



**DRAFT / CONSULTATION SCOPING REPORT  
FOR THE PROPOSED TOWNSHIP  
ESTABLISHMENT TO BE SITAUTED ON  
VARIOUS PORTIONS OF ESTOIRE  
SETTLEMENT, FREE STATE PROVINCE**

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## ACRONYMS AND ABBREVIATIONS

FSDESTEA	Free State Department of Department of Economic, Small Business Development, Tourism and Environmental Affairs
CA	Competent Authority
RoD	Record of Decision
MMM	Mangaung Metropolitan Municipality
No.	Number
EMPr	Environmental Management Plan Report
NEMA	National Environmental Management Act
S & EIR	Scoping and Environmental Impact Reporting
SR	Scoping Report
FSR	Final Scoping Report
EIAr	Environmental Impact Assessment Report
I & APs	Interested and Affected Parties
EIA	Environmental Impact Assessment
SAHRA	South African Heritage Resource Agency
SAHRIS	South African Heritage Resource Information Systems
GN	Government Notice
LN	Listing Notice
Ha	Hectares
Ptn.	Portion
PoS	Plan of Study
GPS	Global Positioning Systems
RE	Remainder
HIA	Heritage Impact Assessment
TIA	Traffic Impact Assessment
PPP	Public Participation Process
EAP	Environmental Assessment Practitioner
EAPASA	Environmental Assessment Practitioners Association of South Africa
SACNASP	South African Council for Natural Scientific Professions
NWA	National Water Act
NHRA	National Heritage Resources Act
NEMWA	National Environmental Management Waste Act
CARA	Conservation of Agricultural Resources Act

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## **I. INTRODUCTION**

Leago Environmental Solutions has been appointed by KV Development Group on behalf of the Mangaung Metropolitan Municipality as an Independent Environmental Assessment Practitioner (EAP) to undertake an Environmental Impact Assessment i.e., Scoping and Environmental Impact Reporting for the purpose of establishing a township. The proposed township establishment will be situated on various portions of Estoire Settlement in the Free State Province. The proposed development site is approximately 193.32 hectares in extent, and is expected to yield 1556 sites / stands.

### **I.1 PURPOSE OF THE REPORT**

This Scoping Report has been prepared in accordance with the EIA Regulations published in Government Notice No. R 326 of 2017. These regulations fall under Section 24(5) read with Section 44 of the National Environmental Management Act (No. 107 of 1998) as amended. NEMA Section 24(5) stipulates that “listed activities” (i.e., those activities that have been recognised as having a detrimental impact on the environment) require environmental authorisation from the Competent Authority (Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs). Government Notice No. R325, Listing Notice 2 and GNR 327, Listing Notice 1 of the NEMA EIA Regulations of 2017 identifies the following listed activities associated with the proposed township establishment that requires environmental authorisation by means of a full EIA (Scoping and Environmental Impact Reporting).

#### **GNR 325, Activity 15**

*“The Clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for -*

- (i) The undertaking of a linear activity; or*
- (ii) Maintenance purposes undertaken in accordance with a maintenance management plan”*

**Applicability to project:** *The clearance of an area of 193.32 hectares*

#### **GNR 327, Activity 24**

*The development of a road—*

- (ii) [a road] with a reserve wider than 13.5 meters, or where no reserve exists where the road is wider than 8 metres.*

**Applicability to project:** *Roads with a width of 13m, 16m, 20m, 25m & 32m.*

## **I.2 EIA PROCESS**

The EIA process is controlled through Regulations published under Government Notice No. R. 326 and associated guidelines promulgated in terms of Section 24, Chapter 5 of the National Environmental Management Act (No. 107 of 1998).

Three phases in the Environmental Impact Assessment process are typically recognised:

- Application Phase
- Scoping Phase
- Environmental Impact Reporting Phase

### **I.2.1 Application Phase**

The Application Phase consists of completing the appropriate application form by the Environmental Assessment Practitioner, the proponent and the subsequent submission and registration of the project with the Competent Authority. An application form is completed and will be submitted together with the web based environmental screening tool report, to the Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs.

#### **(a) Details of Authority**

The application will be directed to:

#### **Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs**

Environmental Impact Assessment

113 St. Andrew Street

St. Andrew Building, 3rd Floor, Room 8

Bloemfontein

9300

Tel: 051 400 4812

### **I.2.2 Scoping Phase**

The Scoping Phase aims to identify the key environmental issues associated with the project, in part through public consultation; consideration of project alternatives; and provide focus for the EIA phase. At the end of the scoping phase a report shall be compiled, known as a Scoping Report. As per the EIA Regulations, this consultation scoping report is compiled and will be circulated amongst



the stakeholders, interested and affected parties to provide them with the opportunity to comment on the proposed activity.

### **(a) Consultation / Draft Scoping Report**

The aim of this Scoping Report is to document the following:

- Details of the Environmental Assessment Practitioner undertaking the Environmental Impact Assessment Process
- Details of the project proposal
- Details of alternatives considered in formulating the project proposal
- Description of the legislation and guidelines applicable to the proposed activity
- A description of the receiving environment
- Documentation of the process and drafting of the public participation
- An identification of environmental issues and impacts associated with the project proposal and alternatives
- A description biophysical and environmental issues that require investigation
- A description of the methodology to be used in the assessment of impacts
- A plan of study for Environmental Impact Assessment that will include a description of the public participation process.

This Consultation Scoping Report will be sent to stakeholders, interested and affected parties for observation and comments for a period of 30 days.

### **(b) Final Scoping Report**

Once this report (draft / consultation scoping report) has been reviewed by the Competent Authority, stakeholders and the interested & affected parties, comments will be collected and the report will be amended as appropriate and finalised. The final scoping report will then be submitted together with the plan of study for environmental impact assessment to the Competent Authority. Once the final scoping report and the plan of study for EIA have been accepted by the Competent Authority, the project will proceed into the EIA Phase.

### **1.2.3 EIA Phase**

During the EIA phase, a consultation / draft environmental impact assessment report, which takes into consideration all the identified key issues and associated impacts from the scoping phase, together with a draft environmental management plan, which specifies the way proposed mitigation measures are to be implemented, will be produced by Leago Environmental Solutions. The consultation / draft EIAR will be made available to the stakeholders and I&APs for review and comments for a period of 30 days. Once the stakeholders and the I&APs comments have been

integrated into the EIAR it will be submitted to the Competent Authority for consideration / decision making.

## 2. DETAILS OF THE PROPOSED ACTIVITY

### 2.1 Location of the Proposed Activity

The proposed development will be situated on various Portions (Plot 55, Remainder of Plot 56, Portion I of Plot 56, Plots 72, 73, 74, 80, 81, 82, 83, 84, 85, Remainder of Plot 86, Portion I of Plot 86, Plots 87, 92, 93, Portion I of Plot 94, Portion 2 of Plot 94, Portion 3 of Plot 94, Plots 95, 96, 98, 99, 100, 106, 107, 108, 109, 110, 111, 112, 113, 119, 120, 121, 122, 123, 124, 125, 126, 127, 135, 136, 137, 138, 139, 142 and 143) of Estoire Settlement, Free State Province. The proposed development site is located approximately 6km from the Bloemfontein CBD. The site is located roughly at the following GPS coordinates: 26° 16' 43.54"E; 29° 06' 4.64"S. Figure 1 and 2 below depict the locality of the project area.

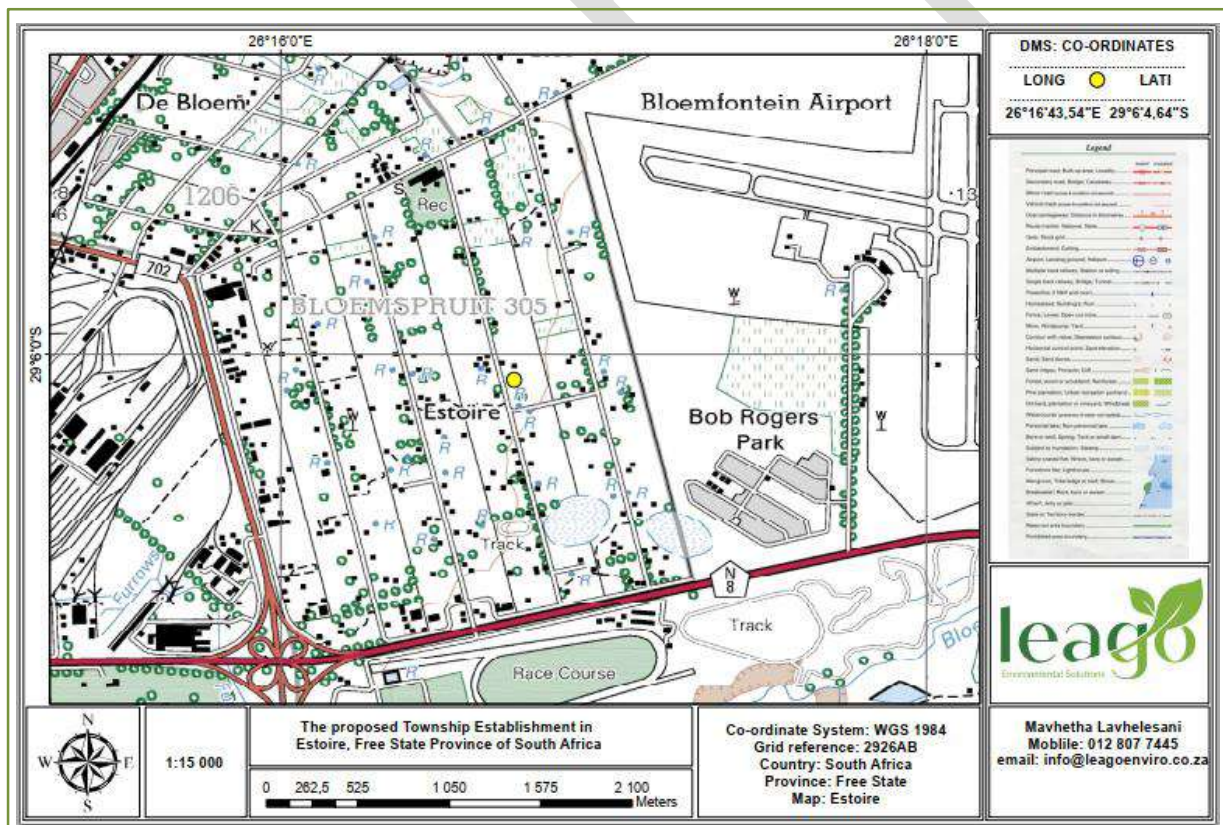


Figure 1: Locality map of the proposed development site



Figure 2: Google earth image showing the proposed development site

## 2.2 Description of Proposed Activity

The proposed activity is a township establishment with 1556 stands / sites.

The township will entail 1556 sites for:

- 1418 Residential I
- 31 Residential 3
- 36 Commercial I
- 9 Municipal
- 7 Educational (School / Crèche)
- 9 Government
- 6 Institutional
- 5 Public Open Spaces
- 5 Service Station
- 29 Special
- 1 Community Facility (Bus and Taxi)

The proposed development site covers 193.32 Ha in extent. Figure 3 below indicates the layout plan of the proposed township establishment.



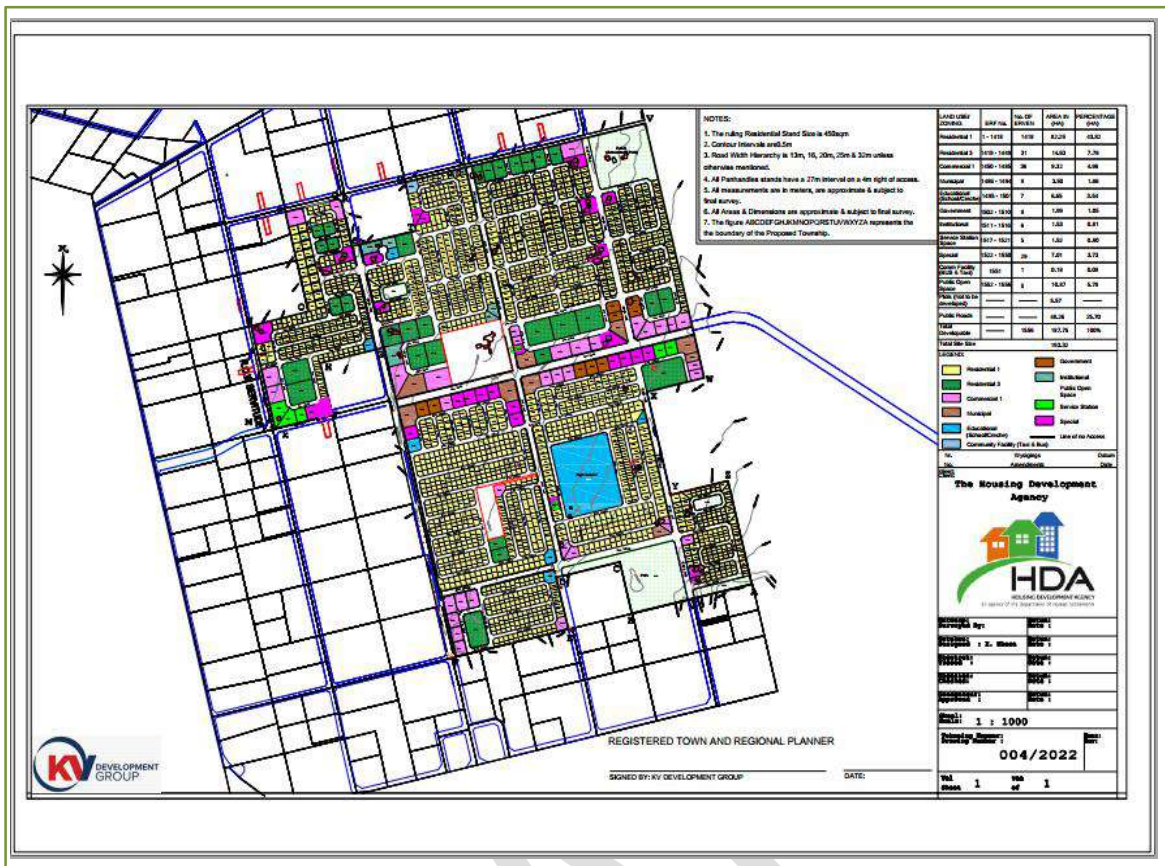


Figure 3: Township layout plan

## 2.3. CIVIL SERVICES ENVISAGED FOR THE PROPOSED DEVELOPMENT

### 2.3.1. Roads

Access to the proposed development site will be from existing road network in the area.

### 2.3.2. Water Supply Infrastructure

According to the Engineering Services Report, water will be extracted from the surrounding bulk services as provided by the Local Municipality.

### 2.3.3. Solid Waste

Solid waste from the proposed development must be collected as part of the normal municipal service. The local municipality will have to be engaged for collecting and disposing the solid waste.

### 2.3.4. Electricity

An Electrical Report which addresses the specifications of electricity infrastructure network and connection points required to service the proposed township will be submitted with the EIA report.

## 3. ALTERNATIVES

The EIA Regulations stipulate that a requirement of the Scoping and Environmental Impact Reporting process is to investigate feasible and reasonable alternatives to the project proposal.

The EIA Regulations define “Alternatives”, in relation to a proposed activity, as “different means of meeting the general purpose and requirements of the activity, which may include alternatives to –

- (a) The property on which or location where it is proposed to undertake the activity
- (b) The type of activity to be undertaken
- (c) The design or layout of the activity
- (d) The technology to be used in the activity
- (e) The operational aspects of the activity

The concept of alternatives is aimed at ensuring that the best among all possible options in all aspects (environmental, economic, etc.) is selected. The option of not carrying out the proposed actions (no-go option) or developments is discussed to demonstrate environmental conditions without the project.

This means that for any project that is proposed, there should be a number of possible proposals or alternatives for accomplishing the same objectives or meeting the same need. Alternatives that would still meet the objective of the original proposal, but which would also have an acceptable impact on the environment (referring to physical, biological, aesthetic / visual) must be considered.

### **3.1. FEASIBLE AND REASONABLE ALTERNATIVES CONSIDERED FOR THE PROPOSED ACTIVITY**

#### **3.1.1. Site Alternatives:**

Due to land availability, the proposed development site is the only site that has been identified by the applicant for establishing a township. The applicant is landowner; therefore, site alternatives are not applicable for this project.

#### **3.1.2. Activity Alternatives:**

The current preferred activity is deemed to be the only feasible activity alternative as this activity will result in improved housing which can accommodate more people. No other activities were considered in this application.

#### **3.1.3. Design Alternatives:**

The unique character and appeal of Estoire were taken into consideration with the design philosophy. Various township layout alternatives were considered, also taking terrain and environmental constraints into account, hence the current township layout plan being the result, however there is a possibility of a layout alternative that will still meet the objective of the project scope.

#### **3.1.4. Operational Aspects**

The operational aspects of the activity relate to the improved housing for the local community. No other alternatives were deemed feasible other than the proposed activity.

#### **4. NO-GO ALTERNATIVES**

This option would come into effect if this assessment reveals fatal flaws in the process. To date no fatal flaws have been revealed. The no-go alternative of not developing the proposed site would leave the environment in the current state.

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## 5. LEGISLATION AND POLICY GUIDELINES CONSIDERED

Table 1: Table presenting the most pertinent relevant legislation to the proposed development.

	<b>ACT</b>	<b>SUMMARY</b>	<b>RELEVANCE TO DEVELOPMENT</b>
5.1	<b>Constitution (Act 108 of 1996)</b>	Everyone has the right to an unharmful environment which must be protect for the benefit of future generations. This is achieved through measures such as; preventing pollution and degradation, promoting conservation, promoting sustainable development and sustainable use of natural resources.	Ensure conservation principles are promoted, that the proposed activity is ecologically sustainable and will not result in pollution and ecological degradation.
5.2	<b>National Environment Management Act (No. 107 of 1998)</b>	NEMA creates the legal framework that ensures that environmental rights are guaranteed. The core principal relates to promoting sustainable development. The duty of care concept extends to prevent, control and rehabilitate pollution and degradation. Failure to perform these duties may lead to criminal prosecution. NEMA also introduces the EIA Regulations.	The proposed development should be in accordance with the NEMA principals, where this is not possible, reasons for deviation must be strongly motivated.
5.3	<b>National Water Act (No. 36 of 1998)</b>	The purpose of this Act is to ensure that the nation's water resources are protected, managed and controlled in an environmentally sustainable way. Also, relevant to the proposed activity is Section 19 of the Act which deals with pollution prevention.	Any water use must be investigated, specified, registered and licensed. Developers are responsible for taking measures to prevent pollution of water resources, undertaking necessary clean up procedures and controlling waste.
5.4	<b>National Environmental</b>	Listed activities require Environmental Authorization in	The proposed development falls below

	<b>Management: Waste Management Act (No.95 of 2008)</b>	the form of a Basic Assessment or full Scoping and EIA.	thresholds.
5.5	<b>National Heritage Resources Act (No. 25 of 1999)</b>	The protection of archaeological and paleontological sites and material is the responsibility of a provincial heritage resources authority and all archaeological objects are property of the state.	Any artifacts uncovered during the construction phase must be reported to SAHRA.
5.6	<b>Conservation of Agricultural Resources Act (No. 43 of 1983) &amp; CARA Regulations (1984)</b>	CARA aims to conserve the natural agricultural resources by combating and preventing erosion, weeds and invader plants. No land user must affect the natural flow pattern of run- off water.	The developer / applicant will be responsible for weed and invader control, storm water control must also be implemented.



## **6. DESCRIPTION OF THE RECEIVING ENVIRONMENT**

### **6.1. Physical Environment**

#### **6.1.1. Climate**

The project area is highly influenced by the local steppe climate (dry and grassy plain), where there is not much rainfall all year long in the area. It has the annual temperature of 17.1°C with an average rainfall of 545mm.

#### **6.1.2. Vegetation**

According to the findings of the ecological impact assessment and wetland report, the proposed development site falls within the Bloemfontein Dry Grassland.

#### **6.1.3. Geology**

Based on the findings of the geotechnical investigation report, the proposed development site is located on an area where dolerite intrusions and the sedimentary bedrock of the Karoo Supergroup occur.

#### **6.1.4. Hydrology**

The Geotechnical investigation report will reveal the extent of groundwater seepage on site, however, according to the findings of the ecological impact assessment and wetland report, there are two wetlands on the southern section of the proposed development site.

#### **6.1.5. Topography**

The topography of the proposed development site is relatively flat.

#### **6.1.6. Cultural and Historical Sites**

The Heritage Impact Assessment was conducted to obtain a comprehensive understanding of the project area and it is indicated that there are no identifiable archaeological remains on the surface, but subsurface chance finds are still possible.

## **7. DESCRIPTION OF ENVIRONMENTAL ISSUES AND IMPACTS IDENTIFIED**

### **7.1 Direct Habitat Destruction**

The proposed development site will result in minimal loss of flora and fauna as parts of the project area have already been developed.

#### **Destruction or Loss of Floral Diversity or Vegetation Communities**

- The physical removal of the vegetation.
- Construction activities can impact on surrounding vegetation by dust and altered surface run-off patterns.

- Disturbance of the area could lead to an increase in the growth of alien vegetation.

### **Loss of faunal diversity and decline in animal numbers**

- Installation of services by heavy vehicles could cause fauna mortalities
- Habitat loss and construction activities will force animals out of the area and animal numbers will decrease

### **Mitigation measures**

- Damage to large indigenous trees should be kept to a minimum.
- Erosion must be prevented by the correct construction of roads that provide for storm water flow.
- Where there is a possible safety risk to fauna, precautions should be put in place to prevent this.
- Peripheral impacts around the township on the surrounding vegetation of the area should be avoided and a monitoring programme should be implemented to ensure the impacts are kept at a minimum.
- Advice should be sought when using any sort of poisons or pesticides.
- Construction activities must not exceed the footprint of buildings as outlined in the township layout plan.

### **7.2 Habitat Fragmentation**

Natural movement patterns will be disrupted and could result in the fragmentation of natural populations.

### **Mitigation measures**

- Use existing facilities where possible
- Ensure as little disturbance as possible during the construction phase.

### **7.3 Soil and Water Pollution**

The development of a township will always carry a risk of soil and water pollution, with large construction vehicles contributing substantially due to oil and fuel spillages. If not promptly dealt with, spillages or accumulation of waste matter can contaminate the soil and surface or ground water, leading to potential medium / long-term impacts on fauna and flora. During the constructional phase heavy machinery and vehicles as well as sewage and domestic waste from workers would be the main contributors to potential pollution problems.

### **Mitigation Measures**

- Water falling on areas polluted with oil / diesel or other hazardous substances must be contained.
- Any excess or waste material or chemicals should be removed from the site and discarded in an environmental friendly manner.
- All construction vehicles should be inspected for oil and fuel leaks regularly, and any vehicle showing signs of leaking should be serviced immediately.

### **7.4 Spread and Establishment of Alien Invasive Species**

- Habitat disturbance provides an opportunity for alien species to spread.
- Continued movement of personnel and vehicles, will result in a risk of importation of alien species.

### **Mitigation Measures**

- Weeds and invader plants must be controlled.
- Alien invasive species should be eradicated.
- Rehabilitate disturbed areas as quickly as possible.

### **7.5 Negative Effect of Human Activities**

- An increase in human activity is anticipated.
- The risk of snaring, killing and hunting of certain faunal species is increased.
- For construction sites, pollution could increase because of litter and inadequate sanitation and the introduction of invasive fauna and flora are increased.
- The increase in the number of people will result in increased risk of uncontrolled fires arising from cooking fires and improperly disposed cigarettes etc.

### **Mitigation Measures**

- Maintain proper firebreaks around entire development footprint.
- Construction activities must remain within defined construction areas and the road servitudes. No construction / disturbance should occur outside these areas.
- Construction activities should be restricted to working hours.
- Workers should be educated on the importance of conservation issues.
- Camp fires at construction sites must be strictly controlled to ensure that no veld fires are caused

### **7.6 Visual Environment and Noise**

Visual environment will be in line with the developments in the area. During the construction and operational phases of the proposed development, noise will be a factor. These impacts and

mitigation measures will be addressed in detail in the Environmental Management Plan report (EMPr).

### **7.7 Air Quality**

During the construction phase of the development, especially when clearing the site, dust particles will be dispersed into the atmosphere which might have an impact to the air quality in the area. These impacts and mitigation measures will be addressed in the impact table hereunder as well as in the Environmental Management Plan report.

### **7.9 Archaeological and Historical Attributes**

The archaeological and heritage impact assessment was conducted to assess the conditions or availability of heritage features such as remains from the Stone Age, Iron Age or Historical Period or places designated for spiritual or social gatherings, historical and/or modern graves on site. Any discovery of heritage remains on the terrain will be reported to the archaeologist and SAHRA and may require further mitigation measures.

## **8. NEED AND DESIRABILITY**

- The proposed development site is owned by the applicant (Mangaung Metropolitan Municipality)
- The proposed township can be accessed through the existing roads.
- The proposed development will contribute towards improving the housing stock of the area and general livelihood of the residents.
- Furthermore, the development will eventually be integrated with the environment, have proper service provision and it will be well planned.
- The proposed development will not have a significant detrimental impact on the surrounding areas and is not in conflict with the adjacent land uses.

### **The development's location is therefore desirable due to its location in terms of:**

- The development will eventually be integrated with the environment, have proper service provision and it will be well planned.
- It will create job opportunities (permanent and temporary), ensure social upliftment of the area, create investment opportunities and create a sustainable development environment.
- The proposed development will not have a significant detrimental impact on the surrounding areas and is not in conflict with the adjacent land uses.

## **9. PUBLIC PARTICIPATION PROCESS**

### **9.1. Introduction and Objectives**

As an important component of the EIA process, the public participation process involves public inputs from interested and affected parties according to the 2017 NEMA Regulations. Stakeholders, interested and affected parties will be given an opportunity to comment on the proposed development.

**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 stakeholders and the I&APs.
- Identify areas that require further specialist investigation.

### **9.2. Methodology**

The following activities were undertaken as part of the public participation process:

- Advertisement on the local newspaper
- Placement of the site notices
- Hand delivery of EIA application notice / background notice letters to the interested and affected parties as well as the adjacent landowners of the proposed development site.
- Phone calls and email consultation with stakeholders

#### **9.2.1. Newspaper Advertisement**

The proposed development was advertised in the Mangaung Issue newspaper on the 20<sup>th</sup> April 2022 to inform people about the project and request them to register their names and comment on the proposed development.

#### **9.2.2. Site Notices**

Site notices were placed at various points on and around the proposed development site.

Notices regarding the background information of the proposed development were also hand delivered to the residents located in the project area and landowners adjacent to the proposed development site on the 13<sup>th</sup> April 2022.

#### **9.2.3 Consultation with Stakeholders**

This consultation scoping report will be circulated to the stakeholders and all interested and affected parties for observation and comments.

## 10. ENVIRONMENTAL IMPACT DETERMINATION AND EVALUATION

An environmental impact is defined as a change in the environment, be it the physical / chemical, biological, cultural and or socio-economic environment. Any impact can be related to certain aspects of human activities in this environment and this impact can be either positive or negative. It could also affect the environment directly or indirectly and the effect of it can be cumulative.

### 10.1 Methodology to assess the impacts

To assess the impacts on the environment, the process has been divided into two main phases namely the Construction phase and the Operational phase. The activities present in these two phases have been studied to identify and predict all possible impacts.

In any process of identifying and recognising impacts, one must recognise that the determination of impact significance is inherently an anthropocentric concept. Duinker and Beanlands, (1986) in DEAT 2002, Thompson (1988), (1990) in DEAT 2002 stated that the significance of an impact is an expression of the cost or value of an impact to society.

However, the tendency is always towards a system of quantifying the significance of the impacts so that it is a true representation of the existing situation on site. This has been done by using wherever possible, legal and scientific standards which are applicable.

The significance of the aspects/impacts of the process have been rated by using a matrix derived from Plomp (2004) and adapted to some extent to fit this process. These matrixes use the consequence and the likelihood of the different aspects and associated impacts to determine the significance of the impacts.

The consequence matrix use parameters like severity, duration and extent of impact as well as compliance to standards. Values of 1-5 are assigned to the parameters that are added and averaged to determine the overall consequence. The same process is followed with the likelihood that consists of two parameters namely frequency and probability. The overall consequence and the overall likelihood are then multiplied to give values ranging from 1 to 25. These values as shown in the following table are then used to rank the significance.

Table 2: Significance Ratings

<b>Significance</b>	<b>Low</b>	<b>Low-Medium</b>	<b>Medium</b>	<b>Medium-High</b>	<b>High</b>
<b>Overall Consequence X</b>	1-4.9	5-9.9	10-14.9	15-19.9	20-25
<b>Overall Likelihood</b>					

Table 3: Description of the parameters used in the matrixes

<b>SEVERITY</b>	
<b>Low</b>	Low cost/high potential to mitigate. Impacts easily reversible, non – harmful insignificant change/deterioration or disturbance to natural environments.
<b>Low-medium</b>	Low cost to mitigate small/ potentially harmful moderate change/deterioration or disturbance to natural environment.
<b>Medium</b>	Substantial cost to mitigate. Potential to mitigate and potential to reverse impact. Harmful Significant change/ deterioration or disturbance to natural environment.
<b>Medium-high</b>	High cost to mitigate. Possible to mitigate great/very harmful, very significant change/deterioration or disturbance to natural environment.
<b>High</b>	Prohibitive cost to mitigate. Little or no mechanism to mitigate. Irreversible. Extremely harmful Disastrous change/deterioration or disturbance to natural environment.
<b>DURATION</b>	
Low	Up to one month
Low-medium	One month to three months
Medium	Three months to one year
Medium-high	One to ten years
High	Beyond ten years
<b>EXTENT</b>	
Low	Project area
Low-medium	Surrounding area
Medium	Within the Mungaung Metropolitan Municipality
High	Regional, National and International
<b>FREQUENCY</b>	
Low	Once a year or once during operation
Low-medium	Once in 6 months
Medium	Once a month
Medium-high	Once a week
High	Daily
<b>PROBABILITY</b>	
Low	Almost never / almost impossible
Low-medium	Very seldom / highly unlikely

Medium	Infrequent / unlikely/seldom
Medium-high	Often / Regularly / Likely/Possible
High	Daily / Highly likely /definitely
<b>COMPLIANCE</b>	
The following criteria are used during the rating of possible impacts.	
Low	Best practise
Low-medium	Compliance
Medium	Non-compliance/conformance to Policies etc. – Internal
Medium-high	Non-compliance/conformance to Legislation etc. – External
High	Directive, prosecution of closure or potential for non-renewal of licences or rights

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## II. KEY ENVIRONMENTAL IMPACTS

Table 4: Possible environmental impacts identified

Environmental Issues	Possible Cause	Potential Impacts	Proposed Mitigation Measures
<b>Air Pollution and Noise</b>			
Smoke	<ul style="list-style-type: none"> <li>• Vehicle emissions</li> <li>• Fires</li> </ul>	<ul style="list-style-type: none"> <li>• Health problems</li> <li>• Air pollution</li> <li>• Public nuisance</li> <li>• Noise pollution</li> </ul>	<ul style="list-style-type: none"> <li>• Provide personal protective equipment (PPE), such as dust mask and goggles</li> <li>• Areas that generate dust particles should be sprinkled with water, this reduces dust blow out from wind, construction vehicles and machinery</li> <li>• Construction vehicles shall comply with speed limits and haul distances shall be minimised.</li> <li>• Regularly maintain and service construction machinery and equipment, this will minimize production of hazardous gases</li> <li>• It must be ensured that noise levels are kept to a minimum during the Construction Phase. All machinery and equipment to be utilized on the site should be fitted with mufflers and must be maintained in good working order to minimise noise levels. It is recommended further that the Contractor encourage construction workers to minimise shouting and hooting on the site.</li> </ul>
Dust	<ul style="list-style-type: none"> <li>• During construction</li> <li>• Vehicle operation on roads</li> <li>• Vegetation clearing</li> </ul>		
Fumes	<ul style="list-style-type: none"> <li>• Fumes from vehicles</li> <li>• Fumes from machinery</li> </ul>		
Noise	<ul style="list-style-type: none"> <li>• Construction machinery and vehicles</li> <li>• Presence of construction camp</li> <li>• Operation noise (music and people)</li> </ul>		

<b>Water Quality</b>			
Pollution of water sources / wetlands	<ul style="list-style-type: none"> <li>• Spillage of fuel &amp; oil from construction vehicles</li> <li>• Spillage of building material e.g. cement etc.</li> <li>• Migration of contaminants off the site</li> <li>• Littering</li> </ul>	<ul style="list-style-type: none"> <li>• Pollution of surface and groundwater</li> <li>• Health risk</li> <li>• Lower water quality</li> <li>• Soil degradation</li> <li>• Erosion</li> </ul>	<ul style="list-style-type: none"> <li>• Dirty water originating from the construction site and camp should be contained and disposed of correctly, preventing contamination of soil and any watercourses in the area</li> <li>• Maintenance of construction vehicles should be carried out in a well-designed and protected area and where oils / grease will be completely restrained from reaching the ground. Such areas should be covered to avoid storm from carrying away oils into the soil or water systems.</li> </ul>
Silt deposition in surface water	<ul style="list-style-type: none"> <li>• Erosion risk due to increased run-off from built up area</li> <li>• Erosion from cleared areas during construction</li> </ul>		
Pollution from sanitation system	<ul style="list-style-type: none"> <li>• Leakages of system and incorrect management of sanitation systems</li> <li>• Inadequate measures to prevent sewage spillages</li> <li>• Overflow of sewage to groundwater</li> </ul>		
<b>Land / Soil degradation</b>			
Soil contamination and degradation	<ul style="list-style-type: none"> <li>• Spillages of oil, chemicals from machinery &amp; vehicles</li> <li>• Removal of vegetation during clearing for construction</li> <li>• Sewage spillages</li> </ul>	<ul style="list-style-type: none"> <li>• Soil degradation</li> <li>• Loss of topsoil</li> <li>• Erosion</li> </ul>	<ul style="list-style-type: none"> <li>• Regular maintenance of the systems need to be done to ensure that no spillage occurs when the toilets are cleaned or emptied and that the contents are removed from the site to an appropriate location / facility, preventing overflow of sewage to</li> </ul>

	<ul style="list-style-type: none"> <li>• Erosion due to increased runoff from built-up areas</li> <li>• Site clearing during construction</li> </ul>		<p>groundwater</p> <ul style="list-style-type: none"> <li>• Removal of vegetation should be restricted to areas identified on the project description / footprint</li> </ul>
<b>Biodiversity</b>			
Decline in fauna and flora diversity	<ul style="list-style-type: none"> <li>• Cleaning of site for construction</li> <li>• Loss of habitat due to establishment of development.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of biodiversity</li> <li>• Loss of habitat</li> <li>• Negative impact on biodiversity</li> </ul>	<ul style="list-style-type: none"> <li>• Restrict the clearing of vegetation to areas identified on the project footprint</li> <li>• Conserve vegetation on sites that are not developed</li> <li>• Indigenous trees must not be cut disturbed or removed without a permit from forestry as required by the National Forest Act</li> </ul>
<b>Cultural / Heritage</b>			
Possible loss of heritage sites	<ul style="list-style-type: none"> <li>• Damage / loss during construction</li> <li>• Damage / loss during operation</li> </ul>	<ul style="list-style-type: none"> <li>• Possible loss of cultural heritage</li> </ul>	<ul style="list-style-type: none"> <li>• If any archaeological or paleontological artefacts or remains / graves are uncovered during the construction phase of the township, work in the vicinity of the find shall cease immediately. The Contractor shall immediately notify the Employer's Representative, who shall contact the relevant Competent Authority (SAHRA) who will take appropriate steps</li> </ul>
<b>Visual impact</b>			

Impact of the proposed development of sense of place	<ul style="list-style-type: none"> <li>• The physical existence of the development/ township</li> <li>• Potential visual impacts during the construction phase are related to temporary works, site activity, and vehicular movement within and around the subject site</li> </ul>	<ul style="list-style-type: none"> <li>• Negative impact on sense of place</li> <li>• Obstruction</li> <li>• Visual intrusion</li> <li>• Public nuisance</li> </ul>	<ul style="list-style-type: none"> <li>• Disturbed areas outside the proposed development site should be rehabilitated as soon as possible after construction</li> <li>• Ensure that no litter, refuse, wastes, rubbish, rubble, debris and builders wastes generated on the premises be placed, dumped or deposited on adjacent /surrounding properties including, roads or public places and open spaces during or after the construction period of the proposed developments but disposed of at an approved dumping site.</li> </ul>
<b>Health and Safety</b>			
Security	<ul style="list-style-type: none"> <li>• Influx of people to area including construction workers and others after completion</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of safe and secure environment</li> </ul>	<ul style="list-style-type: none"> <li>• The Contractor must appoint a Fire Officer who shall be responsible for ensuring immediate and appropriate action in the event of a fire</li> </ul>
Fires	<ul style="list-style-type: none"> <li>• Accidental fires</li> <li>• Burning of waste</li> <li>• Cooking with fires</li> </ul>	<ul style="list-style-type: none"> <li>• Threat to health</li> <li>• Danger to human life</li> </ul>	<ul style="list-style-type: none"> <li>• The Contractor shall ensure that basic fire-fighting equipment is available at all construction activities on site</li> </ul>
<b>Socio-Economic</b>			

Job creation and ownership	<ul style="list-style-type: none"><li>• Temporary jobs during construction phase</li><li>• New housing</li><li>• Proper service provision</li></ul>	<ul style="list-style-type: none"><li>• Positive impact – job creation</li><li>• People will have their own houses</li></ul>	
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These key areas of impacts are further explored and described below to detail the impacts, the impact ratings and mitigation measures. The following specialist investigations were conducted and used in assessing the environmental impacts of the different activities that form part of the development.

- Geotechnical Investigation
- Electrical Services Report
- Traffic Impact Assessment Study
- Civil Engineering Services Report
- Ecological Impact Assessment and Wetland Report
- Phase I Archaeology and Heritage Impact Assessment

## **12. ENVIRONMENTAL IMPACT STATEMENT**

### **12.1. Ecology**

From the site assessment / inspection findings conducted by the Ecological specialist, it is indicated that approximately 65% of the natural vegetation on site has been degraded due to cultivation field as well as building of structures that currently exist on site.

### **12.2. Heritage Aspects**

According to the findings of the Phase I Archaeology and Heritage Impact Assessment, the study revealed that proposed development site has been significantly altered over several years of agricultural activities and other destructive land use patterns.

### **12.3. Visual**

Clearing of areas will result in a change of the visual attributes of the site.

### **12.4. Technical**

Materials and methods of construction must all be based on the “Guidelines for Human Settlement planning and design” Redbook, as well as “SABS Standard specifications and Codes of Practice” as applicable. A detailed geotechnical site investigation was undertaken to identify potentially adverse geotechnical conditions at the site in order to facilitate and inform the planning phase of the proposed development.

## **13. COMPARATIVE ASSESSMENT OF THE IMPLICATIONS OF PROPOSED ACTIVITY AND IDENTIFIED ALTERNATIVES:**

### **13.1. Advantages of the proposed activity and alternatives**

- The proposed development will provide proper housing and related services for the local community

- Temporary and permanent employment opportunities for the locals will be created during the construction and operation phase of the township
- The implementation of this activity will contribute greatly on the socio-economic transformation and growth of the Municipality

### **13.2. Disadvantages of the proposed activity and alternatives**

- Water use, waste, sanitation and other impacts will be impacted should they not managed correctly. This can lead to extra environmental degradation.
- The cumulative impacts that the development will have in terms of pollution and other impacts can lead to extra environmental degradation if not managed correctly.

## **14. CONCLUSION**

The purpose of this scoping report is to provide the Competent Authority (FSDESTEA) with preliminary information regarding the potential impacts and scope of the development. It must be noted that this document is submitted as a Draft / Consultation Scoping Report. The Department is therefore respectfully requested to evaluate and consider this Scoping Report, as part of an application that has been lodged in terms of the National Environment Management Act (No. 107 of 1998), in respect of the following listed activities:

- *GN R325, Activity 15: "The clearance of an area of 20 hectares or more of indigenous vegetation"*
- *GNR 327, Activity 24: "The development of a road — [a road] with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres"*

**DRAFT / CONSULTATION SCOPING REPORT FOR THE PROPOSED TOWNSHIP ESTABLISHMENT TO BE SITUATED ON VARIOUS PORTIONS OF ESTOIRE SETTLEMENT, FREE STATE PROVINCE**

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**JULY 2022**

**EAP(s):**

Mankaleme M. Magoro

EAP Signature:



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# **APPENDIX I**

## **Plan of Study of the Environmental Impact Assessment**



**PLAN OF STUDY OF EIA FOR THE PROPOSED  
TOWNSHIP ESTABLISHMENT TO BE SITUATED  
ON VARIOUS PORTIONS OF ESTOIRE  
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**PLAN OF STUDY OF ENVIRONMENTAL IMPACT ASSESSMENT FOR THE  
PROPOSED TOWNSHIP TO BE SITUATED ON VARIOUS PORTIONS OF ESTOIRE  
SETTLEMENT, FREE STATE PROVINCE**

**PREPARED BY:**

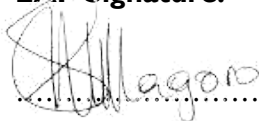
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**JULY 2022**

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## **ACRONYMS AND ABBREVIATIONS**

EIA	Environmental Impact Assessment
EAP	Environmental Assessment Practitioner
EA	Environmental Authorisation
RoD	Record of Decision
CA	Competent Authority
MMM	Mangaung Metropolitan Municipality
S & EIR	Scoping and Environmental Impact Report
EMP	Environmental Management Plan
FSDESTEA	Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs
NEMA	National Environmental Management Act
I & APs	Interested and Affected Parties
PPP	Public Participation Process

## **I. INTRODUCTION**

### **I.1. PROJECT BACKGROUND**

Leago Environmental Solutions has been appointed by KV Development Group on behalf of Mangaung Metropolitan Municipality as independent Environmental Assessment Practitioners to undertake an environmental impact assessment process (scoping and environmental impact reporting) in terms of the National Environmental Management Act (No. 107 of 1998) read with the Environmental Impact Assessment Regulations of 07 April 2017. The proposed township will be situated on various portions/ plots of Estoire Settlement in the Free State Province. The proposed development site is 193.32 hectares in extent and is expected to yield approximately 1556 stands.

This plan of study for the Environmental Impact Assessment is prepared to meet the requirements for a plan of study as prescribed Appendix 2 (2)(i) of Government Notice R 326, a plan of study for undertaking the environmental impact assessment process to be undertaken, including-

- (i) a description of the alternatives to be considered and assessed within the preferred site, including the option of not proceeding with the activity;
- (ii) a description of the aspects to be assessed as part of the environmental impact assessment process;
- (iii) aspects to be assessed by specialists;
- (iv) a description of the proposed method of assessing the environmental aspects, including a description of the proposed method of assessing the environmental aspects including aspects to be assessed by specialists;
- (v) a description of the proposed method of assessing duration and significance;
- (vi) an indication of the stages at which the competent authority will be consulted
- (vii) particulars of the public participation process that will be conducted during the environmental impact assessment process; and
- (viii) a description of the tasks that will be undertaken as part of the environmental impact assessment process;
- (ix) identify suitable measures to avoid, reverse, mitigate or manage identified impacts and to determine the extent of the residual risks that need to be managed and monitored.

### **I.2. DESCRIPTION OF ALTERNATIVES**

The National Department of Environmental Affairs stresses that the no-go option be considered as a base case against which to measure the relative performance of the other alternatives. The impacts of other alternatives are expressed as changes to the base case or status quo. If considered viable the decision not to act may be considered in the Plan of Study EIA.

The EIA Regulations stipulate that a requirement of the Scoping Process is to investigate feasible and reasonable alternatives to the project proposal.

The EIA Regulations define “Alternatives”, in relation to a proposed activity, as “different means of meeting the general purpose and requirements of the activity, which may include alternatives to –

- (a) The property on which or location where it is proposed to undertake the activity
- (b) The type of activity to be undertaken
- (c) The design or layout of the activity
- (d) The technology to be used in the activity
- (e) The operational aspects of the activity

The concept of alternatives is aimed at ensuring that the best among all possible options in all aspects (environmental, economic, etc.) is selected. The option of not carrying out the proposed actions (no-go option) or developments is discussed to demonstrate environmental conditions without the project.

This means that for any project that is proposed, there should be a number of possible proposals or alternatives for accomplishing the same objectives or meeting the same need. Alternatives that would still meet the objective of the original proposal, but which would also have an acceptable impact on the environment (referring to physical, biological, aesthetic / visual) must be considered.

### **1.2.1. FEASIBLE AND REASONABLE ALTERNATIVES CONSIDERED FOR THE PROPOSED ACTIVITY**

#### **1.2.1.1. Site Alternatives:**

Due to land availability, the proposed development site is the only site that has been identified by the applicant for establishing a township. The applicant is the landowner therefore site alternatives are not applicable for this project.

#### **1.2.1.2. Activity Alternatives:**

The current preferred activity is deemed to be the only feasible activity alternative as this activity will result in improved housing which can accommodate more people. No other activities were considered in this application.

#### **1.2.1.3. Design Alternatives:**

The unique character and appeal of Estoire were taken into consideration with the design philosophy. Various layout alternatives were considered, also taking terrain and environmental constraints into



account, hence the current township layout plan being the result, however there is a possibility of a layout alternative that will still meet the objective of the project scope.

#### **1.2.1.4. Operational Aspects**

The operational aspects of the activity relate to the improved housing for the local community. No other alternatives were deemed feasible other than the proposed activity.

#### **1.2.1.5. No-Go Alternatives**

This option would come into effect if this assessment reveals fatal flaws in the process. To date no fatal flaws have been revealed. The no-go alternative of not developing the proposed site would leave the environment in the current state.

### **1.3. SPECIALIST STUDIES AND REPORTS**

The identification and assessment of environmental impacts during this scoping phase reveal the following potentially significant environmental aspects which require further detailed assessment:

- **Geotechnical Study:**

The purpose of this study is to identify potentially adverse geotechnical conditions at the site in order to facilitate and inform the planning phase of the proposed development.

- **Ecological Impact Assessment and Wetland Study:**

- **Ecological Impact Assessment**

A specialist flora / fauna study is undertaken to determine sensitive areas and impacts on red listed plant and faunal species on site.

- **Wetland Study**

A wetland study is conducted to investigate and report on the status of wetlands that are present and may be affected by the proposed development.

- **Archaeological and Heritage Impact Assessment:**

The purpose of this study is to identify heritage resources within a proposed development area, assess their significance, the impact of the development on the heritage resources and to provide relevant mitigation measures to alleviate impacts to the heritage resources.

- **Civil Engineering Services:**

A report on the civil services, including sewage, solid waste, and water is compiled in order to demonstrate the provision of infrastructure required to service the proposed development/ activity.

- **Electrical Services**

An electrical services report is compiled in order to demonstrate the provision of electrical infrastructure required to service the proposed development township.

- **Traffic Impact Study:**

A traffic impact study is undertaken to assess the traffic impact of the proposed development on the adjacent road network around the proposed development.

### **1.3.1. Geotechnical Study**

This study evaluates the geotechnical characteristics associated with the underlying geology and any geotechnical constraints that might affect structural integrity of the subject property.

The following are some of the objectives of the conducted geotechnical investigation:

- To determine the geology of the site
- To establish in broad terms, the nature and relevant engineering properties of the upper soil and rock strata underlying the site
- To ascertain the soil chemistry including pH determination
- To comment on suitable excavation procedures for the installation of services
- To present general foundation recommendations for the proposed development
- To comment on any other geotechnical aspects as these may affect the development
- Potential geotechnical limiting factors by determining the behaviour and suitability of soil/rocks and their effects on the intended development

### **Methodology**

The geotechnical investigation commenced with the determination / planning of the trial holes to ensure that they are distributed in the project area in a representative fashion.

**The following information was reviewed and consulted during the site investigation:**

- I: 250 000 scale geological map: 2926 Bloemfontein, published in 1996
- I: 50 000 scale topographical map: 2926AB Maselspoort, published in 2002
- Existing geotechnical investigations conducted in Mangaung area.

### **1.3.2. Ecological Impact Assessment and Wetland Study**

The objectives of the ecological impact assessment and wetland study are:

- To identify and comment on ecologically sensitive areas
- Identify the flora and fauna conservation important species that need to be avoided.
- Provide baseline data on habitat and species on and adjacent to the site

- Investigate potential impacts that may occur during construction and/or operational stages of the development
- Identification and delineation of wetland habitat
- Assess the condition of wetlands / riparian areas
- Assessing the ecological importance and sensitivity (including ecological processes and ecosystem services).
- Classification of identified wetland habitat
- Provide advice on legislative framework relating to habitats and species on site.
- Suggest mitigation measures to be employed during the construction and operational stage
- Identify and assess the possible impacts that are likely to be caused by the development.

### **Methodology**

A site visit was conducted during which the observed presence of flora, fauna and wetlands associated with the recognised habitat types were recorded.

### **1.3.3. Archaeological and Heritage Impact Assessment:**

The purpose of this study is to identify heritage resources within a proposed development area, assess their significance, the impact of the development on the heritage resources and to provide relevant mitigation measures to alleviate impacts to the heritage resources.

#### **Methodology:**

A Heritage Impact Assessment was conducted to determine the impacts on heritage resources within the study area.

The following was required to perform the assessment:

- A desktop investigation of the area
- A site visit to the proposed development site
- Identification of the possible archaeological, cultural, historic, built and paleontological sites within the proposed development area
- Evaluation of the potential impacts of construction and operation of the proposed development on archaeological, cultural, historical resources; built and paleontological resources
- Recommendations on the mitigation measures to ameliorate any negative impacts on areas of archaeological, cultural, historical, built and paleontological importance.

### **1.3.4. Civil Engineering Services:**

A report on the civil services, including solid waste and water options to demonstrate the provision of infrastructure required to service the proposed activity/ development.

**Methodology:**

The study focused at the extent of the development to determine the availability of basic bulk infrastructure services required for the proposed development.

**1.3.5. Electrical Services**

A report on electrical services to demonstrate the provision of electrical infrastructure required to service the proposed development.

**Methodology:**

The study focused at the extent of the development to determine the availability of electrical infrastructure services required for the proposed development.

**1.3.6. Traffic Impact Assessment**

The Traffic Impact Assessment Study aimed at assessing the traffic impact of the proposed development on the adjacent road network around the proposed development.

**Methodology**

- Determination of the existing, pre-development traffic volumes and patterns near the development site
- Assess the land use of the proposed development to establish the expected trips to be generated
- Assess any public transport operations in and around the proposed development
- Determination of the post-development, projected traffic volumes and assess its impact on the existing road network
- Provide recommendations on the suitability and safety of the proposed access arrangements
- Recommendations on the infrastructure improvements, if deemed necessary, to accommodate the expected development traffic.

**2. IMPACT ASSESSMENT METHODOLOGY**

An environmental impact is defined as a change in the environment, be it the physical / chemical, biological, cultural and or socio-economic environment. Any impact can be related to certain aspects of human activities in this environment and this impact can be either positive or negative. It could also affect the environment directly or indirectly and the effect of it can be cumulative.

**2.1. Methodology to assess the Impacts**

To assess the impacts on the environment, the process has been divided into two main phases namely the Construction phase and the Operational phase. The activities, products and services present in

these two phases have been studied to identify and predict all possible impacts. In any process of identifying and recognising impacts, one must recognise that the determination of impact significance is inherently an anthropocentric concept. Duinker and Beanlands, (1986) in DEAT 2002, Thompson (1988), (1990) in DEAT 2002 stated that the significance of an impact is an expression of the cost or value of an impact to society.

However, the tendency is always towards a system of quantifying the significance of the impacts so that it is a true representation of the existing situation on site. This has been done by using wherever possible, legal and scientific standards which are applicable.

The significance of the aspects/impacts of the process have been rated by using a matrix derived from Plomp (2004) and adapted to some extent to fit this process. These matrixes use the consequence and the likelihood of the different aspects and associated impacts to determine the significance of the impacts.

The consequence matrix use parameters like severity, duration and extent of impact as well as compliance to standards. Values of 1-5 are assigned to the parameters that are added and averaged to determine the overall consequence. The same process is followed with the likelihood that consists of two parameters namely frequency and probability. The overall consequence and the overall likelihood are then multiplied to give values ranging from 1 to 25. These values as shown in the following table are then used to rank the significance.

Table 1: Significance Ratings

<b>Significance</b>	<b>Low</b>	<b>Low-Medium</b>	<b>Medium</b>	<b>Medium-High</b>	<b>High</b>
<b>Overall Consequence X Overall Likelihood</b>	1- 4.9	5 - 9.9	10-14.9	15-19.9	20-25

Table 2: Description of the parameters used in the matrixes

<b>SEVERITY</b>	
<b>Low</b>	Low cost/high potential to mitigate. Impacts easily reversible, non – harmful insignificant change/deterioration or disturbance to natural environments.
<b>Low-medium</b>	Low cost to mitigate small/ potentially harmful moderate change/deterioration or disturbance to natural environment.
<b>Medium</b>	Substantial cost to mitigate. Potential to mitigate and potential to reverse impact. Harmful Significant change/ deterioration or disturbance to natural environment.

<b>Medium-high</b>	High cost to mitigate. Possible to mitigate great/very harmful, very significant change/deterioration or disturbance to natural environment.
<b>High</b>	Prohibitive cost to mitigate. Little or no mechanism to mitigate. Irreversible. Extremely harmful Disastrous change/deterioration or disturbance to natural environment.

<b>DURATION</b>	
Low	Up to one month
Low-medium	One month to three months
Medium	Three months to one year
Medium-high	One to ten years
High	Beyond ten years

<b>EXTENT</b>	
Low	Project area
Low-medium	Surrounding area
Medium	Within Mangaung Metropolitan Municipality
High	Regional, National and International

<b>FREQUENCY</b>	
Low	Once a year or once during operation
Low-medium	Once in 6 months
Medium	Once a month
Medium-high	Once a week
High	Daily

<b>PROBABILITY</b>	
Low	Almost never / almost impossible
Low-medium	Very seldom / highly unlikely
Medium	Infrequent / unlikely / seldom
Medium-high	Often / Regularly / Likely / Possible
High	Daily / Highly likely / definitely

<b>COMPLIANCE</b>	
The following criteria are used during the rating of possible impacts.	
Low	Best practise
Low-medium	Compliance
Medium	Non-compliance / conformance to Policies etc. – Internal
Medium-high	Non-compliance / conformance to Legislation etc. – External
High	Directive, prosecution of closure or potential for non-renewal of licences or rights

A combination of the above methodologies will be used during the EIA phase of the project to determine the significance of the potential impacts associated with the proposed development as well as the alternatives investigated.

### **3. CONSULTATION WITH THE COMPETENT AUTHORITY: FREE STATE DEPARTMENT OF ECONOMIC, SMALL BUSINESS DEVELOPMENT, TOURISM AND ENVIRONMENTAL AFFAIRS**

The competent authority will be consulted during the following steps in the EIA Process:

#### **i. Application:**

- Lodge an EIA application
- The Environmental Assessment Practitioner / Applicant to receive acknowledgement of application from the Competent Authority (FSDESTEA).

#### **ii. Scoping Phase**

- Site inspection with Competent Authority
- Public participation process
- Submission of the scoping report including plan of study for EIA to the Competent Authority to consider the scoping report and the Plan of Study for EIA.
- The Environmental Assessment Practitioner to receive confirmation of acceptance of Scoping Report and / or the Plan of Study for EIA.

#### **iii. Environmental Impact Assessment**

- Public participation process
- Submission of the Environmental Impact Assessment (consultation and final) Report to the Competent Authority
- Record of Decision from the Competent Authority.

## **4. PUBLIC PARTICIPATION PROCESS**

### **4.1 Objectives of the Public Participation Process**

The main objectives of the public participation process are to:

- Inform the interested and affected parties (I&APs) of the EIA process
- Provide sufficient background information regarding the proposed development to ensure informed participation
- Create networks and feedback mechanisms whereby I&APs could participate and raise their views (issues, comments and concerns) with regard to the proposed development / activity.

The public participation process would thus ensure that the views of all the registered Interested and Affected Parties would be reflected and considered by the Applicant and the Competent Authority.

## **4.2. Methodology:**

The proposed public participation process for the EIA phase of the project will consist of:

### **4.2.1 Finalisation of Public Participation Report**

The Public Participation Report would be completed and finalised at the end of the public review period. The report will consist of the following:

- Background to the proposed project
- A description of the public participation process followed
- A list of issues, comments and concerns raised during the public participation process
- Written comments received during the public participation process

### **4.2.2 Making the Draft and Final EIA Report Available for Public Comment**

The draft EIA report will be made available to the public for their perusal and comment. All the registered I & APs will also be notified of the availability of the report. A 30-day review period is recommended for each of the reports. On completion of the review period, the EAP will update the report in respect of comments received. The draft and final report will be made available in the office or couriered and emailed to registered I&APs upon request.

The final report will then be presented to the authorities and will also be made available to the public.

### **4.2.3 Notification of Environmental Authorisation**

Once an environmental authorisation has been issued by the authorities, the I&APs on the database will be notified of the decision within 14 days of receipt of the decision from the Competent Authority. The full environmental authorisation will be made available on request. The public will also be informed of their right to appeal and the process to follow.

## **5. CONCLUSION**

During the Environmental Impact Assessment phase there are different alternatives considered, and will be compared in terms of the potential environmental impacts associated with the alternative. Specialist studies will also be included in the EIA phase. All the specialist's recommendations, comments from I&APs and other stakeholders will be used to determine the final layout of the proposed development so that it has the least environmental impacts.



## **APPENDIX 2**

### **Locality Map**



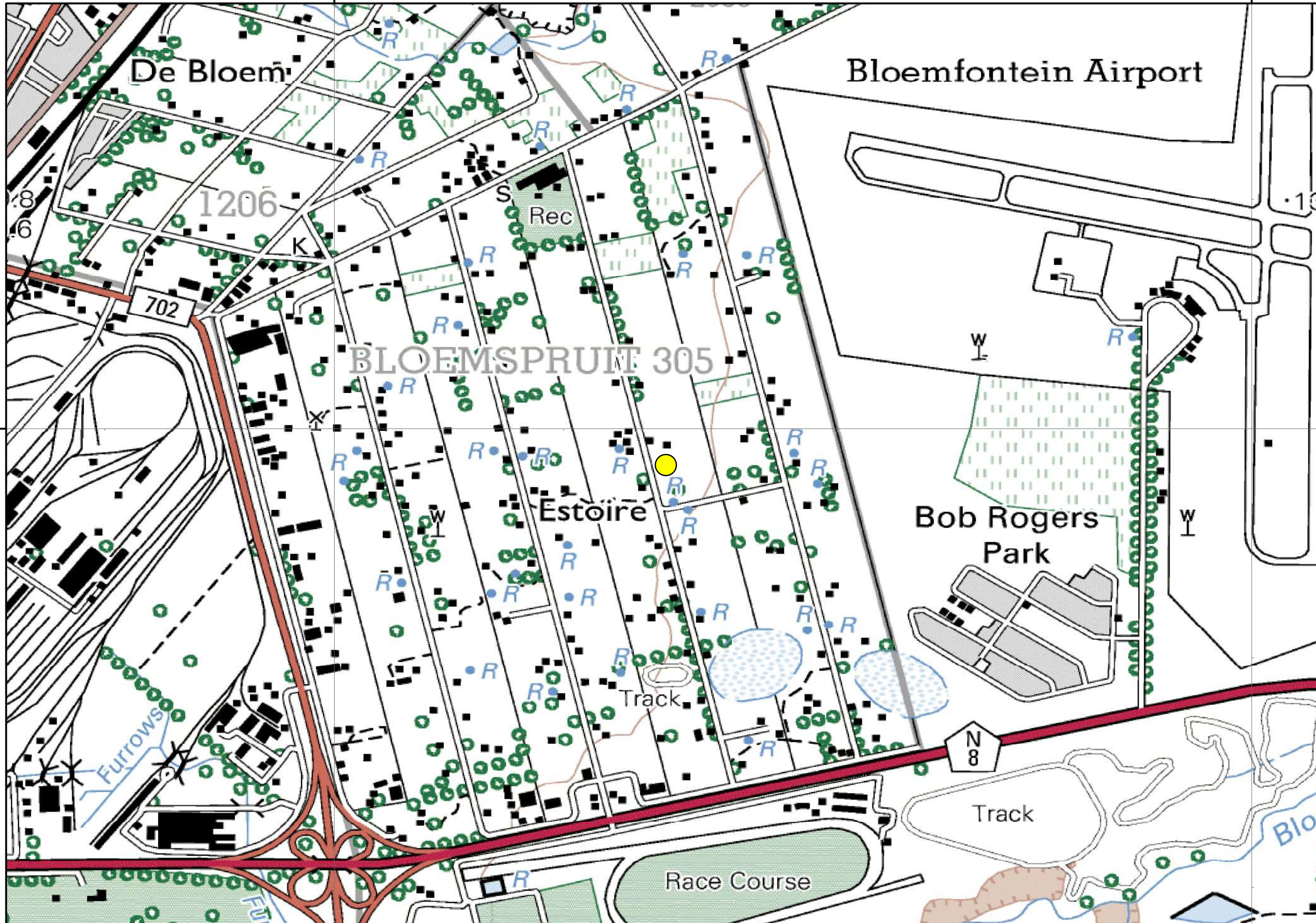
26°16'0"E

26°18'0"E

DMS: CO-ORDINATES

LONG ● LATI

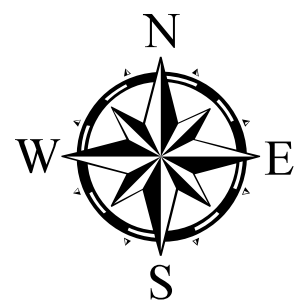
26°16'43,54"E 29°6'4,64"S



Legend

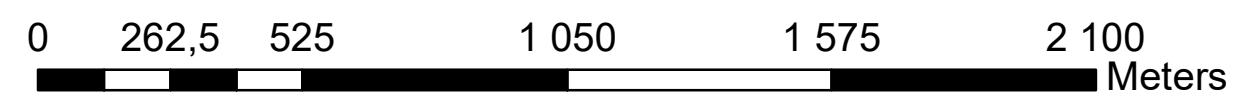
- Principal road; Built-up area; Locality sealed unsealed
- Secondary road; Bridge; Causeway
- Minor road (access & condition not assured)
- Vehicle track (access & condition not assured)
- Dual carriageway; Distance in kilometres
- Route marker: National, State
- Gate; Stock grid
- Embankment; Cutting
- Airport; Landing ground; Heliport
- Multiple track railway; Station or siding
- Single track railway; Bridge; Tunnel
- Powerline (110kV and over)
- Homestead; Building; Ruin
- Fence; Levee; Open cut mine
- Mine; Windpump; Yard
- Contour with value; Depression contour
- Horizontal control point; Spot elevation
- Sand; Sand dunes
- Sand ridges; Pinnacle; Cliff
- Forest, wood or scrubland; Rainforest
- Pine plantation; Urban recreation parkland
- Orchard, plantation or vineyard; Windbreak
- Watercourse (presence of water not implied)
- Perennial lake; Non-perennial lake
- Bore or well; Spring; Tank or small dam
- Subject to inundation; Swamp
- Saline coastal flat; Wreck, bare or awash
- Foreshore flat; Lighthouse
- Mangrove; Tidal ledge or reef; Shoal
- Breakwater; Rock, bare or awash
- Wharf; Jetty or pier
- State or Territory border
- Reserved area boundary
- Prohibited area boundary

29°6'0"S



1:15 000

The proposed Township Establishment in Estoire, Free State Province of South Africa



Co-ordinate System: WGS 1984  
 Grid reference: 2926AB  
 Country: South Africa  
 Province: Free State  
 Map: Estoire

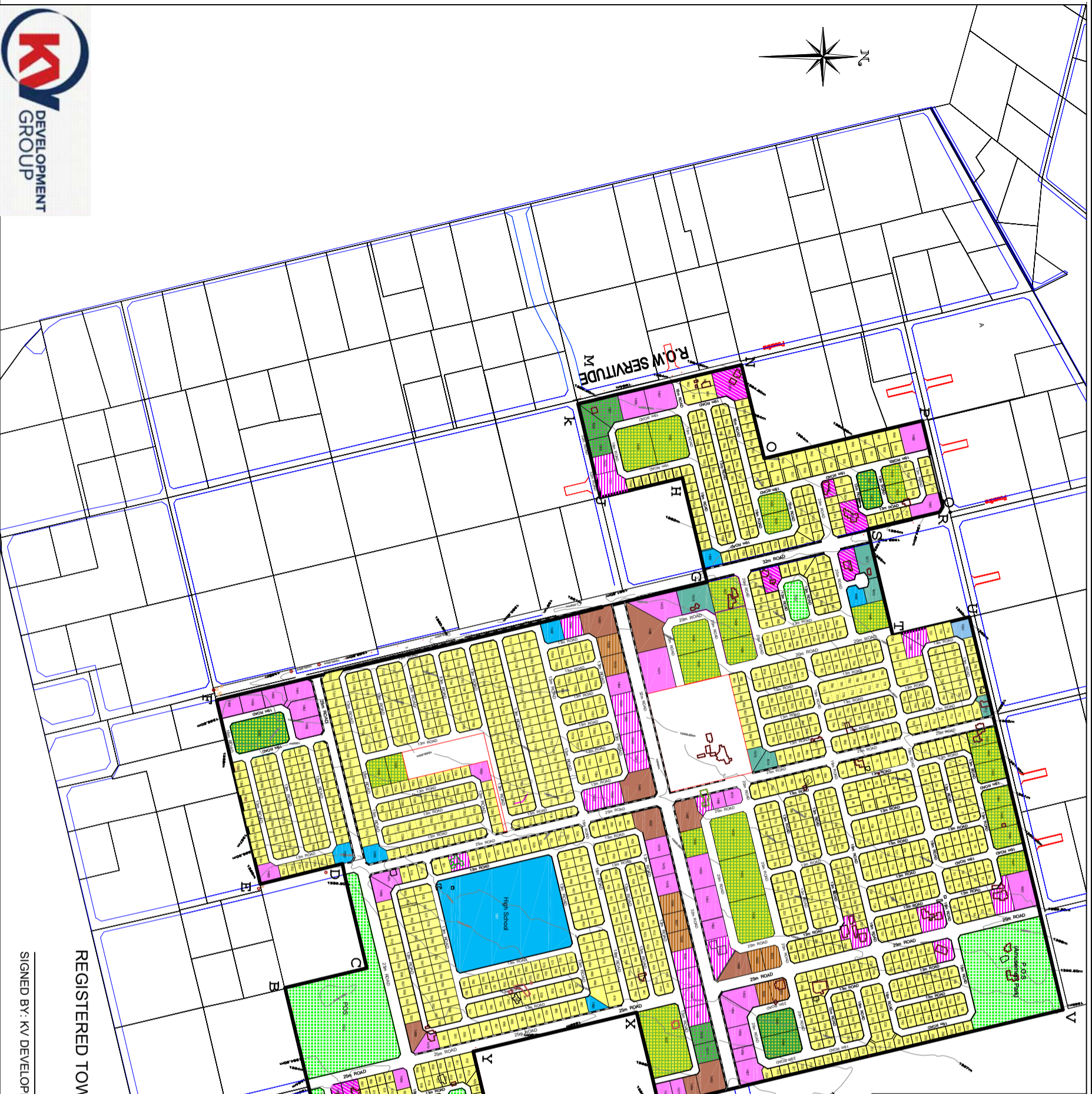
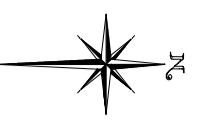


Mavhetha Lavhelesani  
 Mobile: 012 807 7445  
 email: info@leagoenviro.co.za



## **APPENDIX 3**

# **Township Layout Plan**



- NOTES:**
1. The ruling Residential Stand Size is 450sqm
  2. Contour Intervals are 0.5m
  3. Road Width Hierarchy is 13m, 16, 20m, 25m & 32m unless otherwise mentioned.
  4. All Panhandles stands have a 27m interval on a 4m right of access.
  5. All measurements are in meters, are approximate & subject to final survey.
  6. All Areas & Dimensions are approximate & subject to final survey.
  7. The figure ABCDEFGHIJKMNOPQRSTUVWXYZA represents the boundary of the Proposed Township.

LAND USE/ ZONING	ERF No.	No. OF ERVEN	AREA IN (HA)	PERCENTAGE (HA)
Residential 1	1 - 1418	1418	82.29	43.82
Residential 3	1419 - 1449	31	14.63	7.79
Commercial 1	1450 - 1485	36	9.32	4.96
Municipal	1486 - 1494	9	3.50	1.86
Educational (School/Creche)	1495 - 1507	7	6.65	3.54
Government	1502 - 1510	9	1.99	1.05
Institutional	1511 - 1516	6	1.53	0.81
Service Station	1517 - 1521	5	1.52	0.80
Special	1522 - 1550	29	7.01	3.73
Comm Facility (BUS & Taxi)	1551	1	0.18	0.09
Public Open Space	1552 - 1556	5	10.87	5.78
PLOTS (Not to be developed)			5.57	
Public Roads			48.26	25.70
Total Developable			187.75	100%
Total Site Size			193.32	

**LEGEND:**

	Residential 1		Government
	Residential 3		Institutional
	Commercial 1		Public Open Space
	Municipal		Service Station
	Educational (School/Creche)		Special
	Community Facility (Taxi & Bus)		Line of no Access

No. Amendments  
 Client: \_\_\_\_\_  
 Agency: **The Housing Development Agency**



Ontwerp: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Surveerd By: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Geteken: : X. Khosa Datum: \_\_\_\_\_  
 Nagetrek: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Nagelien: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Goedgekeur: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Scale: 1 : 1000

Tekening Nummer: 004/2022  
 Drawing Number: \_\_\_\_\_  
 Here: \_\_\_\_\_  
 Rev: \_\_\_\_\_

REGISTERED TOWN AND REGIONAL PLANNER  
 SIGNED BY: KV DEVELOPMENT GROUP  
 DATE: \_\_\_\_\_

Vol 1 van 1  
 Sheet of 1

## **APPENDIX 4**

### **Public Participation Process**

## **APPENDIX 4.1.1**

### **List of Authorities / Stakeholders**

## **APPENDIX 4.1.2**

### **List of Interested and Affected Parties**

## **APPENDIX 4.2**

### **Register / Proof of EIA Application Notice Delivery**



## **APPENDIX 4.3**

### **Communication to Stakeholders, Interested and Affected Parties**

## **APPENDIX 4.4**

### **Proof of Consultation Scoping Report Circulation**

## **APPENDIX 4.5**

### **Proof of Newspaper Publication**



## Woman of steel



She does what society considers a man's job. Mmamolebogeng Seitelo works with steel and installs steel doors, windows, gates, erects carports, makes steel trash holders and also does electrical installations for businesses and residential clients.

Seitelo is the founder of TWT Electrical and Steel Works, a company she established, which has so far employed four people.

Seitelo is part of Motheo TVET College's Centre for Entrepreneurship and Incubation where students who already have businesses are given further skills, theory, training, resources and a space to operate from.

They are also taught how to formalise their businesses which includes registering them and becoming compliant. Funding institutions like DESTEA, SEDA (Small Enterprise Development Agency) and SARS (SA Revenue Services) are also invited to share their knowledge. The Motheo TVET Centre for Entrepreneurship and Incubation is open to small businesses with the aim of developing budding businesses.

According to Seitelo, she has been exposed to the trade most of



her life and that is how she developed a love for it.

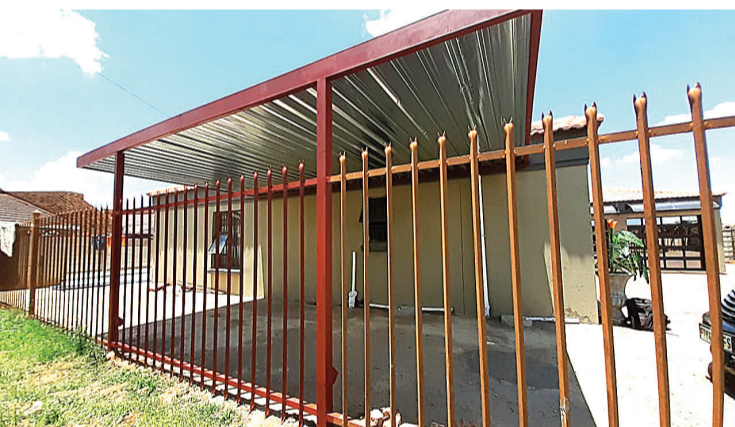
"I don't focus on me as a woman when I am doing the job, I approach my work like any other work. I focus on the task at hand. Challenges that I deal with on a daily basis form part of my work," said Seitelo.

She advises women to not be afraid of challenges and to know what they want, where they want to be and to invest time and energy in achieving their dreams.

She can be contacted on 072 895 9864.

Photos top: Mmamolebogeng Seitelo at work.

Photos below: Some of Mmamolebogeng Seitelo's work.  
By Teboho Masakala



## Volleyball pre-season tourney



Mangaung Volleyball held a pre-season volleyball tournament at Tempe Military Base on Saturday, 9 April.

Seven male teams and four female teams participated in the tournament with each team contributing R100 in this winner takes all tourney. Tournament organizer Kenny Shebe said the winning male team won the money contributed by the male teams

and the same for the women's winners.

In the male tournament, The Red Devils (Kovsies) beat Bad News VC 2-1 in the final to claim R700, while in the ladies tournament Panthers VC beat Bad Mews Ladies 2-0 to claim R400.

In photo: Panthers Volleyball Club celebrating after winning the tournament. Photo supplied.  
By Becker Semela

### Legal notice



Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of DEED OF GRANT G320/1985 in favour of MAMETHE SUZANNA SELAKE, Identity Number: 5503020359087, in respect of certain ERF 1307 BOTSHABELO-J, DISTRICT THABAN'CHU, PROVINCE FREE STATE IN EXTENT 338 (THREE HUNDRED AND THIRTY EIGHT) square meters which has been lost or destroyed. All interested persons having an objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at BLOEMFONTEIN within two weeks from the date of publication of this notice. Dated at BLOEMFONTEIN on this 12th day of APRIL 2022. CONVEYANCER: MICHELLE SCOTT (LPCM-61122) MATSEPES INC, 26/28 ALIHAL STREET, BLOEMFONTEIN Email address: michelle@matsepes.co.za Contact Number: (051) 436 1114.

### Legal notice



KENNISGEWING IN TERME VAN REGULASIE 68 VAN DIE REGISTRASIE VAN AKTES WET, 1937, TEN OPSIGTE VAN 'N VERLORE TITELBEWYS Hiermee word kennis gegee dat kragtens die bepalings van Regulasie 68 van die Registrasie van Aktes Wet, 1937, dit die voorneme is om aansoek te doen om 'n gesertifiseerde afskrif van Transportakte Nummer T2021/2015 gepasseer deur EUGENE FREDERICK SAFFY as gemagtigde agent van die DIE EKSEKUTEURS in die Boedel Wyle GIUSEPPA MARIA CARMELA PANELATTI BOEDELNOOMMER 786/2014 ten gunste van 1. SILVIA ANGELA GRUNOW Identiteitsnommer 620326 0123 082 Ongetroud 2. ABRAMA MARINA KOK identiteitsnommer 630522 0147 08 3 Ongetroud ten aansien van sekere ERF 11701 BLOEMFONTEIN UITBREIDING 70 DISTRIK BLOEMFONTEIN PROVINSIE VRYSTAAT GROOT: 912 (Nege Honderd en Twaalf) vierkante meter wat verlore geraak het of vernietig is. Alle persone wat teen die uitreiking van sodanige afskrif beswaar het, word hierby versoek om dit skriftelik in te dien by die Registrateur van Aktes te Bloemfontein binne twee weke na datum van publikasie van hierdie kennisgewing. Gedateer te Bloemfontein op 12 APRIL 2022. FOURIE PROKUREURS President Reitzlaan 123 Westdene Bloemfontein 9301 e-pos: maria@fourielaw.co.za Tel nr 051-4475093

### Legal notice



NOTICE IN TERMS OF REGULATION 68 OF ACT 37 OF 1947 Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer Number TE 25923/1998 passed by VINCENT VIYAVE NONDYOLA, Identity Number: 670111 5583 087, Unmarried in respect of certain Erf 22908 Mangaung, District Bloemfontein, Province Free State, which has been lost or destroyed. All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at BLOEMFONTEIN within two weeks from the date of the publication of this notice. Dated at BLOEMFONTEIN this 13th day of April 2022. MERVYN JOEL SMITH ATTORNEYS Address: 18 Brill Street, Westdene, Bloemfontein E-mail address: stone@mjsbloem.co.za Contact number: 051 - 430 1572

### Legal notice

#### JG BOTHA ATTORNEYS

IN THE REGIONAL COURT FOR THE REGIONAL DIVISION OF FREE STATE HELD AT BLOEMFONTEIN Case nr: FS/BN/RD/976 /2021 In the matter between: SINA NHLAPO (BORN LESEKEL) PLAINTIFF ID NR: 860630 0420 086 AND LEFA NHLAPO - DEFENDANT ID NR: 8909136361 080 TO: LEFA NHLAPO ID NR: 890913 6361 080 OCCUPATION: UNEMPLOYED LAST KNOWN ADDRESS: BLOEMFONTEIN, FREE STATE PROVINCE BUT WHOSE PRESENT WHEREABOUTS ARE UNKNOWN; Take notice that by summons sued out by this Court, you have been called upon to, within TEN (10) days after publication hereof, deliver to THE REGISTRAR, CIVIL REGIONAL COURT, MAGISTRATES OFFICE, ROOM 124, PRESIDENT BRAND STREET, PRIVATE BAG X20583, BLOEMFONTEIN, 9300 and to the Plaintiff, notice-of-your-intention to defend (if any) in an action where the Plaintiff claims for: 1. A decree of divorce. 2. Division of the joint estate. 3. Each party to pay his/her own legal fees. 4. Further and/or alternative relief TAKE NOTE FURTHER THAT if you fail to give such notice, judgement may be granted against you without further reference to you. DATED AT BLOEMFONTEIN ON 8 FEBRUARY 2022

### Legal notice

#### MARTINS PROKUREURS

LOST OR DESTROYED DEED Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer TE3821/2000 passed by Province Free State in favour of PONAHAISO ANASTACIA MODISE in respect of ERF 1952 BOTSHABELO-L, DISTRICT THABAN'CHU, PROVINCE FREE STATE MEASURING 240 (TWO FOUR ZERO) SQUARE METRES which has been lost or destroyed. All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Bloemfontein within two weeks from the date of the publication of this notice. Dated at Bloemfontein on 12 April 2022

## Dikoena beat James FC



Dikoena FC beat James FC 2-0 during their Mangaung Regional (formerly SAB) league at Clive Solomon Stadium on Tuesday, 12 April.

Dikoena scored their first goal in the 30th minute of the first half, while James missed lots of scoring chances. Half-time score: Dikoena 1-0 James.

In the second half, Dikoena

scored their second goal in the 9th minute and continued to dominate the match.

James' goalkeeper made superb saves denying Dikoena any chance of scoring more goals. Final score: Dikoena 2-0 James.

Action from the game: Dikoena (in black and white stripes) against James FC (in powder blue).

By Becker Semela

## Classic XI FC in their new T-Shirts



Classic FC from Heidedal received new T-shirts on Saturday, 2 April.

Club Chairperson Nelson Jaarsveld said they were surprised by a Good Samaritan (who chose to remain anonymous) who was impressed by the club's performance.

"He came and asked for sizes and said he wanted to get something for us. He bought us T-shirts and printed our logo on it," he said.

This Good Samaritan is an employee at Grey College. He said he always watches Classic's games because they always win with a high score and that they deserve better.

Their last win was on that day (2 April) where they beat Junior Rhee 8-2. The team plays in the IBL Super.

In photo: Classic XI FC at Billy Morrison Stadium in Heidedal.

Photo supplied  
By Becker Semela



### NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF SECTION 24 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NO. 107 OF 1998)

In terms of provisions of the National Environmental Management Act (No. 107 of 1998) and the EIA Regulations 2017 as amended, please be advised that the application for environmental authorisation for the proposed township establishment within the Mangaung Metropolitan Municipality will be submitted by Leago Environmental Solutions to the Free State Department of Economic, Small Business Development, Tourism and Environmental Affairs.

Project Applicant: Mangaung Metropolitan Municipality

Listed Activities Applied for: GN R325, Listing Notice 2: Activity 15 & GN R327, Listing Notice 1: Activity 24 (ii)

Property Description and Location: Plots 55, RE/56, I/56, 72, 73, 74, 80, 81, 82, 83, 84, 85, RE/86, I/86, 87, 92, 93, I/94, 2/94, 3/94, 95, 96, 98, 99, 100, 106, 107, 108, 109, 110, 111, 112, 113, 119, 120, 121, 122, 123, 124, 125, 126, 127, 135, 136, 137, 138, 139, 142 and 143 of Estoire Settlement, Free State Province.

Proposed Development: A township establishment with 1418 Residential 1, 31 Residential 3, 36 Commercial 1, 9 Municipal, 7 Educational (School / Crèche), 9 Government, 6 Institutional, 5 Public Open Spaces, 5 Service Station, 29 Special, and 1 Community Facility

Date of Notice: 20 April 2022

To be identified as an interested and / or affected party, (I&AP), please submit your name, contact information, interest in the matter and any comments in writing within 30 days of this notice.

#### Queries regarding this matter should be referred to:

Leago Environmental Solutions Public Participation Registration and Enquiries:

Unit 79, Block 5  
Lombardy Business Park  
66 Graham Road  
Pretoria  
0084

Mankaleme M. Magoro  
info@leagoenviro.co.za  
Tel: 012 807 7445



## **APPENDIX 4.6**

### **On-Site Notices**