

June 28, 2019

Attention: Registered Interested and Affected Party

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION ISSUANCE FOR THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT 002/18-19/E0123**

This letter serves to inform you, as a registered Interested and Affected Party (I&AP), that the Gauteng Department of Agriculture and Rural Development (the Department) has decided to grant P J J VAN VUUREN BELEGGINGS (PTY) LTD (the applicant) with an Environmental Authorisation for their "Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld" and its associated activities. The Department has authorised these activities by virtue of the powers delegated to it by the MEC in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations of 4 December 2014, as amended on 7 April 2017. The Department's decision was signed on the 25th of June 2019 and issued on the 26th of June 2019. The Environmental Authorisation and Reasons for the decision (Annexure 1) are attached to this letter.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations of 4 December 2014, as amended on 7 April 2017, the applicant must, in writing and within 14 days of the date of the decision on the Environmental Authorisation application, ensure that all registered I&APs are provided with access to the decision and the reasons for such decision; and that the attention of all registered I&APs is drawn to the fact that an appeal may be lodged against the decision in terms of the National Appeal Regulations, 2014. Labesh (Pty) Ltd is facilitating this process on behalf of the applicant.

In terms of Chapter 2 of the National Appeal Regulations, 2014, an appeal may be lodged against the decision by the Department to grant an Environmental Authorisation. An appellant must submit the appeal to the Appeal Administrator, and a copy of the appeal to the applicant (P J J VAN VUUREN BELEGGINGS (PTY) LTD), any registered I&AP and any organ of state with interest in the matter within **20 days** from the date that the notification of the decision for an application for an Environmental Authorisation was sent to the registered I&APs by the applicant (via the EAP). The deadline for submission of appeals is the **18th of July 2019**.

An appeal submission must be-

- (a) submitted **in writing** on the form (Appeal Form) obtainable from the Appeal Administrator; and
- (b) accompanied by-
 - (i) a statement setting out the grounds of appeal;
 - (ii) supporting documentation which is referred to in the appeal submission; and
 - (iii) a statement, including supporting documentation, by the appellant to confirm compliance with regulation 4(1) of the National Appeal Regulations.

Any appeals should be addressed to the **Appeals Administrator of the Gauteng Department of Agriculture and Rural Development** and submitted by any of the following means:

By post: P. O. Box 8769, Johannesburg, 2000

Hand delivery to: 56 Eloff Street, Umnotho House, 23rd Floor, Johannesburg, 2000

Fax: 011 240 3158/2700

Email: appeals@gauteng.gov.za

The appeal form as well as any further information regarding the appeals process can be sought from the Appeal Administrator, Ms. Tsholofelo Mere, at the contact details provided below:

Ms. Tsholofelo Mere

Tel: (011) 240 3204

Email: tsholofelo.mere@gauteng.gov.za

The appeal form is also obtainable from the Department's website: www.gdard.gpg.gov.za

Please do not hesitate to contact us should you require any additional information or if any of the information provided in this letter is unclear.

Environmental Assessment Practitioner for the project	Labesh (Pty) Ltd - Lourens de Villiers Tel: 082 789 6525 Email: admin@labesh.co.za Fax to Email: 086 552 6837 Postal Address: PostNet Box #469, Private Bag X504, Sinoville, 0129
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Regards



Lourens de Villiers

Managing Director and Environmental Assessment Practitioner



GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Reference: GAUT 002/18-19/E0123

Enquiries: Aristotelis Kapsosideris

Tel: +27 (0)11 240 3398

Email: Aristotelis.Kapsosideris@gauteng.gov.za

P J J Van Vuuren Beleggings (Pty) Ltd

P. O. Box 555

WAPADRAND

0050

Email: arriefaure@larc.co.za

By Registered Mail

Dear Piet Janse van Vuuren,

ENVIRONMENTAL AUTHORISATION GRANTED-BAR: THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 1211 PIERRE VAN RYNEVELD EXTENSION 2, CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Regarding the above-mentioned application, please be advised that the Department has decided to grant Environmental Authorisation (EA). The EA and reasons for the decisions are attached herewith.

In terms of Regulation 4 (2) of the Environmental Impact Assessment Regulations, 2014, you must notify all registered interested and affected parties, in writing, and within 14 days of the date of this letter, of the Department's decision in respect of your application as well as the provisions regarding the making of appeals.

Your attention is drawn to Chapter 2 of the National Appeals Regulations, 2014 which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within 20 days of the date of the 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
P.O. Box 8769
Johannesburg
2000

Physical Address

The Appeals Administrator
Department of Agriculture and Rural Development
56 Eloff Street, Umnotho House, 23rd Floor
Johannesburg
2000

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

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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. The appeal form is also available from our website: www.gdard.gpg.gov.za. Should you have any queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Kind regards,



MS MATILDA GASELA
HEAD OF DEPARTMENT: AGRICULTURE AND RURAL DEVELOPMENT

DATE: 25 June 2019

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AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

ENVIRONMENTAL AUTHORISATION

Reference Number:	GAUT 002/18-19/E0123	
Holder of Authorisation:	P JJ Van Vuuren Beleggings (Pty) Ltd	
Location of Activity / Activities:	Erf 1211 Pierre Van Ryneveld	
Coordinates:	Latitude (S)	Longitude (E)
	25°50' 53.71"	28°14' 42.06"

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26 JUN 2019
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1. Decision

The Department is satisfied, based on the information available to it and subject to compliance with the conditions of this Environmental Authorisation (EA), that the applicant should be authorised to undertake the activity specified below:

2. Activity Authorised

Under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014, the Department hereby authorises-

P J J Van Vuuren Beleggings (Pty) Ltd

with the following contact details:

P. O. Box555
WAPADRAND
0050

Tel No.: 012 807 0760
Fax No.: 012 807 0767
Email: arriefaure@larc.co.za

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26 JUN 2018
000022

to undertake the activities listed as Activity 27 of Listing Notice 1 and Activities 4 (c) (xii), 12 (c) (iii) and 15 (b) (i) of Listing Notice 3 of the Environmental Impact Assessment Regulations, 2014 for the proposed residential development on Erf 1211 Pierre van Ryneveld which falls within the jurisdiction of Tshwane Metropolitan Municipality.

The Granting of this EA is subject to the conditions set out below.

3. Specific Conditions

- 3.1 Environmental Authorisation is granted for the proposed residential development on Erf 1211 Pierre Van Ryneveld Extension 2 including 3 open spaces. The subject development measuring approximately 3. 4109 hectares in extent is authorised as outlined on the layout plan attached as Appendix C "Site Development Plan".
- 3.2 The recommendations of the Dolomite Stability Investigation Report and Geotechnical Classification with comments from the Council of Geosciences dated 23 May 2017 must be implemented. No residential development is allowed in Zone D1 and if commercial developments are planned on this zone as per recommendation Council of Geoscience.
- 3.3 Recommendations of the Traffic Impact Assessment (Appendix G) need to be adhered to. Consultation must be ongoing with the traffic authorities should any amendments be required as a result of road closures in the vicinity due to nearby sinkholes affecting existing traffic patterns.
- 3.4 The construction area must be clearly demarcated before any construction activity takes place and signage must be displayed during the construction phase to inform the general public about potential dangerous conditions on site.
- 3.5 Energy efficiency and sustainability principles, must find practical application in the design and construction of the development such as using natural light as a substitute for electrical lighting, and using more efficient heating and cooling equipment to reduce energy loads.
- 3.6 All fuels and lubricants used during the construction phase must be stored in a demarcated area with bund walls in accordance with applicable standards. The storage and handling facility must also comply with all regulations governing the storage and handling of those materials.

- 3.7 Where engine oil, diesel or solvent materials are accidentally spilled on the ground, the contaminated soil must be immediately excavated and remediated using appropriate and applicable methods or removed to a suitable waste disposal facility and the site must be rehabilitated to the satisfaction of this Department.
- 3.8 Management of all waste streams to be generated during construction and operational phase in line with the "3Rs (Reduce, Reuse and Recycle)" hierarchy of waste management principles.
- 3.9 The preparation of building material (e.g. mixing of cement, concrete, sand etc.) must be done on an impermeable surface to avoid seepage into the soil.
- 3.10 Should any heritage resources of any nature be uncovered during the construction development, development must cease, South African Heritage Resource Agency (Gauteng Province) and/ or professional Heritage Specialists must be contacted immediately for investigations.
- 3.11 On completion of the project, all litter and construction debris must be removed from the site immediately. All waste must be disposed of at a registered or permitted waste disposal site for the type of waste produced.
- 3.12 Post development rehabilitation must make use of species which are indigenous/endemic to the area.
- 3.13 Removal of vegetation must take place only within demarcated footprint area. Cleared indigenous vegetation must be stockpiled for possible reuse for rehabilitation or landscaping.
- 3.14 Mitigation measures to reduce dust must be implemented throughout the construction phase. Further, dust must be suppressed on access roads and construction areas during dry periods through regular application of water or a biodegradable soil stabilisation methods.
- 3.15 The on-site safety plan must be communicated and made available as well as training be provided in the appropriate emergency procedures and onsite treatment in case of emergencies.
- 3.16 No blasting to take place without consultation with the surrounding residential owners.

4. Management of the Activities

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25 JUN 2018

The Environmental Management Programme ("EMPr") submitted as part of the application for EA 0022 is also authorised in terms of the EA and must be implemented. In addition to the submitted EMPr, the following must be implemented and be considered part of the subject EMPr:

- 4.1 Precautions must be taken in respect of the dolomitic conditions to avoid groundwater seepage and minimise sinkhole formation. A site specific Dolomitic Risk Management Strategy must be incorporated into the EMPr.
- 4.2 All waste streams to be generated during the construction and operational phases must be managed in accordance with the hierarchy of waste management principles and disposal at an authorised landfill site must be the last option. Proof of disposal of waste must be kept on site and made available to the Department upon request.
- 4.3 The surface storm water management plan must be based on Sustainable Urban Drainage Systems (SUDS) Principles and consider source, local and regional controls including the dolomitic conditions. This can include vegetated curb extensions, porous tar and concrete paving as well as rainwater harvesting methods.

5. General Conditions

- 5.1 The conditions of this EA are binding on the holder of the EA ("The Holder"), including any person acting on his or her behalf, including but not limited to an agent, sub-contractor, employee or person rendering a service to the holder of the EA.
- 5.2 The activities authorised may only be carried out at the property or site indicated in this EA.
- 5.3 The activity / activities must commence within a period of 10 years from the date of issue of this EA. If commencement of the activities does not occur within that period, the EA lapses and a new application for EA must be made for the activity or activities to be undertaken.

- 5.4 Any changes to, or deviation from, the activity or activities description set out in this EA must follow the appropriate amendment process described in the Environmental Impact Assessment Regulations, and be approved, in writing, by the Department before such changes or deviation are effected. In assessing whether to approve such changes or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of EA to apply for further authorisations in terms of the Regulations.
- 5.5 Where any of the applicant's contact details changes, including the name of the holder of the EA, the physical or postal address and/or telephonic details, the applicant must follow the relevant amendment process as prescribed in the Environmental Impact Assessment Regulations, by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 5.6 This EA does not negate the holder's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
- 5.7 This EA and EMPr must be kept at the property or site where the activity or activities will be undertaken. The documents must be produced to any authorised official of the Department who requests to inspect them and must also be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work at the property.
- 5.8 Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations.
- 5.9 If the Department has reason to believe that the EA was obtained through, fraud, non-disclosure of material information or misrepresentation of a material fact, the Department may, in writing, suspend or partially suspend, with immediate effect, the EA and direct the holder of such EA forthwith to cease any activities that have been commenced with or to refrain from commencing any activity, pending a decision to withdraw the EA.

Date of the Environmental Authorisation:

25 June 2019

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000022

ANNEXURE 1: REASON FOR DECISION

1. Background

The applicant, P J J Van Vuuren Beleggings (Pty) Ltd, applied for an EA to undertake the activity listed Activity 27 of Listing Notice 1 and Activities 4 (c) (xii), 12 (c) (iii) and 15 (b) (i) of Listing Notice 3 all of the Environmental Impact Assessment Regulations, promulgated in terms of the National Environmental Management Act, 1998, (Act No. 107 of 1998) (as amended) for the proposed residential development on Erf 1211 Pierre Van Ryneveld Extension 2, which falls within the jurisdiction of the Tshwane Metropolitan Municipality.

The applicant appointed Labesh (Pty) Ltd to undertake an Environmental Basic Assessment process - BA.

2. Information Considered in Making the Decision

In reaching its decision, the Department took, inter alia, the following into consideration:

- 2.1 The information contained in the Final Basic Assessment Report received by the Department on 17 May 2019.
- 2.2 The comments received from Interested and Affected Parties as included in the Final Basic Assessment Report of 17 May 2019.
- 2.3 The relevant information contained in the Departmental information base including the Geographical Information System (GIS), Gauteng Conservation Plan Version 3.3 and the Gauteng Provincial Environmental Management Framework (GPEMF), 2015.
- 2.4 The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended).
- 2.5 The findings of then site Inspection conducted by Thabisile Nkosi the official from this Department on 5 May 2019.

3. Key Factors Considered in Making the Decision

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.

- 3.1 The environmental attributes of the site.
- 3.2 Dolomitic characteristics.
- 3.3 Compatibility of the activity with surrounding land uses.
- 3.4 Public Participation Process.

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26 JUN 2019 000022

4. Findings

After consideration of the information and factors listed above, the Department made the following findings:

- 4.1 Although the site is vacant and carries an open space zoning, it does not exhibit any major environmental attributes and there are other undeveloped and natural open space erven in close proximity to this site to meet general recreational needs. A specialist study has also determined that there are no wetlands on site.
- 4.2 The proposed site is underlain with dolomite in terms of C-Plan Version 3.3. however, the Council of Geoscience is satisfied that single storey residential development is suitable on site and that certain precautionary measures be adopted where low rise (3 storeys)

development is proposed, subject also to conditions and other measures as set out in SANS 1936 Part 3.

- 4.3 The proposed site falls within Zone 1 (Urban Development Zone) in terms of GPEMF, 2015 which is compatible with the proposed development.
- 4.4 The Public Participation Process met the requirements outlined in the Environmental Impact Assessment Regulations, 2014. A newspaper advert with the relevant details was placed in the "Sake Beeld" of 6 March 2019. Objections and concerns from existing residents have been addressed and responded to.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in this EA, the activities will not conflict with the general objectives of integrated environmental management laid down in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to acceptable levels. The Environmental Authorisation is accordingly granted.

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26 JUN 2019
000022