



GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Reference: GAUT 002/17-18/E0236
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Lurco Trading 242 CC

P.O Box 2449

FAERIE GLEN

0043

Email: rina@richesse.co.za

By Registered Mail

Dear Rina Potgieter,

ENVIRONMENTAL AUTHORISATION GRANTED - BA: PROPOSED WILLOW PARK MANOR EXTENSION 58 ON PORTION 573 OF THE FARM THE WILLOWS 340 JR (PREVIOUSLY KNOWN AS HOLDING 78 OF WILLOWGLEN AGRICULTURAL HOLDINGS), CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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

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

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

Postal Address:

The Appeals Administrator
Department of Agriculture and Rural Development
P.O. Box 8769
Johannesburg
2000

Physical Address

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

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

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

Kind regards,



MS PRISCILLA PIETERSEN
ACTING HEAD OF DEPARTMENT: AGRICULTURE AND RURAL DEVELOPMENT

DATE: 20/08/18

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GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

ENVIRONMENTAL AUTHORISATION

Reference Number:	GAUT 002/17-18/E0236	
Holder of Authorisation:	Lurco Trading 242 CC	
Location of Activity / Activities:	Portion 573 of the Farm The Willows 340 JR (Previously known as Holding 78 of Willowglen Agricultural Holdings)	
Coordinates:	Latitude (S)	Longitude (E)
	-25.750603°	28.341426°

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1. Decision

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

2. Activity Authorised

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

Lurco Trading 242 CC

with the following contact details:

P.O Box 2449
Faerie Glen
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Tel No.: 012 807 7484
Fax No.: 086 546 7735
Email.: rina@richesse.co.za

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to undertake the activity listed as Activity 27 of Listing Notice 1 of the Environmental Impact Assessment Regulations, 2014 for the Proposed Willow Park Manor Extension 58 on Portion 573 of the Farm The Willows 340 JR (previously known as Holding 78 of Willowglen Agricultural Holdings) which falls within the jurisdiction of City of Tshwane Metropolitan Municipality.

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

3. Specific Conditions

- 3.1 Environmental Authorisation is granted for the "Proposal" as indicated on Section A, sub-section 3 of the BAR for the proposed establishment of a township to be known as Willow Park Manor Extension 58.
- 3.2 Where possible, trees naturally growing on the site should be retained as part of the landscaping. Measures to ensure that these trees survive the physical disturbance from the development should be implemented.
- 3.3 Removal of vegetation must take place only within demarcated footprint area. Cleared indigenous vegetation must be stockpiled for possible reuse in later for rehabilitation or landscaping.
- 3.4 Mitigation measures to reduce dust and noise must be implemented throughout the construction phase.
- 3.5 Dust must be suppressed on access roads and construction areas during dry periods by regular application of water or a biodegradable soil stabilisation agent.
- 3.6 Construction activities involving the use of service vehicles, machinery etc, must be limited to the hours between 07h30am and 05h30pm during the weekdays; 07h00am to 01h30pm on Saturdays and no noisy activities may take place on Sundays or Public Holidays.
- 3.7 All the building units must incorporate sustainable development measures such as the installation of solar geysers, solar panels for inside and outside lighting, energy efficient bulbs. These steps are in order to reduce the carbon footprint of the development and reduce the impacts of climate change. Note: this condition will be strictly enforced through spot checks during construction and operation if necessary.

- 3.8 Rain harvesting water tanks, low-flow taps or shower heads must be fitted to the buildings/bathrooms. Note, this is strictly required in view of the country and the region being declared water scarce area.
- 3.9 Waste must be stored, handled and disposed of or recycled in line with the "3 Rs"; Reduce, Recycle and Reuse principles of waste management. Appropriate waste bins must be provided for the entire development.
- 3.10 All permits or licenses required for any of the proposed and associated activity must be obtained from the relevant authorities (i.e. Local Authority, etc.).
- 3.11 Rehabilitation of all affected areas must take place immediately after the construction is completed.
- 3.12 The surface storm water management plan must be based on Sustainable Urban Drainage Systems (SUDS) Principles and consider source, local and regional controls.
- 3.13 Should any heritage resources of any nature be uncovered during construction, Gauteng Provincial Heritage Agency and/ or professional Heritage Specialists must be contacted immediately for investigations. During construction, if any paleontological material is unearthed, construction must stop and Gauteng Provincial Heritage Agency must be notified. A suitably qualified paleontologist must be consulted to determine the appropriate mitigation measures.

4. Management of the Activity

The Environmental Management Programme ("EMPr") submitted as part of the application for EA is also authorised in terms of the EA and must be implemented.

5. General Conditions

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- 5.1 The conditions of this EA are binding on the holder of the EA ("The Holder"), including any person acting on his or her behalf, including but not limited to an agent, sub-contractor, employee or person rendering a service to the holder of the EA.
- 5.2 The activities authorised may only be carried out at the property or site indicated in this EA.
- 5.3 The activity / activities must commence within a period of 10 years from the date of issue of this EA. If commencement of the activities does not occur within that period, the EA lapses and a new application for EA must be made for the activity or activities to be undertaken.
- 5.4 Any changes to, or deviation from, the activity or activities description set out in this EA must follow the appropriate amendment process described in the Environmental Impact Assessment Regulations, and be approved, in writing, by the Department before such changes or deviation are effected. In assessing whether to approve such changes or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of EA to apply for further authorisations in terms of the Regulations.
- 5.5 Where any of the applicant's contact details changes, including the name of the holder of the EA, the physical or postal address and/or telephonic details, the applicant must follow the relevant amendment process as prescribed in the Environmental Impact Assessment Regulations, by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 5.6 This EA does not negate the holder's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
- 5.7 This EA and EMPr must be kept at the property or site where the activity or activities will be undertaken. The documents must be produced to any authorised official of the Department who requests to inspect them and must also be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work at the property.
- 5.8 Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations.

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5.9 If the Department has reason to believe that the EA was obtained through, fraud, non-disclosure of material information or misrepresentation of a material fact, the Department may, in writing, suspend or partially suspend, with immediate effect, the EA and direct the holder of such EA forthwith to cease any activities that have been commenced with or to refrain from commencing any activity, pending a decision to withdraw the EA.

Date of the Environmental Authorisation: 20 August 2018

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ANNEXURE 1: REASON FOR DECISION

1. Background

The applicant, **Lurco Trading 242 CC**, applied for EA to undertake the activity listed as Activity 27 of Listing Notice 1 of the Environmental Impact Assessment Regulations, promulgated in terms of the National Environmental Management Act, 1998, (Act No. 107 of 1998) (as amended) for the Proposed Willow Park Manor Extension 58 on Portion 573 of the Farm The Willows 340 JR (previously known as Holding 78 of Willowglen Agricultural Holdings) which falls within the jurisdiction of the City of Tshwane Metropolitan Municipality.

The applicant appointed **Lokisa Environmental Consulting** to undertake Environmental Impact Assessment - BA.

2. Information Considered in Making the Decision

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

- 2.1 The information contained in the Basic Assessment Report received by the Department on 16 July 2018.
- 2.2 The relevant information contained in the Departmental information base including the Geographical Information System (GIS), Gauteng Conservation Plan Version 3.3 and the Gauteng Provincial Environmental Management Framework (GPEMF), 2015.
- 2.3 The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended).
- 2.4 The finding of the site inspection undertaken by Tumelo Lekone, the official of the Department on 20 July 2018.

3. Key Factors Considered in Making the Decision

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

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

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4. Findings

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

- 4.1 The proposed site falls outside an Ecological Support Area or Critical Biodiversity Area in terms of C-Plan Version 3.3.
- 4.2 The proposed site falls within Zone 1 (Urban Development Zone) in terms of GPEMF. The proposed Willow Park Manor Extension 58 is compatible within Zone 1.
- 4.3 The surrounding land uses include a church, Xantah Kennels and Cattery property and residential areas.
- 4.4 The proposed site is not a suitable habitat for Orange Listed Plants and Red Listed Plants.
- 4.5 Removal of vegetation will take place only within demarcated construction site.
- 4.6 Mitigation measures to reduce dust and noise will be implemented throughout the construction phase.

4.7 The Public Participation Process met the requirements outlined in the Environmental Impact Assessment Regulations, 2014.

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

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