

**PROPOSED ESTABLISHMENT OF A NEW
INDUSTRIAL TOWNSHIP ON PORTIONS 38 & 39
OF THE FARM BULTFONTEIN 533-JQ, CITY OF
JOHANNESBURG METROPOLITAN
MUNICIPALITY**

**DRAFT ENVIRONMENTAL SCOPING
REPORT**

Compiled for:

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SECTION ONE – BACKGROUND INFORMATION

1.1 INTRODUCTION

Singisa Environmental cc, as independent environmental consultants, was appointed by the Estate of the late CE Murray (applicant) to undertake the required environmental assessment and management for the proposed development on the land. The development will include industrial land uses with a park erf to accommodate the man-made wetland basin. The development will take place on Portions 38 & 39 of the Farm Bultfontein 533-JQ (Annexure A).

The Environmental Impact Assessment process will include advertising the proposed project, the participation of public interested and affected parties in the assessment process, preparation of a Scoping Report, compiling a Plan of Study for the Environmental Impact Assessment, description of mitigation measures and the preparation of an Environmental Management Programme for the construction and operational phases of the project.

The Application for Environmental Authorisation was submitted to GDARD on 16 January 2013 and confirmation to proceed with the scoping process was received on 18 January 2013.

1.2 TERMS OF REFERENCE

The terms of reference for the study included compiling a Scoping Report for the proposed development activity, as required by the National Environment Management Act, 1998 (Act No. 107 of 1998).

The specific contents of a scoping report, according to the NEMA Regulations, must include:

- Details of:
 - The EAP who prepared the report;
 - The expertise of the EAP to carry out scoping procedures;
- Description of the proposed activity;
- Description of any feasible and reasonable alternatives that have been identified;
- A description of the property on which the activity is to be undertaken and the location of the activity on the property, or if it is:
 - A linear activity, a description of the route of the activity;
 - An ocean-based activity, the coordinates where the activity is to be undertaken;
- Description of the environment that may be affected by the activity and the manner in which the physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity;
- An identification of all legislation and guidelines that have been considered in the preparation of the Scoping Report;
- A description of environmental issues and potential impacts, including cumulative impacts, that have been identified;
- Details of the public participation process conducted in terms of Regulation 54, including:
 - Steps that were taken to notify potentially interested and affected parties of the application;
 - Proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the application have been displayed, placed or given;
 - A list of all the persons or organisations that were identified and registered in terms of regulation 55 as interested and affected parties in relation to the application; and
 - A summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;
- A description of the need and desirability of the proposed activity;
- Potential advantages and disadvantages that the proposed activity or alternatives may have on the environment;
- A plan of study for Environmental Impact Assessment which sets out the proposed

approach to the Environmental Impact Assessment of the application, which must include:

- Description of the tasks that will be undertaken as part of the Environmental Impact Assessment process, including any specialist reports or 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 environmental impact assessment; and
- Any specific information required by the competent authority.

1.3 REGULATORY REQUIREMENTS

Sections 24 and 24D of the National Environmental Management Act, 1998 (Act No. 107 of 1998) listed the activities in the Schedule that pertain to this development proposal. This came into effect on the date of commencement of the Environmental Impact Regulations, 2010, made under sections 24(2) and 24D of the Act and published in Government Notice No R.544 and R.545 and R.546 of 2010.

The listed activities that comprise the proposed development include:

- **R545 – Activity 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.
- Should the Gauteng Department of Agriculture and Rural Development specifically requires it or if it becomes necessary during the EIA process to include further activities that are listed separately, the application will be amended to include the additional listed activities.

1.4 CONSIDERED LEGISLATION AND GUIDELINES

National Environmental Management Act, 1998 (107 of 1998)
Department of Environmental Affairs and Tourism Guideline Document on the Integrated Environmental Management Procedure
Gauteng Province Department of Agriculture, Conservation & Environment - Red Data Policy Guideline
National Heritage Resources Act (Act no 25 of 1998)
Atmospheric Pollution Prevention Act 45 of 1965 as amended

1.5 ENVIRONMENTAL ASSESSMENT PRACTITIONER

Nico Botha of Singisa Environmental prepared the Scoping Report for the proposed development on Portions 38 & 39 of the Farm Bultfontein 533-JQ, City of Johannesburg Metropolitan Municipality. Singisa Environmental will also conduct notification to interested and affected parties. Nico Botha has more than 40 years experience in urban development projects as a Town Planner and more than ten years experience as an Environmental Consultant (please refer to CV in Annexure B).

SECTION TWO – PROJECT DESCRIPTION

2.1 APPLICANT DETAILS

Project applicant	Estate of late CE Murray
Contact person	Lawrence Hood
Postal Address	Unit F, Mini Park Factories, Gerhardus Street, Strydom Park
Postal code	2194
Telephone	072 341 0121
Fax	086 612 7491
E-mail	tradestar@mail.com

2.2 DESCRIPTION OF THE PROPOSED ACTIVITY

The proposed new township comprises 18 'Industrial 2' erven and one 'Public Open Space' erf. There are five larger erven of 1,4 to 2,8 hectare in size, and 13 erven between 4 000m² and 5 000m². The total area of the proposed new industrial erven will be approximately 16 hectares. An erf zoned Public Open Space has been provided to accommodate the man-made wetland pond. The numbers and sizes may change as a result of inputs and comments during the township application process. (See Annexure A).

Access to the development will be from the R512 main road, which is also the main access route to the Lanseria Airport. Township roads will provide access to the individual industrial erven. The existing right of way along the northern boundary will be upgraded to a formal local road during the township proclamation process.

2.2.1 Need and Desirability

The proposed development area is located within the municipal area of City of Johannesburg Metropolitan Municipality. The site is located close to Lanseria Airport where large expansions are planned and are currently taking place. Significant changes to the surrounding area have taken place over the past few years which have resulted in the inclusion of the Lanseria area in the Gauteng Provincial Urban Boundary. The utilisation of this land close to the Airport for industrial land uses is based on sound Town Planning principles and development guidelines.

Development projects of this nature will stimulate further development projects in the area and create a large number of new job opportunities. The proposed development is highly desirable as the local communities will benefit through opportunities to obtain housing in a new and improved urban environment. New employment opportunities will be available as a result of the anticipated development.

2.2.2 Current Strategic Planning for the area

In terms of the Regional Spatial Development Framework (RSDF) for the City of Johannesburg Metropolitan Municipality, the site under discussion falls inside the urban development boundary of Lanseria. In terms of the Lanseria Development Framework Plan the land is earmarked for commercial and light industrial uses. The development of the said land portions is therefore in line with Council's vision, planning principles, strategies and policies for the area.

2.2.3 Description of the site & Surrounding area

The proposed development will be known as Lanseria Extension 55 township, which is located on Portions 38 & 39 of the Farm Bultfontein 533-JQ, City of Johannesburg Metropolitan Municipality. The land is located between the N14 freeway and the Lanseria Airport. Although the area is predominantly rural, several light and service industries have established in the area. Commercial and shopping centres have also established in the area.

The R512, which is the main access route, has recently been upgraded. The demand for housing in this area has resulted in several low cost housing projects around the airport and close to the industries. The proximity of the Cradle of Humankind supports a number of tourist's facilities and attractions along the main transportation routes.

2.2.4 Alternatives

A number of alternative development options have been considered. Various aspects have been considered in formalising a development proposal. The most important aspect however, is the fact that the City of Johannesburg Metropolitan Municipality already went through the evaluation and consideration of alternatives process and set firm guidelines for developments in specific areas. The development proposal of light industrial uses is strictly in line with the aims and objectives of the City Planners. (See Annexure A – Lanseria Development Framework).

It can therefore be concluded that many alternatives were considered and that the best possible solution was adopted as a workable and viable alternative for the development of the property. No further alternatives will be addressed in the assessment process and only the proposal as tabled will be evaluated.

The No Go Alternative

The proposed development of the land is in line with the development guidelines for this area. It is important to maintain the momentum of current development projects. The financial development contributions by the developer of the land will assist the City of Johannesburg Metropolitan Municipality in the provision of the infrastructure services.

The "No Go" alternative is not feasible within the socio-economic context as it will create many job opportunities. The proposed development will have a positive impact on the environment and will improve the living qualities of many people. The proposed development will be in harmony with the recommended land uses that will be characterised by light industrial and commercial activities. The "No Go" option is not an alternative to consider.

SECTION THREE – PUBLIC PARTICIPATION PROCESS

3.1 INTRODUCTION

The public participation process or scoping phase comprises an important step in identifying issues and impacts of the proposed development that may affect the natural and/or socio-economic environment. Comments and concerns raised during the public participation process were used to compile the scoping report.

The results described below have been collected following the processes and procedures as prescribed in Section 54 of the EIA Regulations of the National environmental Management Act (NEMA), Sections 24(5), 24M and 44.

3.2 PROCESS OF ENGAGEMENT

The scoping that was undertaken by Singisa Environmental served to inform adjacent land owners and other interested and/or affected parties, which included the relevant authorities and community forums, on the proposed scale, nature and extent of the development and to provide these parties with the opportunity to comment on the proposed development.

3.2.1 Notification

The following process has been used to inform interested and/or affected parties of the proposed development:

- The project was registered with the Gauteng Department of Agriculture and Rural Development on 18 January 2013;
- A notice advertising the proposed development appeared in The Star newspaper on 8 March 2013 (Annexure D);
- Site notice boards were erected at visible locations surrounding the site;
- Registered letters containing the Background Information Documents (BID) were distributed to the surrounding land owners, authorities as well as other potential I&AP's informing them of the proposed development (Annexure D);
- Parties were requested to register as I&AP's with Singisa Environmental before or on 8 April 2013 (Annexure D).

3.2.2 Interested and Affected Parties

Documentation and notice of the proposed development, including a Background Information Document (BID), were sent by registered mail to all surrounding landowners and other possible Interested and Affected Parties. In addition, the site notices were displayed at various prominent places on the grounds. Registered letters were sent to identified Interested and Affected Parties and stakeholders. The Table hereunder shows the parties that were provided with a BID and notified of the proposed development by registered mail.

Register of Interested and Affected Parties Notified: Lanseria x55

Surrounding Landowners	
Ptn 37 Farm Bultfontein	Shumba Valley Lodge
Ptn 57 Farm Bultfontein	Shumba Valley Lodge
RE/Ptn 30 Farm Bultfontein	Codra Property
RE/Ptn 17 Farm Bultfontein	Hazenov Investments
Ptn 41 Farm Bultfontein	Hazenov Investments
Ptn 31 Farm Bultfontein	Cradle City Pty Ltd
Ptn 33 Farm Bultfontein	Cradle City Pty Ltd
RE/Ptn 36 Farm Bultfontein	Cradle City Pty Ltd
Stakeholders	
Lanseria International Airport	

Service Providers	
Eskom	
Rand Water	
SAHRA	
Gautrans	
Department of Public Works	
Department of Minerals and Energy	
Department of Water Affairs	
Ward Councilor	
Councillor Region A: Ward 96	
Municipalities	
Mogale City Local Municipality: Environmental Section	
City of Johannesburg Local Municipality: Environmental Section	

3.2.3 Register of Interested and Affected Parties

Table 2: Interested and Affected Parties that registered it terms of environmental guidelines and requirements

Name	Address
City of Johannesburg Local Municipality: Environmental Section	118 Jorrison Street, Braamfontein

3.2.4 Comment report

No formal comments regarding possible environmental issues have been received from Interested and Affected Parties.

Comment Report: Lanseria x55

Surrounding Landowners	
Ptn 37 Farm Bultfontein	No comment
Ptn 57 Farm Bultfontein	No comment
RE/Ptn 30 Farm Bultfontein	No comment
RE/Ptn 17 Farm Bultfontein	No comment
Ptn 41 Farm Bultfontein	No comment
Ptn 31 Farm Bultfontein	No comment
Ptn 33 Farm Bultfontein	No comment
RE/Ptn 36 Farm Bultfontein	No comment
Stakeholders	
Lanseria International Airport	No comment
Service Providers	
Eskom	No comment
Rand Water	No comment
SAHRA	No comment
Gautrans	No comment
Department of Public Works	No comment
Department of Minerals and Energy	No comment
Department of Water Affairs	No comment
Ward Councilor	
Councillor Region A: Ward 96	No comment
Municipalities	
Mogale City Local Municipality: Environmental Section	No comment
City of Johannesburg Local Municipality: Environmental Section	No comment. Copy of Draft Scoping Report provided for comments

3.2.5 List of critical issues

Table 3: During the Public Participation process no critical issues were listed or identified by possible Interested and Affected Parties. Possible key issues which will be assessed based on a terrain assessment and initial specialist's reports.

Issue	Nature of Issue
○ Wetland	Eastern section of the site is affected by a wetland. This wetland is man-made as a result of the removal of sand. Evaluate the sustainability of the wetland area in the context of the industrial development in the area and the possible incorporation of the wetland area for stormwater management.
○ Services Capacities	The capacity of existing bulk services will most probably have to be upgraded. This aspect will be addressed as part of the township proclamation process.
○ Stormwater Management	Management of rainwater flow from newly created hard surfaces and the possible utilisation of the wetland area as an infiltration basin.

3.2.5 Review of Scoping Report by I&AP's

The Environmental Scoping Report will be made available to registered Interested and Affected Parties from 12 July 2013 to 12 August 2013. Interested and Affected Parties (I&AP's) have 30 days in which to provide written comments to Singisa Environmental –

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2030
E-mail: singisa@global.co.za

SECTION FOUR – DESCRIPTION OF THE ENVIRONMENT

4.1 DESCRIPTION OF PHYSICAL ENVIRONMENT

4.1.1 Climate

The site is located within the Highveld Climatic Zone which experiences cool to cold winters and warm and wet summers. Summer precipitation occurs in the form of convectional thundershowers with a mean annual precipitation of 662mm (Mucina & Rutherford, 2006). The majority of rain falls in the summer months of November, December and January. The winter months of July and August usually receive on average less than 9mm of rain (Environmental Potential Atlas for Gauteng).

Average daily temperatures range from a maximum of 23.7°C to a minimum of 9.8°C. Summer temperatures reach a maximum of 27.0°C in January. The average winter minimum is 2.7°C in June and July. Extreme weather conditions include thundershowers, hail and fog. Snowfall is rare.

4.1.2 Topography and Surface Drainage

There is a farm house and several other building structures on the land. The area in close proximity to the buildings has been landscaped with plants and trees, most of which are not indigenous. The site has a gentle gradient from a high point in the middle where the buildings are located towards the eastern and western side. Natural drainage will be in these two directions.

There are no distinct topographical features on the land. The only aspect to mention is the portion close to the eastern boundary where soil and sand have been removed. The result was water seeping into the “quarry” and over years has created a small wetland. The sustainability of this wetland in the context of the future industrial development on surrounding properties will be addressed in detail.

4.1.3 Geology and Soil Conditions

The site is underlain by Basement Rocks: granite, granite gneiss, homogeneous and porphyritic granodiorite, known as the Johannesburg dome granites (previously known as the Halfway House granites). Localised diabase intrusions/dykes are indicated in the vicinity of the site with dolomite rock towards the far north of the site.

Fairly shallow competent founding conditions (dense intact material to weathered granite-gneiss) were encountered towards the western portion of the site. Relatively thick collapsible/compressible soil horizons overlie the competent founding conditions (dense intact material to weathered granite-gneiss) towards the centre and eastern portion of the site. The site is developable from a geotechnical point of view. Seasonal shallow seepage to surface seepage conditions are expected towards the lower lying eastern portion of the site.

4.1.4 Surrounding Land Uses

The properties in proximity to the application site are utilised for a large variety of land uses. In this rapid developing area there are a residential component, primarily rural residential. However, several informal and lost cost housing township have been established over the past few years. There are shopping centre and restaurants along the R512 and also commercial activities. The expansion at the Lanseria airport attracted a number of supporting and light industrial activities and industries. The surrounding land is still vacant at this point in time, but a large water reservoir is currently under construction on the adjacent property to the north.

4.2 DESCRIPTION OF BIOLOGICAL ENVIRONMENT

4.2.1 Background Ecological Sensitivity

The natural grassland on the site is sparse as a result of regular veld fires and spatter erosion as well as the presence of Bankrupt bush in the north-eastern third of the site. The vegetation of the site is not deemed sensitive. This was confirmed by specialist's studies and a detailed report will be submitted as an annexure to the Environmental Impact Assessment Report.

4.2.2 Flora

A Floral assessment was conducted by Galago Environmental. Their finding was that the natural Moist *Eragrostis – Hyparrhenia* grassland on the site was sparse as a result of regular veld fires that removed all decayed moribund matter resulting in spatter erosion. It was not considered sensitive. Because plants in the Eastern section of the site favour moist conditions were present especially in the *Eragrostis – Seriphium* veld, a wetland specialist Prism Environmental services was appointed to determine whether wetland conditions are present and if so, the extent of the wetland. Their report will also be included in the final EIA report. No Red Data plants were identified on the site.

4.2.3 Fauna

As a result of the constant damage to the floral component on the site, the faunal life on the site is very limited and no suitable habitat exists to sustain any red Data species. As a result of the degraded state of the vegetation the site has limited ecological functions. No faunal species were recorded by the specialists.

4.3 DESCRIPTION OF SOCIAL AND ECONOMIC ENVIRONMENT

The land under consideration is well located for industrial and commercial development. This fact has been confirmed by the City of Johannesburg Metropolitan Municipality in their development policy for this area. A comprehensive planning process has earmarked specific areas in the Lanseria area for selected land uses. The proposed industrial and commercial land uses proposed for this area will support the residential component in nearby areas.

The development of the site with light industrial land uses are likely to positively impact directly on the socio-economic foundation in terms of job creation, during the construction phase and also during the operational phase. In general, the development of the land will have a positive impact on the social and economic qualities of the surrounding communities and business activities.

4.4 DESCRIPTION OF CULTURAL ENVIRONMENT

The site under consideration has no distinct cultural value in terms of historical buildings or other features. There are also no signs of graves or cultural features of significance. PGS Heritage Consultants have been appointed to conduct an investigation and prepare a report on the heritage aspect. This report will be included in the final EIA report.

SECTION FIVE – ENVIRONMENTAL ISSUES AND POTENTIAL IMPACTS

5.1 METHODOLOGY ADAPTED IN IDENTIFYING POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

The methodology that was adapted in identifying the potential impacts of the proposed development includes:

- The site was assessed by means of a visual site inspection, contour and aerial maps.
- Information from a number of specialist's reports which have already been undertaken.
- Comments received from Interested and Affected Parties during the Scoping Phase have been considered.

5.2 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

The following impacts have been identified and will be considered in more detail in the Environmental Impact Assessment Phase:

- **Vegetation**
The natural grassland on the site is sparse as a result of regular veld fires and spatter erosion and the presence of Bankrupt bush in the north-eastern third of the site. The vegetation of the site is not deemed sensitive. The objective of the assessment process will be to introduce a number of management measures that could assist to improve the ecological qualities in this area.
- **Services capacities**
The proposed development will necessitate the upgrading of existing services connections and the installation of new networks. The planning process of the provision of essential services and other infrastructure is under investigation and negotiation with the City of Johannesburg Metropolitan Municipality. Formal agreements will be signed as part of the township proclamation process. The majority of these services will be installed by the developers.
- **Stormwater management**
The management of rainwater flow in the developed townships is considered as a very important aspect, not only for the convenience and safety of the industries and staff members, but also as a measure to improve the environmental qualities of the area. Specific recommendation will be made regarding the management of stormwater in the townships as well as for the discharge thereof and the possible use of the wetland area as a retention basin.

SECTION SIX – PLAN OF STUDY FOR EIA

Singisa Environmental, as independent environmental managers, will project manage and compile the Environmental Impact Assessment report for the project. This will include managing the various specialist assessments, assessing the significance of the various potential impacts and reporting on the recommended environmental management measures to be used for the proposed development.

6.1 SPECIALISTS REPORTS

Specialist reports will include the following:

- **Archaeological Assessment.** PGS Heritage & Grave Relocation Consultants will conduct an assessment of building structures and the cultural value of the site. Specific recommendations will be included in their final report;
- **Wetland Delineation Assessment.** Prism Environmental Management Services completed the delineation of wetland areas;
- **Vegetation and Red Data Flora Assessment.** Galago Environmental completed a vegetation study as requested by the Gauteng Department of Agriculture and Rural Development;
- **Traffic Assessment.** A detailed Traffic Impact Study was done by Kobus Havenga, Transportation Engineers;
- **Electrical Services.** Outline Scheme Report completed by Eksteen & Le Roux, Electrical Engineers;
- **Civil Services.** Outline Scheme Report undertaken by Ilifa Africa Engineers (Pty) Ltd.
- **Geotechnical.** A Geotechnical assessment has been undertaken by WSM Leshika Consulting (Pty) Ltd to determine the foundation characteristics of the site.
- **Town Planning.** Futurescope Town & Regional Planners have been appointed to handle the township application process.

6.2 COMPETENT AUTHORITY CONSULTATION

The Environmental Scoping Report will be submitted to the GDARD beginning of July 2013. It is envisaged that the Environmental Impact Assessment Report, which will include details of the specialist reports, will be made available to the public for comment. A four week commenting period will be provided. Comments will be collated and included in the Final Report for submission to the GDARD.

6.3 METHOD OF ASSESSING ENVIRONMENTAL ISSUES AND ALTERNATIVES

Impacts will be assessed on the basis of the technical reports and expertise inherent in the company Singisa Environmental. This will be collected during the site visits and specialist investigations. Issues and impacts that are identified will be evaluated on the basis of criteria used in the Department of Environmental Affairs and Tourism Guideline Document on the Integrated Environmental Management Procedure. These are identified to include an indication of the Nature, Extent, Duration, Intensity, and Significance of an impact. These elements will be ranked according to a stipulated list of definitions that provide clear limits to the various groups (i.e. High, Medium and Low).

Nature

This is an appraisal of the type of effect the activity would have on the affected environment. This description includes what is being affected and how.

Extent

This indicates the spatial area that may be affected by the impact and further describes the possibility that adjoining areas may be impacted upon. This includes four classes that are listed as follows:

- Local (i.e. extending only as far as the site);
- Limited (i.e. limited to the site and its immediate surrounds);
- Regional (i.e. extending beyond the immediate surrounds to affect a larger area);
- National or International.

Duration

This refers to the period of time that the impact may be operative for (i.e. the lifetime of the impact). This includes the following four classes that are listed as follows:

- Short (i.e. 0 - 5 years);
- Medium (i.e. 5 - 15 years);
- Long (i.e. > 15 years and/or where natural processes will return following the cessation of the activity or following human intervention);
- Permanent (i.e. where mitigation either by natural process or by human intervention will not occur in such a way or in such a time span that the impact can be considered transient).

Intensity

- This indicates whether the impact is likely to be destructive or have a lesser effect. Three such classes of intensity are defined and these are listed as:
- Low (i.e. where natural, cultural and social functions and processes are not affected by the development);
- Medium (i.e. where the natural, cultural and/or social functions and processes are affected by the development but can continue in a modified way);
- High (i.e. where natural, cultural and/or social functions or processes are altered to the extent that it will temporarily or permanently cease).

Probability

This refers to the likelihood of the impact actually occurring. The following four classes are used to describe the probability of the impact:

- Improbable (i.e. low possibility of the impact);
- Probable (i.e. a distinct possibility exists that the impact will occur);
- Highly probable (i.e. more than likely that the impact will occur);
- Definite (i.e. the impact will occur regardless of any preventative mitigation measures).

Significance

The significance of the impact (i.e. whether it will lead to a marked change in the environment or not) is determined through a synthesis of the aspects produced in terms of their nature, duration, intensity, extent and probability. Four classes of significance exist including:

- None (i.e. the impact will not have an influence on the decision and requires no mitigation);
- Low
- Medium (i.e. it is likely to have an influence on the decision and requires mitigation);
- High (i.e. Mitigation is required and this may not be sufficient to ensure that the environment is not detrimentally affected by the proposed development).

Concerns that are identified to be potentially significant will be allocated mitigation measures that can be used to minimise the impact on the environment. This will be supported by specialist input when and if required.

The Environmental Impact Assessment process will include the following:

- Details of the Specialist studies that have been conducted
- Identification of possible impacts;
- Rating significance of identified impacts;
- Interpretation of the results of the assessment;
- Compiling mitigation measures as part of an Environmental Management Programme and
- Undertaking a comparative alternative assessment.

The EIA Report will be prepared according the National Environmental Management Act (Act No. 107 of 1998). The EIA report will be used as a means of reporting on the specialist investigations and evaluating the potential impacts of the proposed development.

6.4 PARTICULARS OF PUBLIC PARTICIPATION PROCESS TO BE CONDUCTED DURING EIA PROCESS

Individual focus group meetings will be arranged with specific interested and affected parties and stakeholders during the EIA process, if required. Issues, agreements and points of dispute will be indicated to the Department. A public meeting or meetings (if required) will be arranged with Interested and Affected Parties to discuss queries and concerns.

The proposed development was duly advertised and surrounding land owners notified. Nobody commented or registered as an Interested and Affected Party. The relevant local authority will be treated as an Interested and Affected Party. A draft EIA report will be compiled and made available to Interested and Affected Parties for comment purposes prior to the preparation and submission of the final report to the Gauteng Department of Agriculture and Rural Development.

6.5 INFORMATION REQUIRED BY COMPETENT AUTHORITY

The Plan of Study for EIA provides a summary of the processes and procedures that will be used in compiling the Environmental Impact Assessment report for the Proposed Development of Portion 38 & 39 of the Farm Bultfontein 533-JQ, City of Johannesburg Metropolitan Municipality. This is to be done according to the National Environmental Management Act (107 of 1998) as amended and the Environmental Impact Assessment Regulations, 2010.

SECTION SEVEN: ANNEXURES

**Annexure A
Maps**

Annexure B
Qualification of EAP

**Annexure C
Photographs**

Annexure D
Public Participation

Annexure E
Town Planning Memorandum
