

Reference : 14/12/16/3/2391

**ENVIRONMENTAL IMPACT ASSESSMENT REPORT :**  
**PROPOSED RECTIFICATION IN TERMS OF SECTION 24G OF**  
**NEMA IN RESPECT OF A**  
**LEISURE RESIDENTIAL DEVELOPMENT ON PORTION 14 OF THE**  
**FARM TWEESPRUIT 198, PARYS, FREE STATE PROVINCE**



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# 1 **INTRODUCTION**

## 1.1 **ENVIRONMENTAL IMPACT ASSESSMENT REPORT**

This Environmental Impact Assessment report is a further step in the application process for authorization of an unlawful activity. It is compiled in accordance with the requirements set out in the Environment Impact Assessment Regulations, 2010 promulgated in terms of sections 24 (5) and 44 of the National Environmental Management Act, 1998 (Act 107 of 1998) (as amended) (GN R545) as well as in terms of Section 24 (G) of the National Environmental Management Act, 1998. This Environmental Impact Assessment report therefore, *inter alia*, contains the following:

## 1.2 **AIMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT**

The EIA will aim to provide the following:

- (a) short background information of the EAP
- (b) a description of the activity;
- (c) a description of the property on which the activity is to be undertaken and the location of the activity on the property;
- (d) a description of the environment that may be affected by the activity and the manner in which the physical, biological, social, economic and cultural aspects of the environment may be affected by the development activity;
- (e) details of the public participation process conducted and an identification of legislation and guidelines that have been considered in the preparation of the environmental assessment report;
- (f) a description of environmental issues and potential impacts, including cumulative impacts that have been identified;
- (g) a description of the need and desirability of the proposed activity;
- (h) a description of identified potential alternatives to the proposed activity, including advantages and disadvantages that the proposed activity may have;

- (i) information on the methodology that will be adopted in assessing the significance of potential impacts including specialist or specialized processes;
- (j) a description and comparative assessment of all alternatives identified;
- (k) a summary of the findings and recommendations of specialists;
- (l) a description of all environmental issues that were identified with an assessment of the significance of each issue and an indication of the extent to which the issue could be addressed;
- (m) an assessment of each identified potentially significant impact;
- (n) a description of any assumptions, uncertainties and gaps in knowledge;
- (o) a reasoned opinion as to whether the activity should or should not be authorised;
- (p) an environmental impact statement;
- (q) a draft environmental management programme;
- (r) copies of specialist reports;

### **ISSUES TO BE ADDRESSED IN THE ENVIRONMENTAL IMPACT ASSESSMENT**

These issues were identified during the Scoping process and will be discussed in this EIA report. Mitigation has been considered where necessary and appropriate action recommended as reflected in this report:

Surface water-, soil- and groundwater contamination

Air pollution

Noise disturbance

Disturbance of neighbouring community and residents

Solid waste

Handling of Sewage

Topography and Geology

Fauna and Flora

Access Road

Socio-Economic Impact

Visual Impact, particularly in relation to “sense of place”



### 1.3 **DETAILS OF THE EAP AND EXPERTISE OF THE EAP**

This report was compiled by H. L. (Leon) Janse van Rensburg of the firm Vaalplan Town & Regional Planners. Leon van Rensburg is a Town and Regional planner with a Masters Degree in Town and Regional Planning. Vaalplan Town and Regional planners have more than twenty years of relevant experience and more specifically more than 10 years of experience in the carrying out of Environmental Impact Assessment procedures. Mr van Rensburg has personally and/or in terms of guidance and supervision carried out a high number of environmental impact assessments of different types and categories. The combination of his academic background, the contents of his study material during his academic career and his vast experience, equips him adequately to fulfil the responsibilities of an environmental assessment practitioner.

## 2. **DESCRIPTION OF THE ACTIVITY**

### 2.1 **Introduction and background**

The subject property is registered as:

#### **PORTION 14 OF THE FARM TWEESPRUIT 198, PARYS, FREE STATE PROVINCE**

An application is submitted in terms of Section 24G of the National Environmental Management Act of 1998 to the Department of Environmental Affairs for the rectification of unlawful activities on the above mentioned property.

#### **THE DEVELOPMENT (ACTIVITY)**

The owner envisages an eco-friendly private holiday estate where the density of the development would be approximately 1 residential unit per ±5 hectares which constitute a low density development. The holiday estate is in the form of a Sectional Title development.

The footprint area of the existing units and infrastructure is only  $\pm 6000\text{m}^2$  in extent.

A layout plan of the development is attached as Annexure "B".

The development is serviced as follows:

### **Water**

Boreholes are used for potable water and the provision and reticulation of this potable water supply and maintenance is the responsibility of the Home Owners Association of which the owner forms part.

### **Sewerage**

There is no municipal sewer disposal network in this area. Sewerage and waste water is managed by making use of septic tank and French drain systems. These systems will be replaced by water tight suction tank systems.

The sewage systems are maintained by the governing body and owners of the existing 3 (three) units to ensure that no spillages take place which can contaminate the Vaal River or groundwater. In all the years of existence of the development, no spillages occurred.

### **Solid waste removal**

Solid waste are removed and disposed of at the registered land fill site of Parys. The body corporate is responsible for the arrangements regarding the collection and disposal of refuse.

## **Electricity**

Eskom power is used for the units. Eskom provided an electrical connection point on the concerned property. The owners are responsible for the installation and maintenance of the electricity supply to the existing units.

## **THE SITE**

The total size of the property is 34,1488 hectares.

Currently three existing dwelling units are found on the property and after notification by the Department of Environmental Affairs that the existing units were built without obtaining the necessary Environmental Authorisation no further construction on the property took place.

Portion 14 of the farm Tweespruit is situated adjacent to a similar eco-friendly development and in essence forms part of a greater development known as Jumanji.

The three existing units are used as weekend/holiday/leisure dwellings by the owners of these units.

The 3 (three) existing dwelling units were built on the property by the owner, "Gedeelte A van Tweespruit 198 BK". The members of the company explained that they were unaware thereof that Environmental Authorisation is required for the development..

The first unit was erected in November 2002, the second unit was built at the end of 2003 and the last unit was erected between July and December 2004. After an inspection by the Free State Department of Tourism, Environment and Economic Affairs it was brought under the attention of the owner that the three units were built without the necessary Environmental Authorisation and it is therefore unlawful.

As soon as the unlawful development activity came under the attention of the owner, Vaalplan Town & Regional Planners were immediately appointed to undertake the necessary application process for rectification of the unlawful activity.

The Section 21 application in terms of the old Environmental Conservation Act, 1989 (ECA) was submitted the first time to the Free State Department of Environmental Affairs on the 25<sup>th</sup> of May 2006 and the executing official appointed was Mr B.A. Lepaku (reference number: EM1/2/(c)/06/159). Unfortunately the application was misplaced by the Department and the application was subsequently submitted again on the 1<sup>st</sup> of September 2007 and the executing official appointed was Mr D.E. Krynauw. The report was then distributed to Arcus Gibb Consultants for review. Final processing of the application was however never completed and it was again referred back to the Free State Department of Environmental Affairs for review.

After numerous meetings and inquiries for information, the application was again given to a new executing official at the Free State Department of Environmental Affairs, Me. Boipelo Mogorosi. This official decided that the property falls within a heritage area, the Vredefort Dome Conservancy.

The applicant and Vaalplan however disagree with the finding that the property is situated within a conservancy as the property is situated just outside Parys and only a small portion of the concerned property is situated in the proposed **demarcated buffer area** of the proposed Vredefort Dome Conservancy. The Vredefort Dome Conservancy has not been proclaimed as such to date and it therefore effectively does not exist. However, the application was then subsequently referred to the National Department of Environmental Affairs by Me. Boipelo Mogorosi for finalization and an acknowledgement of receipt was received from this Department on the 24<sup>th</sup> of August 2011.

The National Department of Environmental Affairs requested that an Environmental Impact Assessment Report be submitted in order for the application to be finalized.

## Surrounding area

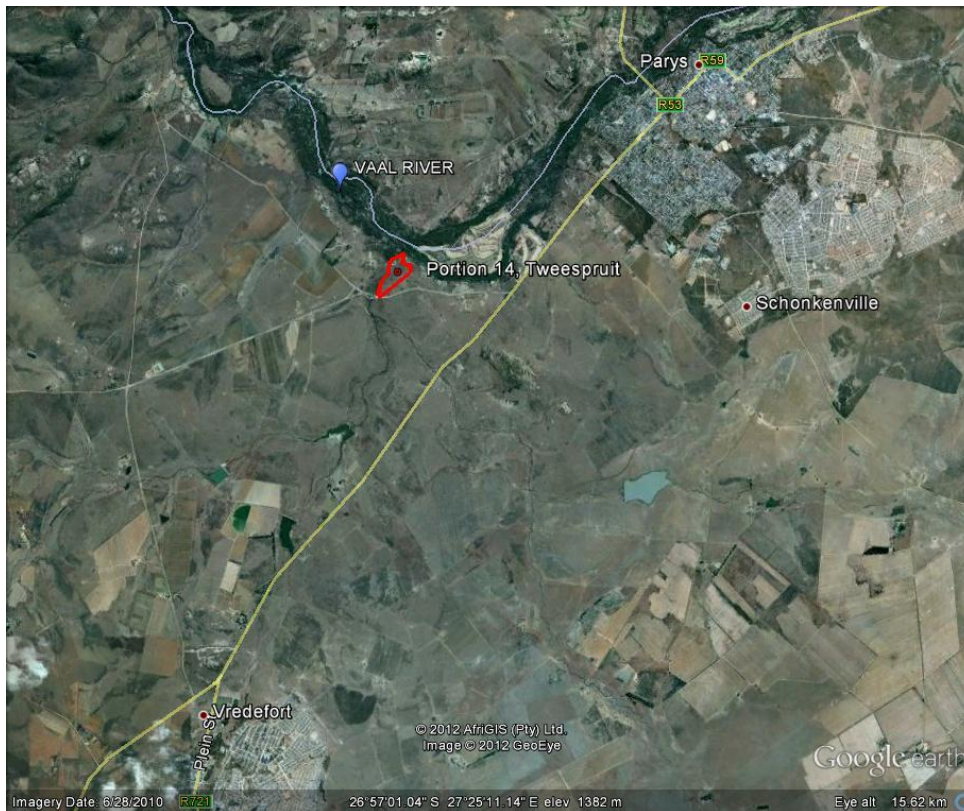
As previously stated the existing units are located adjacent to a similar eco-friendly development and in essence forms part of this greater development known as Jumanji. A golf estate exists on the direct opposite side of the subject property on the other side of the Vaal River.

## 2.2 Locality

### Location within a local context

The property is located in the Free State and is situated approximately 5km South-West of Parys on the Free State side of the Vaal River. The Vaal River forms the boundary of the concerned site on the Northern side.

The property falls within the municipal area of the Ngwathe Local Municipality.



**Figure 1: Google™ Earth image indicating the locality of the study area.**

### **Location within a regional context**

The development is within a 120 km radius from Johannesburg and within a 30 km radius of the Vaal Triangle

Although the site falls within the administrative region of the Free State Province, it is within the sphere of influence of urban areas in North West and Gauteng.

A locality plan which is included as annexure “A” indicates where the property is situated and how it can be reached.

## **3. BRIEF DESCRIPTION OF HOW THE ENVIRONMENT MAY BE AFFECTED**

### **3.1 PHYSICAL ENVIRONMENT**

Impacts associated with climatic and atmospheric conditions within the proposed study area are considered to be negligible to low.

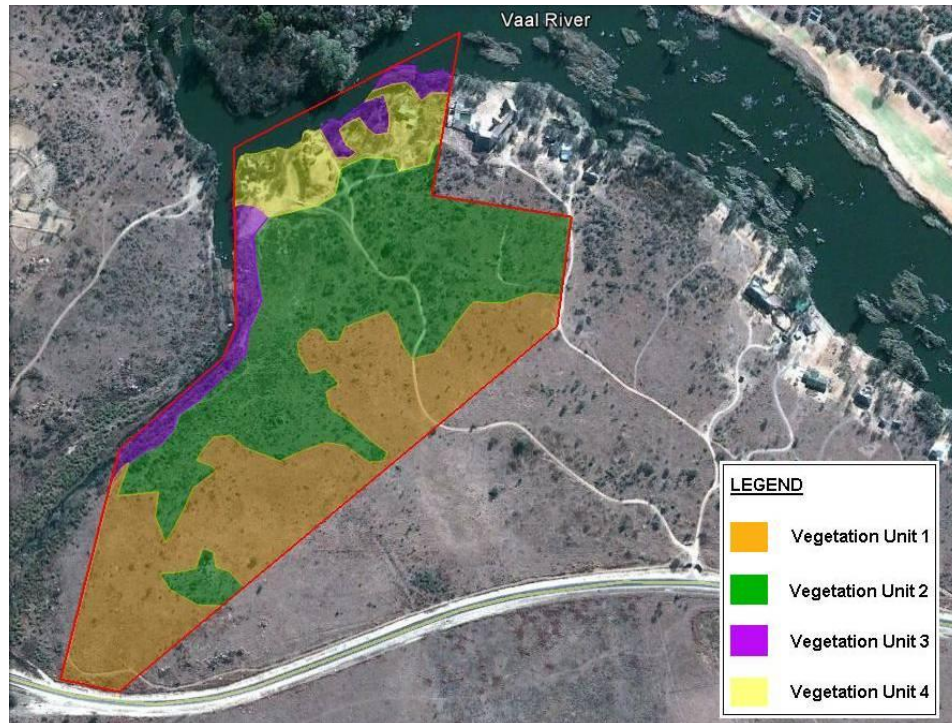
In the distant past the property was probably used for grazing purposes when the property was still part of the larger farm. However currently no cattle grazing takes place on the property.

The concerned property such as other adjacent properties (Jumanji) is developed as eco-residential estate. Although the physical environment changed due to the commencement of the activity, no strange development was introduced into the area. The impact of the existing building structures, is not more than what the impact of a farmhouse with outbuildings would be.

### 3.2 **BIOLOGICAL ENVIRONMENT VEGETATION**

Mr A.R. Götze was instructed to carry out a study in this regard and it should be noted that he did not only focus on the transformed areas (footprint areas of the development) but on the **whole property** in order for the Department to form a comprehensive impression of the property in general so to be able to make an informed decision.

According to Mr AR Götze from Environment Research Consulting (ERC) the general description of the vegetation of the study can be divided into four broad vegetation units:



**Figure 3: Google™ Earth image of broad vegetation units recorded on the property**

Vegetation Unit 1 (VU1): Grassland Vegetation

Vegetation Unit 2 (VU2): Woodland Vegetation

Vegetation Unit 3 (VU3): Riparian Zone Vegetation

Vegetation Unit 4 (VU4): Transformed riparian vegetation

### **VU 1 : Grassland Vegetation**

The vegetation composition of VU1 consists mainly of a strongly developed grass layer with many different herbaceous species and a sparse woody layer. Soils are generally shallow to moderately deep sandy loam soils.

Of the 219 plant species recorded in the study area, 99 (10 woody trees/shurbs, 25 graminoids and 64 herbaceous shrubs, dwarf shrubs, geophytes and other herbs) were recorded in this study area. Of these only 7 % are exotic.

The estimated veld condition of VU1 appears to be in a moderately good condition.

It is however evident that the grazing pressure on the natural veld was high and heavy grazing in the past may also have taken place.

The Specialist Vegetation Diversity Assessment and Riparian Zone Delineation Report are attached as Annexure "C" to this report for further details.

As can be seen from the above, the remainder of the property was not disturbed by the development of the three existing units.





**Figure3: Natural Grassland (VU1)**

### **VU2 : Woodland Vegetation Riparian Zone Vegetation**

This VU (see figure 4 and 5) is found on shallow, rocky sandy and loamy soils and often associated with large boulders and sloping terrain. The vegetation varies between open and semi-closed woodland with a well-developed grass and herbaceous layer.



**Figure 4: Semi-closed woodland between granite boulders on a koppie on the property**



**Figure 5: Large specimen of *Olea europaea* subsp. *Africana* in the rocky outcrop on the property**

121 Plant species (17 woody trees/shrubs, 24 graminoids and 67 herbaceous shrubs, dwarf shrubs, geophytes and other herbs) were recorded in VU2. Of these, 19 (16 %) are exotic.

The estimated veld condition of VU2 is generally moderately good with some isolated poor patches.

### **VU3: Riparian Zone Vegetation**

The vegetation of the riparian zones occurring in the study area vary somewhat between that of the Vaal River riparian vegetation and that of the north draining stream running into the Vaal on the western boundary of the study area (see figure 6).



**Figure 6: Reed bed in the riparian zone of the northward draining stream on the Western boundary of the study area**

The main difference is visible in the height and density of the tree species. Generally, however, the same species occur throughout the riparian areas of both aquatic systems.



**Figure 7: Riparian vegetation with tall trees on the banks of the Vaal River**

The vegetation structure of VU3 consists of a well-developed tree layer with equally well developed undergrowth. As is common with most riparian zones, a mixture of terrestrial and aquatic or semi-aquatic plant species occur in VU3, with the terrestrial vegetation generally occurring away from the river edge, the aquatics in or directly adjacent to the water's edge. Many exotic plant species occur in the riparian vegetation because of the high soil moisture conditions as a result of the way that water courses tend to disperse seed along its banks.

During the time of the study 116 plant species (14 woody trees/shrubs, 24 graminoids and 78 herbaceous shrubs, geophytes and other herbs) were recorded in VU3. 39 (34%) of the recorded plant species are exotic.

#### **VU4: Transformed Riparian Vegetation**

These are the areas where the riparian vegetation has been totally transformed and/or destroyed as a result of the development of the residences and related infrastructure, gardens, lawns, etc. in the riparian zone.

Some of the developments have been done right on the river's edge.



To a large extent the vegetation of VU4 is dominated by exotic plant species. Of the 80 plant species (12 woody trees/shrubs, 15 graminoids & 53 herbaceous shrubs, dwarf shrubs, geophytes and other herbs) recorded in VU4, 46 (58%) are exotic. The few indigenous plants that remain have mostly been incorporated as part of gardens and landscaping. At some of the smaller residences, where gardens and lawns have been less extensively developed some remnants of riparian vegetation remain, but generally all undergrowth in these areas has been removed or is cut at regular intervals.

The mitigation measures and recommendations of the specialist will be discussed in detail in paragraph 7 hereunder as well as in the Environmental Management Programme attached as Annexure "C".

### **Red Data and Protected Plant Species**

Two species that are listed as Declining in the latest Red Data List of South African Plant Species of SANBI (2009) was recorded in the study area during the time of the study. These are the geophytes *Crinum bulbispermum* and *Hypoxis hemerocallidea*. *Hypoxis hemerocallidea* was recorded in VU2 and *Crinum bulbispermum* in VU3.

According to the Free State Nature Conservation Ordinance (FSNCO) (Ordinance no. 8 of 1969) the latter species is also protected. Four other species that are listed as protected by the FSNCO were also recorded (Table 4). No protected tree species according to the SA national protected tree list (DWAF, 2007) were recorded in the study area.

SPECIES NAME	FAMILY	GROWTH FORM	CONSERVATION STATUS	VEGETATION UNIT			
				1	2	3	4
<i>Aloe greatheadi</i> var <i>davyana</i>	ASPHODELACEAE	Succulent herb	P (FS)	X	X		
<i>Ammocharis coranica</i>	AMARYLLIDACEAE	Geophyte	P (FS)	X		X	
<i>Crinum bulbispermum</i>	AMARYLLIDACEAE	Geophyte	D & P (FS)			X	
<i>Hypoxis hemerocallidea</i>	HYPOXIDACEAE	Geophyte	D	X			
<i>Kniphofia</i> species	ASPHODELACEAE	Herb	P (FS)			X	
<i>Olea europaea</i> subsp. <i>Africana</i>	OLEACEAE	Tree	P (FS)	X			

**Note:** D=Declining (SANBI, 2009); P(FS) = Protected (FSNCO, 1969)

### **Exotic Plant Species**

During the study a total of 59 exotic plant species (11 trees/woody shrubs, 3 grasses and 45 herbs) were recorded in the study area and 21 of these species (9 trees/woody shrubs, 1 grass and 11 herbs) are classified as exotic weed and invader species and the remaining 38 are common ruderal and agrestal weeds.

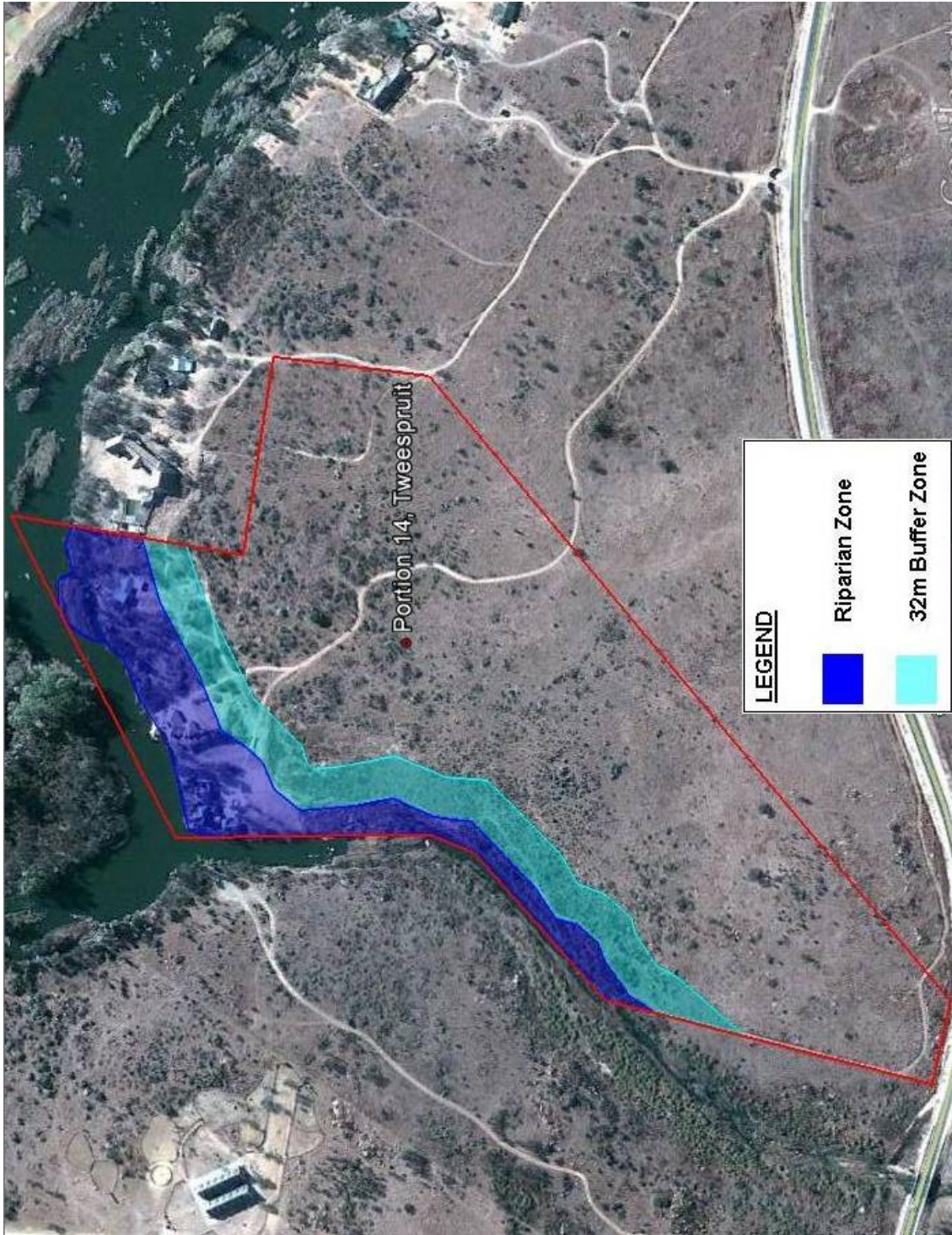
The mitigation measures and recommendations of the specialist will be discussed in detail in paragraph 7 hereunder as well as in the Environmental Management Programme attached as Annexure "G".

### **3.3 RIPARIAN ZONE**

The Specialist, A.R. Götze, made the following statements with regard to the Riparian zone in the study area.

A large portion of the study area was also largely transformed.

The figure hereunder illustrates the delineated riparian zones together with a buffer zone of 32 m. According to the Specialist, A.R. Götze, the riparian zone and delineated buffer zone is **to be protected in future and no further development is to be allowed in this area in future.** The buffer zone serves to protect the riparian zone from degradation through the effects of development and to ensure an effective corridor along which ecosystem services can take place up and downstream from the position of the study area.





### 3.4 **SOCIAL ENVIRONMENT**

The development has a *positive* effect on socio economic aspects in the area. It offers much needed employment opportunities in the area.

Should the development cease to exist, people will lose their jobs.

The demand for country and leisure estates which is a recent phenomenon in the housing market is an example of constant changes in the housing market. With respect to the leisure and country estate some connection could perhaps be found with ecotourism. Ecotourism is now for many years the fastest growing segment in the tourism sector. Resources such as water, topography, vegetation, wildlife and climate are strong attractions. The possibility of gaining semi-permanent access to these resources such as living on country and leisure estates is considered by many as a strong attraction.

It is furthermore noticeable that employers of the type, who would invest in the country and leisure development, generally provide superior accommodation, living conditions and wages for their employees, creating a ripple effect which helps the local population in the whole area.

Dr Irma Wilkinson submitted a dissertation to the Faculty of Economic and Management Sciences of the University of the Free State pertaining to the "Tourism Development in Small Towns: the Case of Parys, Free State (January 2008)". According to her and interviews she held with Local and Provincial Departments, limited properties are available for development; no riverside properties are available any longer and the municipality has yet to set out land, for instance, for residential developments. This can have adverse effects on the future development of tourism in the area. Due to the volatility of the tourism environment, the tourism market is subject to considerable market turbulence. The tourism market is highly sensitive to general economic

slowdowns (Fyall and Garrod, 2005:143). Parys currently depends heavily on domestic visitors, especially from Gauteng.

The importance of tourism as an “anchor for growing local economies” especially in smaller urban centres in South Africa cannot be downplayed. Tourism is considered as a primary growth sector of the area with the potential to diversify the local economy. It is suggested that tourism will continue to play an important role in the development of Parys in the future. Tourism development encourages community participation and the sustainable management of resources.

The existing development on the property is sustainable for the past 11 years and the local community clearly benefit from employment opportunities, rates and taxes and money coming into the local area from outside.

### 3.5 **ECONOMIC ENVIRONMENT**

Developments of this nature do not only contribute to growth in the tourism and housing industry; it has impacts on secondary sectors of the economy such as the services sector, retail sector, industrial sector etcetera. More and more people coming to the area will need medical services, legal services, architectural services, etcetera while more and more people buy convenience goods at local shops, support local restaurants, buy items at local hardware shops and so on. The industrial sector also benefits as more and more people need manufacture goods such as roof trusses, palisade or concrete fencing, security gates and fencing, irrigation etcetera.

In the present instance, the majority of the community will clearly benefit, directly through employment possibilities, financial improvement, and spending power which will enter the region from outside, and indirectly, through the financial benefit accruing to the Local authority from assessment rates, etc.

To ensure that the positive economic impacts are maximised and prolonged the following measures should be considered, wherever possible:

- i) Ensure increased economic development through local procurement wherever possible;
- ii) Employ local labourers and contractors wherever possible.

### 3.6 **CULTURAL ENVIRONMENT**

A Specialist, Jaco van der Walt from Heritage Contracts and Archaeological Consulting CC (HCAC), compiled an Archaeological Impact Assessment on the property. According to him and based on the results of the study there are no significant archaeological risks associated with the development. The recently built houses have not impacted at all on any cultural resources on the site. Three sites have been recorded consisting of the demolished remains of farm labourer housing that is younger than 60 years. These sites are located outside of the development zone and no further action is necessary for these sites.

A second site consisting of MSA artefacts that are exposed by a gravel road were also recorded. Based on the layout of the site, the site is also located outside of the development zone and no mitigation is necessary for this site.

If any possible finds such as tool scatters, bone or fossil remains are exposed or noticed, a qualified archaeologist must be contacted to assess the find. The recently build houses have not impacted at all on any cultural resources on the site.

No buildings older than 60 years exist on the site and no cultural landscape elements were noted. Visual impacts to scenic routes and sense of place are also considered to be low. No further mitigation is recommended for this aspect.

Due to the subsurface nature of archaeological material and graves the possibility of occurrence of unmarked or informal graves and subsurface finds cannot be excluded. If during construction any possible finds such as stone tool scatters, artefacts or bone and fossil remains are made, the operations must be stopped and a qualified archaeologist must be contacted for an assessment of the find.

There were no red flags identified during the Archaeological Impact Assessment (AIA) and subject to approval from SAHRA there is from an archaeological point of view no reason why the development should not proceed if the recommendations as made in this report are adhered by.

#### **4. DETAILS OF THE PUBLIC PARTICIPATION PROCESS THAT HAS BEEN CONDUCTED.**

##### **PUBLIC PARTICIPATION PROCESS**

The primary aims for the public participation process were the following:

- ❖ To obtain meaningful and timeous participation of Interested and Affected Parties (I&AP's);
- ❖ transparency and an understanding of the proposed project and its potential environmental impacts;
- ❖ accountability for information used for decision-making;
- ❖ serving as a structure for liaison and communication with Interested and Affected Parties;
- ❖ assisting in identifying potential environmental impacts associated with the development;

##### **Advertising**

In terms of the EIA regulations, the commencement of the EIA phase of the project was advertised within a local newspaper. A site notice was also placed at the entrance to the properties for further encouragement of public participation. The primary aim of this advertisement and site notice was to ensure that the widest group of Interested and Affected Parties possible are informed of the project. Proof of the advertisement and site notice is attached to the report as Annexure "C".

### **Identification of Interested and Affected Parties**

Interested and Affected parties have been identified as follows:

- by invitation through the media, and site notices to participate in the EIA process
- by identification of surrounding property owners
- by identification of different authorities that should be involved.

### **Interested and Affected Party Database**

All Interested and Affected parties together with dates and details of consultations and record of all issues raised are recorded within a database of Interested and Affected Parties. This database is to be updated on an ongoing basis throughout the project, and will act as a record of the communication/involvement process.

### **A list of interested and affected parties identified**

1. Ngwathe Local Municipality
2. Department of Tourism, Environment & Economic Affairs
3. Department of Water Affairs and Forestry

### **COMMENTS / OBJECTIONS**

Ngwathe Local Municipality provided their comments on the development and their positive comments are enclosed herewith as Annexure “E”

No comments or objections were received during the public participation processes.

## **RELEVANT LEGISLATION**

The following legislation influenced the compilation of this report:

- The Constitution of South Africa (Act 108 of 1996);
- Environmental Impact Assessment Regulations, 2010 promulgated in terms of sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act 107 of 1998) as amended )(GN R385);
- General principles of land development contained in chapter 1 of the Development Facilitation Act No 67 of 1995;
- Subject to the National Environmental Management: Protected Areas Act 2003 there are other sets of legislation that are all used in the management of nature reserve:
  - o The Protected Areas Act 2003 (Act 57 of 2003);
  - o The Biodiversity Bill;
  - o The Nature Conservation Ordinance 12 of 1983;
  - o The Conservation of Agricultural Resources Act, 1983 (Act no 43 of 1983);
  - o National Environmental Management Act, 1998 (Act No 107 of 1998);
  - o The Veld and Forest Fire Act, 1998 ( Act 101 of 1998);
  - o The Fencing Act, 1963 (Act No 31 of 1963).
- National Heritage Resources Act, 1999 (Act No 25 of 1999);
- The National Waste Act, 2008 (Act 59 of 2008) - NEMWA

## **5. A DESCRIPTION OF THE ENVIRONMENTAL ISSUES AND POTENTIAL IMPACTS INCLUDING CUMULATIVE IMPACTS**

## 5.1 LAND USE

Three existing dwelling units are situated on the property and forms part of an existing eco-development known as Jumanji. The Body Corporate of Jumanji and the owners of the existing “unlawful” development reached an agreement in terms of which both owners will maintain the sense of place as an eco-friendly residential development. Therefore on Portion 14 of the farm Tweespruit 198 only the three existing units exist while the farm still retains the sense of place of the area. The existing units are only used by the owners as weekend/holiday retreat destinations.

The surrounding area is well known for its beautiful natural scenery and its recreational/leisure value. Because of this it has become a tourist destination as people visit the area periodically to admire the natural scenery and/or to spend a few days there, away from the hustle and bustle in our large cities and metropolitan areas.

As previously stated the importance of tourism as an “anchor for growing local economies” especially in smaller urban centres in South Africa cannot be underestimated. Tourism is considered as a primary growth sector of the area with the potential to diversify the local economy. It is suggested that tourism will continue to play an important role in the development of Parys in future. Tourism development encourages community participation and the sustainable management of resources.

Parys is a vibrant town and have an array of antique shops, art galleries, restaurants as well as approximately 37 resorts/B&B's in and around Parys.

It also offers tourist facilities. The local tourism industry is further strengthened due to the proximity of the Vredefort Dome Heritage site and the Vaal River. The town is fast acquiring a reputation with a growing number of visitors and shoppers as an “arts and antiques” hub, as many well-known artists, antique dealers, craftsmen and former city dwellers make Parys their home. The number of private game ranches and nature reserves in the Parys area is increasing and team building, conference and wedding

venues cater for every need. Research showed that 9000 – 12 000 vehicles pass through Parys on a busy day (information received from Parys Information centre).

Parys lies on the fringe of the proposed Vredefort Dome which is the remains of an ancient crater. The proposed Vredefort Dome is a World Heritage Site. This status ensures continuous tourist visits the site and area and the renewed conservation initiative by property owners and the Department will ensure that the status is maintained.

Parys is also still serving important central place functions associated with the surrounding farming community; it became a desired destination for retired persons. Parys is rural in nature with attributes in terms of location, natural resources and a distinct sense of place which make it an attractive destination for various types of facilities and services in demand by people in adjacent areas.

Township developments in and around Parys also contribute to the need for an eco-development with the necessary infrastructure to accommodate local residents as well as residents that visit their holiday homes during weekends and holidays.

The units are owned by single families who use it when they have a need to escape to the calmness and tranquillity of nature.

The intention of the applicant was to provide a property where people can own their own accommodation which they will fit out and equip according to their own individual needs.

The three existing units exist for the past  $\pm$  11 years and the conclusion is therefore that it is highly unlikely that the development will have any further negative impact on the environment from a Nature Conservation point of view.

Although the applicant was unaware that he needed to obtain Environmental Authorisation for the development to commence, the applicant is adamant that he will



adhere to the requirements and recommendations of the EAP and Specialists to manage the existing development in the most ecologically friendly way possible.

This proposed combination of conservation and residential development is a way of establishing a balance between the social and economic needs of people and the surrounding environment without degradation of our natural environment.

Should the Department decide that the applicant has to demolish and rehabilitate the site to its former self, the impact will be detrimental to the environment (total degradation of the river bank), while the economic impact on the owners of these units will also be detrimental. The owners purchasing these properties from the applicant as well as the applicant were not aware that environmental authorisation was necessary. Furthermore short- and long term employment opportunities will be lost when informal workers such as domestic workers, maintenance workers, gardeners, etc. will lose their jobs. This will also have a detrimental impact on these families as well.

## 5.2 **SUSTAINABLE DEVELOPMENT**

For an understanding of the concept of sustainable development it is necessary to consider the definition in Section 1(xxxix) of NEMA which state as follows:

*“the integration of social, economic and environmental factors into planning, implementation and decision making so as to ensure that development serves the present and future generations”.*

The legally entrenched requirement to ensure that development is sustainable cannot therefore restrict its focus to environmental or nature conservation factors only. What should also be considered are the realities of economic and social factors. What should be considered regarding social factors is what makes the livelihoods of people possible.

This includes not only the factors that determine income generation, but also those factors that facilitate the quality of life, social networks and other means by which people have to maintain and improve their well-being.

As regards to economic factors, it is necessary to consider the affordability of processes, their potential to generate an income over an extended period (into future generations) and to maintain its ability to support both the environmental and social needs of the area.

This is achieved when activities that will be established in the developmental process will provide at least the same yield as what was possible without the development. This requires an evaluation of existing resources of any given area, what contributes to its value, what detracts from its value and what the potential is.

The development exists for the past 11 years and therefore it can be assumed that this development is sustainable.

### 5.3. **THREAT OF URBAN SPRAWL**

Sprawl is generally referred to as low-density, leapfrog development on the outskirts of urban settings. Sprawl is invariably caused by unplanned or badly planned developments.

As previously stated this development is in existence for ±11 years. It is not just an extension of the conventional townships of Parys and does not constitute urban sprawl or does it set a negative precedent. The development is a country and leisure estate for the enjoyment of nature and the beautiful scenery in the area with a residential feature.

### 5.4 **HIGH POTENTIAL AGRICULTURAL LAND**

The extent of the property is 34,1488 hectares of which only approximately 6000 square metres forms the footprint area of the development.

The property, as previously stated forms part of the existing Jumanji Development and the Body Corporate of Jumanji and the owners of the existing three units entered into an agreement to maintain the sense of place of the area. The Body Corporate of Jumanji and the owners of the three existing units therefore arranged that no fences will be placed between the properties in order to allow wildlife (mostly small mammals) to roam freely in the area.

Previous farming activities on the site may have affected the vegetation and surfaces to some degree, as high cattle stock numbers and overgrazing may have degraded the natural land cover – please refer to Vegetation discussed above.

Agricultural practices will only further degrade the natural vegetation on the property, which is highly suitable for conservation activities such as intended by the Applicant.

The property is not feasible for the conventional type of agricultural activities.

## 5.5 **VISUAL IMPACT**

The development is a proper, neat and well serviced country and leisure estate. All services infrastructure such as sewerage pipes, water pipes and electrical cables are installed subsurface and are not visible.

The development is of a *low density*.

As previously stated properties are not fenced off and there is a feel of openness and nature between properties.

Owners with substantial financial stakes in their properties (other than those who are

only temporary visitors at resorts) have a compelling vested interest in ensuring that the area, especially its ambience, is not degraded and usually particular attention is given to the protection of tranquillity and other qualities.

The development exists for ±11 years and is already integrated into the surrounding area and adjacent property owners and Interested and Affected Parties accepted the development considering that nor the applicant nor the Department received any objection in the past 11 years with regard to the development.

## 5.6 **CUMULATIVE IMPACT**

The legal basis for holistic evaluation in section 2(4)(b) of NEMA states:

*“Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment by pursuing the selection of the best practicable option”.*

The best practical option is defined in section 1(1)(iii) of NEMA as:

*“The option that provides the inmost benefit or causes the least damage to the environment as a whole, at a cost acceptable to society, in the long terms as well as in the short term”.*

The impact of the existing country and leisure residential estate development is of a very low intensity. The potential impact of developments of this nature in a rural area such as the area where the concerned property is located is insignificant because of the following reasons:

- ❖ The development exists for approximately 11 years and according to the Specialists and EAP, although a negative impact could have been created by the erection of the existing units, the impact as a result of demolishing these units will be much more detrimental.
- ❖ Mitigation measures will be adhered to which will minimize any further malpractices/degradation of the environment;
- ❖ The existing development is a well maintained development and causes no pollution;
- ❖ conservation awareness will be raised by revegetating the land and protection of small mammal and birdlife;
- ❖ the surrounding area is a combination of tourist, recreation and living environment. The intended low residential country and leisure estate is not in conflict with this;
- ❖ occupants of developments of this nature tend to protect the area as they are concerned about their interest in the matter.

The impact of developments of this nature elsewhere has proven to be positive. Numerous examples can be quoted where the type of developments similar to the one under consideration has resulted in:

- the restoration of indigenous vegetation that has been destroyed because of agricultural activities;
- the curbing of uncontrolled soil erosion;
- protection and re-establishment of indigenous wild life;
- general conservation awareness.

The cumulative impact on this development is surely to the better of all concerned. Environmental conservation is one of the aims of this development and the applicant will adhere to the mitigation and recommendations of the Specialists to ensure that the existing development is maintained properly and to furthermore ensure that no further negative impacts are caused on the property.

It provides in the social needs of people wishing to have a breakaway home and provides certain permanent employment opportunities. Lastly it contributes to the economic value of the site and of the area as a whole. This economic benefit also secures the long term success and management of the development.

## 6. **NEED AND DESIRABILITY OF THE ACTIVITY**

The members of the owner of the property purchased the property for purposes of developing thereon weekend/holiday residences . According to them they were unaware of the legal requirements in terms of environmental legislation that have to be complied with before commencing with any development.

Holiday/weekend residential estates away from coastal towns in the inland are becoming more and more popular. It is not only the distance from the inland to the coast that is a deterring factor, but people have become more aware of the recreational and leisure potential offered by beautiful nature areas.

As previously stated the existing three units are situated adjacent to an existing eco-residential estate known as Jumanji. The owner and the Jumani Home Owners Association has an internal arrangement between them in terms of which residential units in Jumanji and the existing three residential units of the applicant will not be separated by fencing them off. This will contribute to as less as possible interference with nature and movement of small mammals..

The owner/applicant is desirous to upkeep the essence of the eco (wildlife) estate with its natural beauty which has been his intension from the outset..

Ecotourism is now for many years the fastest growing segment in the tourism sector. Resources such as water, topography, vegetation, wildlife, and climate are strong

attractions. Gaining permanent access to these resources such as living on wildlife estates is considered by many as a strong attraction.

Modern lifestyles within brick and mortar surroundings combined with long working hours, have created the desire amongst many urbanites to seek comfort and leisure in nature in their spare time..

The Vaal River like the Hartebeespoort Dam and the Magaliesberg in the North-West Province, are confronted by such a demand. Where natural resources are available to cater for the need, these resources should be utilised within limits not detrimental to the environment.

Where the resources are available to cater for the need, the degree of success will obviously depend on the kind of offering (supply) to satisfy the need. Suffice to note that there are market forces at work within a regional context that cannot be ignored.

In this case, the eco-estate as envisaged by the owner/applicant already materialized, although no formal environmental authorisation was provided. It was never the intension of the applicant not to adhere to legal requirements. The owner/applicant created an eco-friendly leisure residential estate where the underlying desire is to protect the environment. One fact to substantiate this is that the existing units are low density – one unit per ±5 hectares

It is a requirement in terms of the Development Facilitation Act (Act 67 of 1995), that land use and land use change must be considered on merits. Therefore various land use options must be considered and the most sensible option in terms of potential, surrounding use and the effect on the environment must be implemented..

This intended development meets the general principles for land development as set out in chapter 1 of the Development Facilitation Act in that it :

- (i) Promotes the integration of social, economic, institutional and physical aspects of land development;

It will be located in an area within the existing Parys, Vereeniging, Vanderbijlpark and Sasolburg areas with their comprehensive urban infrastructure, which includes health facilities, retail facilities, social facilities, cultural facilities, education and sports facilities etcetera, that creates the potential and capacity for developments of a great scale and variety.

- (ii) Promotes integrated development in rural and urban areas in support of each other;

The Vaal river is without doubt the one attribute the area possesses that has the potential to generate leisure and tourist related development in the area. Spontaneous integration between development on riparian properties and urban areas takes place. The river, weekend/holiday homes, hospitality facilities, restaurants etcetera attract thousands of people from places such as Johannesburg, Pretoria and elsewhere to the area over weekends and holidays. The local economy benefits in the following way :

- Provision of building material;
- Provision of furniture;
- Provision of professional expertise;
- Provision of labour
- Provision of maintenance and garden services;
- Influx of people over weekends and holidays support local convenience shops, petrol stations, doctors, the local boat industry, hardware outlets, restaurants, etcetera;
- By the creation of job opportunities



- (iii) Promotes the availability of residential and employment opportunities in close proximity to each other;

Employment in agriculture barely exists and is diminishing steadily. There is no local industry. There is also no public transport, while taxi services are inadequate and expensive. In consequence, locals do not have access to the already scarce work opportunities in town. This development would generate opportunities which will alleviate their poverty. There is no doubt that the majority of the community will clearly benefit directly through the employment possibilities, financial empowerment and spending power which will enter the region from outside and indirectly, through the financial benefit accruing to the local authority from assessment rates and tourism.

- (iv) Optimises the use of existing resources;

Some would possibly argue that the larger part of the area is an agricultural area. There is however not much agricultural activities taking place, especially on the small parcels of land on the banks of the Vaal River. Farmers on the Free State side of the river who cultivate land and who have irrigation rights, points out that the cost of water makes it economically unviable to irrigate. The existing small holdings are furthermore too small to be economically viable.

No-one can deny that the area has excellent potential for tourist and recreational related development. Considering the value of responsibly exploiting this potential of this resource as pointed out in (ii) above, it becomes clear that this kind of development will optimise the use of this resource.

- (v) Promotes a diverse combination of land uses.

From the discussion thus far in this report it has already become evident how a diverse combination of land uses in the area will benefit the community. New and

nearby job opportunities will for instance emerge and eventually the total community will be uplifted.

To own a second home in the countryside for purposes “to go away from it all”, has become almost a necessity for many, for the following reasons:

- People want to relax in nature’s beautiful surroundings;
- People want to spend quality time with their families and friends;
- People want to do outdoor sports and other activities they cannot do at home;
- People want to enjoy nature again;
- People want to get away from the city and places where they can be disturbed;
- The development is therefore seen as a wonderful opportunity to enable individual families to own and enjoy a piece of the biggest riparian area in the region.

This development also provides employment opportunities amongst the local population. This fact will be substantiated further in this report.



**Figure 2 : The existing units blends in with the natural area.**

### “Leisure holding(eco)”country type of development

The country leisure estate type of development proves to be popular, due to the following reasons:

- ❖ A need exists for people to be able to own weekend/holiday housing, where the unit can be fully furnished and equipped according to individual needs. It is convenient for short breaks and only a few necessary items need to be brought along for weekend or fortnight visits;
- ❖ It is similar to a holiday home at the coast, with one difference, it is much closer, and can be visited far more often;
- ❖ Further, the dwelling units could also be used for more permanent accommodation when people want to stay longer.
- ❖ There is a demand for country estates.
- ❖ Developments of this nature prove to be sustainable. The advantages of this type of development are evident.

### Favourable location

- ❖ It is in close proximity of excellent roadways approximately 120km from Johannesburg.
- ❖ The area has a wonderful natural aesthetic appearance;
- ❖ The climate is moderate;
- ❖ The area is quiet and tranquil;

### In the interest of the surrounding area

Job opportunities are created as a result of the development for instance, with regard to maintenance and up keeping.

A large number of properties in the area are owned by people from elsewhere who come here over weekends and during holidays. These people from outside spend money locally on food, clothes, furniture, building material etcetera. The contribution of this spending power to the local economic activity is immense but is not realised by many.

Considering that this development has been in existence for the past 11 years and that no Interested and Affected Party objected when the development came into existence, it can safely be accepted that the surrounding property owners and Interested and Affected parties are satisfied that the development falls in the scope and character of the sense of place of the surrounding area.

## **7. ALTERNATIVES ANALYSES**

### **7.1 Utilisation of the site area for agricultural purposes**

The reasons why agriculture is not being practised on the concerned property are due to the following:

Size of the property: The property is too small to sustain a viable agricultural concern;

Topography of the property: The property is a riparian property with steep slopes towards the Vaal River. Disturbance of the land surface as a result of cultivation or the concentration of cattle will lead to severe erosion;

Soil and vegetation: The gravel and clay soils cannot sustain suitable vegetation to support any cattle farming or crop farming.

## 7.2 Location alternatives

It is again important to take note that the development of the three existing units on the property is totally in line with the character of the surrounding area.

Should the Department decide that the existing units must be demolished, not only will this property be influenced but the natural beauty of the surrounding development will also be negatively impacted upon and the impact on the existing wildlife will also be detrimental.

The developer chose this location due to the following reasons:

- ❖ Leisure related developments need to establish in areas that are attractive in terms of sense of place and recreation resources;
- ❖ The land is perfectly located for the intended type of development;
- ❖ The owner did not own property in a “more suitable” locality;
- ❖ Developable land is becoming increasingly scarce;
- ❖ It is therefore submitted that the choice of the present location was obvious and sensible.

It can be accepted that there are many alternative locations for this type of development. This does not mean that this specific site is more or less suitable for the development.

## 7.3 Land use

- ❖ It has been pointed out in this report why the land should rather be used for development as proposed and not agriculture;
- ❖ The development is a sensible use for the land.
- ❖ The footprint of the area developed is only 6000m<sup>2</sup> out of a total property size of 34 hectares. It is an extremely low density development.

- ❖ The concerned land which is a resource cannot be used sensibly for any other purposes. “Optimal use” is a requirement in terms of the Development Facilitation Act.
- ❖ Considering the existing type of land use of the surrounding smaller parcels of land, the tourism and leisure related character Parys and the proposed Vredefort Dome has taken on, the obvious land use of this and similar properties in the area, is recreation and tourism related.

#### 7.4 The No-Development Option

According to the Specialist, conducting the Specialist Vegetation Diversity Assessment and Riparian Zone Delineation study, Mr. A.R. Gotze who has a M.Sc *cum laude* (*Phytosociology and Restoration Ecology, PU for CHE*) the existing impact on the environment is as described hereunder:

*....Due to the high level of habitat transformation of the riparian vegetation in the study area expected further impacts are fairly limited. At this stage it could be debated that demolishing of the current development and/or infrastructure, in an attempt to reclaim and rehabilitate the river bank and associated vegetation may be detrimental to the overall stability of the river bank. Erosion or collapse of the river bank, especially if a large flood event happens soon after the commencement of a rehabilitation effort, may prove to be a serious threat....”*

The expected impacts and mitigation as recommended by the Specialist will be further discussed in detail, later in the report.

Jaco van der Walt from Heritage Contracts and Archaeological Consulting CC, who conducted the Archaeological Impact Assessment concluded that : “...*Based on the results of the study there are no significant archaeological risks associated*

*with the development. Recently build houses did not impact at all on any cultural resources on the site...” No buildings older than 60 years exist on the site and no cultural landscape elements were noted. Visual impacts to scenic routes and sense of place are also considered to be low. No further mitigation is recommended for this aspect...”*

It has also been pointed out that agriculture as an alternative activity can not be practised in a sustainable manner on the property.

However, due to its location combined with its environmental attributes, the property undoubtedly offers qualities that can contribute to the socio economic improvement of the surrounding community without affecting the environment detrimentally. It will be unwise not to utilize the benefit the property has to offer in the interest of the community. The no-go option is therefore not recommended.

## **8. THE METHODOLOGY ADOPTED IN ACCESSING THE SIGNIFICANCE OF POTENTIAL IMPACTS**

To ensure uniformity, the assessment of impact is addressed in a standard manner so that impacts can be compared with each other. For this reason a clearly defined significance rating scale was used to access the significance of the associated impacts. As with all studies it is not possible to be 100% certain of all facts, and for this reason a “standard degree of certainty” scale is used. A timescale (**Duration**) is included over which impact would operate: short term (0 - 2 years), medium term (2 - 5 years) and long term beyond 5 years.

The significance rating scale included the following:

**VERY HIGH:** Of the highest order possible within the bounds of impacts which could occur. In case of adverse impacts: there is no possible

mitigation and/or remedial activity which could offset the impact. In the case of beneficial impacts; there is no real alternative to achieving this benefit.

**HIGH:** Impact is of substantial order within the bounds of impacts which could occur. In the case of adverse impacts: mitigation and/or remedial activity is feasible but difficult, expensive, time-consuming or some combination of these. In the case of beneficial impacts: other means of achieving this benefit are feasible but they are more difficult, expensive, time-consuming or some combination of these.

**MODERATE:** Impact is real but not substantial in relation to other impacts which might take effect within the bounds of those which could occur. In the case of adverse impacts: mitigation and/or remedial activity is both feasible and fairly easily possible. In the case of beneficial impacts; other means of achieving this benefit are about equal in time, cost, effort, etc.

**LOW:** Impact is of a low order and therefore likely to have little real effect. In the case of adverse impacts; mitigation and/or remedial activity is either easily achieved or little will be required, or both. In the case of beneficial impacts; alternative means for achieving this benefit are likely to be easier, cheaper, more effective, less time consuming, or some combination of these.

**VERY LOW:** Impact is negligible within the bounds of impacts which could occur. In the case of adverse impacts: almost no mitigation and/or remedial activity is needed, and any minor steps which might be needed are easy, cheap, and simple. In the case of beneficial impacts: alternative means are almost all likely to be better, in one or a number of ways, than this means of achieving the benefit. Three additional categories must also be used where relevant. They are in addition to the category represented on the scale, and if used, will replace the scale.



**NO IMPACT:** There is no impact all - not even a very low impact on a party or system.

The following spatial scale was used:

- I. International
- II. National
- III. Regional
- IV. Local (Up to 5 km from subject site)
- V. Site

The degree of certainty of the assessment was judged on the following criteria:

**Definite:** More than 90% sure of a particular fact

**Probable:** Between 70 and 90% sure of a particular fact or of the likelihood of that impact occurring.

**Possible:** Between 40 and 70% sure of a particular fact or of the likelihood of that impact occurring.

**Unsure:** Less than 40% sure of a particular fact or of the likelihood of that impact occurring.

**Assessments will be carried out and each impact will be identified for potentially significant impacts with regard to the following:**

- Cumulative impacts;
- Nature of the impact;
- Extent and duration of the impact;
- Probability of the impact occurring;
- Degree to which the impact can be reversed;

- The degree to which the impact may cause irreplaceable loss of resources;
- The degree to which the impact can be mitigated.

## 9. **SUMMARY OF ALL FINDINGS AND RECOMMENDATIONS OF SPECIALIST INVESTIGATIONS**

### 9.1 **SPECIALIST VEGETATION DIVERSITY ASSESSMENT AND RIPARIAN ZONE DELINEATION – MR A.R. GOTZE BY ENVIRONMENT RESEARCH CONSULTING**

According to Mr AR Götze from Environment Research Consulting (ERC) the general description of the vegetation of the study can be divided into four broad vegetation units:

Vegetation Unit 1 (VU1): Grassland Vegetation

Vegetation Unit 2 (VU2): Woodland Vegetation

Vegetation Unit 3 (VU3): Riparian Zone Vegetation

Vegetation Unit 4 (VU4): Transformed riparian vegetation

#### **VU 1 : Grassland Vegetation**

The vegetation composition of VU1 consists mainly of a strongly developed grass layer with many different herbaceous species and a sparse woody layer. Soils are generally shallow to moderately deep sandy loam soils.

Of the 219 plant species recorded in the study area, 99 (10 woody trees/shurbs, 25 graminoids and 64 herbaceous shrubs, dwarf shrubs, geophytes and other herbs) were recorded in this study area. Of these only 7 % are exotic.

The estimated veld condition of VU1 appears to be in a moderately good condition.

It is however evident that the grazing pressure on the natural veld is high and heavy grazing in the past may also have taken place.

The Specialist Vegetation Diversity Assessment and Riparian Zone Delineation Report are attached as Annexure “C” to this report for further details.

As can be seen from the above, the remainder of the property was not disturbed by the development of the three existing units.

### **VU2 : Woodland Vegetation Riparian Zone Vegetation**

This VU is found on shallow, rocky sandy and loamy soils and often associated with large boulders and sloping terrain. The vegetation varies between open and semi-closed woodland with a well-developed grass and herbaceous layer.

121 plant species (17 woody trees/shrubs, 24 graminoids and 67 herbaceous shrubs, dwarf shrubs, geophytes and other herbs) were recorded in VU2. Of these, 19 (16 %) are exotic.

The estimated veld condition of VU2 is generally moderately good with some isolated poor patches.

### **VU3: Riparian Zone Vegetation**

The vegetation of the riparian zones occurring in the study area vary somewhat between that of the Vaal River riparian vegetation and that of the north draining stream running into the Vaal on the western boundary of the study area.

The main difference is visible in the height and density of the tree species. Generally, however, the same species occur throughout the riparian areas of both aquatic systems.

The vegetation structure of VU3 consists of a well-developed tree layer with equally well developed undergrowth. As is common with most riparian zones, a mixture of terrestrial and aquatic or semi-aquatic plant species occur in VU3, with the terrestrial vegetation generally occurring away from the river edge, the aquatics in or directly adjacent to the water's edge. Many exotic plant species occur in the riparian vegetation because of the high soil moisture conditions as a result of the way that water courses tend to disperse seed along its banks.

During the time of the study 116 plant species (14 woody trees/shrubs, 24 graminoids and 78 herbaceous shrubs, geophytes and other herbs) were recorded in VU3. 39 (34%) of the recorded plant species are exotic.

#### **VU4: Transformed Riparian Vegetation**

These are the areas where the riparian vegetation has been totally transformed and/or destroyed as a result of the development of the residences and related infrastructure, gardens, lawns, etc. in the riparian zone.

Some of the developments have been done right on the river's edge.

To a large extent the vegetation of VU4 is dominated by exotic plant species. Of the 80 plant species (12 woody trees/shrubs, 15 graminoids & 53 herbaceous shrubs, dwarf shrubs, geophytes and other herbs) recorded in VU4, 46 (58%) are exotic. The few indigenous plants that remain have mostly been incorporated as part of gardens and landscaping. At some of the smaller residences, where gardens and lawns have been less extensively developed some remnants of riparian vegetation remain, but generally all undergrowth in these areas has been removed or is cut at regular intervals.

### **Red Data and Protected Plant Species**

Two species that are listed as Declining in the latest Red Data List of South African Plant Species of SANBI (2009) was recorded in the study area during the time of the study. These are the geophytes *Crinum bulbispermum* and *Hypoxis hemerocallidea*. *Hypoxis hemerocallidea* was recorded in VU2 and *Crinum bulbispermum* in VU3. According to the Free State Nature Conservation Ordinance (FSNCO) (Ordinance no. 8 of 1969) the latter species is also protected. Four other species that are listed as protected by the FSNCO were also recorded (see table hereunder). No protected tree species according to the SA national protected tree list (DWAf, 2007) were recorded in the study area.

SPECIES NAME	FAMILY	GROWTH FORM	CONSERVATION STATUS	VEGETATION UNIT			
				1	2	3	4
<i>Aloe greatheadii</i> var <i>davyana</i>	ASPHODELACEAE	Succulent herb	P (FS)	X	X		
<i>Ammocharis coranica</i>	AMARYLLIDACEAE	Geophyte	P (FS)	X		X	
<i>Crinum bulbispermum</i>	AMARYLLIDACEAE	Geophyte	D & P (FS)			X	
<i>Hypoxis hemerocallidea</i>	HYPOXIDACEAE	Geophyte	D	X			
<i>Kniphofia</i> species	ASPHODELACEAE	Herb	P (FS)			X	
<i>Olea europaea</i> subsp. <i>Africana</i>	OLEACEAE	Tree	P (FS)	X			

**Note:** D=Declining (SANBI, 2009); P(FS) = Protected (FSNCO, 1969)

### **Exotic Plant Species**

During the study a total of 59 exotic plant species (11 trees/woody shrubs, 3 grasses and 45 herbs) were recorded in the study area and 21 of these species (9 trees/woody shrubs, 1 grass and 11 herbs) are classified as exotic weed and invader species and the remaining 38 are common ruderal and agrestal weeds.

The mitigation measures and recommendations of the specialist will be discussed in detail in paragraph 7 hereunder as well as in the Environmental Management Programme attached as Annexure “G”.

### **RIPARIAN DELINEATION**

The Specialist, A.R. Götze, made the following statements with regard to the Riparian zone in the study area.

A large portion of the study area was also largely transformed.

The figure hereunder illustrates the delineated riparian zones together with a buffer zone of 32 m. According to the Specialist, A.R. Götze, the riparian zone and delineated buffer zone is **to be protected in future and no further development is to be allowed in this area in future.** The buffer zone serves to protect the riparian zone from degradation through the effects of development and to ensure an effective corridor along which ecosystem services can take place up and downstream from the position of the study area.

### 9.2 **CULTURAL ENVIRONMENT**

The Heritage Specialist, Mr J van der Walt from Heritage Contracts and Archaeological Consulting CC , compiled an Archaeological Impact Assessment attached as Annexure “D.

The Specialist made the following statements with regard to the study area. The Archaeological Assessment was submitted to SAHRA and their comments are attached as Annexure “\_\_\_\_\_”).

According to the Specialist, the recently build houses that occurs on site have not impacted at all on any cultural resources on the site. Three sites have been recorded consisting of the demolished remains of farm labourer housing that is younger than 60 years. These sites are located outside the development zone and no further action is necessary for these sites. A second site consisting of MSA artefacts that are exposed by a gravel road were also recorded. Based on the layout of the site, the site is also located outside of the development zone and no mitigation is necessary for this site.

If any possible finds such as tool scatters, bone or fossil remains are exposed or noticed, a qualified archaeologist must be contacted to assess the find.

The recently build houses have not impacted at all on any cultural resources on the site.

No buildings older than 60 years exist on the site and no cultural landscape elements were noted. Visual impacts to scenic routes and sense of place are also considered to be low. No further mitigation is recommended for this aspect.

Due to the subsurface nature of archaeological material and graves the possibility of occurrence of unmarked or informal graves and subsurface finds cannot be excluded. If during construction any possible finds such as stone tool scatters, artefacts or bone and fossil remains are made, the operations must be stopped and a qualified archaeologist must be contacted for an assessment of the find.

There were no red flags identified during the Archaeological Impact Assessment (AIA) and subject to approval from SAHRA there is from an archaeological point of view no reason why the development should not proceed if the recommendations as made in this report are adhered by.

10. **A SUMMARY OF ENVIRONMENTAL ISSUES IDENTIFIED, AN ACCESSMENT OF THE SIGNIFICANCE OF EACH ISSUE AND AN INDICATION OF THE EXTENT TO WHICH THE ISSUE COULD BE ADDRESSED.**

### 10.1 **Stormwater, surface water-, soil- and groundwater contamination**

The developer ensured that ponding of storm water do not occur. “Clean” stormwater is being diverted into the Vaal River.

### 10.2 **Air pollution**

No air pollution occurs on the development considering that only 3 residential weekend units occur on the property.

The development entails nothing significant that can cause air pollution during the operational phase.

### 10.3 **Noise disturbance**

The ambient noise level in the area is caused by running engines, people and many activities relating to the presence of man. The ambient noise level in the vicinity of the site has been present for the past 11 years and at no stage did it affect the area negatively.

The residential estate is not a land use with activities that generate any loud noise. Noise are also to be regulated by the rules and regulations of the Home Owners Association/Body Corporate.

### 10.4 **Disturbance of neighbouring community and residents**

As previously stated the owners of the 3 residential units and the adjacent property owners came into an agreement to conserve the sense of place of the area and



therefore the neighbouring community and residents in the area considers this development as part of their own.

#### 10.5 **Solid waste**

It is the responsibility of the governing body to remove and safely temporarily store all refuse generated within the development. The process is an internal arrangement and all waste is stored at an adequately designed storage area. The necessary equipment and resources are provided and properly maintained to be able to manage the waste within the development efficiently.

Refuse removal are conducted by the governing body and are regularly deposited at the Local Authority's existing waste treatment facility.

#### 10.6 **Handling of Sewage**

There is currently no municipal water borne sewer disposal network in this area. The individual residents are responsible for the design and construction of their own internal sewer systems, consisting of suction tanks.

The sewage systems are located in areas that have the minimum visually and/or environmental impact on the area and in accordance with SABS specifications. The sewage systems are maintained by the owners of the existing 3 (three) units to ensure that no spillages takes place which can contaminate the Vaal River or groundwater. In all the years of existence of the development, no spillages occurred. The owners and the governing body of the existing development ensure and will ensure that this development is environmentally friendly and that no conduct takes place which will destroy the environment on or around the development.

## 10.7 **Fauna and Flora**

As previously discussed, a Specialist Vegetation Diversity study and Riparian Zone Delineation assessment was compiled by Mr A.R. Gotze and his report is attached as annexure “D”.

The mitigation measures of the Specialists as well as the EAP will be discussed in detail later on in this report as well as in the Environmental Management Programme attached hereto as Annexure “G”.

## 10.8 **Access Road**

An existing access road already exists and no further internal roads will be built, which will ensure that no further impacts are imposed on the environment. A controlled access entrance to the development exist which ensures that no unauthorised persons enter the site.

## 10.9 **Socio-Economic Impact**

As previously discussed in paragraphs 3.3 and 3.4 the development of the intended residences has a positive effect on socio economic aspects in the area.

It is not expected that the intended development can have any negative impact on socio economic aspects in the area.

## 10.10 **Visual Impact, particularly in relation to the “sense of place”**

It has been pointed out that this development is in existence for the last ±11 years, the adjacent property owners (Jumanji) incorporated this development into their development to ensure that the sense of place is not impacted on. The owners and adjacent property owners ensure that the sense of place are kept intact by letting small

wildlife roam freely without fences between the properties. The existing three units also adhere to their own body corporate rules as well as the body corporate rules of the adjacent residential estate known as Jumaji).

Furthermore the developer addresses sense of place as follows:

- (a) It is his particular intention to protect the tranquillity and ambience of the area by ensuring well-co-ordinated and proper use of the development which is reasonably expected to attract a class of owners who will appreciate and cherish such qualities.
- (b) Owners with substantial financial stakes in their properties have a compelling vested interest in ensuring that the area, especially its ambience, is not degraded and that the river continues to be a safe and agreeable amenity.
- (d) The development is a proper, neat and well serviced “leisure residential estate”. All services infrastructure such as sewerage pipes, water pipes and electrical cables are installed subsurface and will not be visible.
- (e) The development is a low density development.
- (f) Properties are not fenced off and a definite character of open space and beautiful nature is experienced while on the property.

## **IMPACT ASSESSMENT**

### **Surface water-, soil- and groundwater contamination**

<b><i>SCALE</i></b>	<b><i>DEGREE</i></b>	<b><i>DESCRIPTION</i></b>
Significance Rating Scale	Moderate but with mitigation it can be low	Adverse impact is of a low order and therefore likely to have little real effect.

Spatial Scale	Local	Water contamination may impact on a larger scale
Degree of certainty	Low	Impact is possible
Duration	Short Term	Impact was possible during Construction Phase
Cumulative effects	Moderate/Low	Proper storm water management neutralise potential cumulative effects
Significance without mitigation	Moderate	See mitigation measures hereunder
Significance with mitigation	Low	See mitigation measures hereunder

### **Mitigation:**

- Each owner of a dwelling is responsible to take measures that ensures the unobstructed discharge of storm water into the Vaal River;
- All existing and proposed storm water systems will be maintained and cleaned regularly.
- A drainage system capable of adequately disposing of all storm water throughout the development will be maintained.
- The blocking of stormwater drainage systems must be prevented.
- Nothing will be done or allowed to be done during the operational phase to cause potential pollution of surface water runoff.

### **Soil erosion**

<b>SCALE</b>	<b>DEGREE</b>	<b>DESCRIPTION</b>
Significance Rating Scale	Very low	Adverse impact is negligible within bounds of impacts which could occur.
Spatial Scale	improbable	Confined to the concerned site
Degree of certainty	Probable	Impact is possible

Duration	Short Term	Impact was possible during Construction Phase
Cumulative effects	Very Low	Soil compaction on the building site; Preventative measures to be taken
Significance without mitigation	Very Low	See mitigation measures hereunder
Significance with mitigation	Very Low	See mitigation measures hereunder

### **Mitigation :**

- According to the Specialist, Mr A.R. Gotze, it could be debated that demolishing of the current developments and/or infrastructure, in an attempt to reclaim and rehabilitate the river bank and associated vegetation, may be **detrimental to the overall stability of the river bank. Erosion or collapse of the river bank, especially if a large flood event happens soon after the commencement of a rehabilitation effort, may prove to be a serious threat.**
- Action will be taken to reduce possible soil erosion on the Riverbanks. The recommendation of the specialist will be adhered to.

### **Air pollution**

<b>SCALE</b>	<b>DEGREE</b>	<b>DESCRIPTION</b>
Significance Rating Scale	Low	Adverse impact is negligible within bounds of impacts which could occur.
Spatial Scale	Local	Building site and surrounding area may be impacted upon
Degree of certainty	Probable	Impact is possible
Duration	Short Term	Impact was possible during Construction Phase
Cumulative effects	Very Low	Additional exhaust gases, fumes,

		etc in the area.
Significance without mitigation	Very Low	See mitigation measures hereunder
Significance with mitigation	Very Low	See mitigation measures hereunder

### **Mitigation:**

- Nothing significant exists that can cause air pollution.
- Smoke and strange smells must be reported.
- Prevent and control environmental pollution at all times.
- The potential impact in the operational phase is insignificant.

### **Noise**

<b><i>SCALE</i></b>	<b><i>DEGREE</i></b>	<b><i>DESCRIPTION</i></b>
Significance Rating Scale	Very low	Adverse impact is negligible within bounds of impacts which could occur.
Spatial Scale	Local	Building Site and surrounding area may be impacted upon
Degree of certainty	Probable	Impact is possible
Duration	Short Term	Impact was possible during Construction Phase
Cumulative effects	Low/Moderate	Additional cars, etc in the area
Significance without mitigation	Low/Moderate	See mitigation measures hereunder
Significance with mitigation	Low	See mitigation measures

		hereunder
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**Mitigation:**

- The residential estate is not a land use with activities that generate any loud noise. Noise will also be regulated by the rules and regulations of the Home Owners Association/Body Corporate.

**Visual impact**

<b><i>SCALE</i></b>	<b><i>DEGREE</i></b>	<b><i>DESCRIPTION</i></b>
Significance Rating Scale	Very low	Adverse impact is negligible within bounds of impacts which could occur.
Spatial Scale	Local	Surrounding area may be impacted upon
Degree of certainty	Probable	Impact is possible
Duration	Long Term	Impact will be there as long as the development exist however it will be a positive impact
Cumulative effects	Low	New buildings and residential areas

Significance without mitigation	Low	See mitigation measures hereunder
Significance with mitigation	Low	See mitigation measures hereunder

**Mitigation:**

- This development is a proper, neat and well serviced development. All services infrastructure such as sewerage pipes, water pipes and electrical cables are installed subsurface and are not be visible.
- The architecture of building structures is attractive.
- Care has be taken not to create light pollution at night by placement of lights appropriately.
- Indigenous vegetation will be re-introduced into the area.

**Impact on Surrounding Communities**

<b><i>SCALE</i></b>	<b><i>DEGREE</i></b>	<b><i>DESCRIPTION</i></b>
Significance Rating Scale	Very low	Beneficial impact as a result of economic activity that will be generated.
Spatial Scale	Local	Surrounding area may be impacted upon
Degree of certainty	Probable	Impact is possible
Duration	Long Term	Impact will be there as long as the development exists – it will be a positive impact.
Cumulative effects	High positive impact	More work opportunities and will also extend to surrounding



		conservation efforts.
Significance without mitigation	Low	See mitigation measures hereunder
Significance with mitigation	Very Low	See mitigation measures hereunder

**Mitigation:**

- o No loitering by employees outside the designated working hours is allowed on site.

**Disturbance of Fauna and Flora**

<b>SCALE</b>	<b>DEGREE</b>	<b>DESCRIPTION</b>
Significance Rating Scale	Low to moderate	Adverse impact is real but not substantial in relation to other impacts which might take effect within the bounds of those which could occur.
Spatial Scale	Site	Site area will be impacted upon
Degree of certainty	Probable	Impact is possible
Duration	Short Term and Long Term	Impact possible during Construction Phase. During the operational phase fauna and flora will be protected
Cumulative effects	Low/Moderate	Vegetation, fauna, flora, birds and wetland mammals may be affected
Significance without mitigation	Low	See mitigation measures hereunder
Significance with mitigation	Low	See mitigation measures hereunder

**Mitigation:**

- The Specialist confirmed that demolishing of the current development and/or infrastructure in an attempt to reclaim and rehabilitate the river bank and associated vegetation, may be **detrimental to the overall stability of the river bank.**
- Mr A.R. Gotze further states that the riparian vegetation is extremely fragmented on the Vaal River side of the study area. These fragments have to be actively conserved and well managed in terms of the eradication of exotic plant species to prevent any further destruction of natural vegetation.
- The Specialist made the following recommendations:
  - Injudicious and unnecessary destruction of any remaining natural vegetation should be avoided at all costs;
  - Red Data and protected plant species should be conserved as far as possible by means of:
    - a) Avoidance of unnecessary disturbance or destruction of their natural habitat;
    - b) Transplant specimens into a nursery or other safe site until they can be relocated or used during rehabilitation and/or landscaping.
- Whether the current development is allowed to carry on or not, the eradication of declared weed and invader plant populations in the riparian zone and elsewhere on the property is strongly advised. This should take place under the guidance of a professional in that field. A management plan for the prevention of the further spread or establishment of new populations of such species should be developed and enforced.
- Gardens at current development should only include indigenous and/or non-invasive exotics.
- Effective water and runoff control must be implemented to keep erosion of topsoil at bay.
- The integrity of wildlife should be upheld, and no trapping or hunting by anyone should be allowed.
- The cultivation of endemic trees and shrubs in gardens should be encouraged.

- Manage the burning program to conserve and assist vegetation and system dynamics.

### **Solid Waste**

<b><i>SCALE</i></b>	<b><i>DEGREE</i></b>	<b><i>DESCRIPTION</i></b>
Significance Rating Scale	Very low	Adverse impact is negligible within bounds of impacts which could occur.
Spatial Scale	Site	Site area may be impacted upon
Degree of certainty	Probable	Impact is possible
Duration	Short Term and Long Term	Impact was possible during Construction Phase
Cumulative effects	Low	Rubble on building site and solid waste during operation phase
Significance without mitigation	Medium-High	See mitigation measures hereunder
Significance with mitigation	Low	See mitigation measures hereunder

### **Mitigation:**

- Pollution must be prevented and cleaned up if found.
- Solid/domestic waste should be managed and must be disposed off in the correct manner.
- Smoke and strange smells must be reported.
- Adequate waste receptacles and bins will be made available for collection and removal.
- All waste generated should be taken to a certified municipal dumping ground on a regular basis.

- The activity will only produce normal household waste during the operational phase.
- All waste generated will be collected on a weekly basis and taken to the nearest registered land fill site.

### **Handling of Sewage**

The development will be using closed suction tank systems.

<b>SCALE</b>	<b>DEGREE</b>	<b>DESCRIPTION</b>
Significance Rating Scale	Low	Adverse impact is real but not substantial in relation to other impacts which might take effect within the bounds of those which could occur
Spatial Scale	Regional	Water pollution can affect a wide area but unlikely
Degree of certainty	Possible	Impact is possible but unlikely
Duration	Long Term	Potential Impact will be there as long as the development exists only in the unlikely event of failure (breakage) of sewer systems.
Cumulative effects	Low	Spillages of sewage systems.
Significance without mitigation	Low	See mitigation measures hereunder
Significance with mitigation	Low	See mitigation measures hereunder

### **Mitigation:**

- Suction tanks must be designed and maintained according to SABS Standards and standards as stipulated in the requirements of the Department of Water Affairs.

- All sewer installations and networks will be designed, supervised and certified by a registered professional engineer.
- The maintenance of all the sewerage systems on the property will be the responsibility of the owners and Body Corporate. For the past 11 years no incidents occurred with regard to any spillages and/or failure of the sewage system.

### **Topography and Geology**

<b>SCALE</b>	<b>DEGREE</b>	<b>DESCRIPTION</b>
Significance Rating Scale	Very low	Adverse impact is negligible within bounds of impacts which could occur.
Spatial Scale	Local	Impact is negligible
Degree of certainty	Possible	Impact is negligible
Duration	Short Term & Long Term	Impact is negligible
Cumulative effects	Very Low	Soil erosion and degradation of vegetation on the site if not managed
Significance without mitigation	Very Low	See mitigation measures hereunder
Significance with mitigation	Very Low	See mitigation measures hereunder

### **Mitigation**

- No unauthorised earth moving or excavation activities shall take place on the site.

### **Cultural**

Although no archaeological sites were discovered during a survey of the area and no places of spiritual importance or places of historical importance were found on the

demarcated sites it is incumbent upon the applicant and developer to inform the relevant heritage agency should any cultural remains be unearthed or laid open at any stage.

**11. AN ASSESSMENT OF EACH IDENTIFIED POTENTIALLY SIGNIFICANT IMPACT**

The only potentially significant impact of the concerned activity is that it contributes to the socio economic upliftment of the area. Employment in the agricultural sector in the area has diminished and employment opportunities in the business and industrial sectors in Parys are limited. The cumulative effect of more and more developments of this nature in as far as it improves the local socio economic situation can not be underestimated.

**12. A DESCRIPTION OF ANY ASSUMPTIONS, UNCERTAINTIES AND GAPS IN KNOWLEDGE**

There are no assumptions, uncertainties and gaps in knowledge with regard to the Environmental Impact Assessment Report.

**13. A REASONED OPINION AS TO WHETHER THE ACTIVITY SHOULD OR SHOULD NOT BE AUTHORISED**

A very large part of the economy of Parys exist because of the attraction caused by the Vaal River and natural scenery all along the Vaal River. All development that took place in and around Parys over the last 10 – 15 years focussed on the Vaal River. The development which is the subject matter of this assessment, is therefore not strange or

unique. It provides in the need for holiday/weekend housing and it is true to the established character of the environment in the area.

The development has no adverse impact or potentially adverse impact on the surrounding environment that can not be satisfactorily mitigated. In fact, rehabilitation of the indigenous vegetation will most probably take place by re-vegetating the site with indigenous species and by removing alien plant species. This will in turn attract small mammals and birdlife to the site.

An order to demolish the structures that have been erected on the site and to restore it to its original natural status, will have adverse and negative impacts. The owners will withdraw from the site, re-vegetation and maintenance of the site will not take place and erosion will cause havoc where the ground surface has been disturbed.

It is obvious that it will be the correct decision to grant this application.

#### 14 **ENVIRONMENTAL IMPACT STATEMENT & CONCLUSION:**

The mission, vision and objectives for the management of the development are:

- ❖ The continued conservation of the natural plant and animal communities within the affected area.
- ❖ The preservation of the character of the area to conserve a sense of place and a tranquil environment within which to live.
- ❖ The conservation of the site for recreational and leisure purposes for the residents;
- ❖ The rehabilitation of disturbed environmental aspects and features.

All of the management decisions and actions implemented in respect of the site will conform to all applicable legislation.

The impact of the development of this nature in a rural area such as the area where the concerned property is located will have no further negative environmental impact due to the following:

- ❖ mitigation measures of the specialists will be adhered to which will minimize any malpractices/degradation of the environment;
- ❖ a development of this nature causes no pollution and during the existence of this development no pollution was caused;
- ❖ conservation awareness was raised by the establishment of this country leisure residential estate;
- ❖ the surrounding area is a combination of tourist, recreation and living environment. The intended low residential country and leisure estate is not in conflict with this;
- ❖ occupants of developments of this nature tend to protect the area as they are concerned about their interest in the matter.

The impact of developments of this nature elsewhere has proven to be positive. Numerous examples can be quoted where the type of developments similar to the one under consideration has resulted in:

- the restoration of indigenous vegetation that has been destroyed because of agricultural activities;
- curbing uncontrolled soil erosion;
- protection and re-establishment of indigenous wild life;
- general conservation awareness.

The cumulative impact of development of this nature can, therefore, be extremely beneficial to certain areas. Many areas, especially nature areas tend to be vandalized, destroyed, or degraded by non-owners, who do not have the principles of conservation and protection at heart. This particularly applies to situations where there are no identifiable governing authority in charge.



The development is feasible and desirable in terms of the planning objectives for the area and it is consistent with surrounding land uses and the establishment character of the area.

A detailed investigation of the natural environment has consequently been conducted to identify those natural features that should be retained and generally how urban form should be guided to accentuate the uniqueness of nature in design. Also how the development can be guided to cause the least threat to the environment.

Since there are almost no cultural features on the site that is worth preserving, it will be necessary to initiate a kind of build from which in combination with the natural environment as the main structuring element, will be unique as opposed to standardisation.

In essence the development will be pursued on the basis of understanding the site in terms of the needs of the environment, human needs, function and culture.

It is a requirement of the Development Facilitation Act that land must be used on its merits. One way of implementing this requirement is to determine the potential value of the land under consideration in order to identify the most sustainable development option.

There is no doubt that this and surrounding land has environmental and conservation value. The development had enhanced the environmental quality of the property.

By allowing conservation and environmentally friendly tourism and residential development sustainable rehabilitation of the environment becomes possible. The objectives and finance of the Home Owners Association underpins the sustainability of the total development.

From this report it is clear that the applicant considered every possible aspect and addressed every possible concern in order to ensure that the environment will not be adversely affected further by the development.

It is clear that the site can be serviced effectively. An adequate supply of water is available and the intended sewerage system was designed by a professional in the field. Waste disposal is not a concern as it will be collected and disposed off at the Municipal landfill site.

As far as could be established the development will not have any adverse impact on the surrounding environment that cannot be sufficiently mitigated.

The conclusion is therefore that the is a necessary, viable and sensible option of utilising the concerned land.

15. **ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)**

An Environmental Management Programme (EMPr) was compiled for this project and is submitted along with the EIA Report as Annexure "E".

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## **ANNEXURES**

Annexure "A"	:	Locality plan
Annexure "B"	:	Layout plan of the proposed village
Annexure "C"	:	Public Participation
Annexure "C1"	:	Proof that the site notice was displayed on all the sites
Annexure "C2"	:	Proof of the newspaper advertisement
Annexure "C3"	:	Proof of registered letters to adjacent property owners
Annexure "D"	:	Ecological Study
Annexure "E"	:	Environmental Management Programme (EMPr)

## ***COMMENTS***

Please forward all comments to:

H.L. van Rensburg  
Vaalplan Town & Regional Planners  
43 Livingstone Boulevard  
Vanderbijlpark  
1900

TEL: 016 981 0507 / CELL: 082 338 5860

Fax: (016) 931 1342

e-mail: [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net)

# **ANNEXURE “A” LOCALITY PLAN**

# **ANNEXURE “B”**

## **LAYOUT PLAN OF THE PROPOSED VILLAGE**

## ANNEXURE "C1"

### PROOF THAT THE SITE NOTICES WAS DISPLAYED ON THE ENTRANCE TO THE SITE



**COPY OF THE NOTICE THAT WAS PLACED ON SITE AND**  
**THE NOTICE THAT WAS FORWARDED TO INTERESTED AND**  
**AFFECTED PARTIES**

**NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT**

Ref nr of project : **DEA : 14/12/16/3/2391**

Application process: **Scoping and Environmental Impact Assessment Process**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity of 3 existing leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments, information requested and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 6 June 2013.

VAALPLAN TOWN & REGIONAL PLANNERS

**ANNEXURE C2”**

**PROOF OF THE NEWSPAPER ADVERTISEMENT**

**The notice was published in a local and national newspaper**

**THE DAILY SUN**





**ANNEXURE “C3”**

**PROOF THAT NOTICES WAS SEND TO ADJACENT  
PROPERTY OWNERS AND INTERESTED AND AFFECTED  
PARTIES**

**POST OFFICE REGISTERED LIST:**

**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

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DATE: 7 JUNE 2013

THE MUNICIPAL MANAGER  
NGWATHE LOCAL MUNICIPALITY  
P O BOX 359  
**PARYS**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN  
ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF  
THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
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Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

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Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

THE WARD COUNCILLOR : D SPENCE  
NGWATHE MUNICIPALITY

**BY E-MAIL: dispence@vodamail.co.za**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT: DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

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Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

JJ OOSTHUIZEN  
P O BOX 1  
**PARYS**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*  
VAALPLAN TOWN & REGIONAL PLANNERS  
TEL: 016 981 0507  
FAX: 016 931 1342

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**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

PRW MEIER  
P O BOX 1  
**Parys**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*  
VAALPLAN TOWN & REGIONAL PLANNERS  
TEL: 016 981 0507  
FAX: 016 931 1342

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**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

CL FABER  
P O BOX 1  
**Parys**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

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Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342



**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

P D DEYSEL  
P O BOX 1948  
**PARYS**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**

**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**

**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

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**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

J H GOOSEN  
P O BOX 277  
**Parys**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**

**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**

**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

VAALPLAN TOWN & REGIONAL PLANNERS

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

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**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

BF SMIT  
P O BOX 1646  
**Parys**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

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Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*  
VAALPLAN TOWN & REGIONAL PLANNERS  
TEL: 016 981 0507  
FAX: 016 931 1342

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**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

J H GOOSEN  
P O BOX 277  
**Parys**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

DR VOGEL

**BY E-MAIL: vogelp@telus.net**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

MR/ME. AA DE SOUZA  
2 JASMYNHOF  
JASMYN STREET  
**WESTONARIA**  
1780

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*  
VAALPLAN TOWN & REGIONAL PLANNERS  
TEL: 016 981 0507  
FAX: 016 931 1342

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**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

J REYNEKE  
P O BOX 2307  
**Parys**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

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Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

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**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

DR PIETER ROUX  
P O BOX 6  
**Bergbron**  
1712

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

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**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

---

DATE: 7 JUNE 2013

MR JOHAN BESTER  
P O BOX 1270  
**Parys**  
9585

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

VAALPLAN TOWN & REGIONAL PLANNERS

TEL: 016 981 0507

FAX: 016 931 1342

**TOWN & REGIONAL PLANNERS**  
**VAALPLAN**  
**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

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DATE: 7 JUNE 2013

MR A J VAN COLLER  
252 GATE STREET  
PRETORIA GARDENS  
0082

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

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Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*

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**STADS- EN STREEKBEPLANNERS**

**43 LIVINGSTONE BOULEVARD, VANDERBIJLPARK, 1911**  
**TEL : (016) 9810507, FAX : (016) 931 1342, CELLULAR : 082 338 5860**

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DATE: 7 JUNE 2013

CATWALK INVESTMENTS 636 (PTY) LTD  
P O BOX 1261  
**HEIDELBERG**  
2400

**REGISTERED MAIL**

Dear Sir

**PROPOSED APPLICATION IN TERMS OF SECTION 24G FOR THE RECTIFICATION OF AN ACTIVITY FOR THE CONSTRUCTION OF 3 LEISURE RESIDENTIAL UNITS ON PORTION 14 OF THE FARM TWEESPRUIT 198 PARYS**  
**REF. NR OF THE PROJECT : DEA: 14/12/16/3/2391**  
**APPLICATION PROCESS: SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT**

Notice is given in terms of Regulation 54(2) of the Regulations published in Government Notice R 544, R545 and R546 (18 June 2010) read together with the National Environmental Management Act, 1998 (Act No. 107 of 1998) with reference to Section 24G of NEMA, that an application was submitted to the Department of Environmental Affairs for the rectification of an illegal activity for the development of 3 leisure residential units on the Leisure Residential Development known as Jumanji on Portion 14 of the farm Tweespruit 198, Parys, Free State Province  
Project Proponent : GEDEELTE A VAN TWEESPRUIT 198 BK

Location of project: Portion 14 of the farm Tweespruit 198, Parys, Free State Province

Parties wishing to formally comment or raise objections or request further information on the proposed activity are requested to forward their written comments/objections and requests (with reasons and reference number) to the following address :

H.L. Janse van Rensburg, Vaalplan Town- and Regional Planners, 43 Livingstone Blvd, Vanderbijlpark 1900. Tel : (016) 981-0507, Fax: 086 577 1581 E-mail : [vaalplan2@telkomsa.net](mailto:vaalplan2@telkomsa.net) please provide your full contact details together with your interest in the matter.

Comments and/or objections must reach Vaalplan within 30 days after the placement of this notice which was on 7 JUNE 2013.

Yours faithfully

**HL JANSE VAN RENSBURG** TRP(SA)

Per: *Antoinette Steyn*  
VAALPLAN TOWN & REGIONAL PLANNERS  
TEL: 016 981 0507  
FAX: 016 931 1342

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**ANNEXURE “D”**

**SPECIALIST VEGETATION DIVERSITY  
ASSESSMENT AND RIPARIAN ZONE**

**ANNEXURE “E”**

**ARCHAEOLOGICAL IMPACT ASSESSMENT**

**ANNEXURE “F”**

**ENVIRONMENTAL MANAGEMENT PROGRAMME  
(EMPr)**

**ANNEXURE "G"**

**COMMENTS NGWATHE LOCAL MUNICIPALITY**

**ANNEXURE "H"**

**COMMENTS SAHRA**