion of Portion 91 and a Portion of Portion R/107 of the Farm Rieffontein 115 IR; Ekurhuleni Metropolitan Municipality

6. PROPERTY DESCRIPTION

Application process followed (BA OR Scoping & EIA)	Scoping and EIA		
Description of the property/properties where activity is proposed to be undertaken:	The site for the proposed township mixed use development is situated in the Dalpark (East Rand) area with the N17 highway bordering the northern boundary, Van Dyk Street bordering the western boundary and Elsburg Road bordering the southern boundary of the site. The Carnival City casino and entertainment world is directly adjacent and to the east of the proposed site with the R23/ Heidelberg Road adjacent to the Carnival City and casino entertainment world.		
Farm/ Erf name(s) & number(s) (including portion/ holding) of all proposed sites:	A Portion of Portion 91 and a Portion of Portion R/107 of the Farm Rieffontein 115 IR		
Property size(s)(ha) of all proposed sites	85,7912 ha		
Property size(s) (m ²) of all proposed sites:	85,7912 ha		
Development footprint size(s) in ha/m ² :	65 ha		
SG Digit code(s) of all proposed sites:	TOIR00000000011500091 TOIR00000000011500107		
Coordinates of all proposed sites: Latitude (S)	26°	15'	27.48"S
Longitude (E)	28°	18'	36.36"E

Note: Coordinates must be provided in degrees, minutes and seconds using the Hartebeesthoek94 WGS84 co-ordinate system. Where numerous properties/sites are involved (e.g. linear activities), please attach a list of property descriptions separately.

Physical/Street address of proposed sites:

The entrance to the site is situated 848.28 meters west of the R23 and Elsburg Road/ R554 intersection and is directly adjacent to the west of the Carnival City Casino.

Current Zoning of site(s)

Agriculture

7. ACTIVITY(S) APPLIED FOR

An application may be made for more than one listed or specified activity that, together, make up one development proposal. All the listed activities that make up this application must be listed below.

Indicate the number of the relevant Government Notice: Activity No (s) (relevant notice): e.g. Listing notices 1, 2 or 3 Describe each listed activity as per the wording in the listing notices:

<p>R. 983 December 2014</p>	<p>Listing Notice 1 Activity 9</p>	<p>The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water –</p> <ul style="list-style-type: none"> (i) With an internal diameter of 0,36 metres or more; or (ii) With a peak throughput of 120 litres per second or more; <p>Excluding where –</p> <ul style="list-style-type: none"> (a) Such infrastructure is for bulk transportation of water or stormwater or stormwater drainage inside a road reserve or railway line reserve; or (b) Where such development will occur within an urban area.
<p>R. 983 December 2014</p>	<p>Listing Notice 1 Activity 10</p>	<p>The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes –</p> <ul style="list-style-type: none"> (i) With an internal diameter of 0,36 metres or more; or (ii) With a peak throughput of 120 litres per second or more; <p>Excluding where –</p> <ul style="list-style-type: none"> (a) Such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or (b) Where such development will occur within an urban area.
<p>R. 983 December 2014</p>	<p>Listing Notice 1 Activity 11</p>	<p>The development of facilities or infrastructure for the transmission and distribution of electricity –</p> <ul style="list-style-type: none"> (i) Outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts; or (ii) Inside urban areas or industrial complexes with a capacity of 275 kilovolts or more;

		<p>Excluding the development of bypass infrastructure for the transmission and distribution of electricity where such bypass infrastructure is –</p> <ul style="list-style-type: none"> (a) Temporarily required to allow for maintenance of existing infrastructure; (b) 2 kilometres or shorter in length; (c) Within an existing transmission line servitude; and (d) Will be removed within 18 months of the commencement of development.
<p>R. 983 December 2014</p>	<p>Listing Notice 1 Activity 12</p>	<p>The development of –</p> <ul style="list-style-type: none"> (i) ... (ii) ... (iii) ... (iv) ... (v) ... (vi) Bulk storm water outlet structures exceeding 100 square metres in size; (vii) ... (viii) ... (ix) ... (x) Buildings exceeding 100 square metres in size; (xi) ... (xii) Infrastructure or structures with a physical footprint of 100 square metres or more; <p>The development of-</p> <ul style="list-style-type: none"> (i) ... (ii) Infrastructure or structures with a physical footprint of 100 square metres or more; <p>Where such development occurs –</p> <ul style="list-style-type: none"> (a) Within a watercourse; (b) ... (c) If no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; - <p>Where such development occurs –</p> <ul style="list-style-type: none"> (a) Within a watercourse; (b) ... (c) If no development setback exists, within 32 metres of a watercourse, - <p>Excluding –</p> <ul style="list-style-type: none"> (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbor; (bb) where such development activities are related to

		<p>the development of a port or harbor, in which case activity 26 in Listing Notice 2 of 2014 applies;</p> <p>(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;</p> <p>(dd) where such development occurs within an urban area; or</p> <p>(ee) where such development occurs within existing roads, or road reserves or railway line reserves; or</p> <p>(ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</p>
R. 983 December 2014	Listing Notice 1 Activity 19	<p>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from –</p> <p>(i) A watercourse; (ii) ... (iii) ...</p> <p>But excluding where such infilling, depositing, dredging, excavation, removal or moving –</p> <p>(a) Will occur behind a development setback; (b) ... (c) ... (d) ... (e) ...</p>
R. 983 December 2014	Listing Notice 1 Activity 28	<p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes 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</p> <p>(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>
R. 984 December	Listing Notice 2 Activity 15	<p>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such</p>

2014		<p>clearance of indigenous vegetation is required for-</p> <ul style="list-style-type: none"> (i) The undertaking of a linear activity; or (ii) Maintenance purposes undertaken in accordance with a maintenance management plan.
<p>R. 985 December 2014</p>	<p>Listing Notice 3 Activity 4</p> <p>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</p>	<p>c. Gauteng:</p> <ul style="list-style-type: none"> i. ... ii. ... iii. ... iv. ... v. Sites identified within threatened ecosystems listed in terms of the National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004); vi. ... vii. ... viii. ... ix. ... x. ... xi. ... xii. ...
<p>R. 985 December 2014</p>	<p>Listing Notice 3 Activity 12</p> <p>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.</p>	<p>c. Gauteng</p> <ul style="list-style-type: none"> i. ... ii. ... iii. ... iv. ... v. Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans; vi. ... vii. ... viii. ... ix. ... x. ...
<p>R. 985 December 2014</p>	<p>Listing Notice 3 Activity 14</p> <p>The development of –</p> <ul style="list-style-type: none"> i. ... ii. ... iii. ... 	<p>c. Gauteng</p> <ul style="list-style-type: none"> i. ... ii. ... iii. ... iv. ... v. Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans;

	<p>iv. ... v. ... vi. Bulk stormwater outlet structures exceeding 10 square metres in size; vii. ... viii. ... ix. ... x. Buildings exceeding 10 square metres in size; xi. ... xi. Infrastructure or structures with a physical footprint of 10 square metres or more;</p> <p>(i) ... (ii) Infrastructure including infrastructure and water surface area exceeds 10 square metres; or (iii) Infrastructure or structures with a physical footprint of 10 square metres or more;</p> <p>Where such development occurs – (a) within a watercourse; (b) ... (c) ...</p> <p>Excluding the development of infrastructure or structures within existing ports or</p>	<p>vi. ... vii. ... viii. ... ix. ... x. ...</p>
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	harbours that will not increase the development footprint of the port or harbor.	
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Please note that any authorisation that may result from this application will only cover activities applied for.

8. ORIENTATION MAPS

Locality map:	<p>A locality map must be attached to the application form as Annexure 3, as an Appendix. The scale of the 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 map must include the following:</p> <ul style="list-style-type: none"> • an accurate indication of the project site position as well as the positions of the alternative sites, if any; • road names or numbers of all the major roads as well as the roads that provide access to the site(s) • a north arrow; • a legend; • the prevailing wind direction; and • GPS co-ordinates (Indicate the position of the proposed activity with the latitude and longitude at the centre point for each alternative site. The co-ordinates should be in degrees and decimal minutes. The minutes should be to at least three decimal places. The projection that must be used in all cases is the WGS-84 spheroid in a national or local projection)
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Should any activities in GN R. 985 be applied for, please provide a map indicating the triggering area (e.g. Critical Biodiversity Area, Protected Area, etc) overlaid by the study area as **Annexure 4**.

9. PUBLIC PARTICIPATION PROCESS

If public participation process and other aspects of EIA process had already been undertaken prior to submission of this application form to the competent authority, a summary of public participation processes and steps followed to date must be described in the table below.

<p>The first phase of the public participation was carried out on 24 August – 22 September 2017</p> <p>Stakeholders (I&AP's) were notified of the Environmental Evaluation Process through:</p> <ol style="list-style-type: none"> 1) A site notice that was erected (at a prominent point on the study area) on 7 September 2017. 2) Notices were distributed to the surrounding land-owners and interested and affected parties by means of faxes, hand delivery and e-mail on 7 September 2017. 3) An advertisement was placed in the Brakpan Harold on 8 September 2017.

10. PROJECT SCHEDULE

A project schedule, indicating the different phases and timelines of the project (commencement and completion where possible), must be attached as **Annexure 5**.

11. OTHER AUTHORISATIONS REQUIRED

LEGISLATION	AUTHORISATION REQUIRED		APPLICATION SUBMITTED	
	YES	NO	YES	NO
SEMA's				
National Environmental Management: Air Quality Act		X		
National Environmental Management: Biodiversity Act		X		
National Environmental Management: Integrated Coastal Management Act		X		
National Environmental Management: Protected Areas Act		X		
National Environmental Management: Waste Act		X		
National legislation				
Mineral and Petroleum Development Resources Act		X		
National Water Act	Probably. Still to be determined by DWS			X
National Heritage Resources Act		X		
Others: Please specify		X		

Please provide proof of any authorisations obtained in terms of the above as Annexure 6.

12. LIST OF ANNEXURES

		YES	N/A
Annexure 1	Proof of payment of a fee for this application	X	
Annexure 2	Proof and a motivation for exclusions from paying a fee		X
Annexure 3	Locality map	X	
Annexure 4	Geographical area map triggering a listed	X	
Annexure 5	Project schedule	X	
Annexure 6	Proof by way of copies of Environmental Authorisations obtained for the same property or submission of such applications		X
Addendum 1	Consent use of land form		X
Addendum 2	Declaration by the applicant	X	
Addendum 3	Declaration by the environmental assessment practitioner	X	

ADDENDUM 1

13. CONSENT USE

Consent in terms of Regulation 39 of the 2014 NEMA EIA Regulations by the landowner or person in control of the land that the proposed activity/ies may be undertaken on the land in question

When to use this form

Note: This form must be completed when an application for amendment in terms of the 2014 NEMA EIA Regulations is submitted where the proposed amendment will impact on the activity undertaken/to be undertaken on the land or if the amendment relates to the transfer of rights and obligations.

Notes for completing and submitting this form

- (1) This form is current as of December 2014. It is the responsibility of the applicant to ascertain whether subsequent versions of the form have been released by the Department.
- (2) This form must be attached to the application form for amendment.
- (3) Unless protected by law, all information contained in the form will become public information.

CONTACT INFORMATION

Name of land owner/ person in control of the land	AFRISUN GAUTENG (PTY) LTD		
Trading name (if any):	CARNIVAL CITY		
Contact person:	NORMAN BASTHDAW		
Physical address:	6 SANDOWN VALLEY CRESCENT, SANDTON 2196		
Postal address:	PRIVATE BAG 700 SANDTON		
Postal code:	2146	Cell:	083 651 7755
Telephone:	011 780 7772	Fax:	
E-mail:	NORMAN.BASTHDAW@SWINTERNATIONAL.COM		

CONSENT

1. I/we the undersigned (insert the name/s of the owner/s of the land)

AFRISUN GAUTENG (PTY) LTD

of identity number/registration number (insert the owner/s ID number/s or the registration number of the legal entity)

1997 / 005504 / 07

and are the registered owner/s of the property (insert description of the property/ies and title deed numbers)

CARNIVAL CITY CASINO T86572/1998 AND T109559/1998

located at (insert physical address or a brief description of the location of the property)

CNR CENTURY AND ELSBURG ROADS BRAKPAN 1540

2. I/ we hereby give consent to the applicant /person to whom the rights are to be transferred (insert the name/s of the applicant/person/s)

G-5 PROPERTIES (PTY) LTD

of identity number/registration number (insert the owner/s ID number/s or the registration number of the legal entity)

to undertake the following activity(ies) on the property (insert a brief description of the project and identified activity(ies) in question and amendment that will be applied for):

Signature of land owner/person in control of the land or authorised representative



Name of authorised person if the landowner is a legal entity NORMAN BASTHAU - GROUP CFO

Date

5 SEPTEMBER 2017

ADDENDUM 2

15. DECLARATIONS

DECLARATION OF THE APPLICANT

I, Gregory Ian Skeen, declare under oath that I

- am, or represent, the applicant in this application;
- have appointed / will appoint (delete that which is not applicable) an Environmental Assessment Practitioner (EAP) to act as the independent EAP for this application
- will provide the EAP and the competent authority with access to all information at my disposal that is relevant to the application;
- will be responsible for the costs incurred in complying with the Regulations, including but not limited to –
 - costs incurred in connection with the appointment of the EAP or any person contracted by the EAP;
 - costs incurred in respect of the undertaking of any process required in terms of the Regulations;
 - costs in respect of any fee prescribed by the Minister or MEC in respect of the Regulations;
 - costs in respect of specialist reviews, if the competent authority decides to recover such costs; and
 - the provision of security to ensure compliance with conditions attached to an environmental authorisation, should it be required by the competent authority;
- will ensure that the EAP is competent to undertake the EIA process with respect to this application and that the EAP-
 - o know the Act and the regulations, and how they apply to the proposed development
 - o know any applicable guidelines and policies
 - o performs the work objectively, even if the findings do not favour the applicant
 - o disclose all information which is important to the application and the proposed development
- will inform all registered I&APs of any decisions taken by the competent authority in this regard;
- am responsible for complying with the conditions of any environmental authorisation issued by the competent authority;
- hereby indemnify the Government of the Republic, the competent authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action which the applicant or EAP is responsible for in terms of these Regulations;
- will not hold the competent authority responsible for any costs that may be incurred by the applicant in proceeding with an activity prior to obtaining an environmental authorisation or prior to an appeal being decided in terms of these Regulations;
- will perform all other obligations as expected from an applicant in terms of the Regulations;
- all the particulars furnished by me in this form are true and correct; and
- I realise that a false declaration is an offence in terms of the EIA Regulations, 2014 and the NEMA.

Gregory Skeen

Signature of the applicant/Signature on behalf of the applicant:

GS Properties (Pty) Ltd

Name of company (if applicable):

29/08/2017

Date:

[Signature]

Signature of the Commissioner of Oaths:

29/8/2017

Date:

ATTORNEY

Designation:

Commissioner of Oaths Official stamp (below)

Sashnee Naidoo
 Commissioner of Oaths RSA
 Admitted Attorney RSA
 9 Country Estate Drive
 Waterfall Business Estate
 Jukskei View

ADDENDUM 3

DECLARATION OF THE EAP

Anè Agenbacht, declare that -

- I act as the independent environmental practitioner in this application
- I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant
- I declare that there are no circumstances that may compromise my objectivity in performing such work;
- I have expertise in conducting environmental impact assessments, including knowledge of the Act, Regulations and any guidelines that have relevance to the proposed activity;
- I will comply with the Act, Regulations and all other applicable legislation, policies and guidelines;
- I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority;
- I will ensure that information containing all relevant facts in respect of the application is distributed or made available to interested and affected parties and the public at large and that participation by interested and affected parties is facilitated in such a manner that all interested and affected parties, state department and competent authority will be provided with a reasonable opportunity to participate and to provide comments on documents that are produced to support the application;
- I will ensure that the comments of all interested and affected parties are considered and recorded in reports that are submitted to the competent authority in respect of the application, provided that comments that are made by interested and affected parties in respect of a final report that will be submitted to the competent authority may be attached to the report without further amendment to the report;
- I will keep a register of all interested and affected parties that participated in a public participation process; and
- all the particulars furnished by me in this form are true and correct;
- I will perform all other obligations as expected from an environmental assessment practitioner in terms of the Regulations; and

Anè Agenbacht

Signature of the Environmental Assessment Practitioner:

Bokamoso Landscape Architects and Environmental Consultants CC

Name of company:

8/9/2017

Date:

De Beer

Signature of the Commissioner of Oaths:

8/9/2017

Date:

Designation:

Commissioner of Oaths Official stamp (below)

In the event where the EAP or specialist is not independent (Regulation 13(2) and (3) of the EIA Regulations, 2014), the proponent or applicant must, prior to conducting public participation, appoint another EAP or specialist which meets all the general requirements including being independent, to externally review all work undertaken by the EAP or specialist, at the applicant's cost appointed to manage the application.

DERIK DE BEER
COMMISSIONER OF OATHS
36 LEBOMBO ROAD
ASHLEA GARDENS
PRETORIA 0081
PROFESSIONAL ACCOUNTANT OF SOUTH AFRICA

Annexure 1: Proof of payment of a fee for this application



Internet Banking
Standard Bank Centre
5 Simmonds Street, Johannesburg
2001

P.O. Box 2577, Johannesburg, 2000
Telephone: 0860 123 000
International: +27 11 299 4701
Fax: +27 11 631 4456

Website: www.standardbank.co.za

Hello,

We confirm that the following payment has been made into your account from Lizelle:

Reference number	1234970036
Beneficiary name	GPG ARGRICULTURE AND
Bank name	FIRSTRAND BANK
Beneficiary account number	0000062298144058
Beneficiary branch number	255005
Beneficiary reference	EIA20170911CARNIVALCITY
Amount	R 10 000.00
Payment date and time	2017-09-11,09:45

If you need any more information or any questions about this, please contact Lizelle.

Payments to Standard Bank accounts may take up to one day. Payments to other banks may take up to three business days. Please check your account to confirm that you have received this payment.

Regards,

The online banking team

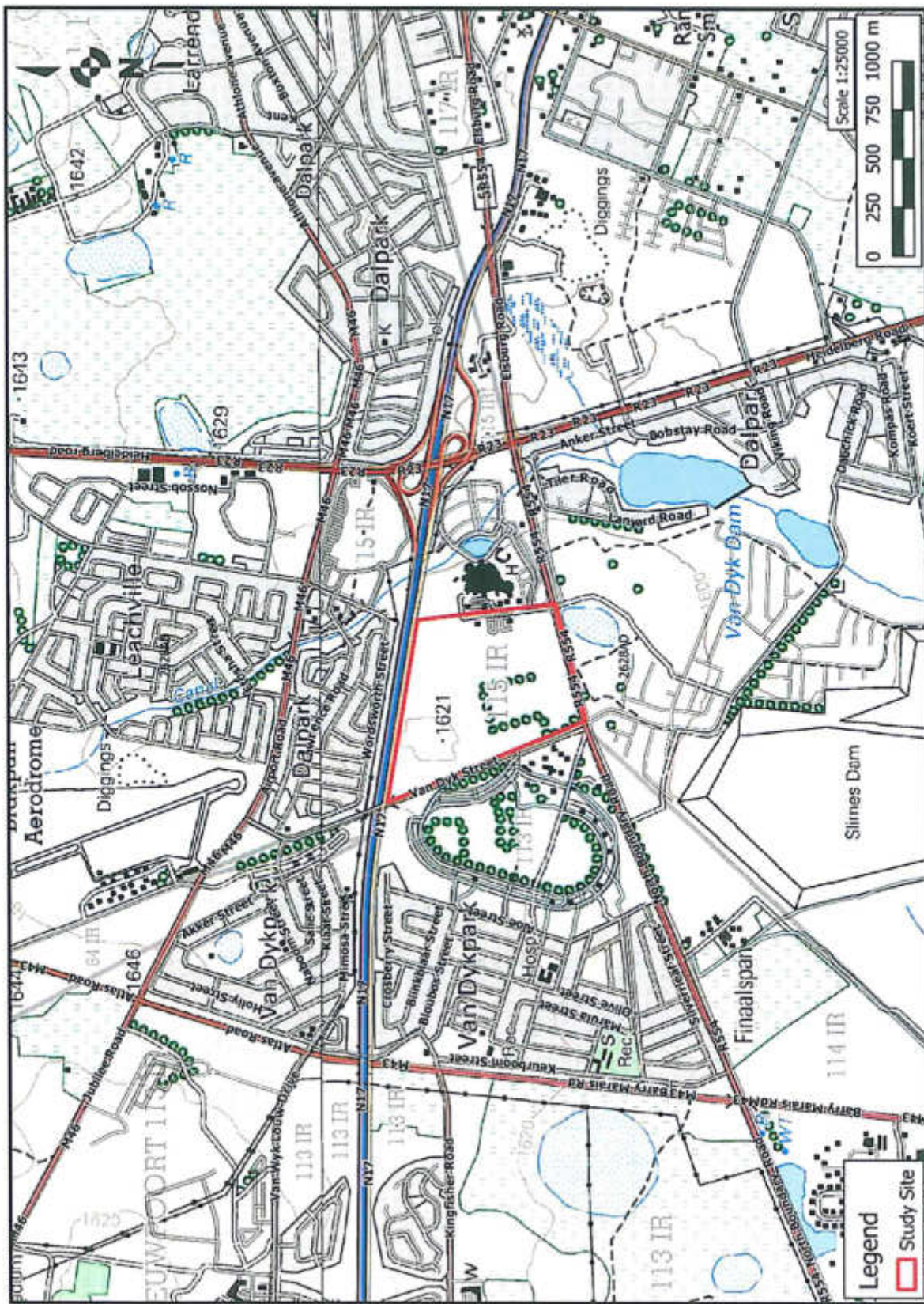
Annexure 2: Proof and a motivation for exclusion from paying a fee
N/A

Annexure 3: Locality Map



Carnival City Locality Map

Bokamoso Environmental Consultants
Website: www.bokamoso.net
E-Mail: lizelle@bokamoso.net



Legend
Study Site

Projection – Transverse Mercator
Datum- Hartbeeshoek 1994
Reference Ellipsoid –WGS 1984
Central Meridian -39



Carnival City Aerial Map

Bokamoso Environmental Consultants
Website: www.bokamoso.net
E-Mail: lizelle@bokamoso.net



Legend
 Study Site

Projection – Transverse Mercator
Datum – Hartbeeshoek 1994
Reference Ellipsoid – WGS 1984
Central Meridian – 29

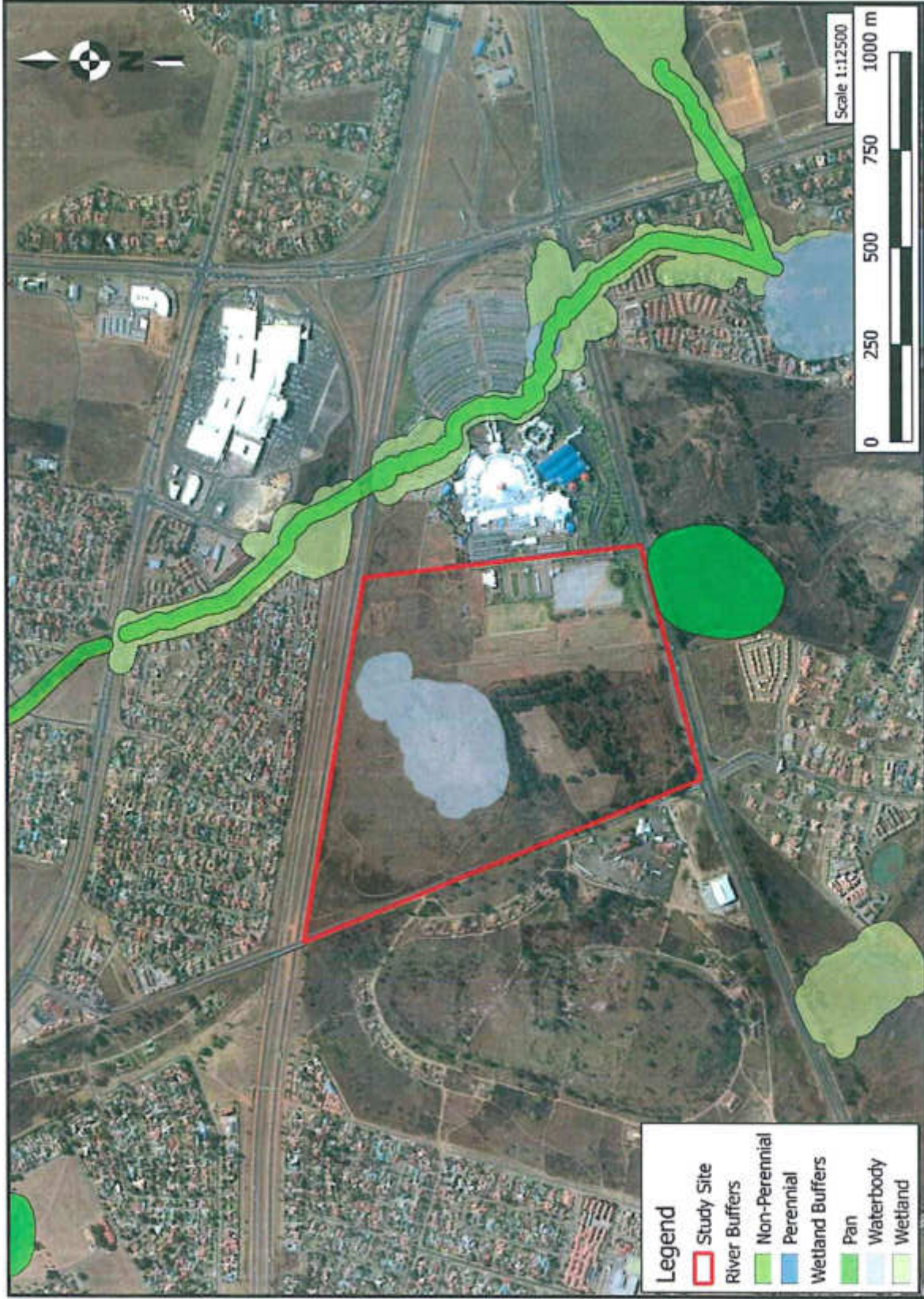
Study Site About 66,25 Hectares

Annexure 4: Geographical area map triggering a listed activity



Carnival City Rivers and Wetlands Map

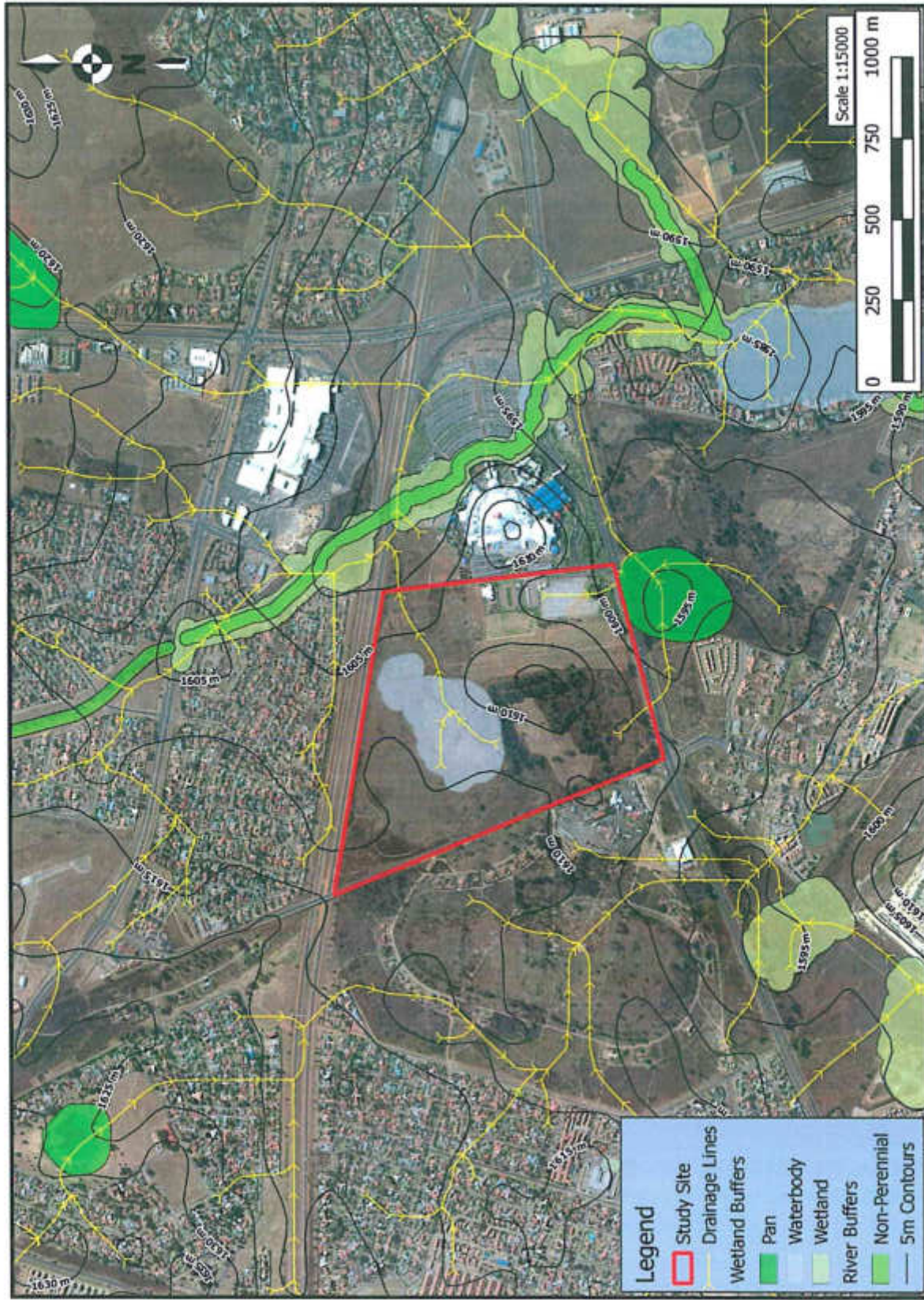
Bokamoso Environmental Consultants
Website: www.bokamoso.net
E-Mail: lizelle@bokamoso.net





Carnival City Hydrology

Bokamoso Environmental Consultants
Website: www.bokamoso.net
E-Mail: lizelle@bokamoso.net

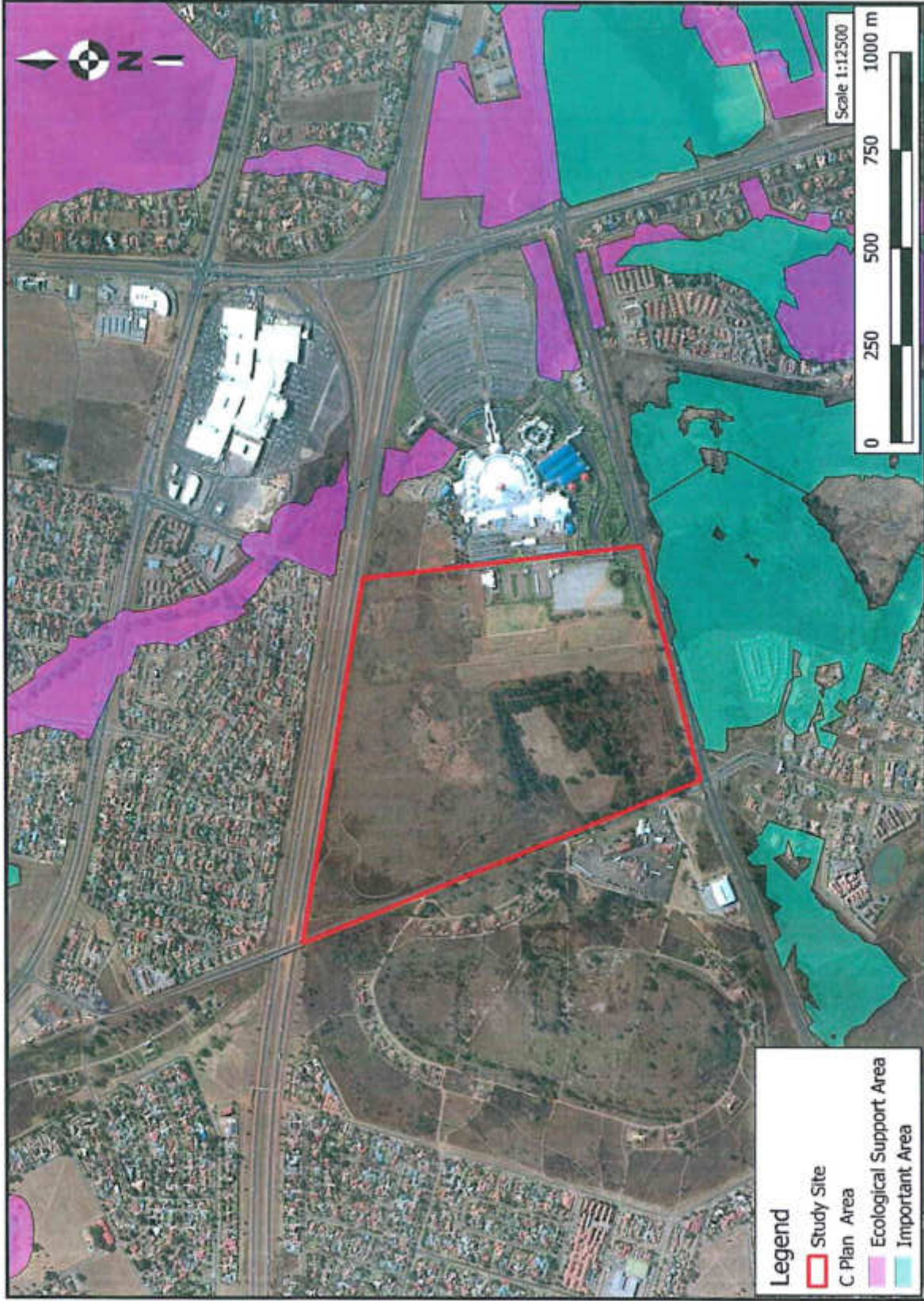


Projection – Transverse Mercator
Datum – Hartbeeshoek 1994
Reference Ellipsoid – WGS 1984
Central Meridian – 29



Carnival City C Plan Area

Bokamoso Environmental Consultants
Website: www.bokamoso.net
E-Mail: izelle@bokamoso.net



Projection - Transverse Mercator
Datum - Hartebeeshoek 1994
Reference Ellipsoid - WGS 1984
Central Meridian - 29



Carnival City

C Plan Biodiversity

Bokamoso Environmental Consultants
Website: www.bokamoso.net
E-Mail: lizelle@bokamoso.net



Projection – Transverse Mercator
Datum- Hartbeeshoek 1994
Reference Ellipsoid –WGS 1984
Central Meridian -29

Annexure 5: Project schedule

PWV 17 Road EIA Project Timeline	Duration	September-17	October-17	November-17	December-17	January-18	February-18	March-18	April-18	May-18	June-18
Completion of application forms	3 Days	█									
Submission of application forms for signature	3 Days	█									
Submission of application form to GDARD	1 Day	█									
Review and acceptance of application form GDARD	10 Days		█								
Site visit	1 Day	█									
Background Information Document	1 Day	█									
Scoping advertisement/ signboards	1 Day	█									
Identification of adjacent landowners	1 Day	█									
Notification of organs of state	1 Day	█									
Notification of adjacent landowners and occupiers of land	2 Days	█	█								
Notification of Municipality and Ward Councilor	1 Day	█									
ILAP Register	30 Days	█	█								
Collation of Comments	7 Days	█	█								
Preparation of Draft Scoping Report	8 Days	█	█								
Submission of Draft Scoping Report to GDARD	1 Day		█								
Submission of Draft Scoping Report to ILAPs	1 Day		█								
Finalization of Scoping Report	30 Days		█	█							
GDARD Acceptance/ Rejection	43 Days		█	█							
EIA phase Public Participation	30 Days		█	█							
Preparation of Draft EIA Report	30 Days		█	█							
Submission of Draft EIA Report to GDARD	1 Day			█							
Submission of Draft EIA Report to ILAPs	1 Day			█							
Review on DEIA Report	30 Days			█							
Finalization of Final EIA Report	30 Days			█							
Review of Final EIA Report	21 Days			█							
Submission of Final EIA Report to GDARD	1 Day			█							
GDARD Acceptance/ Rejection of Final EIA	107 Days			█							

Annexure 6: Proof by way of copies of Environmental Authorisations obtained for the same property or submissions of such applications.

N/A

ANNEXURE C

COPY OF CV OF LIZELLE GREGORY
AND COMPANY PROFILE

Qualifications And Experience In The Field Of Environmental Planning And Management (Lizelle Gregory (Member Bokamoso)):

Qualifications:

- Qualified as **Landscape Architect** at UP 1991;
- Qualified as **Professional Landscape Architect in 1997**;
- A Registered Member at The **South African Council for the Landscape Architect Profession (SACLAP)** with Practise Number: **PrLArch97078**;
- A Registered Member at the **International Association for Impact Assessment Practitioners (IAIA)**;
- Qualified as an **Environmental Auditor in July 2008** and also became a Member of the International Environmental Management Association (IEMAS) in 2008.

Working Experience:

- Worked part time at Eco-Consult – 1988-1990;
- Worked part time at **Plan Associates as Landscape Architect in training** – 1990-1991;
- Worked as Landscape Architect at **Environmental Design Partnership (EDP)** from 1992 - 1994
- Practised under **Lizelle Gregory Landscape Architects** from 1994 until 1999;
- Lectured** at Part-Time at **UP** (1999) – Landscape Architecture and **TUT** (1998- 1999)- Environmental Planning and Plant Material Studies;
- Worked as **part time Landscape Architect and Environmental Consultant at Plan Associates** and **managed their environmental division for more than 10 years** – 1993 – 2008 (assisted the **PWV Consortium** with various road planning matters which amongst others included environmental Scans, EIA's, Scoping reports etc.)
- Renamed business as **Bokamoso in 2000** and is the only member of Bokamoso Landscape Architects and Environmental Consultants CC;
- More than 20 years experience in the compilation of Environmental Reports**, which amongst others included the compilation of various **DFA Regulation 31 Scoping Reports**, EIA's for EIA applications in terms of the applicable environmental legislation, Environmental Management Plans, Inputs for Spatial Development Frameworks, DP's, EMF's etc. Also included EIA Application on and adjacent to mining land and slimes dams (i.e. Brahm Fisherville, Doornkop)

Qualifications And Experience In The Field Of Landscape Architecture (Lizelle Gregory (Member Bokamoso)):

Landscape Architecture:

-Compiled landscape and rehabilitation plans for more than 22 years.

The most significant landscaping projects are as follows:

-Designed the Gardens of the Witbank Technicon (a branch of TUT). Also supervised the implementation of the campus gardens (2004);

-Lizelle Gregory was the Landscape Architect responsible for the paving and landscape design at the UNISA Sunnyside Campus and received a Corobrick Golden Award for the paving design at the campus (1998-2004);

-Bokamoso assisted with the design and implementation of a park for the City of Johannesburg in Tembisa (2010);

-The design and implementation of the landscape gardens (indigenous garden) at the new Coca-Cola Valpre Plant (2012-2013);

-Responsible for the rehabilitation and landscaping of Juksei River area at the Norwood Shopping Mall (Johannesburg) (2012-2013);

-Designed and implemented a garden of more than 3,5ha in Randburg (Mc Arthurpark). Bokamoso also seeded the lawn for the project (more than 2,5 ha of lawn successfully seeded) (1999);

-Bokamoso designed and implemented more than 800 townhouse complex gardens and submitted more than 500 Landscape Development Plans to CTMM for approval (1995 – 2013);

-Assisted with Landscape Designs and the Masterplan at Eco-Park (M&T Developments) (2005-2011);

-Bokamoso designed and implemented an indigenous garden at an office park adjacent to the Bronberg. In this garden it was also necessary to establish a special garden for the Juliana Golden Mole. During a recent site visit it was established that the moles are thriving in this garden. Special sandy soils had to be imported and special indigenous plants had to be established in the natural section of the garden.

-Lizelle Gregory also owns her own landscape contracting business. **For the past 20 years she trained more than 40 PDI jobless people (sourced from a church in Mamelodi)** to become landscape contracting workers. All the workers are (on a continuous basis) placed out to work at nurseries and other associated industries;

-Over the past 20 years the Bokamoso team compiled more than 800 landscape development plans and also implemented most of the gardens. Bokamoso also designed and implemented the irrigation for the gardens (in cases where irrigation was required). Lizelle regarded it as important to also obtain practical experience in the field of landscape implementation.

The logo for Bokamoso features the word "Bokamoso" in a stylized, cursive font with a white outline and a black shadow. To the right of the text is a large, intricate graphic of a tree with a thick trunk and a dense canopy of thin, dark red branches. The background consists of horizontal stripes in shades of green and grey.

Bokamoso

Landscape Architects &
Environmental consultants

P.O.BOX 11375
Maroelana
0161

Tel: (012) 346 3810
Fax: (086) 570 5559

E-mail: lizelle@bokamoso.net
reception@bokamoso.net
Website: www.bokamoso.net

- 01** Executive Summary
- 02** Vision, Mission & Values
- 03** Human Resources
- 04** Services
- 05** Landscape Projects
- 06** Corporate Highlights
- 07** Environmental Projects
- 08** Indicative Clients
- 09** Tools

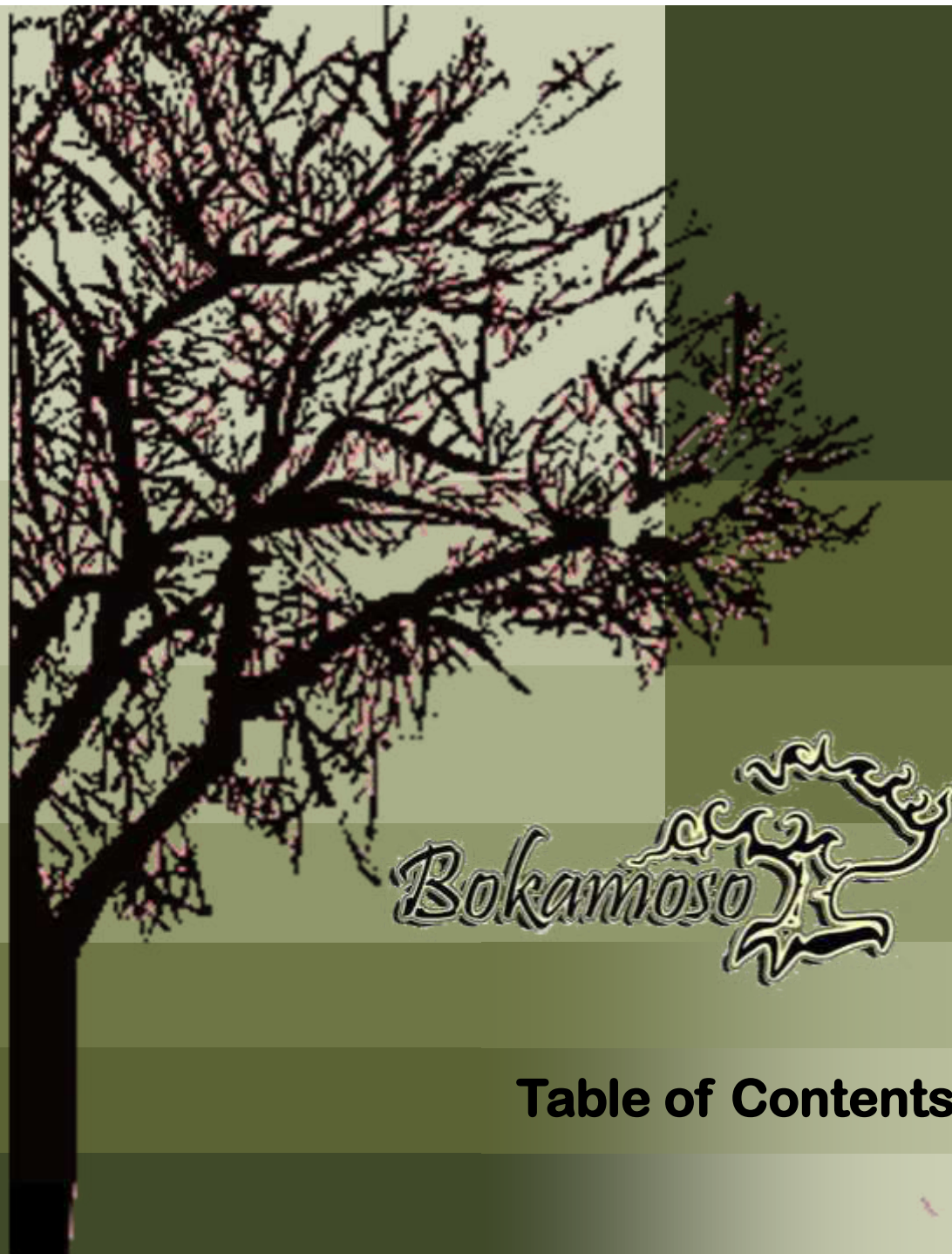


Table of Contents

Bokamoso specialises in the fields of Landscape Architecture and all aspects of Environmental Management and Planning. Bokamoso was founded in 1992 and has shown growth by continually meeting the needs of our clients. Our area of expertise stretches throughout the whole of South Africa. Our projects reflect the competence of our well compiled team. The diversity of our members enables us to tend to a variety of needs. Our integrated approach establishes a basis for outstanding quality. We are well known to clients in the private, commercial as well as governmental sector.

At Bokamoso we stand on a firm basis of environmental investigation in order to find unique solutions to the requirements of our clients and add value to their operations.



01 Executive Summary

011 Company Overview



Vision:

At Bokamoso we strive to find the best planning solutions by taking into account the functions of a healthy ecosystem. Man and nature should be in balance with each other.

Mission:

We design according to our ethical responsibility, take responsibility for successful completion of projects and constitute a landscape that contributes to a sustainable environment. We add value to the operations of our clients and build long term relationships that are mutually beneficial.

Values:

Integrity

Respect



Bokamoso stands on the basis of fairness. This include respect within our multicultural team and equal opportunities in terms of gender, nationality and race.

We have a wide variety of projects to tend to, from complicated reports to landscape installation. This wide range of projects enables us to combine a variety of professionals and skilled employees in our team.

Bokamoso further aids in the development of proficiency within the working environment. Each project, whether in need of skilled or unskilled tasks has its own variety of facets to bring to the table.

We are currently in the process of receiving our BEE scorecard. We support transformation in all areas of our company dynamics.



03 Human Resources

031 Employment Equity

Lizelle Gregory (100% interest)

Lizelle Gregory obtained a degree in Landscape Architecture from the University of Pretoria in 1992 and passed her board exam in 1995.

Her professional practice number is PrLArch 97078.

Ms. Gregory has been a member of both the Institute for Landscape Architecture in South Africa (ILASA) and South African Council for the Landscape Architecture Profession (SACLAP), since 1995.

Although the existing Environmental Legislation doesn't yet stipulate the academic requirements of an Environmental Assessment Practitioner (EAP), it is recommended that the Environmental Consultant be registered at the International Association of Impact Assessments (IAIA). Ms. Gregory has been registered as a member of IAIA in 2007.

Ms. Gregory attended and passed an International Environmental Auditing course in 2008. She is a registered member of the International Environmental Management and Assessment Council (IEMA).

She has lectured at the Tshwane University of Technology (TUT) and the University of Pretoria (UP). The lecturing included fields of Landscape Architecture and Environmental Management.

Ms. Gregory has more than 20 years experience in the compilation of Environmental Evaluation Reports:

Environmental Management Plans (EMP);

Strategic Environmental Assessments;

All stages of Environmental input ;

EIA under ECA and the new and amended NEMA regulations and various other Environmental reports and documents.

Ms. Gregory has compiled and submitted more than 600 Impact Assessments within the last 5-6 years. Furthermore, Ms. L. Gregory is also familiar with all the GDARD/Provincial Environmental policies and guidelines. She assisted and supplied GAUTRANS/former PWV Consortium with Environmental input and reports regarding road network plans, road determinations, preliminary and detailed designs for the past 12 years.



03 Human Resources

032 Members

Consulting

Anè Agenbacht

Introduction to Sustainable Environmental Management—An overview of Principles, Tools, & Issues (Potch 2006)
Leadership Training School (Lewende Woord 2010)
BA Environmental Management (UNISA 2011)
PGCE Education (Unisa 2013) - CUM LAUDE
Project Manager
More than 10 years experience in the compilation of various environmental reports

Mary-Lee Van Zyl

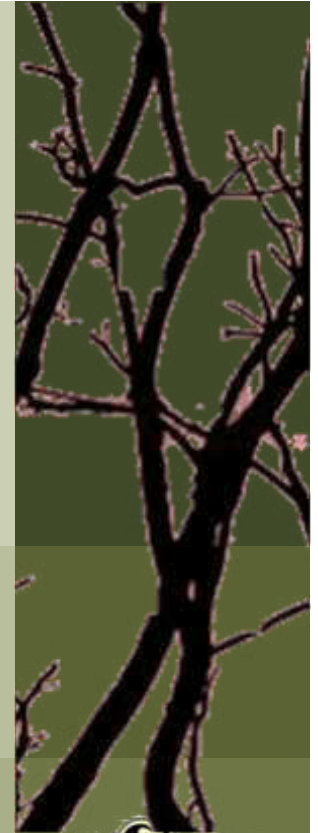
Msc. Plant Science (UP)
BSc (Hons) Plant Science (UP)
BSc Ecology (UP)
More than 3 years working experience in the Environmental field
Specialises in ECO works, Basic Assessments, EIA's, and Flora Reports
Compilation of various Environmental Reports

Dashentha Moodley

BA Honours Degree in Environmental Management (UNISA) - CUM LAUDE
Bachelor of Social Science in Geography & Environmental Management (UKZN)
More than 6 years experience in WUL Applications & Integrated Environmental Management within water resource management.
Senior Environmental Practitioner & Water Use Licence Consultant
Specialises in Water Use License & Compilation of various Env. Reports

Nadine Duncan

BSc (Hons) Geography (UP)
BSc Landscape Architecture (UP)
More than 10 years experience in compilation of Basic Assessments and EIA Reports
Compilation of various Environmental Reports



03 Human Resources

033 Personnel

Ben Bhukwana

BSc Landscape Architecture (UP)

More than 6 years experience in the field of Landscape Architecture (Design, Construction, Implementation, and Management).

Specialises in Landscape Design, ECO, Rehabilitation Plans and Compilation various environmental reports and Compilation of Tender documents

Juanita de Beer

Diploma Events Management and Marketing (Damelin)

Specializes in Public relations and Public Participation Processes (4 years experience)

Specialises in compiling various environmental reports

Alfred Thomas

CIW Foundation& Internet Marketing (IT Academy)

12 years experience in GIS and IT in general.

GIS Operator and Multimedia Specialist.

Bianca Reyneke

Applying SHE Principles and Procedures (NOSA)

Intro to SAMTRAC Course (NOSA)

SHEQ Coordinator and compilation of environmental reports

Specialises in compiling various environmental reports

A.E. van Wyk

BSc. Environmental Sciences (Zoology and Geography)

Specialises in compiling various environmental reports



03 Human Resources

034 Personnel

In-house Specialists

Mark Cooper

Pr. Sci. Nat. Biological Science (SACNASP)
M.Sc. Zoology (UCT 1998)
B.Sc. (Hons) Zoology (UCT 1995)
B.Sc. Botany & Zoology (Wits 1994)
Specialises identifying Red-Listed Species
Compilation of various fauna and flora reports

Corné Niemandt

M.Sc. Plant Science (UP 2015) – Cum Laude
B.Sc. (Hons) Zoology (UP 2012)
B.Sc. Ecology (UP 2011)
Specialises in vegetation and plant surveys

Garth van Rooyen

BSc. (Hons) Environmental Soil Science
BSc. Geology
Specialises in vegetation and plant surveys
Compilation of fauna and flora specialist reports

Sampie van Rooyen

M.Sc. Environmental Sciences in Botany (Candidate) (NWU)
B.Sc. (Hons) Ecological Remediation (NWU)
B.Sc. Environmental Sciences and Tourism (NWU)
Specialises in conducting ecological surveys and plant identification

CW Vermeulen

B.Sc. Environmental & Biological Sciences (NWU)
Junior Environmental Assessment Practitioner
Field expert in avifauna and the compilation of avifaunal reports



03 Human

035 Personnel

Elsa Viviers

Interior Decorating (Centurion College)
(Accounting/ Receptionist) and Secretary to Lizelle Gregory

Loura du Toit

N. Dip. Professional Teacher (Heidelberg Teachers Training College)
Librarian and PA to Project Manager

Merriam Mogalaki

Administration Assistant with in-house training in bookkeeping

Landscape Contracting

Elias Maloka

Assisting with Public Participations, Office Admin
Site manager overseeing landscape installations.
Irrigation design and implementation.
Landscape maintenance
More than 18 years experience in landscape construction works.

The contracting section comprises of six permanently employed black male workers. In many cases the team consists of up to 12 workers, depending on the quantity of work.



03 Human Resources

035 Personnel

01 Environmental Management Services

- Basic Assessment Reports
- EIA & Scoping Reports
- Environmental Management Plans
- Environmental Scans
- Strategic Environmental Assessments
- EMP for Mines
- Environmental Input and Evaluation of Spatial Development Frameworks
- State of Environmental Reports
- Compilation of Environmental Legislation and Policy Documents
- Environmental Auditing and Monitoring
- Environmental Control Officer (ECO)
- Visual Impact assessments
- Specialist Assistance with Environmental Legislation Issues and Appeals
- Development Process Management
- Water Use License applications to DWA
- Waste License Application



04 Services

041 Consulting Services

02 Landscape Architecture

- Master Planning
- Sketch Plans
- Planting Plans
- Working Drawings
- Furniture Design
- Detail Design
- Landscape Development Frameworks
- Landscape Development Plans (LDP)
- Contract and Tender Documentation
- Landscape Rehabilitation Works

03 Landscape Contracting

Implementation of Plans for:

- Office Parks
- Commercial/ Retail / Recreational Development
- Residential Complexes
- Private Residential Gardens
- Implementation of irrigation systems



Bokamoso 

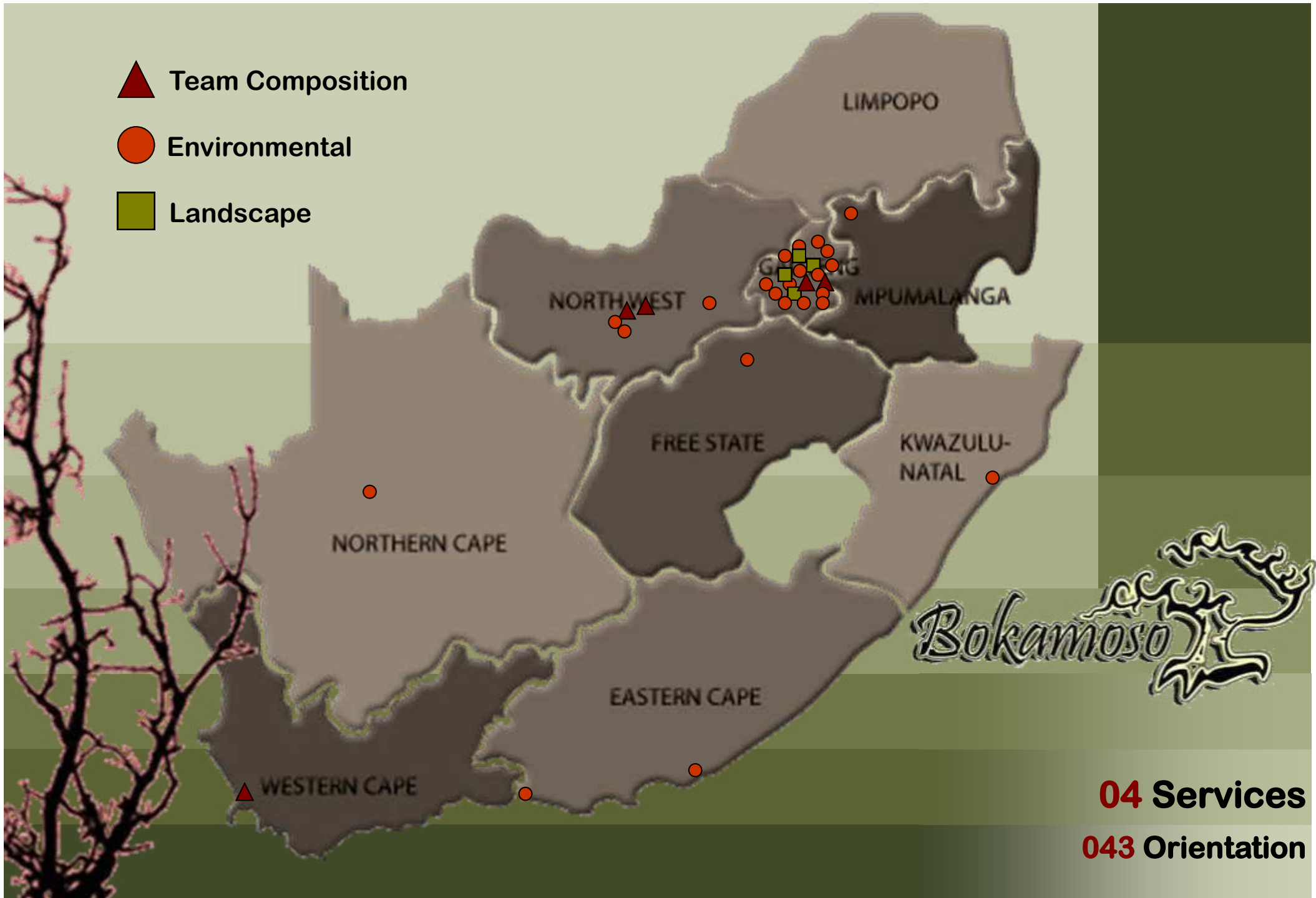
04 Services

042 Contracting Services

▲ Team Composition

● Environmental

■ Landscape

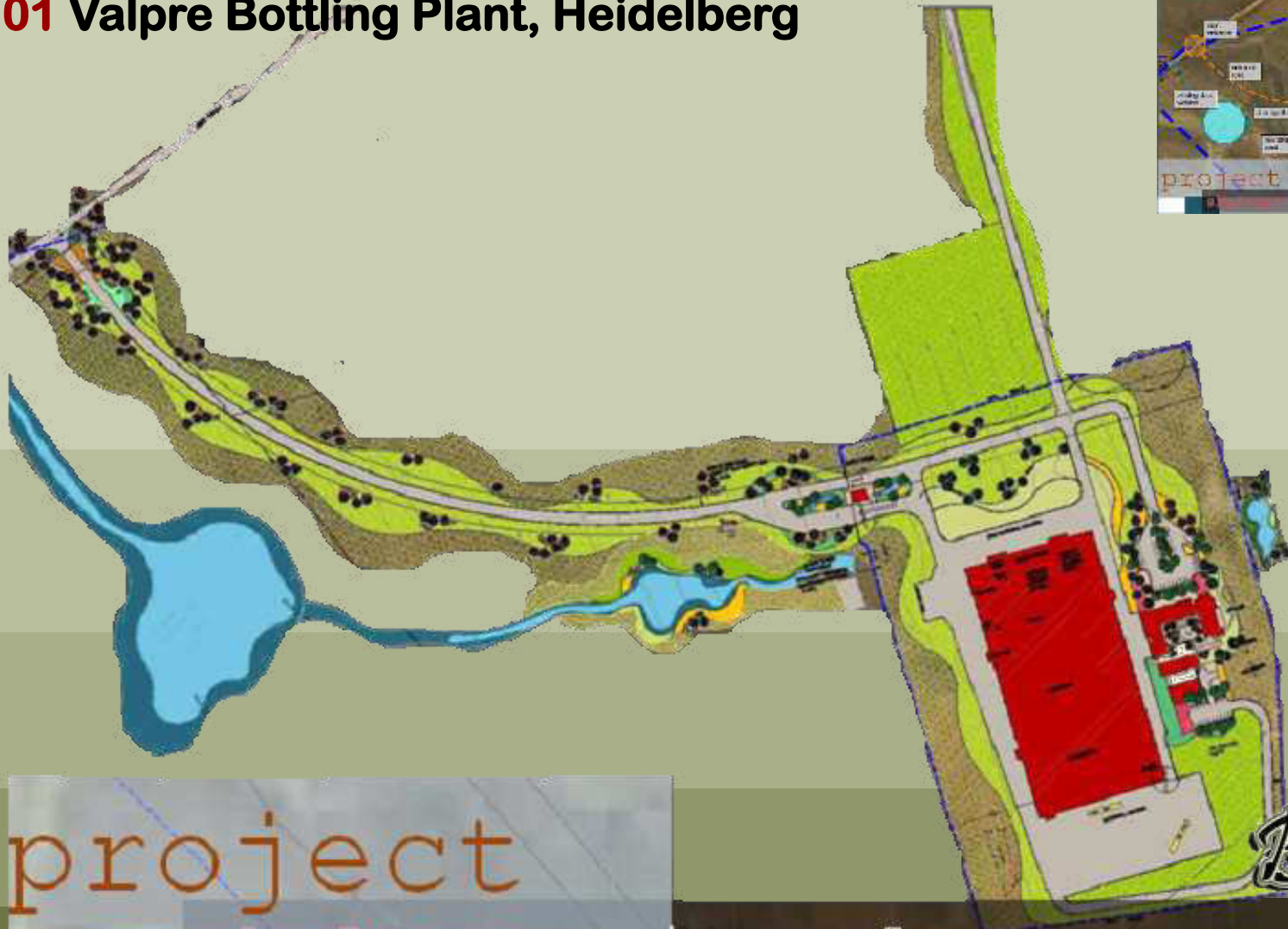


Bokamoso

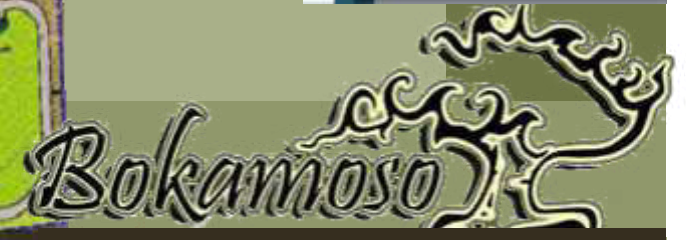
04 Services

043 Orientation

01 Valpre Bottling Plant, Heidelberg



project
shelter- site plan

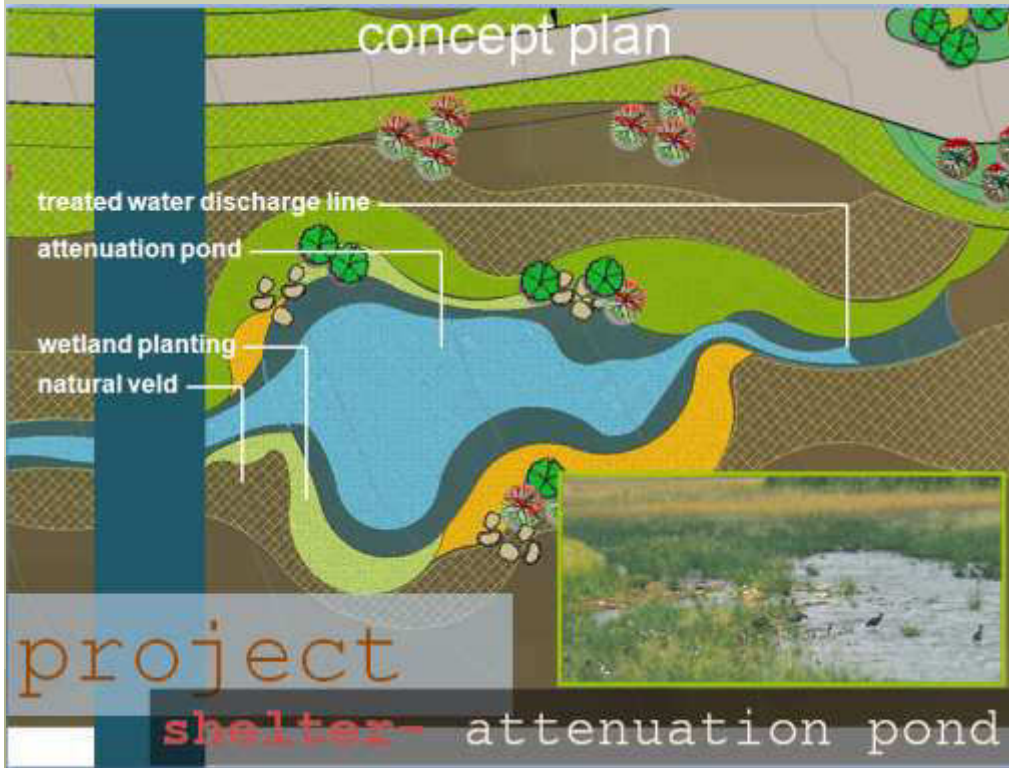


05 Landscape Projects- Current

051 Commercial



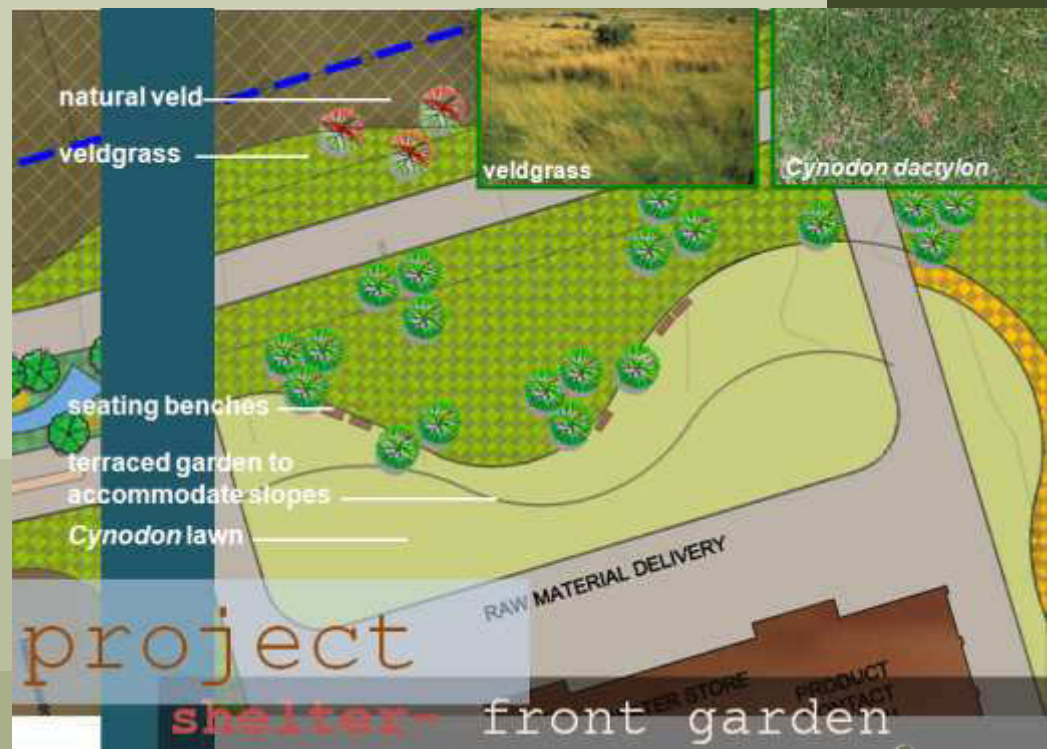
01 Valpre Bottling Plant, Heidelberg



05 Landscape Projects- Current

051 Commercial

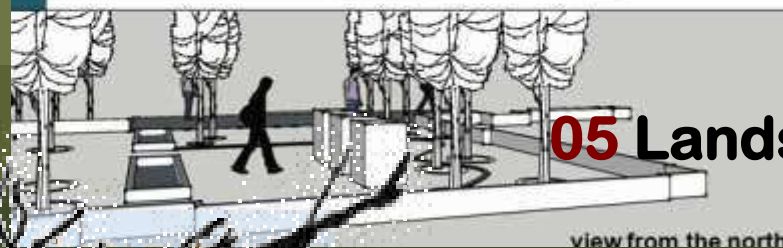
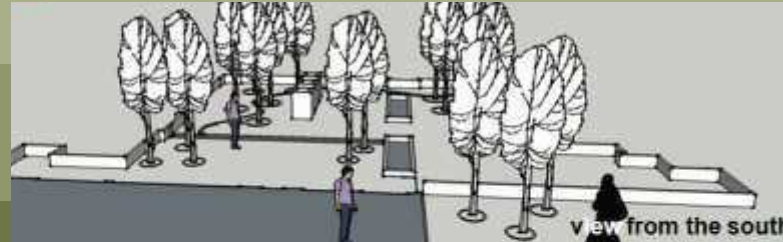
01 Valpre Bottling Plant, Heidelberg



05 Landscape Projects– Current

051 Commercial

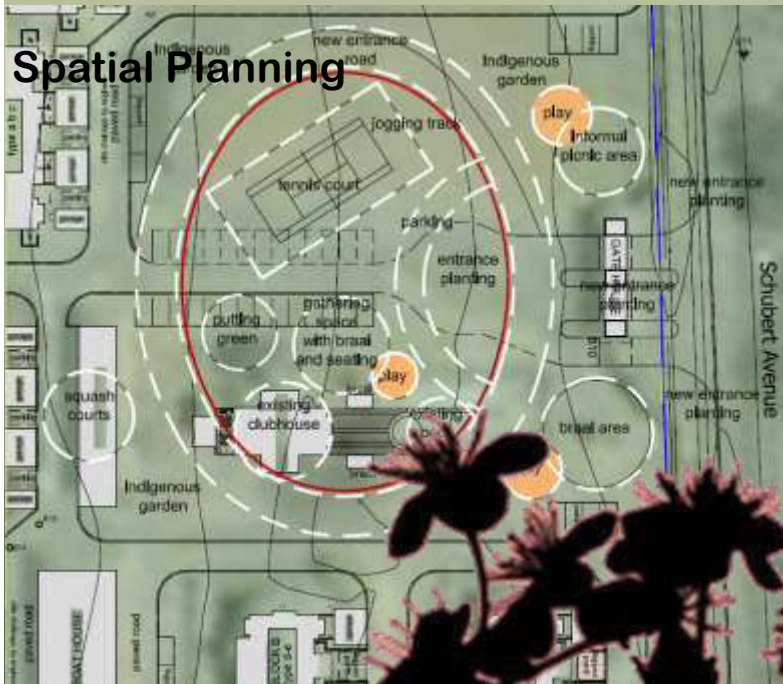
01 Valpre Bottling Plant, Heidelberg



05 Landscape Projects– Current

051 Commercial

02 Melodie Waters, Hartebeespoortdam



Streetscape

Indigenous Planting



05 Landscape Projects – Current

052 Commercial/Recreational



02 Melodie waters, Hartebeestpoortdam



Rehabilitation



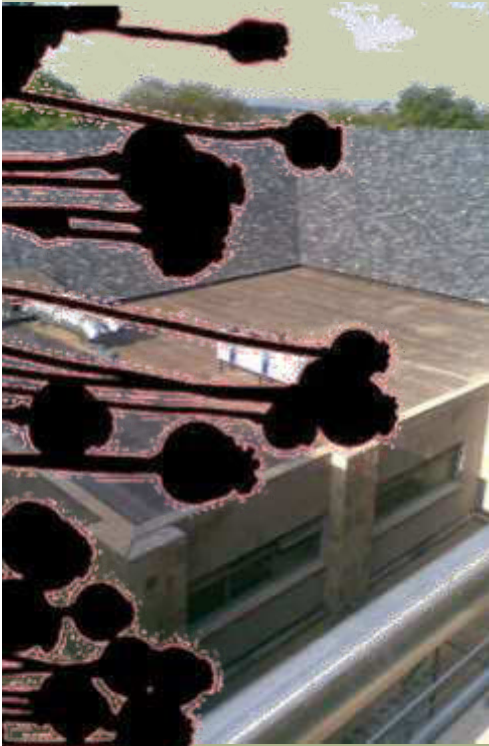
Area Layout



05 Landscape Projects– Current

052 Commercial/Recreational

03 Grain Building, Pretoria



05 Landscape Projects– Completed

053 Offices

Bokamoso

04 Ismail Dawson offices, Pretoria



Bokamoso

05 Landscape Projects – Conceptual

053 Offices

05 Celtic Manor, Pretoria

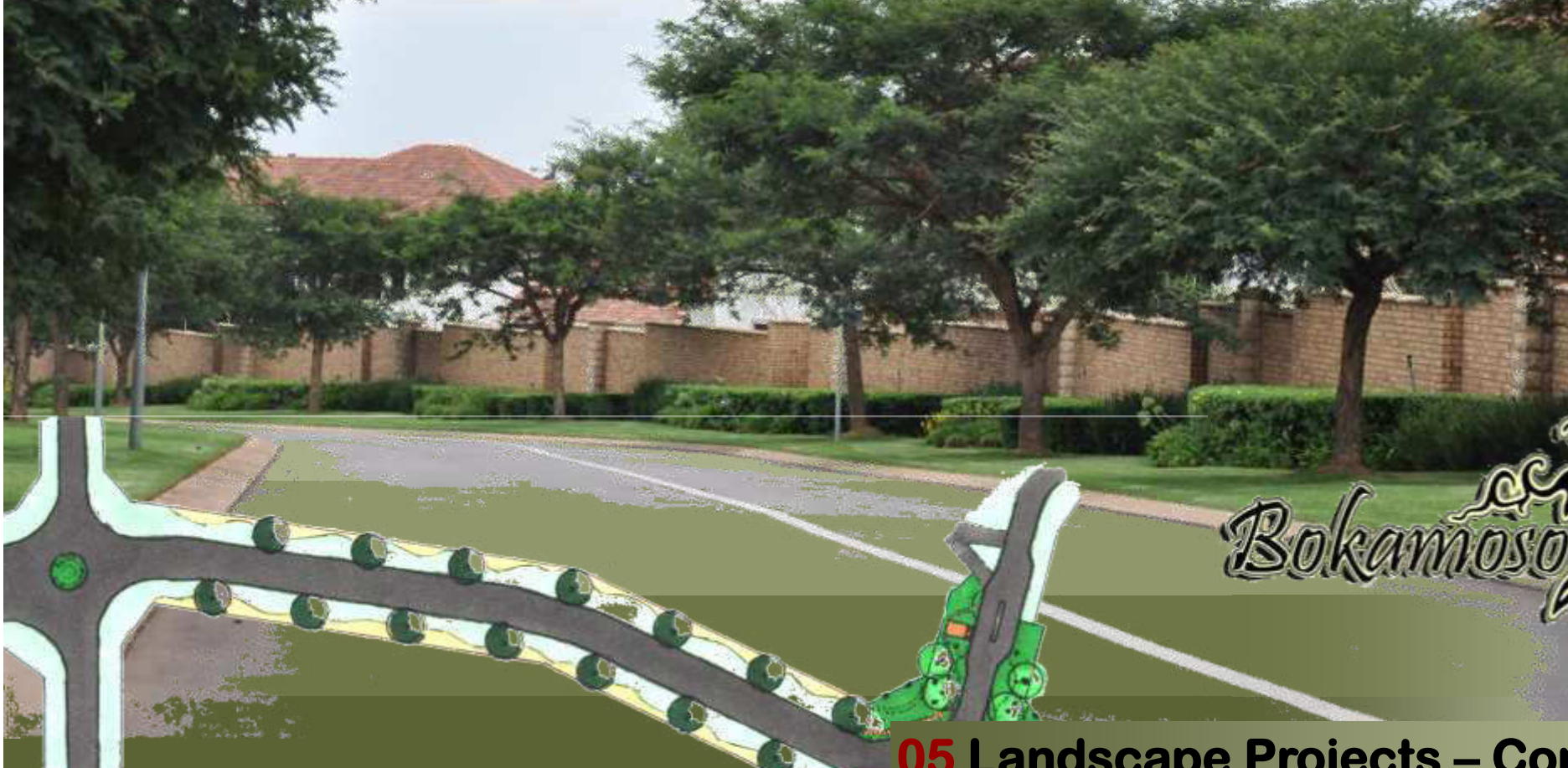


Bokamoso

05 Landscape Projects - Completed

054 Complex Development

06 The Wilds, Pretoria



Bokamoso

05 Landscape Projects – Completed

054 Complex Development

07 The Wilds, Pretoria

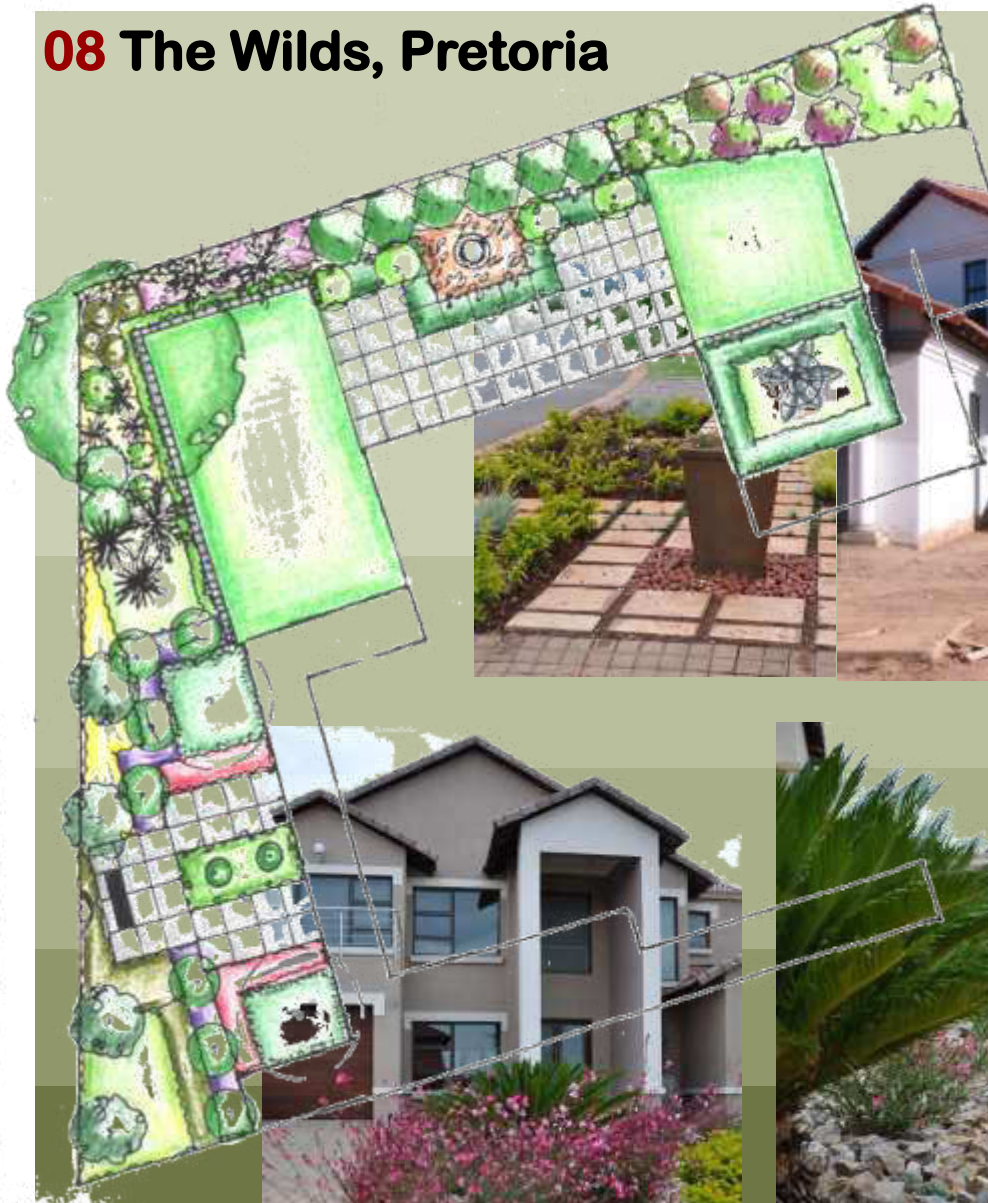


بوكاموسو
Bokamoso

05 Landscape Projects – Completed

055 Residential

08 The Wilds, Pretoria



05 Landscape Projects – Completed

055 Residential

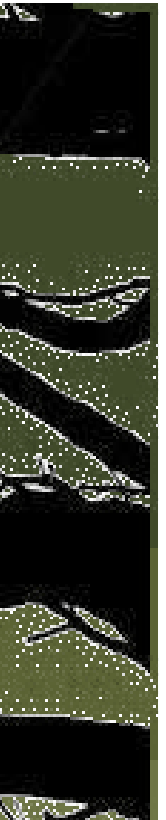
09 The Wilds, Pretoria



05 Landscape Projects – Completed

055 Residential

010 The Wilds, Pretoria



05 Landscape Projects – Completed

055 Residential



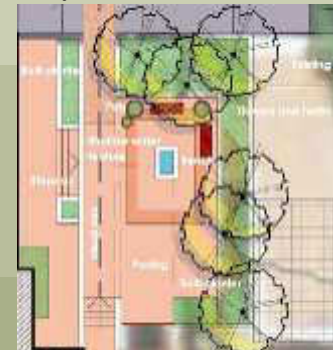
011 Governor of Reserve Bank's Residence, Pretoria



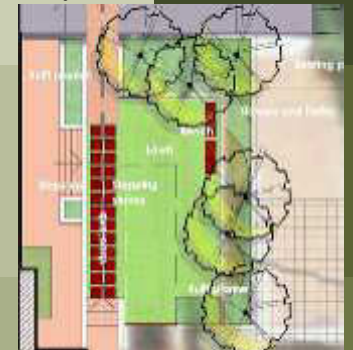
Plant Palette



Option 1



Option 2



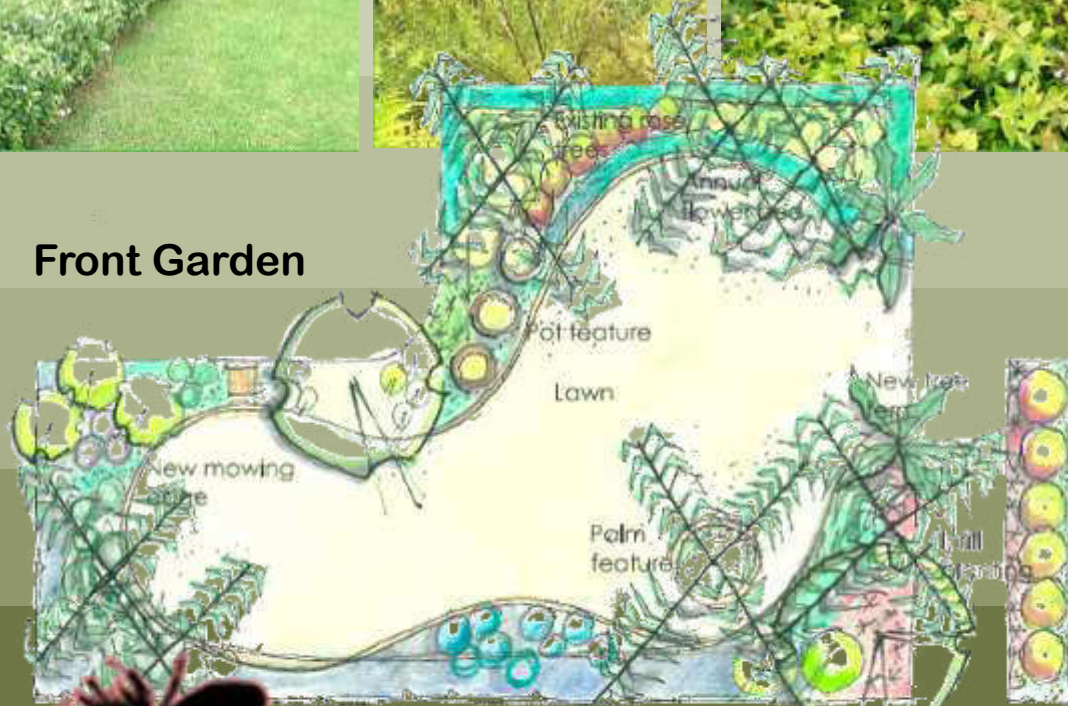
05 Landscape Projects – Conceptual

055 Residential

012 House Ismail, Pretoria



Front Garden



Back Garden



05 Landscape Projects - Conceptual

055 Residential



013 Forest Garden, Pretoria



05 Landscape Projects – Completed

055 Residential

015 Forest Garden, Pretoria



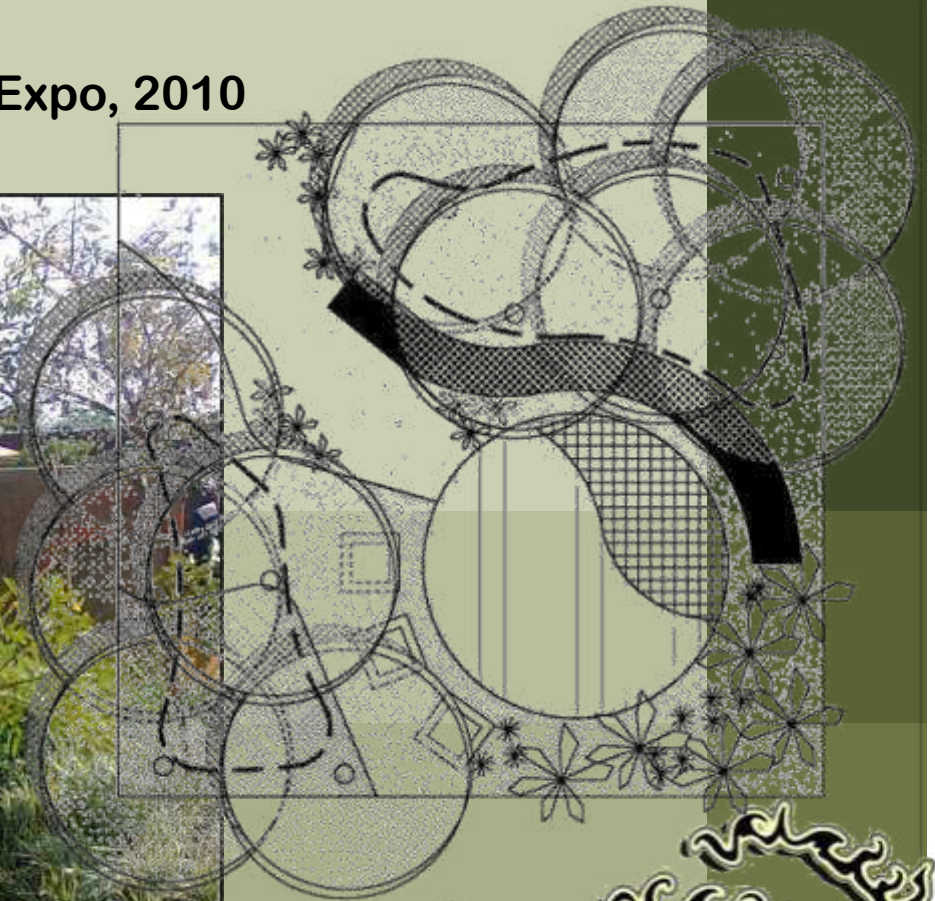
Bokamoso

05 Landscape Projects - Completed

055 Residential

01 Safari Garden Expo

Received a Silver Certificate at the Safari Garden Expo, 2010



Bokamoso 

06 Corporate Highlights

061 Awards

02 UNISA Sunnyside Campus, Pretoria

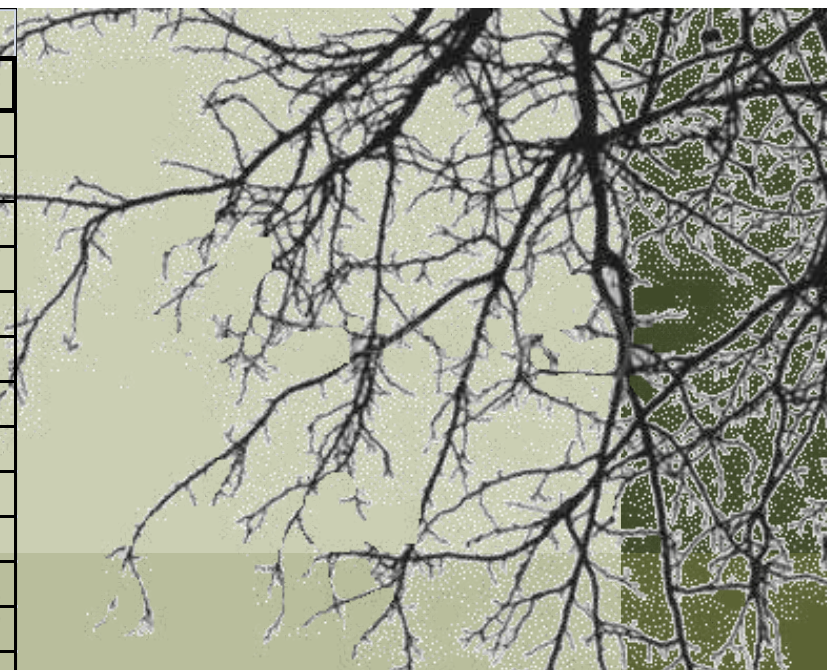
Best Commercial Paving Plan in Gauteng, 1997



06 Corporate Highlights

061 Awards

Project Name	Status	Project
Environmental Impact Assessment(EIA) and Scoping Report		
Junction 21	ROD	EIA
5 O'clock site access	In Progress	EIA
Bokamoso X 1	In Progress	Scoping & EIA
Doornvallei Phase 6 & 7	In Progress	EIA
Engen Interchange	In Progress	Scoping & EIA
Erasmia X15	In Progress	EIA
Franschkloof	In Progress	EIA
K113	Amendment of ROD	EIA
K220 East	ROD	EIA
K220 West	ROD	EIA
K54 ROD conditions	In Progress	EIA
Knopjeslaagte 95/Peachtree	ROD	EIA
Knopjeslaagte portion 20 & 21	ROD	EIA
Lillieslief/Nooitgedacht	In Progress	EIA
Mooiplaats 70 (Sutherland)	In Progress	EIA
Naauwpoort 1 - 12/Valley View	In Progress	EIA
PeachTree X5	In Progress	EIA
Strydfontein 60	In Progress	EIA
Thabe Motswere	In Progress	Scoping & EIA
Vlakplaats	In Progress	EIA
Waterval Valley	In Progress	EIA
Environmental Opinion		
Doornkloof 68 (Ross)	In Progress	Opinion
Monavoni X 53	In Progress	BA & Opinion
Mooikloof (USN)	In Progress	Opinion
Norwood Mall/Sandspruit	In Progress	Opinion
Riversong X 9	In Progress	Opinion
Sud Chemie	In Progress	Opinion
USN Benjoh Fishing Resort	In Progress	Opinion



The adjacent list host the status of our current projects. Only a selected amount of projects are displayed.



07 Current Environmental Projects

071 EIA, Scoping & Opinion

Project Name	Status	Project
Basic Assessment(BA)		
Annlin X 138	In Progress	BA
Clubview X 29	ROD	BA
Darrenwood Dam	In Progress	BA
Durley Holding 90 & 91	In Progress	BA
Elim	In Progress	BA
Fochville X 3	In Progress	BA
Hartebeeshoek 251	In Progress	BA
Klerksdorp (Matlosana Mall)	In Progress	BA
Monavoni External Services	ROD	BA
Monavoni X 45	Amendment of ROD	BA
Montana X 146	In Progress	BA
Rooihuiskraal X29	In Progress	BA
Thorntree Mall	In Progress	BA

Environmental control officer (ECO)		
Grace Point Church	In Progress	ECO
R 81	In Progress	ECO
Highveld X 61	In Progress	ECO
Mall of the North	In Progress	ECO
Olievenhoutbosch Road	In Progress	ECO
Orchards 39	In Progress	ECO
Pierre van Ryneveld Reservoir	In Progress	ECO
Project Shelter	In Progress	ECO

S24 G		
Wonderboom	In Progress	S24 G
Mogwasi Guest houses	Completed	S24 G



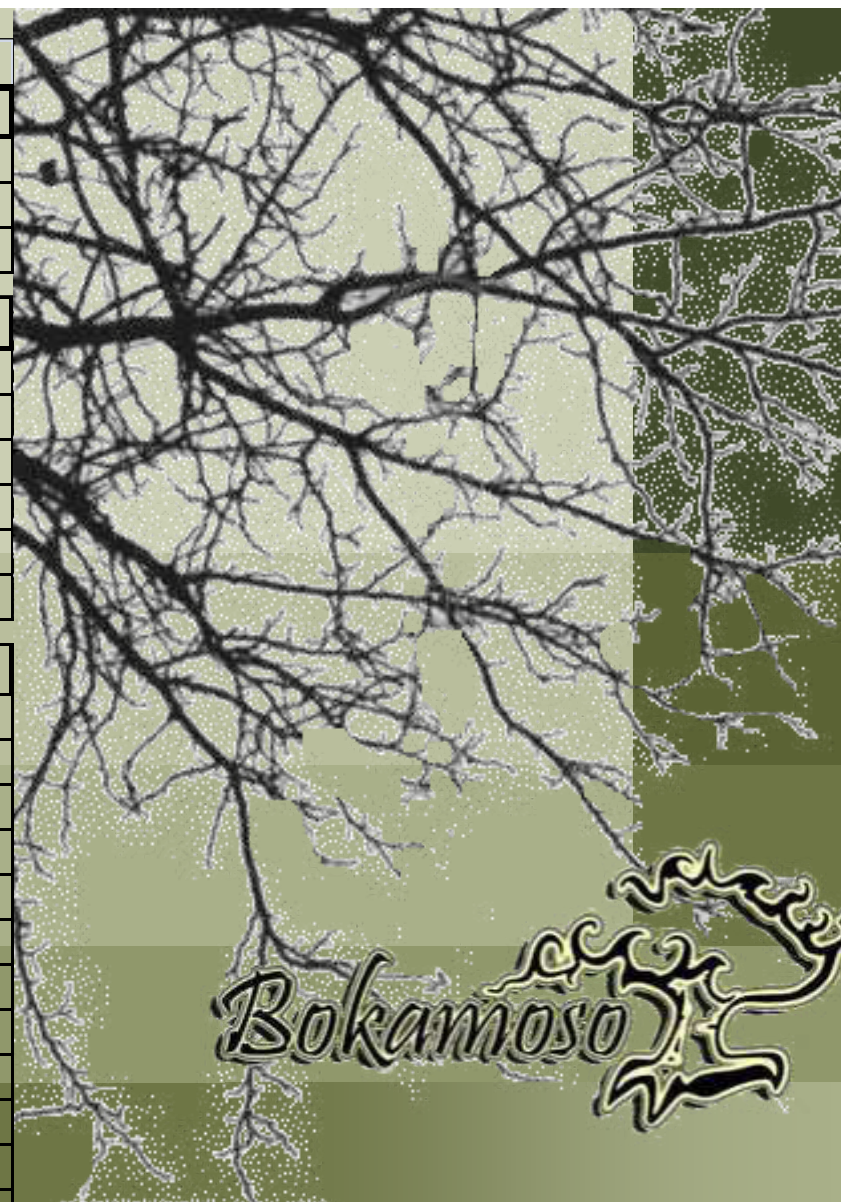
07 Current Environmental Projects

072 BA, ECO & S24 G

Project Name	Status	Project
Objection		
Colesberg WWTW	In Progress	Objection
Nigel Steelmill	Completed	Objection
Chantilly Waters	Completed	Objection

Development facilitation Act- Input (DFA)		
Burgersfort	In Progress	DFA & BA
Doornpoort Filling Station	In Progress	DFA & EIA & Scoping
Eastwood Junction	In Progress	DFA
Ingersol Road (Erf 78, 81 - 83)	In Progress	DFA
Roos Senekal	In Progress	DFA & EIA & Scoping
Thaba Meetse 1	In Progress	DFA & EIA & Scoping

Water Use License Act (WULA)		
Britstown Bulk Water Supply	In Progress	WULA
Celery Road / Green Channel	In Progress	WULA
Clayville X 46	In Progress	WULA
Dindingwe Lodge	In Progress	WULA
Doornpoort Filling Station	In Progress	WULA+DFA+EIA+SC
Eco Park Dam	In Progress	WULA
Groote Drift Potch	In Progress	WULA
Jozini Shopping Centre	In Progress	WULA+BA
K60	Completed	WULA
Maloto Roads	In Progress	WULA
Kwazele Sewage Works	In Progress	WULA
Monavoni External Services	In Progress	WULA+BA
Nyathi Eco Estate	In Progress	WULA
Prairie Giants X 3	In Progress	WULA
Waveside Water Bottling Plant	Completed	WULA



07 Current Environmental Projects

073 Objection, DFA & WULA

Project Name	Status	Project
Environmental Management Plan(EMP)		
Heidelberg X 12	ROD	EMP
Monavoni Shopping Centre	Completed	EMP
Forest Hill Development	Completed	EMP
Weltevreden Farm 105KQ	Completed	EMP+EIA
Raslouw Holding 93	Completed	EMP+BA
Durley Development	Completed	EMP+BA
Rooihuiskraal North X 28	Completed	EMP

Rehabilitation Plan		
Norwood Mall/Sandspruit	In Progress	Rehabilitation
Project Shelter Heidelberg	In Progress	Rehabilitation
Sagewood Attenuation Pond	ROD	Rehabilitation
Velmore Hotel	Completed	Rehabilitation
Grace Point Church	Completed	Rehabilitation
Mmamelodi Pipeline	Completed	Rehabilitation

Visual Impact Assessment		
Swatzkop Industrial Developme	Completed	Assessment +DFA
Erasmia	Completed	Assessment

Signage Application		
Menlyn Advertising	Completed	Signage
The Villa Mall	Completed	Signage+EMP+BA



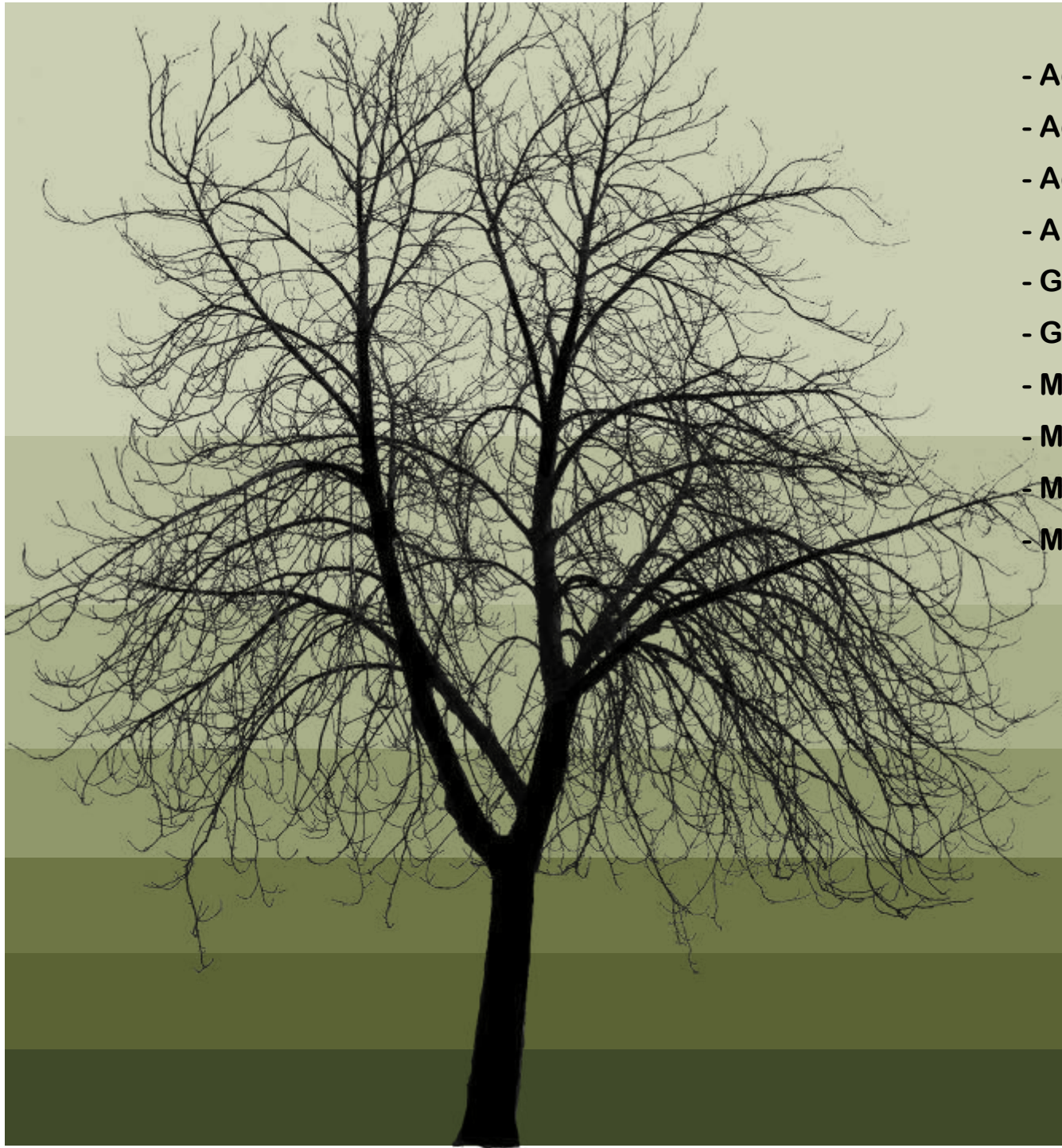
07 Current Environmental Projects

074 EMP, Rehabilitation , Waste Management & Signage Application

- Billion Property Group
- Cavaleros Developments
- Centro Developers
- Chaimberlains
- Chieftain
- Century Property Group
- Coca Cola
- Elmado Property Development
- Flanagan & Gerard
- Gautrans
- Hartland Property Group
- Moolman Group
- MTN
- M&T Development
- Old Mutual
- Property Investment Company
- Petroland Developments
- RSD Construction
- SAND
- Stephan Parsons
- Twin City Developments
- Urban Construction
- USN



08 Indicative Clients



- Adobe Illustrator CS3
- Adobe Photoshop CS3
- Adobe InDesign CS3
- AutoCAD
- Google SketchUP
- GIS
- Microsoft Office Word
- Microsoft Office Excel
- Microsoft Office Publisher
- Microsoft Office Power Point



ANNEXURE D

PUBLIC PARTICIPATION

ANNEXURE D(i):
NOTIFICATION OF I&APs

NOTICE OF THE SCOPING PHASE OF THE ENVIRONMENTAL IMPACT ASSESSMENT PROCESS AND WATER USE LICENSE APPLICATION

Notice is hereby given that an **Environmental Impact Assessment Application** in terms of the 2014 NEMA EIA Regulations, as amended on 7 April 2017 (Regulations in terms of Chapter 6 of the National Environmental Management Act, 1998) will be lodged with the Gauteng Department of Agriculture and Rural Development. A **Water Use License Application (WULA)** in terms of the National Water Act, 1998 (Act No. 36 of 1998) and the Regulations regarding the procedural requirements for Water Use License Applications and Appeals (2017) will be submitted to the Department of Water and Sanitation.

Project & Property Description: The proposed mixed use development to be known as **Dalpark Extension 32** which will be situated on **a Portion of Portion 91 and a Portion of Portion R/107 of the Farm Rieffontein 115 IR; Ekurhuleni Metropolitan Municipality.**

Location: The site for the proposed mixed use development which will be situated in the Dalpark (East Rand) area with the N17 highway running along the northern boundary, Van Dyk Street running along the western boundary and R554/Elsburg Road running along the southern boundary of the site. The Carnival City Casino and Entertainment World is directly adjacent and to the east of the proposed site.

Listed Activities applied for in terms of the amended 2014 NEMA EIA Regulations, (updated on 7 April 2017):

Listing Notice 1 – Activity 9, 10, 11, 12, 19 & 28.
Listing Notice 2 – Activity 15
Listing Notice 3 – Activity 4, 12 & 14.

The aforementioned proposed activity also requires an application in terms Section 21 of the National Water Act, 1998 (Act 36 of 1998) (NWA) for the following water uses:

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

Proponent: G5 Properties (Pty) Ltd

Date of Notice: 7 September 2017 – 9 October 2017

The proposed development is subject to an **Environmental Impact Assessment (EIA) Process** and a **Section 21 Water Use License Application**. The registration timeframe for EIA Process is **30 days** from the date of the placement of this notice. All registered I&APs will be allowed **60 days** to comment on the Water Use License Application and **30 days** to comment on the Scoping Report upon release of the documentation.

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants CC

Water Use License Enquiries: **Ronell Kuppen**

Public Participation registration and Enquiries: **Juanita De Beer**

Tel: (012) 346 3810

P.O. Box 11375

Maroelana 0161

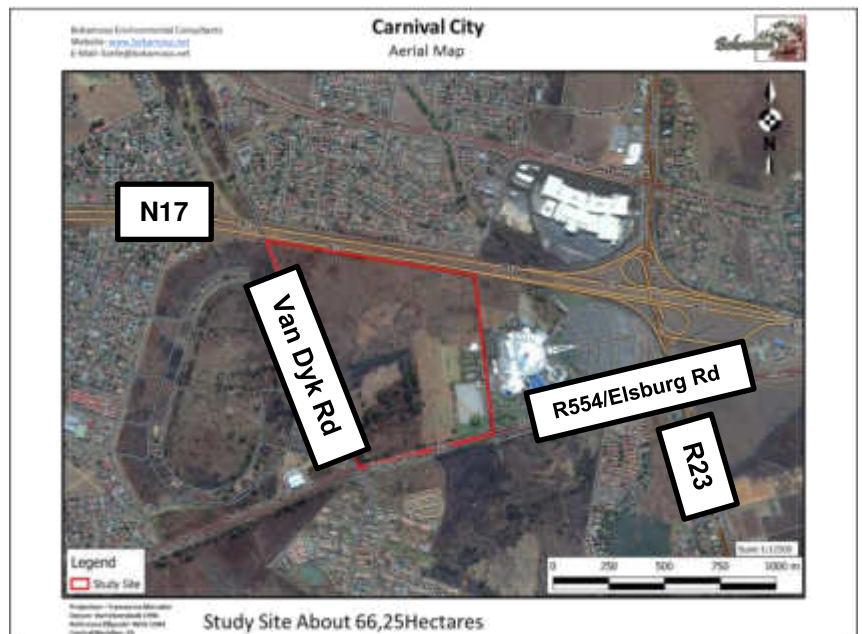


Project Enquiries: **Anè Agenbacht**

Fax: (086) 570 5659

E-mail: reception@bokamoso.net

www.bokamoso.net



LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS

P.O. BOX 11375
MAROELANA
0181

Tel: (012) 346 3810
Fax: 086 570 5659
E-mail: reception@bokamoso.net
Website: www.Bokamoso.net



Dear Landowner/Tenant

7 September 2017

You are hereby informed that **Bokamoso Landscape Architects and Environmental Consultants CC** were appointed (as EAP) by **G5 Properties (Pty) Ltd** to conduct the Scoping Phase as part of the **Environmental Impact Assessment Process** in terms of the 2014 (and updated on 7 April 2017) NEMA EIA Regulations for the proposed **mixed use development to be known as Dalpark Extension 32** which will be situated on a **Portion of Portion 91 and a Portion of Portion R/107 of the Farm Rieffontein 115 IR; Ekurhuleni Metropolitan Municipality**, as well as **Water Use License Application** in terms of the National Water Act, 1998 (Act 36 of 1998).

Project Description:

The proposed mixed use development to be known as Dalpark Extension 32.

In terms of the National Environment Management Act, 1998 (Act No. 107 of 1998) Governing Environmental Impact Assessment Procedures (Notice 1 and Notice 3) of the 2014 NEMA EIA Regulations (and updated on 7 April 2017), the EAP must inform all landowners and tenants of properties adjacent to the proposed development.

This letter serves as notification to you, (landowner/tenant) of the property of the proposed development. Bokamoso requests that you supply the contact details of any tenants or other interested and affected parties that may reside or work on the property. Bokamoso will supply these parties with the necessary notification letters.

Alternatively, you are also welcome to distribute copies of your notification to these parties. We will however require proof that you supplied the notices to the tenants, landowners, workers etc. An alternative to the above option is to act as representative on behalf of these parties.

The proposed development requires applications subject to an **Environmental Impact Assessment Process** and a **Water Use License Application**. All registered I&APs will be allowed **60 days** to comment on the Water Use License Application and **30 days** on the Scoping Report upon release of the documentation.

Please may you notify Bokamoso if you are planning to sell your property as the new owners will be required to be registered as an I&AP.

Regards

.....
Lizelle Gregory/Juanita De Beer

Dalpark Extension 32 Mixed Use Development - Landowner Notification

Acknowledgement of Receipt of land owner notification concerning the proposed Dalpark Extension 32
Mixed Use Development Project.



	Name	Address	Contact Details	Signature
1	gate	54 Words Worth Str.	Email: Fax: Tel:	
2	gate	56 Words Worth Str.	Email: Fax: Tel:	
3	gate	58 Words Worth Str.	Email: Fax: Tel:	
4	gate	60 Words Worth Str.	Email: Fax: Tel:	
5	gate	62 Words Worth Str.	Email: Fax: Tel:	
6	gate	64 Words Worth Str.	Email: Fax: Tel:	
7	Post box	66 Words Worth Str.	Email: Fax: Tel:	
8	gate	68 Words Worth Str.	Email: Fax: Tel:	
9	Post box	70 Words Worth Str.	Email: Fax: Tel:	
10	Post box	72 Words Worth Str.	Email: Fax: Tel:	
11	Post box	74 Words Worth Str.	Email: Fax: Tel:	
12	gate	76 Words Worth Str.	Email: Fax: Tel:	
13	gate	78 Words Worth Str.	Email: Fax: Tel:	
14	gat	80 Words Worth Str.	Email: Fax: Tel:	
15	gate	82 Words Worth Str.	Email: Fax: Tel:	

gate and 94 words worth Str
24 words worth Str

gate 94 words worth Str.
gate 96 words worth Str
gate 96 words worth Str
gate 94 words worth Str
gate 90 words worth Str
gate 90 words worth Str

Dalpark Extension 32 Mixed Use Development - Landowner Notification

Acknowledgement of Receipt of land owner notification concerning the proposed Dalpark Extension 32 Mixed Use Development Project.

	Name	Address	Contact Details	Signature
1	FRASSER	House No 10 105th St	Email: BSC@TELECOMAUSTRALIA.COM.AU Fax: MUMBAI PROJECT CO C Tel: . CO. 211	
2	Manda NKOSI	House No 7 Vandyk Mire @ Builders	Email: mandan@vandyk.com.au Fax: @vandyk.com.au Tel: 0823692327	
3	gate	28 Words Worth Str	Email: Fax: Tel:	
4	door	30 Words Worth Str	Email: Fax: Tel:	
5	gate	32 Words Worth Str	Email: Fax: Tel:	
6	gate	34 Words Worth Str	Email: Fax: Tel:	
7	Post box	36 Words Worth Str	Email: Fax: Tel:	
8	Post box	38 Words Worth Str	Email: Fax: Tel:	
9	gate	40 Words Worth Str	Email: Fax: Tel:	
10	gate	42 Words Worth Str	Email: Fax: Tel:	
11	Post box	44 Words Worth Str	Email: Fax: Tel:	
12	gate	46 Words Worth Str	Email: Fax: Tel:	
13	gate	48 Words Worth Str	Email: Fax: Tel:	
14	gate	50 Words Worth Str	Email: Fax: Tel:	
15	Post box	52 Words Worth Str	Email: Fax: Tel:	

Transitch Transport - handed Notice refused to sign.

ANNEXURE D(ii):
PROOF OF SITE NOTICES AND
ADVERTISEMENTS

Classifieds Marketplace

• Tel: 011-916-5301 • Fax: 011-918-6067 • Email: logang@caxton.co.za

PLASTICS FACTORY BASED IN EAST RAND HAS THE FOLLOWING VACANCY:

CUSTOMER SERVICE OFFICER

Min 3 Years Experience in Sales & Customer Liaison Environment
Pastel Accounting a must
Preference Females Only
(Ref: CSO)

Email Max 3 pages CV with photo to recruitment.hr.rsa@gmail.com

SALES REPRESENTATIVES
We are looking for presentable and well-spoken Sales Consultants. Ideal candidates should have prior experience in the sales field. However, full training will be provided. Own car and driver's licence is essential to the job.

Please send all CV's to hr@ecoweb.site
ZW016584

0870 TECHNICAL

QUALIFIED

Airconditioning Technician wanted.

Contact: 083 353 1331
SA022340

0875 TRADE

SP METAL FORGINGS BOKSBURG TOOLMAKER APPRENTICE REQUIRED

Must have Technical matric. Subjects: Maths Core Science Fitting and Machining EGD

Please email CV to: reception@spforge.co.za
If you have not been contacted for an interview by the 22nd of September, please view your application as unsuccessful.
BV026946

LOOKING FOR A FITTER & TURNER

- Must have an engineering background and previous experience
- Must have own transport.
- To start immediately
- Sober & hardworking
- Rate p/h on CV

Apex Benoni
Email CV to admin@ttcenghyd.co.za
ZW016769

0875 Trade



Mpact is one of the largest paper and plastic packaging groups in southern Africa. We offer an exciting and dynamic working environment in which people can fulfill their ambitions and aspire to continually improve their circumstances.

Mpact Springs Mill: Fitter / Fitter and Turner

Mpact Springs Mill hereby invites applications from candidates who meet the following requirements:

Key performance areas:

- Ensure compliance to SHE rules and regulations.
- Conduct planned maintenance and route inspections.
- Maintain assigned section of the plant.
- Fitting (Overhaul and repairing of mechanical and operational equipment).
- Turning (Overhaul and repairing of mechanical and operational equipment).
- Shut work.
- General and other duties.

Qualification/skills required:

- Grade 12 / N3 (including Maths & Science).
- Qualified Artisan (Fitter / Fitter and Turner) with recognized trade certificate.
- N2 with relevant Trade Theory and Drawing.
- N4 Mechanical Engineering Certificate will be advantageous.

Job Requirements:

- Minimum of 2 years post apprenticeship experience in the Manufacturing Industry.
- 2 Years Pulp and Paper experience will be advantageous.
- Good verbal and written English communication.
- Basic Computer proficiency is essential.
- Physically fit with the ability to carry component weighing at least 30kg by hand.
- Able to work at heights.
- Must have own vehicle and a valid driver's license.
- A valid Crane and/or Forklift License will be advantageous.
- Must be able and willing to work standby and overtime when required.

Please send a CV and proof of qualifications and a recent payslip to the HR Administrator, Mpact Springs Mill by fax (086 5575158) or e-mail springs.careers@mpact.co.za.

Please ensure that you clearly indicate the position you are applying for, applications received without the required documentation will not be considered.

Closing date: 15 September 2017

If you are not contacted within 4 weeks of the closing date, please accept that your application has been unsuccessful.

Salaries are market related.
Mpact creates expert, innovative packaging solutions.

0950 Legal Notices

NOTICE OF THE SCOPING PHASE OF THE ENVIRONMENTAL IMPACT ASSESSMENT PROCESS AND WATER USE LICENSE APPLICATION

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

Proponent: G5 Properties (Pty) Ltd

Date of Notice: 7 September 2017 – 9 October 2017

The proposed development is subject to an **Environmental Impact Assessment (EIA) Process** and a **Section 21 Water Use License Application**. The registration timeframe for EIA Process is **30 days from the date of the placement of this notice**.

All registered I&APs will be allowed **60 days** to comment on the Water Use License Application and 30 days to comment on the Scoping Report upon release of the documentation.

Queries regarding this matter should be referred to: **Bokamoso Landscape Architects and Environmental Consultants CC**

Public Participation registration and Enquiries: **Juanita De Beer**;

Project Enquiries: **Anè Agenbach**

Water Use License Enquiries: **Ronell Kuppen**

Tel: (012) 346 3810; Fax: (086) 570 5659

P.O. Box 11375; E-mail: reception@bokamoso.net

Maroelana 0161

www.bokamoso.net

0895 DOMESTIC EMPLOYMENT WANTED

ABIGAIL seeks part/full time domestic work, sleep out, child care. 078 117 1398
JL030559

ANNA seeks full / part time domestic work, Mon-Fri, sleep in/out, cooking, child care, refs avail. 063 277 4896
RN110461

ANNA seeks full/part time domestic work, sleep out, cooking, child care. 073 548 6047
ZW016817

BELINDA seeks part time work, Mon-Wed, child care, refs avail. 076 394 0422
JL030503

BESSIE seeks part time domestic work, Mon, Fri, sleep out. 063 432 9966.
RN110513

BETTY seeks full time domestic work, sleep out, child care + refs. 082 849 8610
BV027021

CHIDO seeks full time domestic work. Mon - Sun. Sleep out, cooking, child care. 073 038 3592
TH109756

CHRISTINAH seeks part/full time domestic work, sleep out, child care. 071 423 3708
JL030504

DOREEN seeks full time domestic work. Sleep out, child care. 073 513 3761
TH109752

EMILY seeks part time domestic work, Wed, Sat, sleep out. 073 556 4493
BV027076

FLORENCE seeks part/full time domestic work, Mon, Thurs, Fri, sleep out, child care + refs avail. 076 408 3037
JL030515

GUGU seeks full time domestic work, sleep out, child care. 078 076 8170
ZW016803

JUSTINAH seeks full / part time domestic work. Sleep in/out. Child care. Cooking. 063 186 0332
JL030576

LETTIE seeks part time domestic work, Tues, Wed, Fri, sleep out, cooking, child care + refs. 083 581 7091
TS013156

MARYJANE seeks full time domestic work, sleep in/out, child care. 082 635 4354.
RN110424

MERIAM seeks domestic work, Mon, Tues, Wed, Thurs, Fri, sleep out. 078 606 8241
RN110531

SARAH seeks part time work. Mon, Wed, Fri. sleep in/out. Cooking. Child care. 073 686 6771
JL030566

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We offer a discount for domestic works wanting to place advertising in our domestic employment wanted column.

Normal price: R105.00
We charge them R48.00

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TO ADVERTISE WITH US CALL: 011 916 5301



0820 GENERAL

AREA BESTUURDER / ESS

Verlede maand het ek R24600 verdien terwyl ek 'n bestuurs en bemerkings program ondergaan het. Weens ons uitbreiding benodig ons beperkte kandidate om volledige opleiding te ontvang in ons gevestigde program van 18 jaar.

Kandidate moet:
• 'n Passie vir mense hê
• Dinamies en resultate gedrewe

ONS BIED

Langtermyn groei geleenthede
Pakket word bespreek gedurende die onderhoud

Stuur CV na bianca@cclglobal.co.za (Let Wel: Geen kansvatters)
ZW016757

BENONI BASED COMPANY LOOKING FOR WAREHOUSE ASSISTANTS:

- Young male candidate must be computer literate.
 - Eager to learn
- Available immediately
Good with basic Maths.

Please send CV to jobcreation2@gmail.com
BV027010

AANWYSING NA SUKSES:

Op soek na: Ambisieuse, hardwerkende kandidate om opgelei te word in Bestuurs en Bemerkings poste.

- Langtermyn meriete bevorderings geleenthede
- Mededingende vergoedings pakket
- Maatskappy voordele
- Positiewe en Doelgerigte werks atmosfeer.

Vereistes:

- Eie Vervoer
- Loopbaan gedrewe
- GEEN KANSVATTERS!!

Stuur CV na admin@mgmtraining.co.za
ZW016625

0840 PART TIME / TEMPS

AVON AGENTS NEEDED

Why not you, get YOUR Avon account and earn up to 30% discount.

CONTACT or WhatsApp: AMANDA 082 428 7784 for Appointment.
RN110442

0855 SALES / MARKETING

LOCAL DISTRIBUTOR EXPANDING

25 Trainee managers/ reps Int.co.since 1914 expanding R12000 to start + High comm +Incentives and trips + Petrol incentives

To start immed. No exp. Full company training. Appointments set by Co Own car a MUST Call 011 609 -2119 Sms or Whatsapp name /area / age 084 780 3136 VAS rates apply
ZW016733

To Advertise Call: 011-916-5301

0835 Medical

EPILEPSY SOUTH AFRICA Springs Residential Care Centres REGISTERED NURSE

MINIMUM REQUIREMENTS:

- General Nursing Diploma / Degree
- Proof of qualification
- Registration at SA Nursing Council
- Experience in disability field (preference)
- Valid unendorsed Code 08 driver's license.
- Administer of scheduled medication
- Management experience
- Willing to adjust hours according to identified needs (e.g. on call over weekends)
- Report writing skills
- Able to take responsibility for the centre after hours

DUTIES:

- Responsible for nursing care of people with epilepsy and/or other disabilities
- Management of nursing staff
- Fluent in Afrikaans and English

Salary negotiable
Only short listed candidates will be contacted

CV's must be send to: 78 East Geduld Street, Geduld, Springs1559

Email: gauteng@epilepsy.org.za
Contact: Mandy Lotter

RN110494

SA022271

NOTICE OF THE SCOPING PHASE OF THE ENVIRONMENTAL IMPACT ASSESSMENT PROCESS AND WATER USE LICENSE APPLICATION

Notice is hereby given that an **Environmental Impact Assessment Application** in terms of the 2014 NEMA EIA Regulations, as amended on 7 April 2017 (Regulations in terms of Chapter 6 of the National Environmental Management Act, 1998) will be lodged with the Gauteng Department of Agriculture and Rural Development. A **Water Use License Application (WULA)** in terms of the National Water Act, 1998 (Act No. 36 of 1998) and the Regulations regarding the procedural requirements for Water Use License Applications and Appeals (2017) will be submitted to the Department of Water and Sanitation.

Project & Property Description: The proposed mixed use development to be known as **Dalpark Extension 32** which will be situated on **a Portion of Portion 91 and a Portion of Portion R/107 of the Farm Rietfontein 115 IR; Ekurhuleni Metropolitan Municipality.**

Location: The site for the proposed mixed use development which will be situated in the Dalpark (East Rand) area with the N17 highway running along the northern boundary, Van Dyk Street running along the western boundary and R554/Elsburg Road running along the southern boundary of the site. The Carnival City Casino and Entertainment World is directly adjacent and to the east of the proposed site.

Listed Activities applied for in terms of the amended 2014 NEMA EIA Regulations, (updated on 7 April 2017):

Listing Notice 1 – Activity 9, 10, 11, 12, 19 & 28.

Listing Notice 2 – Activity 15

Listing Notice 3 – Activity 4, 12 & 14.

The aforementioned proposed activity also requires an application in terms Section 21 of the National Water Act, 1998 (Act 36 of 1998) (NWA) for the following water uses:

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

Proponent: G5 Properties (Pty) Ltd

Date of Notice: 7 September 2017 – 9 October 2017

The proposed development is subject to an **Environmental Impact Assessment (EIA) Process** and a **Section 21 Water Use License Application**. The registration timeframe for EIA Process is **30 days** from the date of the placement of this notice. All registered I&APs will be allowed **60 days** to comment on the Water Use License Application and **30 days** to comment on the Scoping Report upon release of the documentation.

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants CC

Water Use License Enquiries: **Ronell Kuppen**

Public Participation registration and Enquiries: **Juanita De Beer**

Tel: (012) 346 3810

P.O. Box 11375

Maroelana 0161

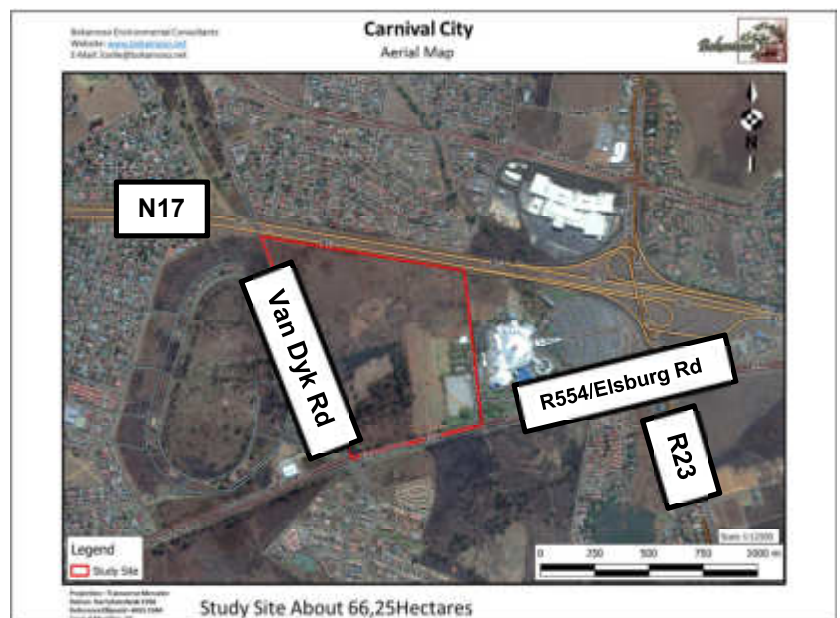


Project Enquiries: **Anè Agenbacht**

Fax: (086) 570 5659

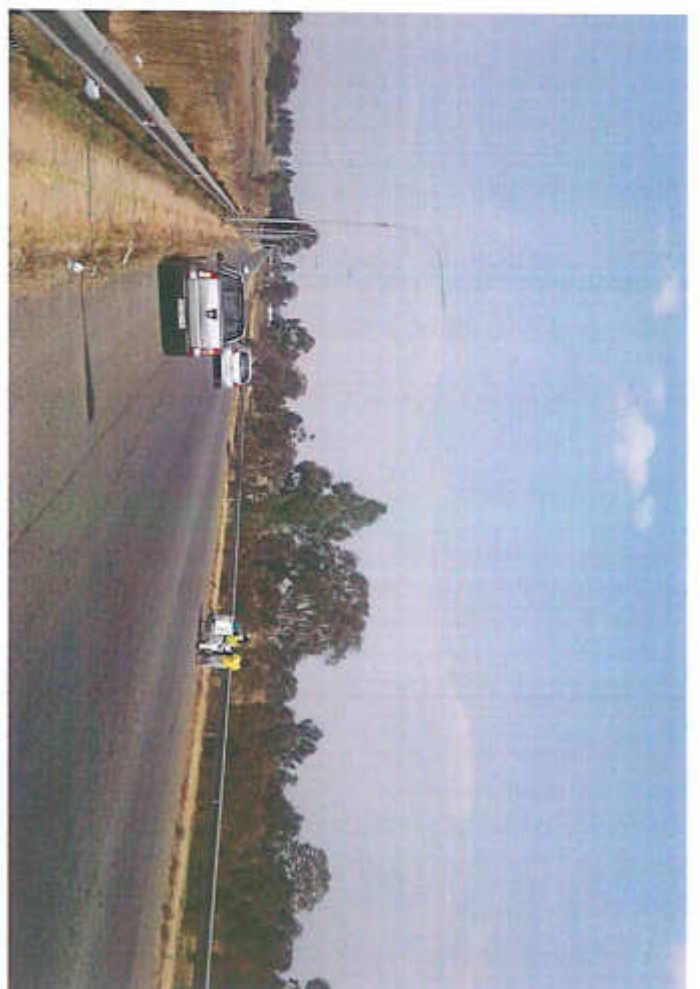
E-mail: reception@bokamoso.net

www.bokamoso.net



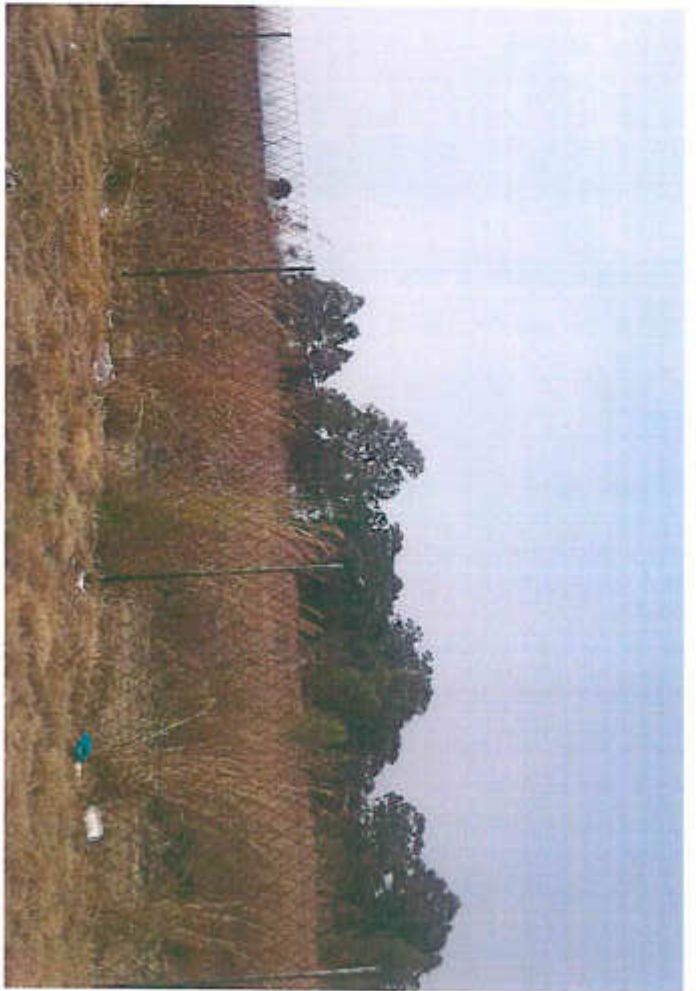




















ANNEXURE D(iii):
LIST OF I&APs



REGISTERED INTERESTED AND AFFECTED PARTIES
 Please include all authorities as well as attendees from the public meetings
 PROJECT TITLE: _____

CONTACT	NAME	PHONE	FAX	E-MAIL	ADDRESS (Postal/Physical)
Client	G5 Properties (Pty) Ltd				
Competent Authority - GDARD					
Ekurhuleni Municipality	Stuart Green / Lilian Kwakwa			lillian.kwakwa@ekurhuleni.gov.za cecilia.rakgoale@ekurhuleni.gov.za	
Council Geo-Science	J. Grobler			grobler@geoscience.org.za msebesho@geoscience.org.za	
SAHRA	Andrew Salomon			asalomon@sahra.org.za	
DWS	Lilian Siwetlane			keetm@dwaf.gov.za ; siwetlanel@dwaf.gov.za ; tshifator@dwa.gov.za ; mathebet@dwa.gov.za	
PHRAG		Tel: 011 3552574		maphata.ramphele@gauteng.gov.za paia@eskom.co.za ; central@eskom.co.za	
Eskom				kumen.govender@gauteng.gov.za nkoneigh@randwater.co.za ; mmpshe@randwater.co.za loveous.tampane@transnet.net	
GDRT	Kumen Govender				
Randwater	Natalie Koneight				
Spoornet	Loveous Tampane				
Department of Land Claims	Baloi Malebo / Salia Ramaleho			Ramaleho.salia@drlr.gov.za Malebo.baloi@drlr.gov.za	
SANRAL	Victoria Bota/T Mashele/ van der Linde	Tel: 012 844 8031		bolav@nra.co.za / VDLinde@nra.co.za / MasheleT@nra.co.za	
Ward councillor Ward 105, Ekurhuleni	Stefanie Kruger	Cell: 076 541 9717		stefanie.ueckermann@gmail.com	
Constituency head Brakpan	Gordon Mackay	Cell: 060 507 2009		gordon_mackay@outlook.com	
Local Newspaper	Brakpan Herald				

**ANNEXURE D(iv):
COMMUNICATION AND
COMMENTS RECEIVED**

From: Natalie Koneight <nkoneigh@randwater.co.za>
Sent: 19 September 2017 09:00 AM
To: juanita@bokamoso.net
Subject: Registering as I&AP: Proposed mixed use development to be known as Dalpark Extension 32
Attachments: image001.jpg; image002.png; image003.png; image004.png; image005.png; image006.png; Prop Dalpark Ext 32.pdf; Standard Conditions of Crossing RW Pipes_Way Leave.pdf
Follow Up Flag: Follow up
Flag Status: Flagged



Dear Sir/Madam

Rand Water is hereby registering as IAP for the above-mentioned project.
Kindly forward confirmation of registration as IAP to Natalie Koneight at nkoneigh@randwater.co.za
Attached is Rand Water's Wayleaves, for your information.

Can you please provide Rand Water with the following:

1. **The shapefiles for the infrastructure proposed as well as road connections/access roads.**
2. Coordinates of the development;
3. A layout plan for the development including development footprint;
4. Specialist studies being undertaken;
5. Confirmation as to whether wayleaves will be required, from Rand Water
6. The detail about the facility that will receive the sewerage.
7. An agreement that the identified sewerage facility is aware of the development and that they have the capacity to accept the sewerage from the site without overloading the facility. Will there be any discharges other than the sewerage system that will increase storm water entering the environment. If so, has the development considered retention and stilling ponds to slow down high peak flows. If the sewerage facility cannot accept the additional load into their facility then this will have a negative impact on the environment and the pollution load into the river systems.

Minimum requirements for shapefiles (spatial data)

The shapefile must be in the geographic (decimal degrees) coordinate system in the WGS84 datum, in other words, not projected e.g. to Transverse Mercator.

It is essential that the shapefile contain at least the following three files having the same prefix, but different extensions:

- .shp – the file that stores the feature geometry (or the shape of the feature).
- .shx – the file that stores the index of the feature geometry.
- .dbf – the dBASE file that stores the attribute information of features.

When shapefiles are created using ESRI's ArcGIS software, a file with the following extension must also be included:

- .prj – the file that stores the coordinate system information. (Check the shapefile's properties and make sure that the coordinate system is set to geographic, WGS84).

Optional extensions to include may be any of the following:

- .xml – the file that stores metadata (information about the data).
- .sbn and .sbx – the files that store the spatial index of the features.
- .fbn and .fbx – the files that store the spatial index of the features for shapefiles that are read-only.
- .ain and .aih – the files that store the attribute index of the active fields in a table or a theme's attribute table.

The collection of files should be treated as one file and should never be separated, or else the shapefile will be rendered unusable.

NB: Please note that a file with any of the following extensions is not a shapefile: .apr, .aep, .axl, .mxd. These are examples of map documents (commonly referred to as project files) created by different ESRI GIS software. Map document files only contain references to data stored on your hard disk and do not contain the data physically. Such a file cannot be opened without the accompanying shapefiles.

Regards

Name: Natalie
Surname: Koneight
Position: Secretary - Nursery-CD
Tel: 011 724 9366
Fax: (011) 900-2108
Email: nkoneigh@randwater.co.za
Web: [Rand Water Home Page](#)



Rand Water Customer Service Centre
Tel: 0860 10 10 60
customerservice@randwater.co.za



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REGISTRATION AS IAP

**PROPOSED MIXED USE DEVELOPMENT TO BE KNOWN AS DALPARK
EXTENSION 32 SITUATED ON PORTION OF PORTION 91 AND A PORTION OF
PORTION R/107 OF THE FARM RIETFONTEIN 115 IR; EKURHULENI
METROPOLITAN MUNICIPALITY**

First Name/s:	GAIL
Last Name:	ANDREWS
Title: (Dr./ Miss/ Mr./ Mrs./ Prof. etc)	MRS
If representing an entity (i.e. company or organisation), name of entity:	RAND WATER
If representing an entity, position within entity (i.e. CEO, Chairperson, Secretary, Councillor, etc):	MANAGER ENVIRONMENTAL ASSESSMENTS
Postal Address:	P.O. BOX 1127 JOHANNESBURG 2000
Physical Address	
E-mail Address:	gandrews@randwater.co.za
Phone Number:	(011) 724-9360
Cell Phone Number:	
Fax:	(011) 900-1208
<u>Comments:</u> ALL TRAVERSING ALONG AND OVER RAND WATER PIPELINES. POSSIBLE LEAKS FROM OTHER SERVICES THAT COULD CAUSE GROUND STABILITY TO CHANGE. PLEASE KEEP US INFORMED REGARDING THE ABOVE ASPECTS.	

STANDARD CONDITIONS FOR CROSSING OF RAND WATER'S SERVICES

ANNEXURE "A" (OCT 2002)

1. SERVICE CROSSINGS :

- 1.1 The number of crossings of Rand Water's pipeline/s and servitude/s or proposed servitude/s shall be kept to a minimum; such crossings shall be as close to 90 degrees (right angles) as possible and the cover over its pipeline/s shall not be materially altered.
- 1.2 No service shall be less than one metre from a joint in Rand Water's pipeline/s and a space of not less than 300 mm shall be maintained between any service and Rand Water's pipeline/s at the point of crossing, or as separately specified. Where Rand Water's prestressed concrete pipeline is crossed, this space shall be measured from the lightning protection wires installed above and below the pipeline. For service crossings under those of Rand Water, where further larger diameter pipelines are installed in the servitude in the future, Rand Water may require the service owner, at its own cost, to lower its service to comply with the foregoing.
- 1.3 No service running parallel to Rand Water's pipeline/s, no box, manhole, structure supporting any service, footing of any pylon, pole or stay wire and no stormwater culvert and / or appurtenances shall be within two metres of Rand Water's pipeline/s or on Rand Water's servitude/s or proposed servitude/s or discharge thereon unless the prior written permission of Rand Water has been obtained.
- 1.4 Half-round concrete pipes or other approved protection shall be placed over any cable that is within two metres of Rand Water's pipeline/s or on Rand Water's servitude/s or proposed servitude/s.
- 1.5 Where any service crosses Rand Water's servitude/s or proposed servitude/s, it shall be laid at minimum grade (sewers and stormwater) / at an even depth below ground level (all other services) over the entire servitude / proposed servitude width and its position where it intersects Rand Water's pipeline/s, servitude/s or proposed servitude/s shall be clearly indicated by suitable markers. Sewer crossings shall be designed to span over Rand Water's existing and proposed pipeline trenches.

2. ROADS AND RAILWAY LINE CROSSINGS :

- 2.1 Rand Water shall have unimpeded vehicular access to its pipeline/s at all times for inspection and maintenance purposes. Culverts shall be provided at all railway line crossings to provide such access. Under roadways culverts will be required unless it can be proved to Rand Water that traffic density and the cover over the pipeline/s will not adversely affect Rand Water in the exercise of its rights and that excavation through the road layers to gain access to the pipeline/s is acceptable to the service owner. In general, the cover over Rand Water's pipeline/s may vary between 800 mm and 1 500 mm however, an undisturbed layer of at least 300 mm shall be maintained between the pipeline/s and the roadworks during construction unless relaxed by Rand Water in writing. Reinforced concrete box culverts with compartments having minimum internal dimensions as indicated on Rand Water's standard drawings No. B1933 and B1934 shall be provided for both existing and future pipelines. Culverts shall preferably be drained by a gravity system.
- 2.2 Long diagonal crossings of Rand Water's pipeline/s and servitude/s or crossings of bends in Rand Water's pipeline/s shall be avoided. If this is not possible, Rand Water's pipeline/s shall be deviated so as to cross the proposed road/railway line at approximately right angles.

3. PIPELINE PROTECTION AND / OR DEVIATION AT DESIGN STAGE :

- 3.1 Where any development affects the discharge of water from Rand Water's scour valves, arrangements shall be made in collaboration with Rand Water's Manager Bulk Water Services to accommodate, channel or divert such flow.
- 3.2 Detailed proposals, including longitudinal sections along Rand Water's pipeline/s depicting the level of the road/railway line or other service in relation to the pipeline/s, shall be submitted for Rand Water's approval before the commencement of proposed construction work.
- 3.3 It may be necessary for Rand Water itself to strengthen the lead-caulked joints of its pipeline/s located under roadways or in culverts, by means of double tapers, the fabrication of which requires at least two months notice. Such strengthening shall extend to a distance of at least two metres beyond the road prism/kerb line, measured at right angles to the road direction. (The estimated cost of which is R 7 000 per joint). The actual cost of joint strengthening shall be borne by the service owner who shall be responsible for all excavation and backfilling.
- 3.4 Since lengthy delays can occur between the planning and construction stages, the proposed dimensions of the culverts shall be confirmed by Rand Water at least 12 months before construction work commences.
- 3.5 All planning, survey work, preparation of designs, specifications and drawings shall be undertaken by the service owner or its consulting engineers and submitted to Rand Water for approval. A copy / Copies of the relevant specimen specification/s will be provided, on request, when more details of the work to be performed are known.
- 3.6 Contractors approved by Rand Water shall be engaged to undertake all construction work, including :
 - (a) manufacture, supply and delivery of pipes;
 - (b) excavation and backfill of trenches etc;
 - (c) laying and jointing of pipes;
 - (d) recovery of redundant pipes; and
 - (e) construction of the necessary structures.
- 3.7 Rand Water shall be given reasonable notice prior to the commencement of the fabrication as well as the installation of pipes to enable it to undertake the necessary inspection work.
- 3.8 Except for the manufacture of pipes, which will be inspected by Rand Water or its agents, all work shall be supervised by the service owner or its consulting engineers who will also undertake all necessary negotiations with property owners and local authorities affected by any possible relocation of Rand Water's pipeline/s and obtain agreement from them in principle for the accommodation of Rand Water's pipeline/s in the proposed relocated position/s.

Continued overleaf

- 3.9 Where Rand Water is required to relocate its pipeline/s or servitude/s, the service owner shall bear the cost of the cancellation of Rand Water's servitude/s as well as the costs of acquiring, surveying and registering new servitudes that will provide Rand Water with rights equal to those provided by the servitudes to be cancelled.
- 3.10 Co-ordinates of the alignment of any proposed relocation/s shall be submitted to Rand Water to prepare the statutory notices for relocation/s of its pipeline/s. Relocation shall not take place until Rand Water has issued such statutory notices.
- 3.11 During the period April to August in any year, at a time suited to its water supply operations, Rand Water will, on receipt of 21 days notice, circumstances permitting, make the end connections from the deviations to the existing pipeline/s. Daywork rates shall be included in the pipelaying contract documents to allow for assistance to Rand Water.
- 3.12 Ownership of portions of the pipeline/s that become redundant as a result of relocations carried out at the service owner's cost will be transferred to it. If requested, Rand Water may take into stock pipes and / or valves recovered in good condition and credit the service owner with the value determined by Rand Water. Materials thus taken into stock shall be delivered to Rand Water's pipe yard at its Zwartkops pumping station by and at the cost of the service owner.
- 3.13 The service owner hereby indemnifies Rand Water against any claim arising from the non-removal and disposal of any portion of Rand Water's pipeline/s made redundant by a relocation.
- 3.14 No pipeline in its relocated position shall be subject to the provisions of the Advertising on Roads and Ribbon Development Act No 21 of 1940 or the National Roads Act No 54 of 1971 as amended.

4. PIPELINE PROTECTION AND / OR DEVIATION AT CONSTRUCTION STAGE :

- 4.1 Rand Water's Distribution Manager (Telephone (011) 900-1910) shall be notified and his permission obtained before any work is carried out within five metres of Rand Water's pipeline/s, servitude/s or proposed servitude/s and before back filling any excavation exposing Rand Water's pipeline/s - Please quote inspection order No. as specified separately.
- 4.2 If detailed information of the positions or levels of the pipeline/s is required the pipeline/s may be exposed by the service owner or its consulting engineers, provided that the foregoing condition is complied with.
- 4.3 In terms of Regulation 10.17.1 of the Explosives Act No 26 of 1956, written confirmation of the measures proposed to protect Rand Water's pipeline/s shall be obtained from Rand Water for any blasting to be undertaken within 500 metres of its pipeline/s. The service owner shall be responsible for ensuring that the approved protection measures are complied with and that Rand Water's Distribution Manager is notified at least 24 hours in advance of each blast.
- 4.4 The pipeline/s shall be supported at not greater than five metre centres in culverts and where excavation takes place under the pipeline/s during construction.
- 4.5 No heavy earthmoving or compaction equipment shall be operated within two metres of the steel or five metres of the prestressed concrete pipeline/s unless specific proposals have been approved by Rand Water.
- 4.6 The prestressed concrete pipeline/s shall be haunched under the road or supported on pedestals where crossed by services located thereunder in accordance with the details depicted on Rand Water's drawing A3993, a print of which is available on request. Such haunching shall extend for a distance of two metres beyond the edge of the roadway on both sides, or to such greater length as may be required to complete the haunching of the nearest whole pipe length.

5. CATHODIC PROTECTION AT STEEL PIPELINE CROSSINGS :

- 5.1 Two 15 square millimetre leads or one 35 square millimetre lead appropriately marked must be provided at each crossing point and the crossing shall not be backfilled until Rand Water's staff have installed similar test leads on Rand Water's pipeline/s. The Electrolysis Section ((011) 682-0239 or 0240) must be contacted for the connections to Rand Water's pipeline/s.
- 5.2 The pipe to ground potential of Rand Water's pipeline/s at the crossing point will be monitored before installation of the service owner's steel service and that potential must be maintained irrespective of the cathodic protection applied to the service owner's steel service after installation.

6. INDEMNITY :

- 6.1 The service owner shall indemnify Rand Water against all claims for damage arising out of, and will be held liable for any damage that may be caused to Rand Water's pipeline/s and/or appurtenances as a result of any crossing of during construction or the installation/construction and/or the presence of any service/road/railway line and/or appurtenances on Rand Water's servitude/s or within two metres of Rand Water's pipeline/s. Rand Water shall not be liable for any damage to any service/road/railway line and/or appurtenances that may be caused by it in the exercise of its rights, provided that Rand Water will remain liable for any damage that is proved to have resulted directly from the wrongful action of its employees.

7. COSTS :

- 7.1 The service owner shall bear the cost of any protective measure that may be necessary in order to prevent the exchange of stray direct currents between the cable/s or pipe/s and Rand Water's pipeline/s, the protection of existing installations and of making provision to accommodate future services, as outlined above as well as the cost of repairs to the lightning protection wires installed approximately 100 mm above and below Rand Water's prestressed concrete pipeline/s or to Rand Water's telemetering cable/s necessitated by the installation of the proposed service, and will be debited with all costs incurred by Rand Water on its behalf on the usual terms of actual cost plus 10% (ten per cent) for administration.

8. ACCEPTANCE OF CONDITIONS :

- 8.1 The above conditions together with Annexure B (Vaal Barrage Conditions) if relevant, and any foregoing special requirements shall be accepted in writing by the service owner before any work may commence. If no reply is received within 60 days from date of Rand Water's written notification, the conditions will be deemed to have been accepted by the service owner.

From: juanita@bokamoso.net
Sent: 19 September 2017 09:22 AM
To: Natalie Koneight
Subject: RE: Registering as I&AP: Proposed mixed use development to be known as Dalpark Extension 32
Attachments: image001.jpg; image007.jpg; image008.png; image009.png; image010.png; image011.png; image012.png

Dear Natalie Koneight,

Thank you for your response, Bokamoso Environmental registered Rand Water as an Interested and/or Affected Party for the proposed **Dalpark Extension 32 Mixed Use Development** Project.

Bokamoso Environmental noted your comments on our Issues and Comments Register and will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants CC

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Natalie Koneight [mailto:nkoneigh@randwater.co.za]
Sent: 19 September 2017 09:00 AM
To: juanita@bokamoso.net
Subject: Registering as I&AP: Proposed mixed use development to be known as Dalpark Extension 32



Dear Sir/Madam

Rand Water is hereby registering as IAP for the above-mentioned project.
Kindly forward confirmation of registration as IAP to Natalie Koneight at nkoneigh@randwater.co.za
Attached is Rand Water's Wayleaves, for your information.

Can you please provide Rand Water with the following:

1. **The shapefiles for the infrastructure proposed as well as road connections/access roads.**
2. Coordinates of the development;
3. A layout plan for the development including development footprint;
4. Specialist studies being undertaken;
5. Confirmation as to whether wayleaves will be required, from Rand Water
6. The detail about the facility that will receive the sewerage.
7. An agreement that the identified sewerage facility is aware of the development and that they have the capacity to accept the sewerage from the site without overloading the facility. Will there be any discharges other than the sewerage system that will increase storm water entering the environment. If so, has the development considered retention and stilling ponds to slow down high peak flows. If the sewerage facility cannot accept the additional load into their facility then this will have a negative impact on the environment and the pollution load into the river systems.

Minimum requirements for shapefiles (spatial data)

The shapefile must be in the geographic (decimal degrees) coordinate system in the WGS84 datum, in other words, not projected e.g. to Transverse Mercator.

It is essential that the shapefile contain at least the following three files having the same prefix, but different extensions:

- .shp – the file that stores the feature geometry (or the shape of the feature).
- .shx – the file that stores the index of the feature geometry.
- .dbf – the dBASE file that stores the attribute information of features.

When shapefiles are created using ESRI's ArcGIS software, a file with the following extension must also be included:

- .prj – the file that stores the coordinate system information. (Check the shapefile's properties and make sure that the coordinate system is set to geographic, WGS84).

Optional extensions to include may be any of the following:

- .xml – the file that stores metadata (information about the data).
- .sbn and .sbx – the files that store the spatial index of the features.
- .fbi and .fbi – the files that store the spatial index of the features for shapefiles that are read-only.
- .ain and .aih – the files that store the attribute index of the active fields in a table or a theme's attribute table.

The collection of files should be treated as one file and should never be separated, or else the shapefile will be rendered unusable.

NB: Please note that a file with any of the following extensions is not a shapefile: .apr, .aep, .axl, .mxd. These are examples of map documents (commonly referred to as project files) created by different ESRI GIS software. Map document files only contain references to data stored on your hard disk and do not contain the data physically. Such a file cannot be opened without the accompanying shapefiles.

Regards

Name: Natalie
Surname: Koneight
Position: Secretary - Nursery-CD
Tel: 011 724 9366
Fax: (011) 900-2108
Email: nkoneigh@randwater.co.za
Web: [Rand Water Home Page](#)



Rand Water Customer Service Centre
Tel: 0860 10 10 60
customerservice@randwater.co.za



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juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 14 September 2017 01:34 PM
To: botav@nra.co.za; VDLindel@nra.co.za; MasheleT@nra.co.za
Subject: RE: Dalpark X32 - Public Participation Process
Attachments: image001.jpg; image002.jpg

Dear Victoria Bota,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed ***Dalpark X32 Mixed Use Development*** Project.

The Draft Scoping Report will be made available shortly for a 30 day comment period. Kindly note that the specialist reports only form part of the EIA phase which will be made available for review once the Scoping and Plan of Study for EIA is approved.

However, should you require a copy of the town planning application or any information related to the town planning process you are more than welcome to contact the town planner directly. Please refer to the town planners contact details below:

Terraplan Associates
Pieter le Roux
011-394 1418/9
pieterleroux@terraplan.co.za

Bokamoso Environmental will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants CC

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Victoria Bota (HO) [mailto:BotaV@nra.co.za]
Sent: 14 September 2017 10:21 AM
To: 'juanita@bokamoso.net'
Subject: RE: Dalpark X32 - Public Participation Process

Good day Juanita

Thank you for the notice. Please note that SANRAL will be affected by the proposed activity, kindly register us as an interested and affected parties.

Please forward the **town planning application** as well as the **traffic impact study** to VDLindeI@nra.co.za and MasheleT@nra.co.za for comments and input.

Kind regards



Ms Victoria Bota
Environmental Co-ordinator
Tel: 012 844 8031
Cell: 061 647 5212
Fax: 012 348 1512
Email: botav@nra.co.za

Northern Region
38 Ida Street
Menlo Park
Pretoria
SANRAL Fraud Hotline: 0800204558

One thing I ask of the LORD, this is what I seek: that I may dwell in the house of the LORD all the days of my life...

From: juanita@bokamoso.net [<mailto:juanita@bokamoso.net>]

Sent: 07 September 2017 08:50 AM

To: lillian.kwakwa@ekurhuleni.gov.za; Cecilia.Rakgoale@ekurhuleni.gov.za; jgrobler@geoscience.org.za; msebesho@geoscience.org.za; asalomon@sahra.org.za; keetm@dwaf.gov.za; 'Siwelane Lilian (GAU)' <SiwelaneL@dws.gov.za>; tshifaror@dwa.gov.za; mathebet@dwa.gov.za; maphata.ramphela@gauteng.gov.za; paia@eskom.co.za; central@eskom.co.za; kumen govender <kumen.govender@gauteng.gov.za>; nkoneigh@randwater.co.za; mmpshe@randwater.co.za; loveous.tampene@transnet.net; Ramaleho.saila@drdlr.gov.za; Malebo.Baloi@drdlr.gov.za; Klaus Schmid (NR) <SchmidK@nra.co.za>; stefanie.ueckermann@gmail.com; gordon_mackay@outlook.com

Subject: Dalpark X32 - Public Participation Process

Dear Interested and/or Affected Parties,

Please refer to the attached Public Notice regarding the proposed **mixed use development to be known as Dalpark Extension 32** Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants CC

**T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161**

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If verification is required please request a hard-copy version. The South African National Roads Agency SOC Ltd, PO Box 415, Pretoria, 0001, South Africa, Tel +27-(0)12 844 8000, www.nra.co.za.

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From: juanita@bokamoso.net
Sent: 07 September 2017 08:49 AM
To: lillian.kwakwa@ekurhuleni.gov.za; 'Cecilia.Rakgoale@ekurhuleni.gov.za'; 'jgrobler@geoscience.org.za'; msebesho; 'asalomon@sahra.org.za'; 'keetm@dwaf.gov.za'; 'Siwelane Lilian (GAU)'; 'tshifaror@dwa.gov.za'; 'mathebet@dwa.gov.za'; 'maphata.ramphele@gauteng.gov.za'; 'paia@eskom.co.za'; 'central@eskom.co.za'; kumen govender; nkoneigh; mmpshe; 'loveous.tampane@transnet.net'; 'Ramaleho.saila@drdlr.gov.za'; Malebo.Baloi@drdlr.gov.za; schmidk; 'stefanie.ueckermann@gmail.com'; 'gordon_mackay@outlook.com'
Subject: Dalpark X32 - Public Participation Process
Attachments: Dalpark X32 - Public Notice.pdf; image001.jpg

Dear Interested and/or Affected Parties,

Please refer to the attached Public Notice regarding the proposed *mixed use development to be known as Dalpark Extension 32* Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants CC

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 07 September 2017 10:26 AM
To: 'tienie.vvyk@suninternational.com'
Subject: Dalpark X32 - Public Participation Process
Attachments: Dalpark X32 - Public Notice.pdf; image001.jpg

Dear Interested and/or Affected Parties,

Please refer to the attached Public Notice regarding the proposed *mixed use development to be known as Dalpark Extension 32* Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants CC

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 07 September 2017 03:18 PM
To: 'info@anaprop.co.za'
Subject: Dalpark X32 - Public Participation Process
Attachments: Dalpark X32 - Public Notice.pdf; image001.jpg; Landowner Tenants Letter.pdf

Dear Mall at Carnival,

Please refer to the attached Public Notice and Landowner & Tenant Letter regarding the proposed *mixed use development to be known as Dalpark Extension 32* Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants CC

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 08 September 2017 08:02 AM
To: 'maria@mnandiproperties.co.za'
Subject: Dalpark X32 - Public Participation Process
Attachments: Dalpark X32 - Public Notice.pdf; image001.jpg; Landowner Tenants Letter.pdf

Dear Interested and/or Affected Parties,

Please refer to the attached Public Notice and Landowner & Tenant Letter regarding the proposed *mixed use development to be known as Dalpark Extension 32* Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants CC

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

ANNEXURE D(v):
COMMENTS & RESPONSE REPORT

**COMMENT AND RESPONSE REPORT-
FOR THE PROPOSED DALPARK X32 MIXED USE DEVELOPMENT**

Issue	Commentator	Response
<p>Thank you for the notice. Please note that SANRAL will be affected by the proposed activity, kindly register us as an interested and affected parties.</p> <p>Please forward the town planning application as well as the traffic impact study to VDLindel@nra.co.za and MashelleT@nra.co.za for comments and input.</p> <p>Thank you for your notification regarding this development.</p> <p>In terms of the National Heritage Resources Act, no 25 of 1999,</p>	<p>Victoria Bota BotaV@nra.co.za SANRAL 14 September 2017</p>	<p>Thank you for our response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed Dalpark X32 Mixed Use Development Project.</p> <p>The Draft Scoping Report will be made available shortly for a 30 day comment period. Kindly note that the specialist reports only form part of the EIA phase which will be made available for review once the Scoping and Plan of Study for EIA is approved.</p> <p>However, should you require a copy of the town planning application or any information related to the town planning process you are more than welcome to contact the town planner directly. Please refer to the town planners contact details below:</p> <p>Terraplan Association Pieter le Roux 011-394 1418/9 pieterleroux@terraplan.co.za</p> <p>Bokamoso Environmental will keep you updated regarding the process in the future.</p> <p>Noted.</p> <p>Please note that a Heritage Impact</p>
	<p>Andrew Salomon SAHRA asalomon@sahra.org.za</p>	

Issue	Commentator	Response
<p>heritage resources, including archaeological or palaeontological sites over 100 years old, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a Heritage Impact Assessment is done. This must include the archaeological component (Phase 1) and any other applicable heritage components. Appropriate (Phase 2) mitigation, which involves recording, sampling and dating sites that are to be destroyed, must be done as required.</p> <p>The quickest process to follow for the archaeological component is to contract an accredited specialist (see the website of the Association of Southern African Professional Archaeologists www.asapa.org.a) to provide a Phase 1 Archaeological Impact Assessment Report. This must be done before any large development takes place.</p> <p>The Phase 1 Impact Assessment Report will identify the archaeological sites and assess their significance. It should also make recommendations (as indicated in section 38) about the process to be followed. For example, there may need to be a mitigation phase (Phase 2) where the specialist will collect or excavate material and date the site. At the end of the process the heritage authority may give permission for destruction of the sites.</p> <p>Where bedrock is to be affected, or where there are coastal sediments, or marine or river terraces and in potentially fossiliferous superficial deposits, a Palaeontological Desk Top study must be undertaken to assess whether or not the development will impact upon palaeontological resources – or at least a letter of exemption from a Palaeontologist is needed to indicate that this is unnecessary. If the area is deemed sensitive, a full Phase 1 Palaeontological Impact Assessment will be required and if necessary a Phase 2 rescue operation might be necessary. Please note that a nationwide fossil sensitivity map is now available on SAHRIS to assist applicants with determining the fossil sensitivity of a study area.</p>	<p>18 September 2017</p>	<p>Assessment will be conducted as part of the Environmental Impact Assessment (EIA) process. This assessment together with its findings will be included in the EIA report.</p>

Issue	Commentator	Response
<p>If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority motivating for exemption from having to undertake further heritage assessments.</p> <p>Any other heritage resources that may be impacted such as built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscapes or viewsapes must also be assessed.</p>		
<p>Rand Water is hereby registering as IAP for the above-mentioned project. Kindly forward confirmation of registration as IAP to Natalie Koneigh at nkoneigh@randwater.co.za</p> <p>Attached is Rand Water's Wayleaves, for your information.</p> <p>Can you please provide Rand Water with the following:</p> <ol style="list-style-type: none"> 1. The shapefiles for the infrastructure proposed as well as road connections/access roads. 2. Coordinates of the development. 3. A layout plan for the development including development footprint. 4. Specialist studies being undertaken. 5. Confirmation as to whether wayleaves will be required, from Rand Water. 6. The detail about the facility that will receive the sewerage. 7. An agreement that the identified sewerage facility is aware of the development and that they have the capacity to accept the sewerage system that will increase storm water entering the environment. If so, has the development considered retention and stilling ponds to slow down high peak flows. If the sewerage facility cannot accept the additional load into their facility then this will have a negative impact on the environment and the pollution load into the river systems. 	<p>Natalie Koneigh nkoneigh@randwater.co.za Rand Water 19 September 2017</p>	<p>Thank you for your response, Bokamoso Environmental registered Rand Water as an Interested and/or Affected Party for the proposed Dalpark Extension 32 Mixed Use Development Project.</p> <p>Bokamoso Environmental noted your comments on our Issues and Comments Register and will keep you updated regarding the process in the future.</p>

ANNEXURE E

PLAN OF STUDY FOR EIA

LEBOMBO GARDEN BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810
Fax: 086 570 5659
E-mail: lizelleg@mweb.co.za
Website: www.bokamoso.biz



PLAN OF STUDY FOR EIA: PROPOSED DALPARK EXTENSION 32 MIXED USE DEVELOPMENT ON A PORTION OF PORTION 91 AND A PORTION OF PORTION R/107 OF THE FARM RIETFontein 115 IR, EKURHULENI METROPOLITAN MUNICIPALITY, GAUTENG PROVINCE

1. INTRODUCTION

Bokamoso Landscape Architects and Environmental Consultants CC was appointed by **G5 properties (Pty) Ltd** to submit an Environmental Impact Assessment application for the above-mentioned project. The Scoping Report has been prepared to comply with the provision of Regulations 29 of the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA). The compilation of the Scoping Report took cognisance of the Guidelines issued by the National Department of Environmental Affairs (DEA). In addition the report has been prepared to appropriately inform registered Interested and Affected parties and the relevant decision making authorities of the potential environmental impacts to ensure a comprehensive Environmental Impact Assessment (EIA) Process. The EIA process will be undertaken in accordance with the Regulation 32 of NEMA, 1998 (Act No. 107 of 1998).

2. PROJECT DESCRIPTION

2.1 Project Title

Dalpark Extension 32 Mixed Use Development.

2.2 Property Description

A portion of Portion 91 and a portion of Portion R/107 of the Farm Rietfontein 115 IR, Ekurhuleni Metropolitan Municipality, Gauteng Province.

2.3 The Applicant

G5 properties (Pty) Ltd
Postnet Suite 500
Private Bag x 26
Sunninghill
2157

Contact person: Greg Skeen
Tel: 010 060 1555
Email: gskeen@groupfive.co.za

2.4 Name and Address of Consultants

Bokamoso Landscape Architects and Environmental Consultants CC
P.O. Box 11375
Maroelana
0161

Contact Person: Lizelle Gregory
Cell: 083 255 8384
Tel: (012) 346 3810
Fax: 086 570 5659
E-mail: reception@bokamoso.net

2.5 Nature of Activity

The mixed use development will encompass of the following uses: Residential 4; Industrial 2 for offices, warehouses, wholesale trade, warehouse retail and Business 2 for business purposes, shops, dwelling units, residential buildings, restaurant, hotel, medical consulting rooms, sport and recreation clubs, play park, sport ground, gymnasium, place of entertainment, wholesale trade, warehouse retail, conference facilities and place of education.

2.6 Project Location

The site is located in the Dalpark (East Rand) area with the N17 highway bordering the northern boundary, Van Dyk Street bordering the western boundary and Elsberg Road bordering the southern boundary of the site. The Carnival City Casino and Entertainment World is directly adjacent and to the east of the proposed site with the R23/ Heidelberg Road adjacent to the Carnival City and Casino Entertainment World.

On a regional scale the proposed development is situated approximately 8km south east of the Boksburg CBD, 5km south of the Boksburg Industrial area, 1km west of the Heidelberg Road off ramp on the N17, 100m west of the Carnival City Casino and Entertainment World, and 0.35 km south west of the Carnival City Mall. The application site forms part of the new Central Business Precinct located immediately to the west of Carnival City Casino and Entertainment World, between the N17 highway, R554 Elsberg Road and Van Dyk Street.

2.7 Size

The size of the property is measured approximately 85, 7912 ha in extent. The proposed development footprint will be approximately 65ha in extent.

2.8 Current Land use

The property is zoned “Agricultural” in terms of the Ekurhuleni Town Planning Scheme, 2014.

A portion of Portion 91 of the Farm Rietfontein 115 IR as well as the largest part of the Remainder of Portion 107 of the Farm Rietfontein 115 IR is vacant at present. On the south-eastern corner of the Remainder of Portion 107 of the Farm Rietfontein 115 IR, there is a parking area, soccer field, as well as an area that is being used by Carnival City Casino and Entertainment World as an outdoor entertainment area where events are being held at present. Various servitudes transect the site.

2.9 Relevant Phases of the Development

2.9.1 Planning Phase

- Geotechnical, Fauna & Flora, Wetland, Archaeological, Traffic, Civil Engineering, Electrical, and other studies;
- Environmental process including public participation; and
- Planning and Environmental authorisation applications.

2.9.2 Construction Phase

- Installation and construction of the proposed activity, and
- Monitoring of impacts.

2.9.3 Operational Phase

- Operation of the development, and
- Monitoring of impacts.

3. APPROACH TO THE EIA PHASE OF THE PROJECT

Section 24 of the NEMA requires that an EIA be undertaken in order to inform the authorisation process for a listed activity. In the EIA phase, all key issues identified during the scoping phase will be considered and evaluated. Various specialist studies including, but not limited to, cultural/heritage, ecological, wetland, social-economic impact, market study, geotechnical, traffic, and engineering services will be undertaken.

3.1 Methodology

An investigative approach will be followed and the relevant physical, biological, social, cultural, and economic aspects of the environment will be assessed in the EIA. All the environmental issues that were identified during the Scoping Process will be discussed. The significance of each issue and an indication of the extent to which the issue can be addressed, by the adoption of mitigation measures, will also be described. An assessment of each identified potentially significant impact will be made including:

- i) Cumulative impacts;
- ii) The nature of the impact;
- iii) The extent and duration of the impact;
- iv) The probability of the impact occurring;
- v) The degree to which the impact can be reversed;
- vi) The degree to which the impact may cause irreplaceable loss of resources;
and
- vii) The degree to which the impact can be mitigated.

Furthermore a description of any assumptions, uncertainties, and gaps in knowledge must be noted. Information that would provide the reader with an objective view of the proposed development will be gathered in the following manner:

- The EIA Report will be prepared in terms of the National Environment Management Act, 1998 (Act No. 107 of 1998) and EIA Regulations, as amended, in December 2014.
- The applicant must appoint several specialists in order to finalise specialist reports and for project planning. Therefore, sufficient information is and will be available for the purpose of evaluating the project.
- The written comments (if any) submitted by the Interested and Affected Parties (I&APs) will be utilised to identify the key issues to be mitigated.
- The socio-economic and biophysical environment will be investigated.
- A sensitivity map, providing a clear indication of areas of high, medium, and low sensitivity will also be included in the EIA report.
- An Environmental Issues map will be included in the EIA report.

3.2 Bokamoso's Impact Identification Methods Include

- Listing all possible issues under the headings of biophysical, biological, cultural and socio-economic environment; and
- Besides professional experience in identifying impacts, the inputs given by I&APs will be assessed and an explanation will be provided in the EIA as to why certain issues raised by I&APs were deemed as insignificant and others as significant. The key issues will be evaluated and prioritised with the help of the project team.

3.3 Alternatives Identified

3.3.1 The "No-Go" Option

A comparative assessment between the "NO-GO" option and the environmental costs of the proposed development will be included as part of the EIA Report.

3.3.2 Locality Alternatives

Locality alternatives for the proposed mixed use development will be addressed in the EIA Report.

3.3.3 Land-Use Alternatives

Land use alternatives for the mixed use development will be addressed in the EIA Report.

3.3.4 Layout Alternatives

Layout alternatives for the mixed use development will be addressed in the EIA Report.

3.4 Priority Issues Identified

It was possible to identify certain issues that will have to be investigated in more detail through preliminary site visits, by attending some of the project meetings and by analysing the available data on the study area. These issues include:

3.4.1 Natural Environment

- Hydrology & Geohydrology;
- Geology and Soils;
- Fauna and Flora;
- Topography; and
- Climate.

3.4.2 Social Environment

- Cultural and Historical;
- Agricultural Potential and agricultural activities;
- Social facilities;

- Traffic;
- Safety and Security;
- Visual and Sense of place;
- Public Participation;
- Services and servitudes (existing and required);
- Radiation exposure;
- Possible health impact (air and water);
- Possible air pollution (noise and dust during construction).

3.4.3 Economic Environment

- Economic viability of the proposed project; and
- Socio-economic impact of the proposed development;
- Impact of the proposed development on the adjacent land-values and activities.

3.5 Methods of Assessing the Significance of Impacts

3.5.1 Geotechnical Survey

- Geotechnical investigation and dolomite stability investigation – must indicate sensitive/weak zones and possible dolomite instabilities;
- Identification of geological and soil issues for the design and construction of the proposed development;
- Impact identification of proposed development on geology and soils of study area; and
- Mitigation measures and recommendations.

3.5.2 Hydrology

- Identification of most significant hydrological issues;
- Impact identification of proposed development on hydrology of study area and its surroundings;
- Floodline delineation;

- An environmentally appropriate storm water management plan; and
- Mitigation measures and recommendations.

3.5.3 Fauna and Flora Survey

- Specialist biodiversity studies will be conducted for fauna and flora;
- Identification of sensitive species and habitat;
- Impact identification of proposed development on fauna and flora species of the study area; and
- Recommendations and mitigation measures.

3.5.4 Wetland Assessment

- A wetland delineation/assessment will be conducted;
- Identification of possible sensitive areas;
- Impact identification of proposed development on a wetland; and
- Recommendations and mitigation measures.

3.5.5 Cultural & Historical

- A cultural heritage assessment will be conducted;
- Recording and preservation of cultural/archaeological sites identified previously;
- Impact identification of proposed development on archaeological resources;
- Recommendations and mitigation measures; and
- Comments from South African Heritage Resources Agency (SAHRA) and Provincial Heritage Resources Authority Gauteng (PHRAG) will be requested.

3.5.6 Air Quality Impact Assessment

- An Air Quality Impact Assessment is proposed to ascertain impact of surrounding activities on proposed development from a dust and noise point of view;
- Impact identification of proposed development phases on surrounding land uses;
- Impact identification of surrounding land use on proposed development; and
- Recommendations and mitigation measures.

4. TIME SCHEDULE FOR TASKS AND ADVERTISING

4.1 Compilation of EIA Report

- Assessment of physical, biological, social, cultural and economic environmental aspects: 4 weeks
- Discussion with provincial authorities, local authorities, other interested and affected parties: 2 weeks
- Site survey and photographic recording: 1 week
- Completion of report: 6 – 8 weeks
- Total duration for compiling EIA Report: 106 days or 14 weeks.

5. PUBLIC PARTICIPATION PROCESS

Public and stakeholder involvement in the EIA process is regarded as an essential component of the process. The inputs and contributions by the public and stakeholders aids in the identification and assessment of the relevant impacts and risk leading to an informed decision making process.

Registered I&APs will be notified of the EIA process. The Draft Scoping Report will be made available for review by I&APs for a period of 30 days. Issues raised will be listed in the Final Scoping Report and will be addressed in the EIA Report.

5.1 Consultation with authorities

5.1.1 Province

The relevant authority will be consulted during the following stages:

- Once the Department has received the Final Scoping Report and they have given us permission to proceed with the EIA process;
- Accepting the Plan of Study for the EIA;
- Review compliance of EIA; and

- Consideration of approval of application.

5.1.2 Ekurhuleni Metropolitan Municipality

The municipality will be provided with:

- A copy of the Scoping Report;
- A copy of the Draft EIA and comments received will be included in the Final EIA; and
- A copy of the Final EIA and will provide their comments to GDARD.

5.1.3 Department of Water Affairs

The provincial department will be provided with:

- A copy of the Draft EIA and comments received will be included in the Final EIA; and
- A copy of the Final EIA and will provide their comments to Gauteng Department of Agriculture and Rural Development (GDARD).

5.1.4 ESKOM

Eskom will be informed about the EIA process and their comments will be included in the EIA Report.

5.1.5 South African National Roads Agency (SANRAL), Gauteng Department of Roads and Transport (GDRT) & Ekurhuleni Metropolitan Municipality (EMM)

SANRAL, GDRT, and EMM will be informed about the EIA process and their comments will be included in the EIA Report.

5.1.6 RAND WATER & East Rand Water Care Association (ERWAT)

Rand Water and ERWAT will be informed about the EIA process and their comments will be included in the EIA Report.

5.1.7 Department of Land Claims

The department will be informed about the EIA process and their comments will be included in the EIA Report.

5.1.8 Department of Human Settlements

The department will be informed about the EIA process and their comments will be included in the EIA Report.

6. PROPOSED METHOD OF IDENTIFYING ENVIRONMENTAL ISSUES AND ALTERNATIVES

The environmental issues and alternatives will be described and assessed in terms of criteria that have been defined as follows:

6.1 Status

Whether the impact is:

- positive (a benefit);
- negative (a cost); or
- Neutral.

6.2 Duration

Whether the lifespan of the impact will be:

- short term (0 – 5 years);
- medium term (5 – 15 years);

- long term (greater than 15 years with the impact ceasing after the operational life of the development); or
- Considered permanent.

6.3 Intensity

Whether the intensity (magnitude/size) of the impact is high, medium, low or negligible (no impact).

6.4 Importance

The importance of the identified impacts on components of the affected environment shall be described as:

Low	Where the impact will not have an influence on, or require significant accommodation in the project design.
Medium	Where it could have an influence on the environment, which will require modification of the project design or alternative mitigation.
High	Where it could have a “no-go” implication on the project regardless of any possible mitigation.

6.5 Probability of Occurrence:

The probability of the impact actually occurring:

- Improbable – low likelihood;
- Probable – distinct possibility;
- Highly probable – most likely; or
- Definite – impact will occur regardless of prevention measures.

6.6 Extent

The scale on which the impact will occur i.e. whether it will:

- be confined to the immediate areas of the development activity;

- be within 5 km of the development;
- affect the region as a whole; or
- Occur on a national or international scale.

7. MAPS THAT WILL MOST PROBABLY BE INCLUDED AS FIGURES

- Locality map of the site;
- Aerial map of the site;
- Surrounding land uses;
- Agricultural potential;
- Critical Biodiversity Areas;
- Hydrology of the proposed development area;
- Soils map;
- Geology Map;
- Sensitivity Issues map;
- Wetland Delineation Map;
- Topography/Slope Map;
- Fauna and Flora Habitat Map; and
- Facility Illustration and Layout.

8. SPECIALIST INPUTS TO BE INCLUDED AS PART OF THE EIA (AS ANNEXURES)

- Town Planning Memorandum;
- Geotechnical Report;
- Wetland Delineation;
- Flood line Determination and Certification;
- Traffic Impact Study;
- Section 21 Water Use License Application (only if required);
- Services Report;
- Detailed Layout Of The Proposed Facilities and Services Layouts;
- Cultural and Historical Report/Exemptions/Applications; and
- Ecological Assessment Reports (fauna, flora, avi-fauna).

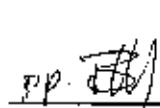
9. OTHER ANNEXURES TO BE INCLUDED

- Enlargements of figures contained in the EIA Report;
- Application form and communication from GDARD;
- CV of Lizelle Gregory (EAP) and the Company Profile;
- Final design layout;
- Public Participation details;
- Environmental Management Programme (EMPr); and
- Comments from authorities.

Please note: The list of Annexures will be finalised after further investigation is conducted.

We trust that you find this Plan of Study for the EIA in order. Please do not hesitate to contact us if there are any queries on this subject.

Yours Sincerely,

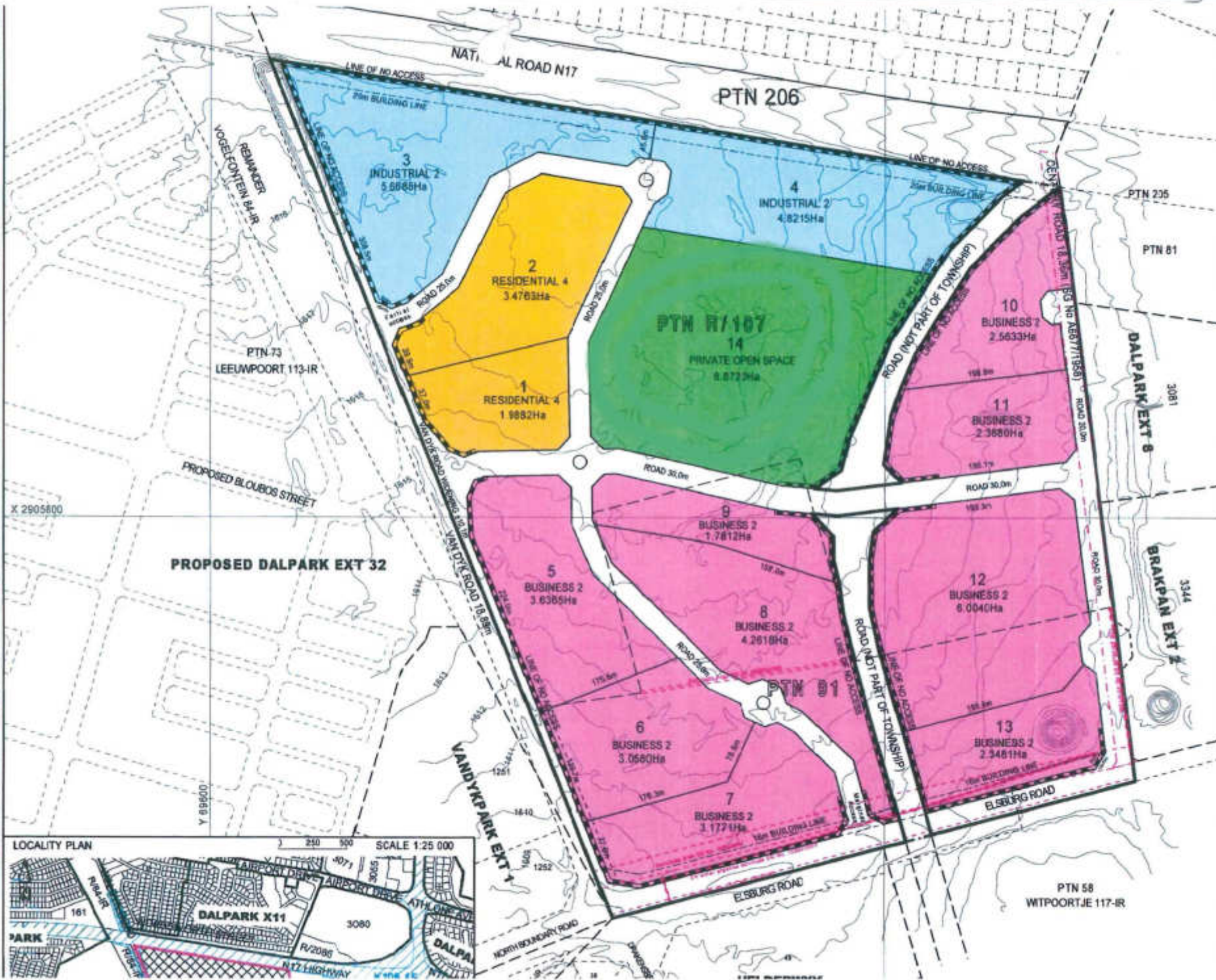


Lizelle Gregory

APPENDIX F

PRELIMINARY LAYOUTS

ALTERNATIVE 1:
Mixed Use Development
(Preferred Alternative)



- RESIDENTIAL 4
- BUSINESS 2
- INDUSTRIAL 2
- PRIVATE OPEN SPACE
- ROADS

RESTRICTIVE MEASURES:

Erven 1 and 2 : "Reside Density 95 units/ha, 0

Erven 3 and 4 : "Indus warehouse retail. Height in the basket of rights

Erven 6, 7, 8, 9 : "Busi units, residential build trade, warehouse retail FAR 0.75, Density 85 i

Erf 5 : "Business 2" fo buildings, restaurant, n trade and warehouse r Coverage 50%, FAR 0.1 of rights.

Erven 10 and 11 : "Bus residential buildings, r entertainment, confer Density 85 dwelling un

Erf 12 : "Business 2" f buildings, restaurant, t clubs, playpark, sport g facilities. Height 3 stor / ha. Other : Reflected

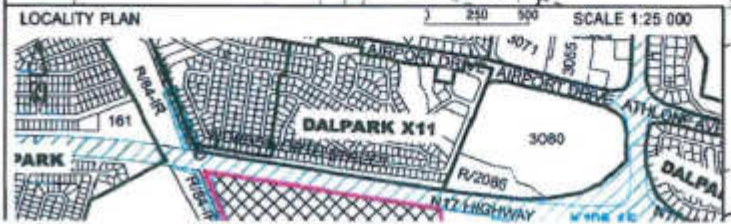
Erf 13 : "Business 2" f buildings, restaurant, r Motor dealerships, Heig Other : Reflected in th

Basket of rights are im
Shops (Retail) : 18 000
Medical consulting room
trade : 35 000m², Ware
Place of Education : 7 ((maximum of 95 guestro
2 850 dwelling units, Pl
facilities : 1 000m², Mc

Geological - This is to c township layout on this pla with the provisions and rec as set out in the Geotechr Report (VG7146.2) comple Name: (Pr Sci Nat) Reg No: Date: 26/07/2017

Contours are in accordan the Town Planning and Toy Contours are in 1,0m int

NOTES:
1. Ruling site size is N/A



ALTERNATIVE 2:
Mixed Use Development

