

**21949 – PORTION 260 OF THE FARM RIETFontein 189
AFFECTED LANDOWNER FOCUS GROUP MEETING**

PROJECT	21949 – Portion 260 of the Farm Rietfontein 189
DATE	7 October 2020
TIME	15h00
MEETING NOTES	
INTRODUCTIONS AND WELCOME	<p>Vanessa Stippel (VS) opened the meeting and thanked all the attendees for making the time to be present. She explained that Prism Environmental Management Services (Prism EMS) had been appointed to undertake the Basic Assessment and Water Use Licence Application (WULA) process in terms of the National Environmental Management Act, 1998 and that her role was the independent Environmental Assessment Practitioner (EAP). She further explained that that the purpose of the meeting was to facilitate the discussion between the project team and the landowners affected by the proposed development services.</p> <p>In terms of the Agenda, VS gave an overview of the proposed agenda items and confirmed that everyone was happy with the proposed schedule.</p> <p>She also noted that the main focus of the meeting was Item 3 – Questions and that her presentation would be short and would just provide some basic background information.</p> <p>All attendees introduced themselves (refer to Appendix 1: Attendance register).</p>

<p>OVERVIEW OF THE PROJECT AND BASIC ASSESSMENT PROCESS</p>	<p>VS provided a brief presentation of the proposed development including the following:</p> <ul style="list-style-type: none"> • Activity description • Locality and properties • Basic Assessment and WULA process • Alternatives • Specialist Studies • Impact Assessment • Final Sensitivity Map • Recommendation of EAP <p>Refer to Appendix 2: Power Point Presentation for a copy of the presentation which was provided to all attendees as a handout. A</p>
<p>QUESTIONS</p>	<p>VS explained that questions would be raised in terms of central themes. She also highlighted that notes for the meeting would be compiled but that written comments should be submitted to ensure all concerns and comments could be properly addressed.</p> <p>1. Roads</p> <p>Kirsty Popplestone (KP) asked for clarity on which road was Road A and which was Road B. Pieter Kruger (PK) and Albie Kriel (AK) showed which road was which and also gave context on the Gauteng Roads Masterplan. It was explained that Road A was approved as part of the Beyers Naude Upgrade which was planned for 2021.</p> <p>Diane Beadle (DB) raised concerns that the developer could develop a road in a wetland. It was explained that a process was required to obtain approval before the development and that the road had to be designed in such a way to reduce the impact and allow flow.</p> <p>Janine Leimer (JL) asked for clarity on where Road B ended. AK and PK explained it joined the K56. Concern was raised that the K56 was not going to be constructed. AK explained that the</p>

section crossing Beyers Naude Drive was already approved and was planned for the coming years. Road B would join the K56.

JL and Rob Leimer (RL) requested clarity on why Road B was required. PK explained that he had undertaken a Traffic Impact Assessment. The findings of the study showed that the southern intersection of the development with Beyers Naude would not be sufficient for the development and an additional intersection would be required. In terms of the Gauteng Department of Roads and Transport requirements, intersections on the K56 could only be every 600m. Therefore, the only way to connect Road B to the K56 was along its current route. It was explained that the Beyers Naude Upgrade would open up the development of the area and that a number of properties in the area were planned for development. Road upgrades and new roads in the area would be required. It was also explained that the roads and services would improve the value of the properties in the area.

Charl Fitzgerald (CF) explained that as the developer, he would prefer not to build additional roads as his focus was Portion 260 itself but that it was a requirement that he does. He added that he was one of the first developers in the area but reiterated that the area was likely to be developed in the future.

RL raised concerns that the landowners had no choice. VS provided clarity and explained that the process was such that the Basic Assessment Report had been compiled on the basis of the specialist studies and the information available. She also explained that her role as the EAP was to assess the impacts to the environment as defined in NEMA (which includes, social, economic, cultural and biophysical aspects). She also stressed that public participation was an integral part of the process and that comments on the Report would be taken into account and submitted to the Competent Authority (Gauteng Department of Agriculture and Rural Development or GDARD). They would be responsible for making a decision and would not necessarily approve it. De Wet Botha (DB) explained that GDARD could also approve part of the development and not the other (for example, exclude the roads).

JL raised concerns that the road would impact her irrigated area. It was explained that the road would be 12.5m in her property and 12.5m on the adjacent property would be limited. She also requested information on what would happen to her electric fences. It was explained that the developer would be required to relocate them. She also raised concerns regarding safety and security especially in regard to her sheep.

JL objected to the construction of Road B on her property.

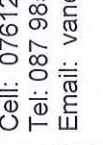





RL objected to the construction of Road B and requested the objections be minuted. VS confirmed that her notes would include this but requested that formal comments be provided. He also requested further information on whether impacts would be compensated. He added that whilst he and JL objected, should the road be put in place, compensation would be necessary.

KP also noted she objected to the construction of Road B. She explained that it would bisect her property and that it would make access to the wetland and dam on property impossible. Discussions on whether the road could be designed to allow access took place. She also noted that the road would impact on her staff cottages.



RL requested more information on what the process was for a road such as road B to be approved. PK explained that it was included on the Gauteng Roads Masterplan and was thus protected. Should any property owner want to change their land use, they would be required to keep the road reserve undeveloped. RL and JL explained that they didn't want to change their land use and had purchased the properties for the lifestyle. RL also asked whether should the road be built whether it was automatically result in a subdivision of his property. Robert Victor (RV) noted that this was not the case and an application for subdivision would be required.

	<p>KP asked whether the Gauteng Roads Masterplan and the plan showing the approved Beyers Naude Upgrade could be made available. DB and PK explained that it was included in the specialist reports made available as part of the BAR. KP was referred to Appendix G. VS requested that KP contact her if she had any difficulty locating the plans.</p> <p>2. Sewer line</p> <p>JL raised concerns regarding the alternative sewer line as it bisects her irrigated land. VS explained that the alternative was not preferred due to impacts on the wetland and that her recommendation was that the proposal be approved as it reduces impacts to the wetland.</p> <p>JL raised concerns on the impact of the sewer line on her grazing land which was required for her sheep. RL asked for clarity on whether the area impacted by the sewer line would be rehabilitated. CF confirmed that yes, the pipeline would be rehabilitated. It was added that there would be sewer manholes every 100m but the rest of the pipeline would be below ground. RL noted that whilst they had concerns regarding the impact of the sewer, the main concern was Road B.</p>
<p>WAY FORWARD AND CLOSE</p>	<p>VS thanked the attendees for their input and discussion and reminded everyone that written comments should be submitted by 22 October 2020.</p> <p>DB also added that the maps and plans utilized in the meeting could be obtained from Appendix A, C and G of the Basic Assessment Report which could be downloaded from the Prism EMS website.</p> <p>The meeting was closed at 17:00.</p>

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AFFECTED LANDOWNER FOCUS GROUP
ATTENDANCE REGISTER

Project Number: 21949		Project Name: Portion 260 of the Farm Rietfontein 189	
Date: 7 October 2020		Time: 15h00	
Name	Organisation and Role	Contact Details.	Signature
Vanessa Stippel	Prism EMS, EAP	Cell: 0761289126 Tel: 087 985 0951 Email: vanessa@prismems.co.za	
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Pieter Kruger	Techworld Traffic Engineers	Cell: 083 447 9961 Tel: 012 348 0386 Email: admin@techworld.co.za	
Melissa Ryan	Techworld Traffic Engineers	Cell: Tel: 012 348 0386 Email: melissa@techworld.co.za	
Alice Kree	Zila Africa Pty	Cell: 011 955-5534 Tel: Email:	
Stefan Fitzgerald	Aerest Projects	Cell: 0825558188 Tel: Email:	

Project Name: Portion 260 of the Farm Rietfontein 189	
Time: 15h00	
Name	Organisation and Role
Contact Details.	
Signature	
Jaco Mouton	Ilifa Africa Eng
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Jonty Fitzgerald	Genesis Projects.
Cell: 0721232646 Tel: Email:	
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Di + Alan Beede.	Prop Owners: Plots 259, 646, 631, 632
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Cell: 071-9937453 Tel: Email:	

Project Number: 21949		Project Name: Portion 260 of the Farm Rietfontein 189	
Date: 7 October 2020		Time: 15h00	
Name	Organisation and Role	Contact Details.	Signature
JANINE KEMMER	owner 252	Cell: j.kemmer@munweb.co.za Tel: Email:	
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PROPOSED DEVELOPMENT OF PORTION 260 (A PORTION OF PORTION 1 14) OF THE FARM RIETFontein 189 IQ AND ASSOCIATED ROADS AND SERVICES ON SURROUNDING PROPERTIES

BASIC ASSESSMENT AND WATER USE LICENCE APPLICATION

AFFECTED LANDOWNER MEETING

1

ACTIVITY DESCRIPTION

THE PROPOSED DEVELOPMENT OF PORTION 260 OF THE FARM RIETFontein 189 IQ INVOLVES A MIX USE DEVELOPMENT WHICH INCLUDES A BROAD RANGE OF USES INCLUDING BUSINESS 1 AND COMMERCIAL USES. THIS AIMS TO SERVE GROWING RESIDENTIAL AREAS AROUND THE AREA. THE FOLLOWING PRIMARY RIGHTS ARE BEING APPLIED FOR:

- ERF 1 – 4 | BUSINESS 1 (AS PER SCHEME: SHOPS, OFFICE USE, DWELLING UNITS, RESIDENTIAL USE, HOTEL AND RESTAURANT)
- ERF 5 | COMMERCIAL (AS PER SCHEME: - WAREHOUSING AND DISTRIBUTION)
- ERF 6-7 | BUSINESS 1 AS PER SCHEME: SHOPS, OFFICE USE, DWELLING UNITS, RESIDENTIAL USE, HOTEL AND RESTAURANT)



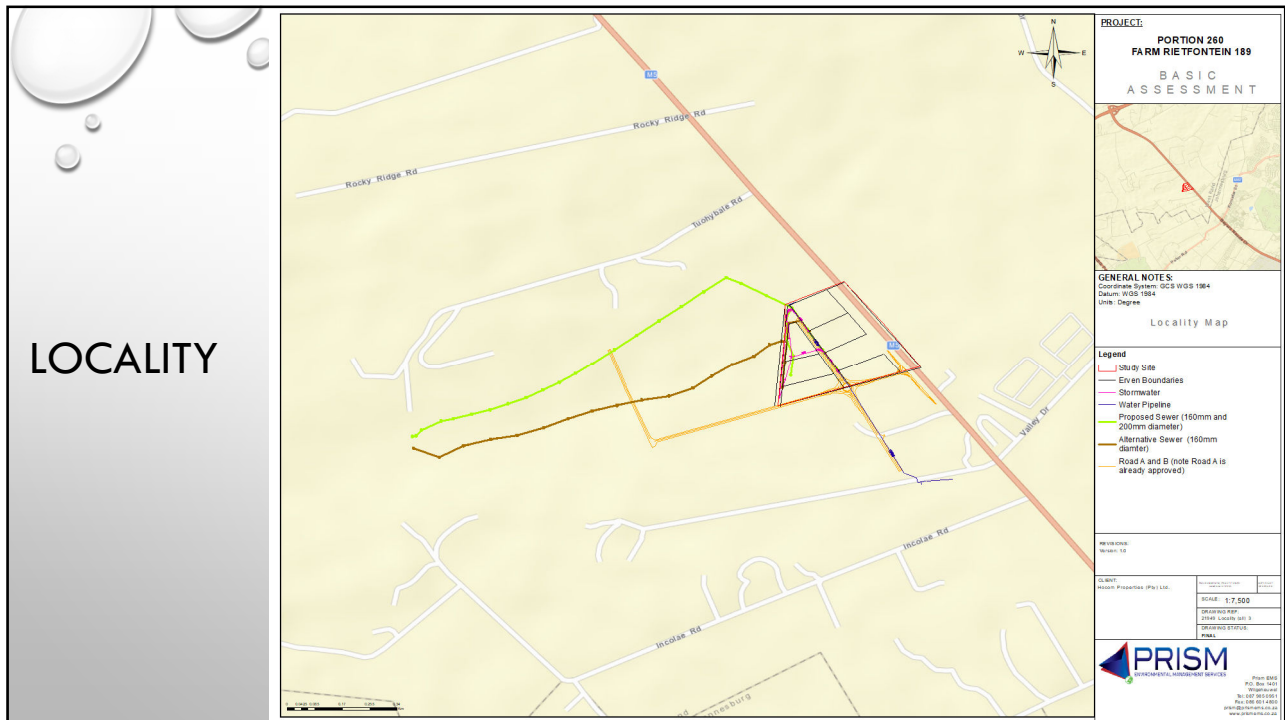
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ACTIVITY DESCRIPTION

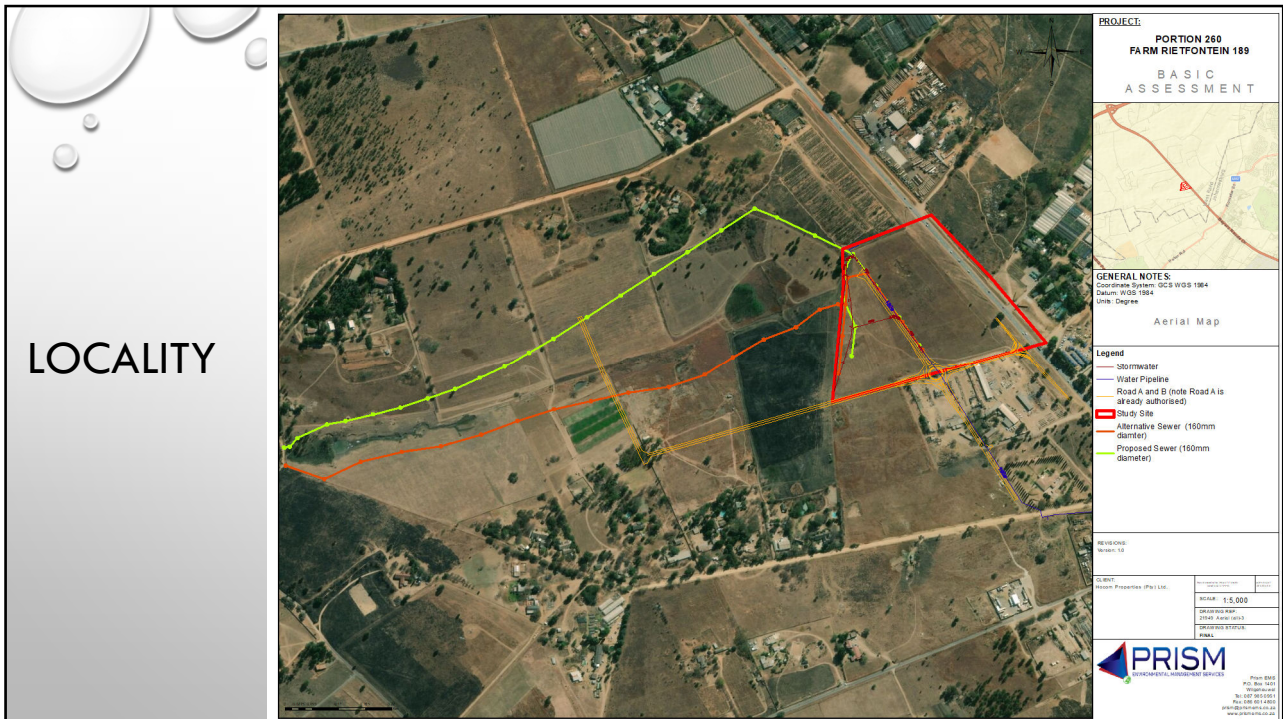
A NUMBER OF ROADS AND SERVICES WILL ALSO BE PUT IN PLACE:

- **WATER** | A NEW 160MM DIA. MUNICIPAL WATER PIPELINE WILL BE INSTALLED IN THE NEW SERVICE ROAD CONNECTING TO THE EXISTING 160MM DIA. MUNICIPAL WATER PIPELINE LOCATED IN VALLEY ROAD (IN ROAD A ROAD RESERVE).
- **SEWER** | A NEW 160MM AND 200MM DIA. EXTERNAL SEWER NETWORK WILL BE CONSTRUCTED TO CONNECT TO THIS EXISTING LINE. A PROPOSED ROUTE AND ALTERNATIVE ROUTE HAVE BEEN ASSESSED AS PART OF THE BASIC ASSESSMENT PROCESS.
- **STORMWATER** | STORMWATER ATTENUATION WILL BE PROVIDED FOR THE 1:5 AS WELL AS THE 1:25 YEAR STORM EVENT SUCH THAT THE PRE-DEVELOPMENT RUNOFF IS NOT EXCEEDED. THE BIO-RETENTION POND WILL INCLUDE AN EARTH BERM WITH CREST PROTECT WITH STONE PITCHING AND VEGETATION WILL BE PUT IN PLACE TO PROMOTE SHEET FLOW INTO THE WETLAND. THE UNDERGROUND SYSTEM WILL CONSIST OF "INTERLOCKING JOINT" CONCRETE PIPES WITH A MINIMUM DIAMETER OF 450MM (UP TO 675MM DIAMETER) AND DISCHARGED IN THE BIO-RETENTION POND.
- **ELECTRICITY** | PRELIMINARY INFORMATION SUGGESTS THAT THE TOWNSHIP WILL BE SUPPLIED BY ESKOM FROM THE EXISTING 86 KV DALKEITH SUBSTATION FROM THE 11 KV KROMDRAAI FEEDER LINE WHICH IS ADJACENT TO THE PROPERTY. THE SUBSTATION AND LINE BOTH HAVE SPARE CAPACITY. INTERNAL SERVICES WILL CONSIST OF AN 11 KV UNDERGROUND CABLE SUPPLYING MINIATURE SUBSTATIONS.
- **ROADS** | AS PER THE REQUIREMENTS OF THE TRAFFIC IMPACT ASSESSMENT, TWO ROADS ARE REQUIRED: **ROAD A** WHICH INCLUDES THE CONSTRUCTION OF A NEW CLASS 5A (COMMERCIAL LOCAL) ROAD – 7.4M WIDE IN A 20M ROAD RESERVE (ALREADY APPROVED AS PART OF THE BEYERS NAUDE ROAD UPGRADES) AND **ROAD B** WHICH INVOLVES THE CONSTRUCTION OF A NEW CLASS 4A (COMMERCIAL COLLECTOR) ROAD – 7.4M WIDE IN A 25M ROAD RESERVE.

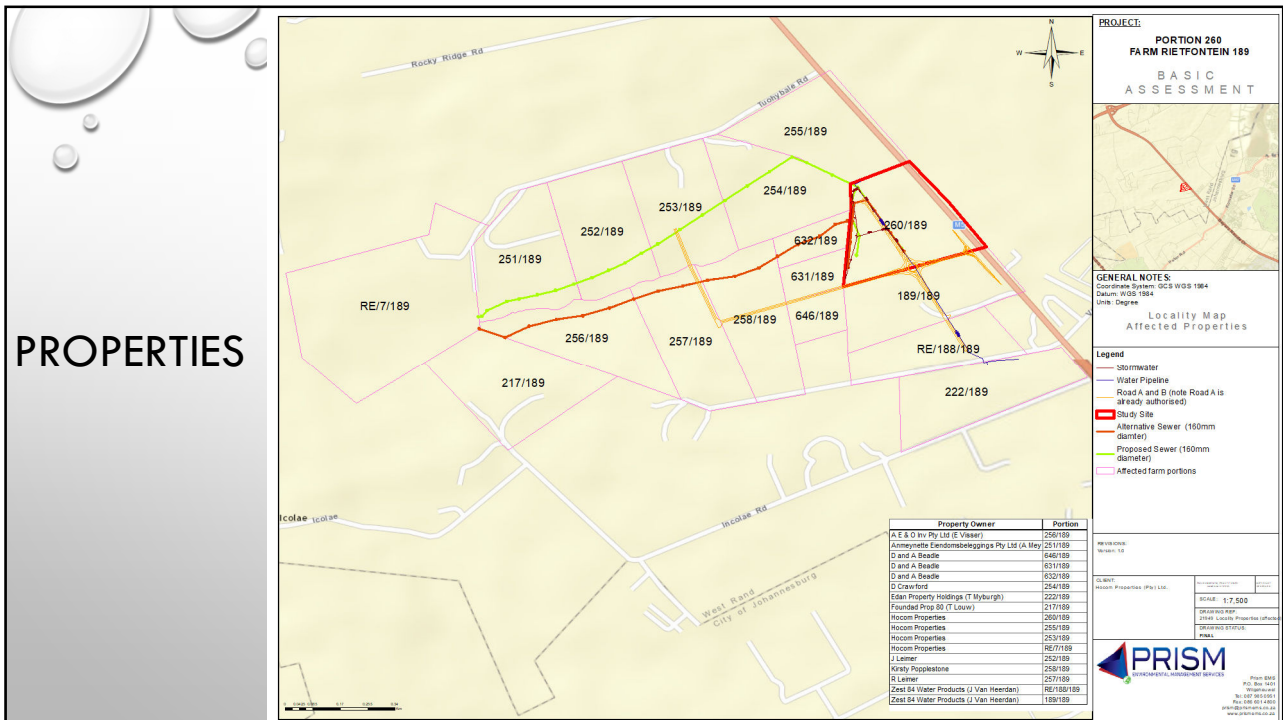
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BASIC ASSESSMENT AND WATER USE LICENCE PROCESS

PRISM EMS WAS APPOINTED AS THE INDEPENDENT ENVIRONMENTAL ASSESSMENT PRACTITIONERS TO UNDERTAKE THE BASIC ASSESSMENT PROCESS IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ASSOCIATED ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REGULATIONS, 2014 (AS AMENDED).

Competent Authority	GN	Activity Number	Type of Environmental Assessment	Authority Reference number
Gauteng Department of Agriculture and Rural Development (GDARD)	R 983 of 4 December 2014 (as amended):	9, 12, 19, 24, 27 and 28	Basic Assessment Process	GAUT 002/19-20/E2532
	R. 985 of 4 December 2014 (as amended)	4 12 and 14		

DUE TO THE PROXIMITY OF THE SITE TO THE WETLAND AS WELL AS THE SERVICES WHICH CROSS THE WETLAND AREA, A WATER USE LICENCE APPLICATION (WULA) IS ALSO REQUIRED IN TERMS OF SECTION 21 (C) AND (I) OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998). AN INTEGRATED PROCESS IS BEING UNDERTAKEN AND THE WULA TECHNICAL REPORT WAS INCLUDED AS AN ANNEXURE TO THE BAR WHICH IS CURRENTLY AVAILABLE FOR PUBLIC REVIEW.

Competent Authority	Act	Section 21 uses
Department of Human Settlements, Water and Sanitation (DHSWS)	National Water Act, 1998	Section 21 (c) Section 21 (i)

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Information Gathering and Authority Consultation

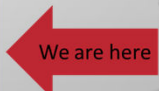
- Client initiation meeting
- Information gathering and initial site assessment
- Compilation of legal framework to determine all necessary authorisations

Specialist Studies

- Specialist Studies – findings to be taken into account in the layout development

Public Participation, Application and Basic Assessment Phase

- 14 day registration period
- Compilation of Application form and Basic Assessment Report
- Submission to Department and registered I&APs
- **30-day public review period**
- Incorporation of comments received
- Submission of Final Document to the Department for review and acceptance



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REMINDER: ALL WRITTEN COMMENTS TO BE SUBMITTED BY 22 OCTOBER 2020

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ALTERNATIVES

AS REQUIRED BY THE EIA REGULATIONS, 2014 (AS AMENDED), A TWO SEWER PIPELINE ALTERNATIVES WERE ASSESSED AS PART OF THE BAR:

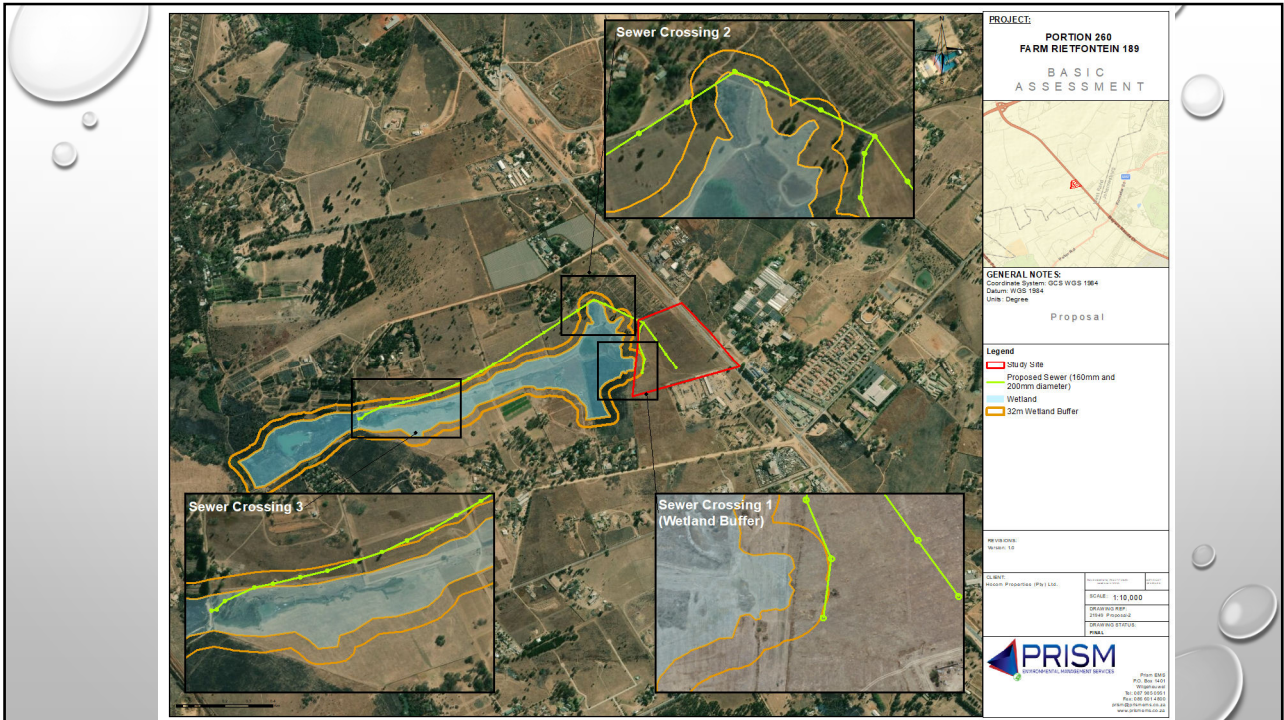
- PROPOSAL
- ALTERNATIVE 1.

THE PROPOSAL INVOLVES THE DEVELOPMENT OF APPROXIMATELY 1.3KM 160MM AND 200MM DIAMETER PIPELINES WHICH TRAVELS TO THE NORTH OF THE WETLAND AND CROSSES THE WETLAND BUFFER IN TWO LOCATIONS BEFORE ENTERING THE WETLAND AREA TO CONNECT TO THE EXISTING LINE.

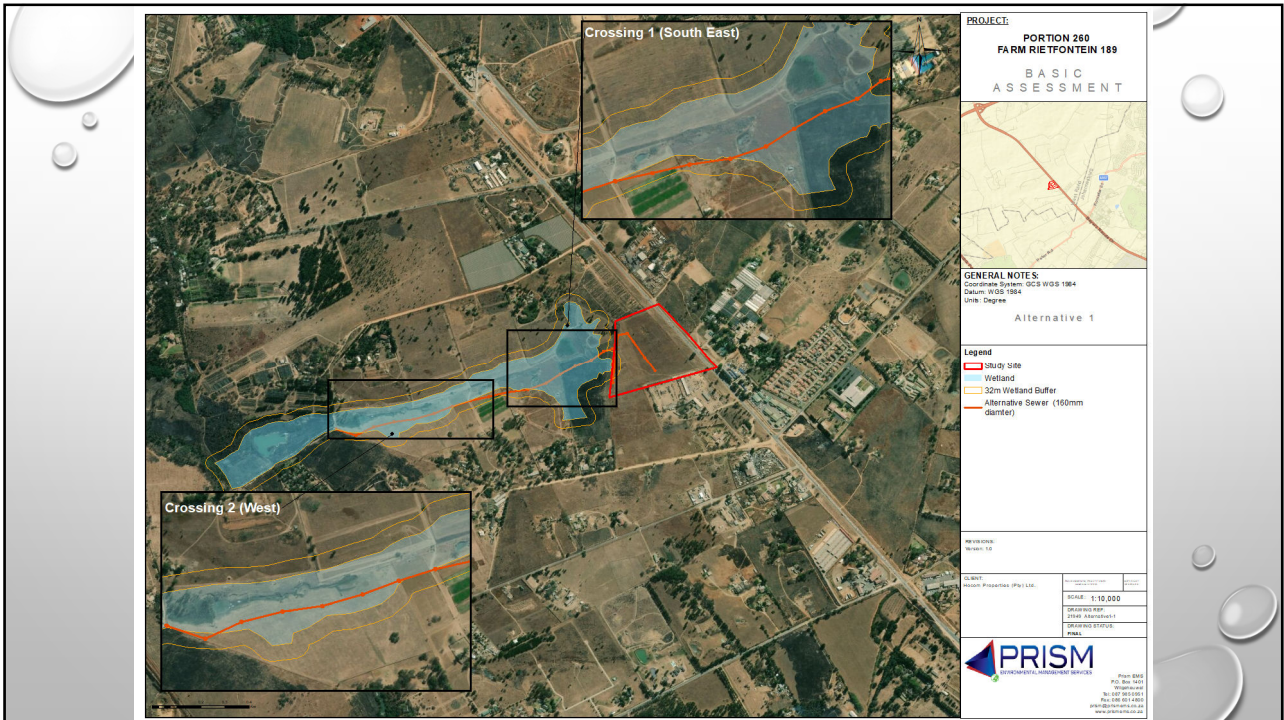
IN CONTRACT, WITH ALTERNATIVE 1, THE 160MM LINE IS SHORTER (ONLY 1.1 KM) BUT ALMOST COMPLETELY TRAVERSES THE WETLAND AND THUS HAS A MUCH LARGER AND DIRECT IMPACT DUE TO MODIFIED FLOW AND LOSS OF WETLAND VEGETATION.

THE NO GO OPTION WAS ALSO ASSESSED.

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SPECIALIST STUDIES

A NUMBER OF SPECIALIST STUDIES HAVE BEEN UNDERTAKEN AND ARE INCLUDED IN THE BASIC ASSESSMENT REPORT:

- WETLAND ASSESSMENT (PRISM EMS, 2020)
- BASELINE ECOLOGICAL HABITAT ASSESSMENT (PRISM EMS, 2020)
- HERITAGE IMPACT ASSESSMENT (HCAC, 2020)
- GEOTECHNICAL REPORT (GEOTHETA, 2019)
- OUTLINE SERVICES SCHEME REPORT (ILIFA, 2020)
- TRAFFIC IMPACT ASSESSMENT (TECHWORLD, 2020)
- STORMWATER MANAGEMENT PLAN (ILIFA, 2020)



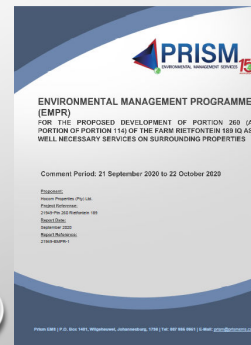
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IMPACT ASSESSMENT AND EMPR

A DETAILED IMPACT ASSESSMENT WAS UNDERTAKEN AND WAS BASED ON THE FINDINGS OF THE SPECIALIST STUDIES. THE FULL IMPACT ASSESSMENT IS INCLUDED IN THE REPORT.

IN SUMMARY, IMPACTS COULD BE SUITABLY MITIGATED TO A LOW/LOW MEDIUM LEVEL WITH THE IMPLEMENTATION OF THE SITE SPECIFIC EMPR WHICH INCLUDES A NUMBER OF DETAILED MITIGATION MEASURES.

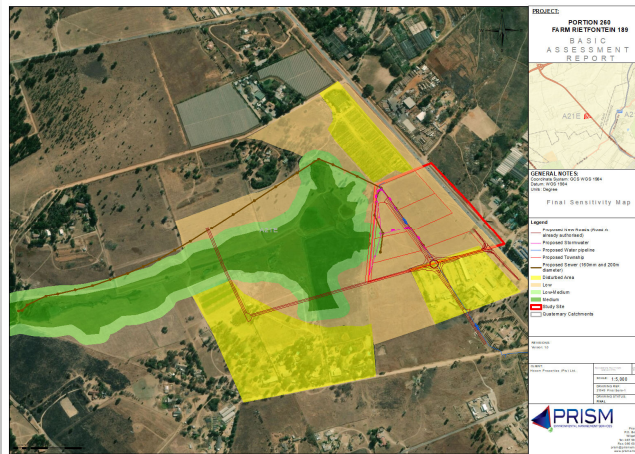
Activity	Location	Duration	Frequency	Intensity	Receptor	Sensitivity	Significance	Mitigation Measures	
								Pre-Construction	Construction/Operational
Excavation	Site 1	12 months	Daily	High	Residential	High	High	Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
Excavation	Site 2	12 months	Daily	High	Residential	High	High	Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
Excavation	Site 3	12 months	Daily	High	Residential	High	High	Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access
								Pre-Construction: Noise barrier, restricted access	Construction/Operational: Noise barrier, restricted access



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FINAL SENSITIVITY MAP

BASED ON THE FINDINGS OF THE SPECIALISTS, THE FOLLOWING SENSITIVITY MAP WAS COMPILED AND IS INCLUDED IN THE EMPR.



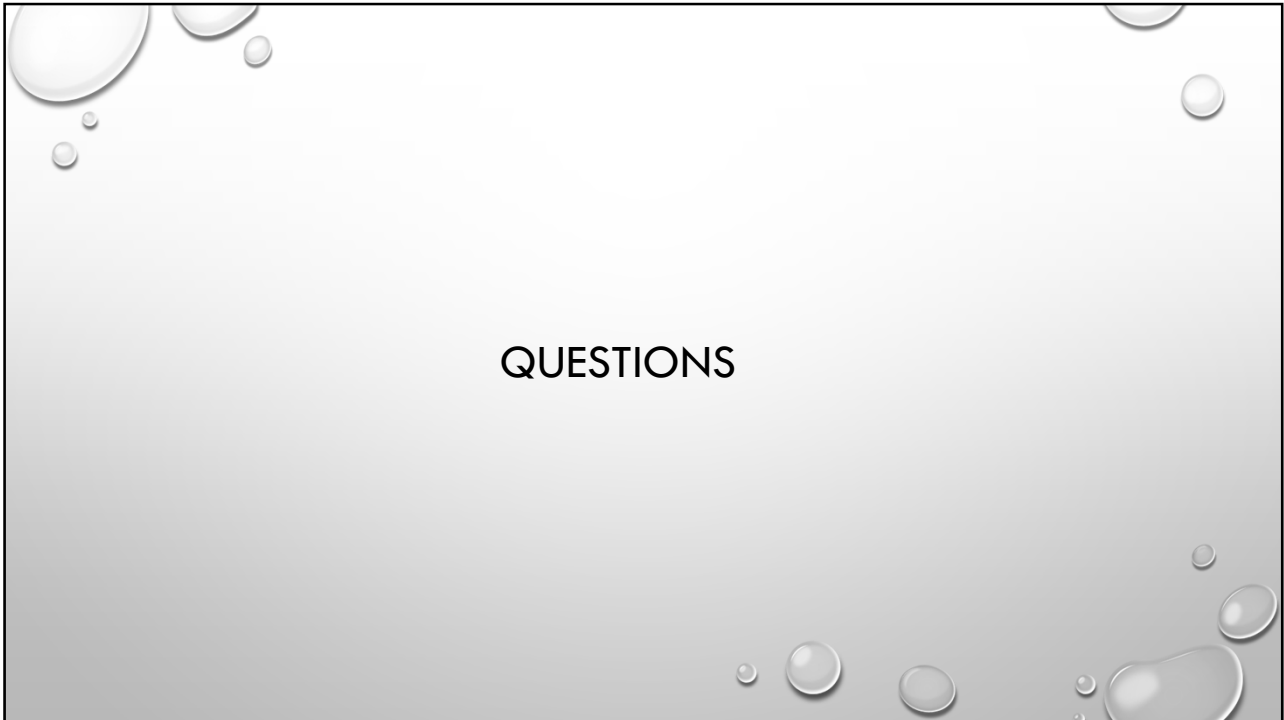
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RECOMMENDATION OF EAP

BASED ON THE FINDINGS OF THE SPECIALIST STUDIES AND IMPACT ASSESSMENT AND TAKING INTO ACCOUNT THE SUCCESSFUL IMPLEMENTATION OF THE EMPR, IT IS FELT THAT **THE PROPOSAL** SHOULD BE AUTHORISED. THE REASONS FOR THIS OPINION ARE DISCUSSED ARE AS FOLLOWS:

- THE PROPOSAL INVOLVES THE DEVELOPMENT OF APPROXIMATELY 1.3KM OF 160MM AND 200MM DIAMETER PIPELINE WHICH TRAVELS WITHIN THE PROPERTY AND CROSSES THE BUFFER SLIGHTLY BEFORE EXITING THE PROPERTY TO THE NORTH, AND THEN CROSSING THE WETLAND AND WETLAND BUFFER BEFORE ENTERING THE WETLAND AREA TO CONNECT TO THE EXISTING LINE.
- IN CONTRAST WITH THE ALTERNATIVE, THE PROPOSAL LIMITS THE IMPACT TO THE WETLAND AS FOR MOST OF ITS LENGTH IT OCCURS OUTSIDE THE DELINEATED WETLAND. THIS REDUCES IMPACTS TO WETLAND INTERFLOWS.
- IT ALSO REDUCES POTENTIAL WATER QUALITY ISSUES.
- LASTLY, THE PROPOSAL DOES NOT ENCROACH ON THE ESA AND ZONE 3 OF THE GPMEF WHILST THE ALTERNATIVE DOES. THE PROPOSAL THEREFORE REDUCES THE IMPACT TO THE ESA AND GPMEF AREA.

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