



## GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

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PER FACSIMILE: 011 300 8790

BY REGISTERED MAIL

P.O. Box 70406  
BYANSTON  
2021

Tel no.: 011 300 8700

PER FACSIMILE / REGISTERED MAIL

Dear Mr. Mark Corbett

**AMENDMENT GRANTED: PROPOSED TOWNSHIP DEVELOPMENT TO BE KNOWN AS THE HILLS (PROPER) ON A PORTION OF THE REMAINDER OF PORTION 1077 OF THE FARM RIETFontein 375 JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

With reference to your application for amendment of the above-mentioned Environmental Authorisation (EA), the Department has, in terms of the powers vested in it by Regulation 30 of GN R. 982 of the Environmental Impact Assessment Regulations, 2014, decided to **amend** the Environmental Authorisation.

You are instructed in terms of Regulation 4(2) of the regulations to notify all registered interested and affected parties, in writing and within **fourteen (14) calendar days** of the date of this letter, of the Department's decision to amend the Environmental Authorisation as well as the provisions regarding the lodging of appeals that are provided for in the regulations.

Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014 which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within **twenty (20) calendar days** of the date of notification of the decision submit your appeal including supporting documents to the appeal administrator by any of the following means:

**Postal Address:**

The Appeals Administrator  
Department of Agriculture and Rural Development  
PO Box 8769  
**JOHANNESBURG**  
2000

**GDARD**  
Office of the HOD

04 SEP 2015 000014

**Physical Address:**

The Appeals Administrator  
Department of Agriculture and Rural Development  
11 Diagonal Street  
Diamond Building, 04<sup>th</sup> Floor  
Newtown  
**JOHANNESBURG**  
2000

**Fax No:** 011 240 3158/2700

**Email Address:** [appeals@gauteng.gov.za](mailto:appeals@gauteng.gov.za)

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms Tsholofelo Mere at telephone number 011 240 3204 or email address [Tsholofelo.mere@gauteng.gov.za](mailto:Tsholofelo.mere@gauteng.gov.za). The appeal form is also available from our website: [www.gdard.gpg.gov.za](http://www.gdard.gpg.gov.za). Should you have queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

**Yours faithfully**



**MS. THANDEKA MBASSA**  
**HEAD OF DEPARTMENT**

**DATE:** 03/09/15

**GDARD**  
**Office of the HOD**  
04 SEP 2015 000014



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### Addendum to Environmental Authorisation

**Authorisation Register  
Number:**

Gaut 002/05-06/0031

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Office of the HC

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**Amendment Application  
Number:**

Gaut 006/13-14/E0113

**Holder of Authorisation:**

Mr. Mark Corbett



## 1. Decision

The Department has decided to amend the Environmental Authorisation with reference Gaut 002/05-06/0651 ("Initial EA") dated 03 July 2006 issued to **Bluecore Investments (Pty) Ltd.**

## 2. Amendment to the Environmental Authorisation

The partial amendment of Environmental Authorisation for the proposed township establishment to be known as the Hills on Portions 72 and 73 of the farm Rietfontein 375 JR issued on 02 July 2014 is hereby amended.

## 3. Condition of approval of the amendment

All other conditions contained in the initial Environmental Authorisation cited above must still be complied with, except in instances where such conditions and EMPr conflict with the conditions and specifications contained in this addendum to the EA; in that case, the contents of the addendum to the EA must be considered over those of the initial EA.

### 3.1 General

- a) A copy of this Addendum together with a copy of the Initial EA must be kept on site. It must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the Environmental Authorisation ("EA") who works or undertakes work on site. If it is not possible to keep copies on site, it must be kept at the offices of the site manager.
- b) The holder of EA must notify registered interested and affected parties, in writing and within **fourteen (14) days**, of receiving notice of the Department's decision to amend the initial EAs. The notification referred to in b. must:
  - Specify the date on which the Addendum was issued and reasons for the decision.
  - Inform the Registered Interested and Affected Parties of the appeal procedure provided for in Chapter 2 of the National Appeal Regulations, 2014 and
  - Advise the Registered Interested and Affected Parties that a copy of the Addendum will be furnished on request.
- c) Non-compliance with a condition of this Addendum may result in criminal prosecution or other actions provided for in the National Environmental Management Act 107 of 1998 ("the NEMA") and the Regulations.
- d) The holder must notify the Department, in writing within **seven (7) days** if a condition of this Addendum is not adhered to. Any notification must be accompanied by reasons for the non-compliance.

Date of signature: 03/09/15

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## Reasons for Decision

### 1. Background

The Department issued Environmental Authorisation Gaut 002/05-06/0651 on 03 July 2006 for the proposed golf course development which comprises of a club house, private resort, and hotel with time sharing units, eco-residential and golf villages, maintenance and workshop area, sewage works, residential and commercial development. Further, this Department granted a partial amendment for the township development for residential, commercial/business uses and a school on 02 July 2014. The appellant, Ivan Pauw and Partners submitted an appeal to the MEC stating that Public Participation Process was not done properly. The MEC's decision was that adequate Public Participation Process be conducted in order to notify all surrounding interested and affected parties as well as the registered interested and affected parties and provide them with all information pertaining to the proposed amendment to Environmental Authorisation.

The applicant appointed **Bokamoso Environmental** to compile and submit the information and directed by both the Department and the MEC.

### 2. Information Considered

The Department took, *inter alia*, the following into consideration -

- a) The information contained in the application for amendment of EA received by the Department on 10 March 2014.
- b) The approved amendment to Environmental Authorisation issued by this Department on 02 July 2014.
- c) The Initial Environmental Authorisation with reference number Gaut 002/05-06/0651 issued on 3 July 2006.
- d) The objectives, principles and requirements of relevant legislation, policies and guidelines, including section 2 of the NEMA.
- e) The information contained in the Departmental data base, including Geographic Information System.

### 3. Key Factors Considered

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) Adequate Public Participation has now been undertaken to notifying all surrounding interested and affected parties and all registered interested and affected parties by disseminating all information regarding the proposed amendment to Environmental Authorisation.
- b) The City of Tshwane Metropolitan Municipality was notified and this municipality supports the proposed amendment to EA.
- c) An advert was placed in a National Newspaper (Citizen).
- d) A final layout plan and all studies and reports were disseminated to all interested and affected parties (these include detailed information report prepared for this application).
- e) The appellant is still not satisfy with the removal of a golf estate development and related uses for conversion to mixed use township which comprises of mostly high density residential erven, with various open spaces and a commercial part. Given the alignment of the K147 Road through the site, it has been established that the introduction of higher density residential units with supporting non-residential uses along this road will make spatial and town-planning sense and will lead to optimal use of the infrastructure.

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#### 4. Findings

Having considered the information and factors listed above, the Department made the following findings:

- a) All issues and concerns raised during Public Participation Process were adequately addressed. This includes issues of infrastructure services (roads, sewer, water and electricity). The applicant has submitted the application for the construction of K147 from the Hills Proper to Garsfontein Road. Environmental Authorisation for upgrade/ extension of the Atterbury Road and Environmental Authorisation has been received by the applicant. The stormwater master plan has already been developed for the area. An application for the construction of the Swavelpoort outfall sewer and rising main for the area has already been submitted. The applicant is in the process of submitting an application for the construction of the pipeline from the Grootfontein Reservoir to the township. Eskom has confirmed the availability of capacity to accommodate the proposed development.
- b) The area that was put aside for the open space in the initial Environmental Authorisation issued by this Department will not be developed and will still serve for the open space purpose.
- c) All other conditions set out in the initial Environmental Authorisation are still applicable.
- d) The proposed township is in the Suburban Densification Zone in terms of the 2013 Regional Spatial Development Framework, Region 6. Therefore it is supported by the City Tshwane Metropolitan Municipality.

In view of the above, the Department is of the opinion that the amendment would not result in a negative environmental impact that would conflict with the general objectives and principles of integrated environmental management laid down in Chapter 5 of the NEMA and that the detrimental environmental impacts resulting from the proposed amendment can be mitigated to acceptable levels. The Environmental Authorisation is **accordingly amended**.

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