
ENVIRONMENTAL IMPACT ASSESSMENT (EIA): DRAFT SCOPING REPORT

PROPOSED COMMERCIAL DEVELOPMENT ON PORTION 10 OF THE FARM BERGENDAL 1706 AND ERF 26360, BLOEMFONTEIN

Applicant: Pitberg CC
DETEA Ref No: EMS/15/12/06
Date: October 2012



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1. INTRODUCTION

1.1. BACKGROUND TO THE STUDY

The applicant, who is also the landowner, proposes to develop Portion 10 of the Farm Bergendal 1706 and Erf 26360, Bloemfontein. The proposed development consists of a hotel, 12 commercial erven, five business erven of which four will be restricted business, four service industry erven, and a vehicle dealership. A private open space and associated service infrastructure are also proposed as part of the development.

The development site is located on Portion 10 of the Farm Bergendal 1706 and Erf 26360, Bloemfontein, which is located to the north of Bloemfontein CBD, adjacent to and to the south of the Shell Ultra City Pitstop.

Currently, two residences are located on the site. There are also old, dysfunctional sewage dams located on the site.

1.2 TERMS OF REFERENCE

The objective of this study is to conduct a scoping exercise. The broad terms of reference for a scoping exercise are to:

- Scope for issues that would be associated with this planned project;
- Conduct an initial investigation into biophysical and socio-economic aspects, focusing on key issues;
- Identify potential impacts
- Advise the proponent about the potential impacts (positive and negative impacts) of their planned development, as well as the implications for the design, construction and operational phases of the project;
- Facilitate public input on environmental and social matters.

1.3 APPLICABLE LEGISLATION AND GUIDELINES

This process has been conducted in terms of the relevant legislative requirements, namely in terms of:

- National Environmental Management Act (Act No 107 of 1999)
- National Biodiversity Act (Act No 10 of 2004)
- National Heritage Resources Act (Act No 25 of 1999)
- National Water Act (Act 36 of 1998)

The Environmental Impact Assessment Regulations, 2010 (Government Notice No. R. 543 of 18 June 2010) promulgated in terms of Sections 24(5), 24M and 44 of the National Environmental Management Act (Act No. 107 of 1998) determine the Environmental Impact Assessment (EIA) process that should be followed for certain listed activities, which may have a detrimental effect on the environment.

The proposed development includes certain listed activities that may not commence without environmental authorization from the component authority and in respect of which the investigation, assessment and communication of potential impact of activities must follow the procedure as described in Sections 26 - 35 of the Environmental Impact Assessment Regulations, 2010.

The relevant activity is listed below:

Government Notice No. R. 545 (Listing Notice 2), Activity No. 15:

“Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more; except where such physical alteration takes place for:

- (i) linear development activities; or**
- (ii) agriculture or afforestation where activity 16 in this schedule will apply.”**

The following activities may also be triggered due to the presence of drainage lines on site:

Government Notice No. R. 544 (Listing Notice 1),

Activity No. 9:

The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water –

- (i) with an internal diameter of 0.36 metres or more; or**
- (ii) with a peak throughput of 120 litres per second or more,**

excluding where:

- a) such facilities are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or**
- b) where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of a watercourse.**

Activity No. 11:

The construction of:

- (i) canals;**
 - (ii) channels;**
 - (iii) bridges;**
 - (iv) dams;**
 - (v) weirs;**
 - (vi) bulk storm water outlet structures;**
 - (vii) marinas;**
 - (viii) jetties exceeding 50 square metres in size;**
 - (ix) slipways exceeding 50 square metres in size;**
 - (x) buildings exceeding 50 square metres in size; or**
 - (xi) infrastructure or structures covering 50 square metres or more**
- where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.**

Application for Scoping and EIA has therefore been made to the Free State Department of Economic Development, Tourism and Environmental Affairs (DETEA).

2. ENVIRONMENTAL ASSESSMENT PRACTITIONERS

2.1 DETAILS OF ENVIRONMENTAL ASSESSMENT PRACTITIONERS (EAPS) WHO PREPARED THE REPORT

A multi-disciplinary team of specialists contributed to the information presented in this document:

Co-ordination, supervision, management

Mr. Neil Devenish - MDA Consultants

Public Participation and Report Writing

Me. Marguerite Cronje - MDA Consultants

2.2 EXPERTISE OF THE EAPS TO CARRY OUT THE SCOPING PROCEDURES

a) Mr. Neil Devenish

Key qualifications:

- Key competencies and experience include development control applications (applications and appeals pertaining to rezoning, consolidations, subdivisions etc.) township establishment applications, environmental management and control applications.

Education:

- B.A. (Sociology, Geography) University of the Free State, SA, 1994
- Master of Town and Regional Planning, University of the Free State, SA, 1996
- Managing the Environmental Impact Assessment Process, Environmental Management Unit, PU for CHE, 2000
- Environmental Management Consulting, South African Institute of Ecologists & Environmental Scientists, 2001
- Water Law of South Africa, The South African Institution of Civil Engineers (SAICE), 2006

b) Me. Marguerite Cronje**Key qualifications:**

- Key competencies and experience include environmental management and research in zoology.

Education:

- B.Sc. (Zoology), University of the Free State, SA, 2002
- B.Sc. Honnours (Zoology), University of the Free State, SA, 2003
- M.Sc. Diploma (Equine Science), University of Edinburgh, UK, 2005
- Masters in Environmental Management, University of the Free State, SA, 2008

Conferences:

- 10 years of Environmental Impact Assessments in South Africa – Somerset West (2008)
- Free State Provincial Waste Summit – Bloemfontein (2010)

3. PROJECT INFORMATION

3.1 PARTICULARS OF APPLICANT

Pitberg CC

P.O. Box 13580

Noordstad

BLOEMFONTEIN

9302

Contact person: Me. Rene Haddad

Tel: 051 4332830

E-mail: haddad.rene@gmail.com

3.2 DESCRIPTION OF THE PROPOSED ACTIVITY

The proposed development entails commercial, business, vehicle dealership and a hotel on a site of 26.5777 ha. Details of proposed land uses are as follows:

LAND USE	NO. OF ERVEN	AREA (HA)	% OF AREA
Business	1	0.5115	1.92
Commercial	12	9.52	35.82
Hotel	1	0.7852	2.95
Restricted business	4	2.6108	9.82
Service industry	4	1.5496	5.83
Vehicle dealership	1	1.8079	6.80
Private open space	5	6.957	26.18
Street	2	2.8357	10.67
TOTAL	30	26.5777	100

Refer to the proposed site development plan in **Annexure B**.

Although a portion of the site is indicated as a green zone in terms of the Mangaung Open Space System (MOSS) on the Mangaung Local Municipality's Spatial Development Framework (SDF), the town planning application proposes to include an amendment of the SDF.

3.3 NEED AND DESIRABILITY OF PROPOSED ACTIVITY

The site is situated to the north of Bloemfontein in close proximity to the main arterial (Eeufees Road) with several developments along this road and also recently approved townships. It is situated on one of the more prominent access routes with commercial potential around the intersection. The adjacent existing filling station and recently approved Sangiro Lodge (across the road) supports this statement.

The site is also in close proximity of existing economic opportunities and social infrastructure such as the CBD and North Ridge Mall.

The location of the site provides development opportunities that are easily accessible from the N1, CBD as well as the residential suburbs of Bloemfontein. The linkage to the main road system makes it strategically well located for commercial and related development.

(Motivation provided by Urban Dynamics)

3.4 DESCRIPTION OF FEASIBLE AND REASONABLE ALTERNATIVES

3.4.1 Site alternatives: As the landowner would like to develop the particular site, site alternatives are therefore not applicable for this project.

3.4.2 Activity alternatives: The proposed activity was identified by the developer to consist predominantly of a commercial development. The option of not proceeding with the development is the only activity alternative. No other activities were considered in this application due to the assessed need and feasibility of the proposed activity.

- 3.4.3 Design alternatives:** Various layout alternatives were considered by the applicant and town planners, taking terrain and environmental constraints identified during the scoping phase into account. The preferred design plan being the result. Refer to **Annexure B** for the preferred and alternative layout options.
- 3.4.4 No-go option:** The no-go option means keeping the status quo, i.e. not transforming the site for commercial development. This option will be discussed in more detail in the EIA Report.

4. ENVIRONMENTAL ASPECTS

4.1 LITERATURE REVIEW

Literature pertinent to this area and its immediate environs has been reviewed. The literature included published and unpublished reports: Branch, 1998, Bredenkamp, *et al.* 1996, Brooke 1984, Bulpin 1980, Golding, 2002, Harrison *et al.* 1997, Henderson 2001, Hilton-Taylor 1996, Low & Rebelo 1996, Mucina & Rutherford 2006 and Smithers 1986.

4.2 INFORMATION ON THE METHODOLOGY OF SCOPING

This report addresses the biophysical as well as the socio-economic environments. The information was captured in the following manner:

- A site visit was conducted on 1 February 2012 to determine the setting, visual character and land-uses in the area;
- Site surveys to identify any plant and animal populations that could be impacted by the development;
- The project plans were superimposed onto the gathered baseline environmental information to identify possible impacts;
- Discussions were held with the client to identify specific aspects of the development which could affect the environment;
- Interested and Affected Parties (I & APs) were informed and consulted by notice boards and advertisements to capture issues that could affect the environment;
- Identification of positive as well as negative issues;
- Making recommendations and presenting guidelines for the mitigation of impacts identified during this exercise.

4.3 DESCRIPTION OF THE ENVIRONMENT

4.3.1 Biophysical Environment

The altitude of the site varies from 1370 to 1400 m.a.s.l and there are no natural ridges on the site.

The site drains towards the east through a culvert under Eeufees Road. There are two drainage lines across the site as well as non functional sewage dams.

4.3.1.1 Climate

The area lies within a summer rainfall region with an average annual rainfall of 500 mm. There is a large difference between summer and winter average temperatures with frost regularly occurring in winter.

4.3.1.2 Geology of area

The area consists of dolerite sills forming ridges, plateaus and slopes of koppies and small escarpments, where the sills cover alternating layers of mudstone and sandstone of sedimentary origin (Mucina & Rutherford, 2006).

4.3.1.3 Terrain forms & habitats

Table 1: Terrain form and habitats area on site

Terrain form		Habitat types	
Hill top		Grassland	X
Hill side		Karoo	
Flat	X	Karroid (scattered)	
Valley	X	Natural forest	
River bank		Plantations	
Wetland	X	Ploughed or fallow fields	
Foot slope		Riparian	
		Savanna	
		Shrub	
		Wetland	X
		Other	

4.3.1.4 Soils of area

According to Mucina & Rutherford (2006), prominent soil forms of the area are the stony mispah and gravel-rich glenrosa derived from Jurassic dolerite.

A geotechnical investigation has been undertaken and will be included in the EIA Report.

4.3.1.5 Vegetation of area

Mucina & Rutherford (2006) describe this area's vegetation as Winburg Grassy Shrubland (Gh 7).

The vegetation of the area consists of severely degraded grassland and two degraded drainage lines containing several wetland plant species. The site is also dominated by several exotic weeds.

An ecological assessment of the site has been undertaken and will be included in the EIA Report.

4.3.1.6 Animals (moths, butterflies, reptiles, fish, birds & mammals) of the area

An ecological assessment of the site has been undertaken and will be included in the EIA Report, which will include a list of red data terrestrial animals that could possibly be found in the region.

4.3.1.7 Aquatic systems

The site drains towards the east to a culvert under Eeufees Road. Two drainage lines were identified across the site. There is also an old sewage dam on the site, which is considered a man-induced wetland system at present and will be rehabilitated as part of the proposed development.

An evaluation of the wetlands has been undertaken and the report thereon will be included in the EIA Report. Technical

recommendations regarding the draining and demolishing of the old sewage dam will also be included in the EIA report.

4.3.1.8 1 : 100 year flood line

The 1:100 year flood lines have been determined and the proposed development is planned outside of the flood lines.

A report on the evaluation of the flood lines will be included in the EIA Report.

4.3.2 Socio-economic Environment

The Mangaung Local Municipality is comprised of Bloemfontein, Botshabelo and Thaba Nchu, of which Bloemfontein is the economical hub of the municipal area. According to the Mangaung Local Municipality's Integrated Development Plan (IDP) of 2009, based on a 2007 community survey, the population of Mangaung is 752 906 and the number of households being 202 762. Bloemfontein is located on the N1 route between Gauteng and the Western Cape and on the N8 between Kimberley in the west and Lesotho to the east.

The proposed commercial development will create potential for investment thereby stimulating economic growth. Work opportunities will also be created during the construction phases and operation of the proposed development.

4.3.2.1 Surrounding land uses

The site is situated adjacent to and to the south of the Shell Ultra City Pitstop. The N1, Eeufees Road / R700 and the S362 road border the site. The Sangiro Lodge development is located across the road. Also refer to the locality plan in **Annexure A**.

4.3.2.2 Historical, archaeological or cultural sites

An Archaeological and heritage specialist has been appointed to assess the site and determine whether any significant material or graves are present at or near the site. The assessment will be included in the EIA Report.

4.4 DESCRIPTION OF POSSIBLE ENVIRONMENTAL IMPACTS, ISSUES AND CUMULATIVE IMPACTS

Developments such as these do have, like many other types of developments, various direct but also indirect impacts on the environment. These impacts have to be managed in order to have the minimum environmental impact and the maximum benefit to man.

Issues identified during the Scoping process are listed below:

4.4.1 Vegetation destruction

The natural vegetation of the development footprint on the site will ultimately be destroyed by the development of residential erven and subsidiary infrastructure. An ecological assessment has been undertaken to assess the sensitivity of the natural vegetation on the site, whether protected or endangered plant species are present and make recommendations regarding conservation of the vegetation type, if necessary, or removal of protected plants. This study will be included in the EIA Report.

4.4.2 Impact on wetlands

As seasonal drainage lines transect the site, a wetland specialist was appointed to evaluate the wetlands and make recommendations regarding development on the site. This report will be included in the EIA Report.

4.4.3 Soil suitability

A geotechnical study, to investigate the subsurface conditions and determine whether the site is suitable for the proposed development, has been compiled and will be included in the EIA Report.

4.4.4 Bulk infrastructure

The proposed development will include the following infrastructure that could have possible impacts on the environment. These include:

- Water provision
- Storm water drainage
- Electrical infrastructure
- Roads
- Sanitation
- Solid waste disposal

A bulk services report to indicate the provision of engineering services required for the proposed development has been compiled and will be included in the EIA Report.

4.4.5 Visual Impact

The visual impact of the proposed development in the landscape is the function of several factors of which the viewing distance, visual absorption capacity and landform are measurable. Other factors are difficult to categorize because they are subjective viewpoints.

The visual impact for the proposed development is largely due to:

- The extent of the proposed development.
- Distance from roads.
- The low visual absorption capacity of the surrounding landscape.

The critical viewpoints for this development would be the N1, Eeufees / R700 and S362 roads, as well as certain surrounding residences and businesses.

4.4.6 Traffic Impact

Due to the extent of, and the increase of trips anticipated as a result of the proposed development, a traffic impact study has been undertaken. This study has been undertaken and will form part of the EIA Report.

4.5 SPECIALIST STUDIES AND SPECIALIZED PROCESSES

The necessary specialised studies and specialised processes will be performed according to Section 32 of the NEMA 2010 Regulations. Specialised studies relevant to the project include:

4.5.1 Ecological Assessment

A floristic and ecological study to assess the area for protected and endangered plant and animal species.

D.P. van Rensburg & Prof. P.J. du Preez

MDA Consultants
P.O. Box 20298
Willows
9320
Tel: 083 4100770

Area of expertise: Botany and Ecology Specialist

4.5.2 Geotechnical Assessment

A geotechnical study to assess the soil conditions of the site for foundations.

Simlab

P.O. Box 6249
Bloemfontein
9300
Tel: 051 4470224
Fax : 051 4488329

Area of expertise: Geotechnical services

4.5.3 Archaeological Assessment

An Archaeological Study to investigate the archaeological, historical and cultural significance of the site. The study has been undertaken by:

Mr. Cobus Dreyer

P.O. Box 12910
Brandhof
9324
Tel: 051 444 1187
Fax: 051 444 4395
Cell: 083 3577982

Area of expertise: Archaeology and Heritage Specialist

4.5.4 Evaluation of Wetlands

An evaluation to determine the wetlands on the site and to make recommendations regarding the impact of the proposed development thereon. The study has been undertaken by:

EcoAgent

G.J. Bredenkamp & I.L. Rautenbach
P.O. Box 23355
Monument Park
0181
Tel: 012 4602525
Fax: 012 4602525
Cell: 082 5767046

Area of expertise: Ecology and Biodiversity Consultants

4.5.5 Verification of Flood line

The 1:100 year floodline on the site has been established by:

Aurecon

Private Bag X11
Suite 70
Brandhof
9324
Tel: 051 4478911
Fax : 051 4479751

Area of expertise: Consulting civil and structural engineers

4.5.6 Bulk Civil Services Report

A report on the bulk civil services to demonstrate the provision of infrastructure required for the proposed activity.

Aurecon

Private Bag X11
Suite 70
Brandhof
9324
Tel: 051 4478911
Fax : 051 4479751

Area of expertise: Consulting civil and structural engineers

4.5.7 Electrical Services Report

A report on the electrical services to demonstrate the capacity demand and provision of electricity required for the proposed activity.

Aurecon

Private Bag X11
Suite 70
Brandhof
9324
Tel: 051 4478911
Fax : 051 4479751

Area of expertise: Consulting civil and structural engineers

4.5.8 Traffic Impact Study

An assessment to determine the traffic impact of the proposed activity.

KMA Consulting Engineers

Mr K. Marais
P.O. Box 25054
Langenhoven Park
Bloemfontein
9330
Tel: 051 4306047
Fax : 051 4306047

Area of expertise: Consulting traffic engineers

5. PUBLIC PARTICIPATION

5.1 INTRODUCTION AND OBJECTIVES

As an important component of the EIA process, the public participation process involves public inputs from Interested and Affected Parties (I & APs) according to Section 56 of the NEMA 2010 Regulations. I & APs may comment during the EIA of the proposed project.

The key objectives of the public participation process are to:

- Identify a broad range of I & APs, and inform them about the proposed project.
- Understand and clearly document all issues, underlying concerns and suggestions raised by the I & APs, and
- Identify areas that require further specialist investigation

5.2 METHODOLOGY

The following actions have already been undertaken as part of this process:

- Advertisement in the local newspaper
- On-site notices

5.2.1 Identification of key I & AP's

Key I & AP's, are the following types of organizations:

- Surrounding landowners
- Environmental organizations
- Authorities
- GOs
- NGOs
- Business and civic organizations

See **Annexure D** for a list of I & AP's.

5.2.2 Notification of potential I & AP's of EIA:**i) Newspaper advertisement: (Annexure D)**

<i>Die Volksblad</i>	3 February 2012
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- ii) On site notices:** On site notices were also placed at the site on 1 February 2012 allowing 30 days for public response (Annexure D).

5.2.3 Public comments

The draft Scoping Report is currently being circulated for comment.

5.3 SUMMARY OF KEY ISSUES RAISED BY THE I & AP's

None to date.

6. PLAN OF STUDY (Proposed approach to EIA)**6.1 DESCRIPTION OF TASKS AS PART OF EIA****6.1.1 Proceeding with public participation**

After the acceptance of the Scoping Report by the Free State Department of Economic Development, Tourism and Environmental Affairs (DETEA), the public participation process for EIA can proceed according to Section 56 of the NEMA 2010 Regulations. See 6.5 for the steps to be taken as part of the process.

6.1.2 Steps in accordance with the Plan of Study for EIA

All activities and processes will be undertaken in accordance with the submitted Plan of Study for EIA for the relevant project. This process is subject to acceptance of the Scoping Report by the DETEA.

6.1.3 Register Interested & Affected Parties (I & APs)**6.1.3.1 List of I & APs**

All departments and organisations having jurisdiction in respect of any aspect of the proposed development will be included in the list of I & APs. Also all persons giving written comments (positive or negative) or persons directly influenced by the proposed development will also be registered.

The initial list of I & APs is as follows:

- i. Stakeholders
- ii. Public registered
- iii. Surrounding landowners

6.1.3.2 Issues raised by I & APs

A summary of all issues raised by the I & APs, as well as the responses from the Environmental Assessment Practitioner (EAP) or relevant specialists will be included in the EIA report.

6.1.4 Development alternatives

Site and activity alternatives are not applicable for this project. Therefore the proposed activity and the alternative to not proceed with the proposed activity will be assessed. Also to be listed in this section will be the advantages and disadvantages of the proposed activity and the no-go alternative, for the environment and the community.

6.1.5 Assessment of identified potentially significant impacts:

6.1.5.1 Potential Impacts

The identified potential impacts listed in the Scoping Report will be discussed in terms of its:

- Cumulative impact
- Nature of the impact
- Extent and duration of the impact
- The probability of the impact occurring
- Degree to which the impact can be reversed
- Degree to which the impact can cause irreplaceable loss of recourses
- Degree to which the impact can be mitigated

6.1.5.2 Summary of findings

A summary of all the significant findings in the previous section will be drawn up. Overall, this will include the following:

- Summary of the key findings of the EIA;
- An indication of the extent to which the issues could be addressed by the adoption of listed mitigation measures.
- Recommendations from the environmental practitioner and specialists;
- Any specialist reports or reports on specialized processes;
- Description of any assumptions, uncertainties and gaps in knowledge;
- Option to whether the activity should be authorized and any conditions that should be made in respect of the authorization.

6.2 SPECIALIST REPORTS AND SPECIALIZED PROCESSES

The required process regarding specialist reports and specialized processes for the relevant development is as follows:

- i. Specialists will be appointed either by the EAP or the developer;
- ii. The reports and processes will be performed and obtained from the relevant specialists as mentioned in section 4.5 of the Scoping Report;
- iii. Obtained reports and processes will be incorporated in the EIA Report;
- iv. Project plans will be reviewed according to recommendations of specialists to ensure minimum environmental impact;
- v. The relevant specialist input include the following:
 - Ecological Assessment
 - Geotechnical Assessment
 - Archaeological Assessment
 - Wetland Evaluation
 - Flood line verification
 - Civil Services Report
 - Electrical Services Report
 - Traffic Impact Study

6.3 STAGES OF AUTHORITY CONSULTATION

The DETEA will be consulted at stages when guidance is required in terms of clarification of listed activities, as well as correct processes to follow in the case of unusual projects or requests.

6.4 METHODOLOGY OF ASSESSING ENVIRONMENTAL ISSUES AND ALTERNATIVES

The EIA report will address the biophysical, as well as the socio-economic environments for all alternative site locations and activities. The information will be captured in the following manner:

- i. Site visits to determine the setting, visual character and land-uses in the area;
- ii. Site surveys to address the identified impacts of the development on any plant and animal populations;

- iii. The project plans will be superimposed onto the gathered baseline environmental information of identified impacts;
- iv. The project plans will be revised according to the identified environmental sensitive areas to ensure the least environmental impact possible;
- v. Detailed discussions will be held with the client to address specific aspects of the development which could affect environment;
- vi. I&APs will be consulted by phone, letters and meetings, if necessary, to capture additional issues of importance at this stage;
- vii. Making recommendations and presenting guidelines for the mitigation of impacts addressed during this exercise;
- viii. The option of not proceeding with the development will be considered and evaluated.

6.5 PARTICULARS OF PUBLIC PARTICIPATION PROCESS AS PART OF EIA

The public participation process will be continued as part of the EIA and the necessary steps will be included, which can be the following:

- i. Recording of I & APs comments, according to Section 57 of the Regulations;
- ii. Respond to any concerns or complaints from I & APs;
- iii. Public meetings if deemed necessary;
- iv. A draft EIA report will be compiled and will be made available for review by the I & APs for a period of 40 days;
- v. Notify I & APs of the outcome of the application in writing within a period determined by the DENC.
- vi. Advertise the Environmental Authorisation / Refusal in a local newspaper or official Gazette and in a provincial newspaper if required by the relevant authority.

6.6 SPECIFIC INFORMATION REQUIRED BY THE COMPETENT AUTHORITY

Additional relevant information will be provided on request of the competent Authority.

6.7 CONSIDERATION OF SCOPING REPORTS

Steps to be taken by the competent authority after submission of the Scoping for EIA:

- i. Consider the Scoping Report within 30 days of receipt;
- ii. Accept the Scoping Report and the Plan of Study for EIA;
- iii. Advise EAP to proceed with tasks contemplated in the Plan of Study for EIA;
- iv. Request EAP to amend the Scoping Report or Plan of Study for EIA;
- v. Reject the Scoping Report or EIA if it:
 - does not contain material / information required;
 - has not taken the relevant guidelines into account.

7. CONCLUSION

The applicant, who is also the landowner, proposes to develop Portion 10 of the Farm Bergendal 1706 and Erf 26360, Bloemfontein. The proposed development consists of a hotel, 12 commercial erven, five business erven of which four will be restricted business, four service industry erven, and a vehicle dealership. A private open space and associated service infrastructure are also proposed as part of the development.

The development site is located on Portion 10 of the Farm Bergendal 1706 and Erf 26360, Bloemfontein, which is located to the north of Bloemfontein CBD, adjacent to and to the south of the Shell Ultra City Pitstop.

The overall terms of reference for this scoping exercise are to:

- Scope for issues that would be associated with this proposal;
- Do an initial assessment of the biophysical and socio-economic aspects, thus focusing on key issues;
- Identify and advise the client about the potential impacts (negative as well as positive) of the planned development, and the implications for the design, construction and operation of the project, and
- Facilitate public input on environmental matters.

Identified issues documented in this report are related to the biophysical environment, which will require appropriate mitigation by the proponent as will be specified in the EIA Report.

The following potential issues were identified during the scoping phase:

- Destruction of natural vegetation
- Impact on wetlands
- Soil suitability
- Bulk service infrastructure, which includes:
 - Water provision
 - Electrical infrastructure
 - Roads
 - Sanitation
 - Solid waste disposal

- Visual impact

The identified issues will be addressed and mitigated by means of specialist assessments, which will be included in the EIA Report.

Specialist studies undertaken include:

- Ecological Assessment
- Geotechnical Assessment
- Archaeological Assessment
- Wetland Evaluation
- Flood line verification
- Civil Services Report
- Electrical Services Report
- Traffic Impact Study

The Plan of Study for EIA stipulates the steps to be taken and the information to be included in the EIA Report, which will be submitted after approval of the Scoping Report.

8. LITERATURE

ALONSO, S.G., AGUILO, M. & RAMOS, A. (1986). Visual impact assessment methodology for industrial development site review in Spain. In: Smardon, R.C., Palmer, R.F. & Felleman, J.P. *Foundations for Visual Project Analysis*. Wiley & Sons, New York,

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HULL, R.B. & BISHOP, L.E. (1988). Scenic impacts of electricity transmission towers: The influence of landscape type and observer distance. *Journal of environmental management* (27) 99-108.

MUCINA, L. & RUTHERFORD, M.C. (eds) (2006). *The vegetation of South Africa, Lesotho and Swaziland*. Strelitzia 19. South African National Biodiversity Institute, Pretoria.

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LIST OF ANNEXURES

ANNEXURE A : LOCALITY PLAN

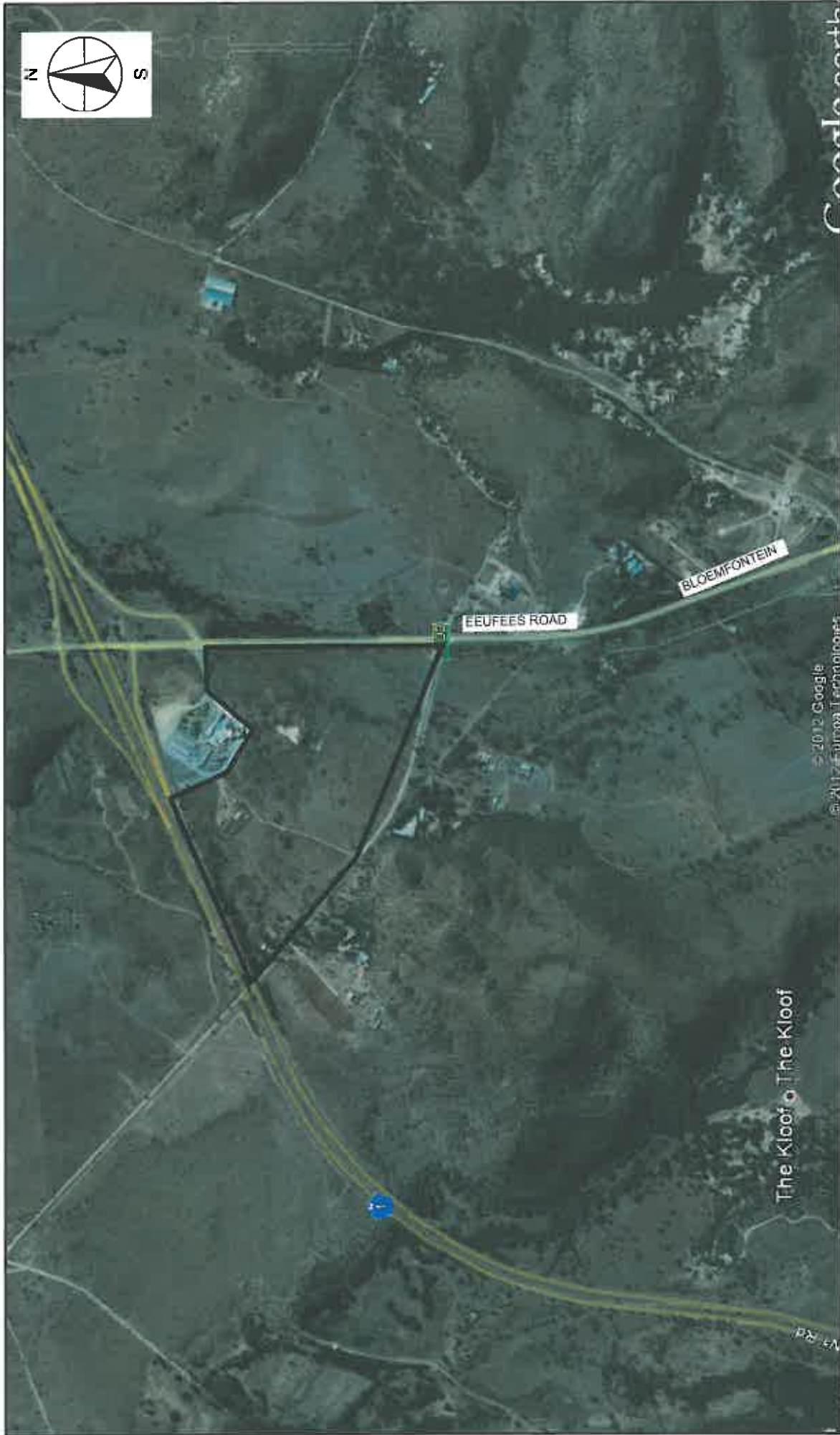
ANNEXURE B : SITE DEVELOPMENT / LAYOUT PLANS

ANNEXURE C : SITE PHOTOS

ANNEXURE D : PUBLIC PARTICIPATION

ANNEXURE A

Locality Plan



TYPE OF PLAN:



P O Box 20288
 Willows 9320
 Tel: +27(51) 447-1563
 Fax: +27(51) 448-9839
 E-mail: admin@mdagroup.co.za
 9A Barnes Street, Westdene
 BLOEMFONTEIN

PROJECT:

**PROPOSED DEVELOPMENT ON ERF 26360 AND
 SUBDIVISION 10 OF THE FARM BERGENDAL 1706, BLOEMFONTEIN**

PROJECT BY:

PITBERG CC

LOCALITY PLAN

APPLICATION SITE

SCALE:	N.T.S.	DATE:	17/01/2012
DRAWN BY:	C.J.	DRG No.:	40583 MD50

ANNEXURE B

Site Development Plans

Preferred layout alternative

PROPOSED TOWNSHIP ESTABLISHMENT: SUBDIVISION 10 AND SUBDIVISION ? (FORMER REMAINDER OF ERF 26360) OF THE FARM BERGENDAL 1706, DISTRICT BLOEMFONTEIN

PLAN 4



NOT TO SCALE

LAND USE	FHA NUMBER	NO. OF PARCELS	AREA (m ²)	TOTAL AREA (m ²)
BUSINESS	1	1	1,315	1,315
COMMERCIAL	2	12	9,528	9,528
HOTEL	3	1	7,762	7,762
RESTRICTED BUSINESS	4	1	2,208	2,208
SERVICE INDUSTRY	5	4	1,498	1,498
INDUSTRIAL DEVELOPMENT	6	1	1,859	1,859
INDUSTRIAL DEVELOPMENT	7	1	1,859	1,859
STREET	8	2	2,487	2,487
TOTAL		30	26,377	26,377

GENERAL NOTES:
1. THIS TOWNSHIP ESTABLISHMENT REPRESENTS THE PROPOSED TOWNSHIP.
2. PLOTTING STANDARDS 1:12.5M.
3. MINIMUM STRAIGHT SPACING OF STREETS IS 6M.
4. MAXIMUM WIDTH OF STREETS IS 12M.
5. MAXIMUM GRADIENT OF STREETS IS 1:20.
6. ALL DIMENSIONS ARE REPRESENTATIVE AND SUBJECT TO FINAL SURVEYANCE.
7. ALL DIMENSIONS ARE REPRESENTATIVE AND SUBJECT TO FINAL SURVEYANCE.
8. ALL DIMENSIONS ARE REPRESENTATIVE AND SUBJECT TO FINAL SURVEYANCE.
9. ALL DIMENSIONS ARE REPRESENTATIVE AND SUBJECT TO FINAL SURVEYANCE.
10. GEOREFERENCE SYSTEM: WGS 84

SYMBOL	DESCRIPTION
(Symbol)	ELECTRICITY
(Symbol)	TEMPERATURE
(Symbol)	TEMPERATURE
(Symbol)	TEMPERATURE
(Symbol)	TEMPERATURE
(Symbol)	TEMPERATURE
(Symbol)	TEMPERATURE
(Symbol)	TEMPERATURE
(Symbol)	TEMPERATURE
(Symbol)	TEMPERATURE

AMENDMENTS	NO.	DESCRIPTION	DATE

CLIENT: **PITBERG CC**

APPLICANT: **Pitberg Pim 0209 / 4 / 1**

METER	0	100	200
100			



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APPROVED

DRAFT LAYOUT

BERGENDAL No. 1706
RE/1706

HILLDALE No. 2960

CLEVELEYS No. 2990

- NOTE 1:** THIS LAYOUT PLAN WILL REMAIN PRELIMINARY AND THEREFORE IS SUBJECT TO AMENDMENT UNTIL APPROVED BY THE AFS FOR COORDINATE, THE GOVERNMENT AND TRADITIONAL AFFAIRS OF THE FREE STATE PROVINCE
- NOTE 2:** THE PLAN WILL BE ALLOCATED UPON THE APPROVAL OF THE COUNCIL PLAN
- NOTE 3:** ERF 24-28 ARE TO BE NOT RALLY NED TO ERVEN 19-20 RESPECTIVELY, IT IS TO BE EMPADJANT AND NEXT THEREOF
- CONTOURS:** CONTOUR BENCH ON THE PLAN HAVE BEEN OBTAINED FROM THE WALL & AVOID PROFESSIONAL AND SURVYORS CONTOUR INTERVALS ARE ONE METRE
- FLOODLINES:** THIS IS TO CERTIFY THAT IN ACCORDANCE WITH THE SPECIFICATIONS AND DOWN IN TERMS OF SECTION 14 OF THE NATIONAL WATER ACT 107 OF 1997, THE FLOODLINES ARE TO BE DRAWN WITH THE PROSPECTED PROXIMITY OF FLOODING IN THE EVENT OF A FLOODING TO BE OBSERVED ON THE BANKING
- GEOTECHNICAL:** THE TEST PIT IS INDICATED ON THE PLAN ARE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FROM 2012 DATED APRIL 2012 AS COMPILED BY GIBLIS (PTY) LTD. SITE CLASSIFICATION: TEST PIT 15, 19 IS S & 1E - MODIFIED NORMAL OR SOIL IN FT MODIFIED NORMAL LIGHTLY ARE CLASSIFICATION TEST PIT 22 IS S & 1E - MODIFIED NORMAL OR SOIL IN FT MODIFIED NORMAL. SPLIT CONSTRUCTION OR SOIL BY PIT 15 AS IN PIT 15 TESTED OF USUAL PART OF AN ISOLATED LIGHT RE-IMPREGNATED MASSIVE OR FILL TO INDICATIONS WITH 6 SPACED FLOOR BLAS WITH/OUT GROUND BEAMS ON COMBINATION OF SPACED MASSIVE AND FULL WOODWORK LIGHTS ON SOIL IN FT

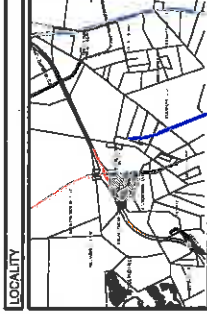
G. J. VAN DER MERWE, M. ENG.
LIC. 671/07/01

G. J. VAN DER MERWE (GIBLIS) (PTY) LTD.
TEST PLAN

Alternative 1 - original layout

PROPOSED TOWNSHIP ESTABLISHMENT:
 SUBDIVISION 10 AND SUBDIVISION 7
 (FORMER REMAINDER OF ERF 26360)
 OF THE FARM BERGENDAL 1706,
 DISTRICT BLOEMFONTEIN

PLAN
 4



NOT TO SCALE

LAND USE	AREA (sqm)	PERCENTAGE (%)
RESIDENTIAL	12471986	100
RESIDENTIAL (R1)	1139146257	11.39
SPECIAL USE (S1)	48911785	4.89
RESTRICTED BUSINESS (B1)	159961094	15.99
SERVICE INDUSTRY (S1)	1117816	1.11
RECREATION	44481166	44.48
TOTAL	324662100	100

LEGEND

URGENT SERVICE POWERLINE	BUILDING LINE	URGENT SERVICE TELEPHONE LINE	TEST PIT	STREETS
URGENT SERVICE TELEPHONE LINE	CONTOUR LINE	BUILDING LINE	TEST PIT	STREETS
URGENT SERVICE TELEPHONE LINE	CONTOUR LINE	BUILDING LINE	TEST PIT	STREETS
URGENT SERVICE TELEPHONE LINE	CONTOUR LINE	BUILDING LINE	TEST PIT	STREETS

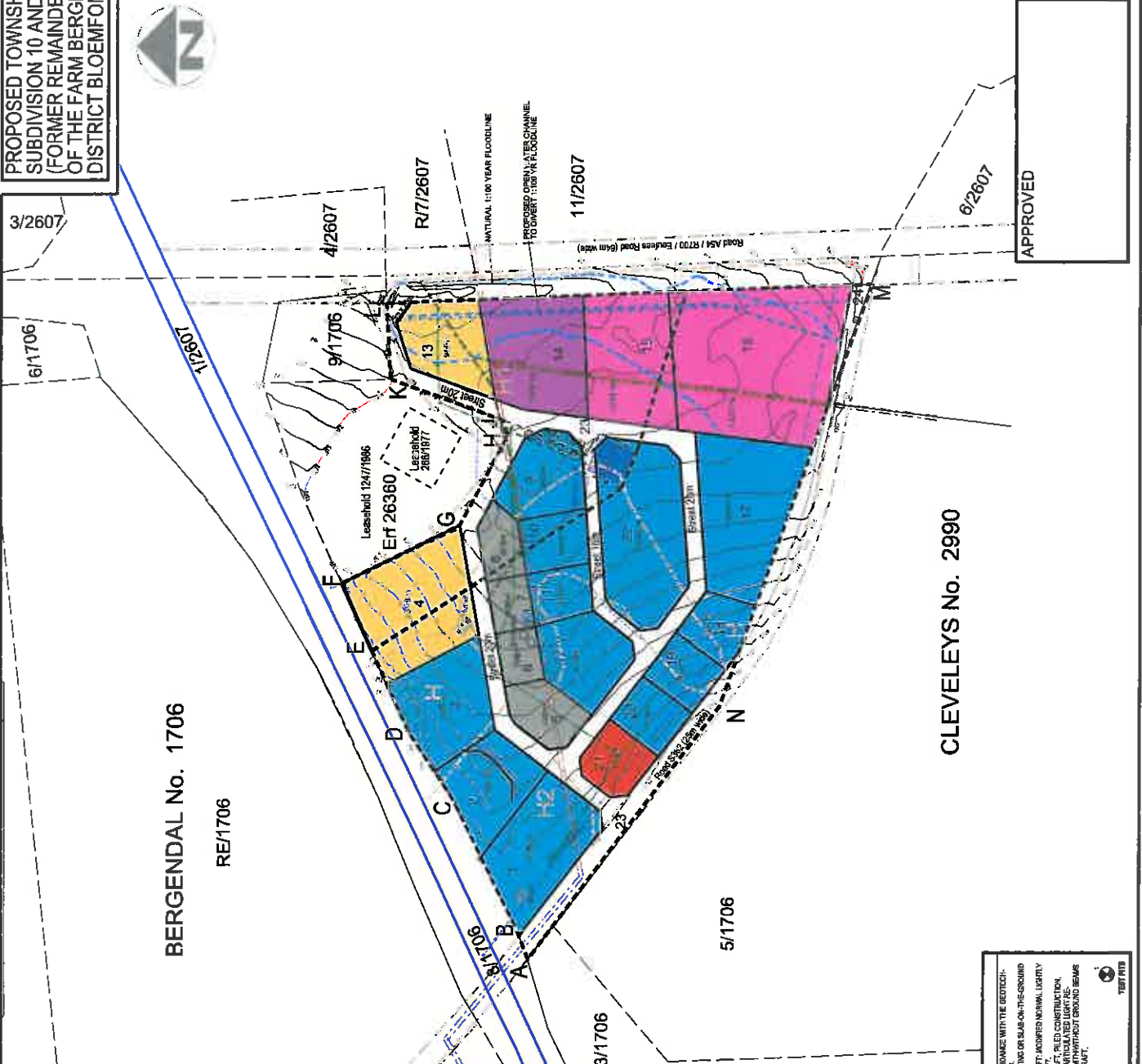
AMENDMENTS

REV.	DESCRIPTION	DATE

CLIENT: **PITBERG (PTY) LTD.**

APPLICANT:

URBAN DYNAMICS
 CONSULTING ENGINEERS & ARCHITECTS
 123 MAIN STREET, JHB
 TEL: 011 441 9911
 FAX: 011 441 9912
 www.urbandynamics.co.za



APPROVED

NOTE 1
 THIS LAYOUT PLAN WILL REMAIN PRELIMINARY AND THEREFORE SUBJECT TO AMENDMENT UNTIL APPROVED BY THE MEC FOR CO-OPERATIVE GOVERNMENT AND TRADITIONAL AFFAIRS OF THE FREE STATE PROVINCE

NOTE 2
 STREETS NAMES WILL BE ALLOCATED UPON THE APPROVAL OF THE GENERAL PLAN

CONTOURS
 CONTOURS SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM DEPARTMENTAL SURVEYORS
 CONTOUR INTERVALS ARE ONE METRE

FLOODLINES
 THIS IS TO CERTIFY THAT THIS DRAWING WITH THE SPECIFICATIONS AND DETAILS IS IN ACCORDANCE WITH THE NATIONAL WATER ACT, ACT 31 OF 1976 AND THE NATIONAL WATER REGULATIONS, 1981. THE FLOODLINES SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM THE NATIONAL WATER REGULATIONS, 1981.

7. CLASSEN P.R. ENG.
 TEL: 011 441 9911

GEOTECHNICAL:
 IT IS HEREBY CERTIFIED THAT THE TEST PIT DATA INDICATED ON THIS PLAN ARE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY MR. G. J. VAN DER MERWE, DATED APRIL 2012 AND COMPILED BY GIBBS & BURNETT PTY LTD.
 SITE CLASSIFICATION: R1 (TEST PIT 5/7: 18/21 R; 10/21 R; 10/21 R) - MODIFIED NORMAL OR EOL. (WET) IDENTIFIED NORMAL LIGHTLY TO MODERATELY COMPACTED FINE SANDS WITH LOCAL CLAY LENSES.
 SITE CLASSIFICATION: R2 (TEST PIT 8/7: 18/21 R; 10/21 R) - MODIFIED NORMAL OR EOL. (WET) IDENTIFIED NORMAL LIGHTLY TO MODERATELY COMPACTED FINE SANDS WITH LOCAL CLAY LENSES.
 APPROXIMATE DEPTH OF PILED FOUNDATIONS WITH RISEN BEAMS WITH RISEN FLOOR SLABS WITH/WITHOUT GROUND BEAMS OR COMBINATION OF REINFORCED ANCHORAGE AND FULL MOVEMENT JOINTS OR DELT. JOINT.

TEL: 011 441 9911

ANNEXURE C

Site Photos

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Photo 1: View of site from the south. The Pitstop Service Station is visible in the background.



Photo 2: One of the residences presently on the site.



Photo 3: Evidence of an old drain near to one of the houses.



Photo 4: View of north western part of site.



Photo 5: View of site adjacent to the N1 road (arrow indicates N1).



Photo 6: View of site towards the east.



Photo 7: Another residence on site.



Photo 8: Wetland area south of the Pitstop Service Station.



Photo 9: View of wetland area.



Photos 10 and 11: Old sewage dams present on site that will need to be rehabilitated.



Photo 12: View of site from its south eastern corner (corner of Eeufees / R700 and S362 roads).

ANNEXURE D

Public Participation



Photo A: On-site notice placed along the southern boundary of site (S362 road).



Photo B: On-site notice placed along Eeufees / R700 road.



Photo C: Close-up of notice place at the site on 1 February 2012..

LIST OF INTERESTED AND AFFECTED PARTIES

1. **Mangaung Metro Municipality: Environmental Management**
Room 1017 Bram Fischer Building
Cnr Nelson Mandela Drive and Markgraaff Street
BLOEMFONTEIN
Contact person: Me. Mpolokeng Kolobe
Tel: 051 4058577
Fax: 051 4058882
E-mail: Mpolokeng.kolobe@mangaung.co.za

2. **Ward Councillor (Ward 26)**
Clr H.J.C. van Niekerk
P.O. Box 30604
Pellisier
BLOEMFONTEIN
9322
Tel: 082 4169623
E-mail: hvn1@vodamail.co.za

3. **Department of Water Affairs**
Sanlam Plaze Building
Cnr East Burger and Maitland Streets
P.O. Box 528
BLOEMFONTEIN
9300
Tel: 051 4059000

4. **South African Heritage Resources Agency (SAHRA)**
111 Harrington Street
P.O. Box 4637
CAPE TOWN
8000
Contact person: Mr Andrew Salomon
Tel: 021 4624502
E-mail: asalomon@sahra.org.za

5. **Free State Provincial Heritage Resources Authority**
Department of Sports, Arts, Culture and Recreation
Business Partners Building, Cnr Henry and East Burger Street
BLOEMFONTEIN
Tel: 051 4104805
E-mail: mbatha.npz@sacr.fs.gov.za

6. **Pitstop Service Station**
Shell Ultra City
P.O. Box 13780
Noordstad
BLOEMFONTEIN
9302

7. **Mr Marius Strydom (Surrounding landowner: Sangiro Lodge and erven located at Annex Wildealskloof 2607)**
P.O. Box 12961
Brandhof
BLOEMFONTEIN
9324
Tel: 051 4512238
E-mail: bainscc@worldonline.co.za

8. **South African Roads Agency Ltd (SANRAL) (Surrounding landowner: Subdivisions 4 and 9 of the Farm Annex Wildealskloof 2607)**
58 Van Eck Place
Mkondeni
P.O. Box 100410
SCOTTSVILLE
3209
Tel: 033 3928100

9. **Raubex Construction (Pty) Ltd (Surrounding landowner: Farm Cleveleys 2990)**
P.O. Box 3722
BLOEMFONTEIN
9300
Tel: 051 4062000

10. **Mr L. Maree (Surrounding Landowner: Subdivision 5 of the Farm Bergendal 1706 – cattle feedlot)**
P.O. Box 17426
Bainsvlei
BLOEMFONTEIN
9338
Tel: 051 4331026