



**ESSELEN PARK**  
**COMMENTS & RESPONSES REPORT**  
**September 2019**

| Issue   | Name                            | Date                                | Response   |
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| Not Affected.   | T. Hadebe<br>Transnet Pipelines | 2 October<br>2018 / 26<br>July 2019 | None required.   |
| Not Affected.   | S. Reyneke<br>Sasol Gas         | 3 October<br>2018 / 29<br>July 2019 | None required.   |
| <p>Egoli Gas currently has no gas mains that would be affected by the proposed location of work, as indicated in the plan that was submitted. Proposed work should be carried out while maintaining the following minimum requirements:</p> <ol style="list-style-type: none"> <li>1. All work in a road reserve, within the boundaries of the COJ, shall be in accordance with the latest approved Code of Practice for work within the road reserve of the COJ.</li> <li>2. Should you smell gas during any excavation or want to report a gas leak please contact 011 726 4702 after hours, or 011 356 5000 working hours.</li> <li>3. This wayleave approval will be valid for 6 months from the date indicated above. Egoli Gas will not be liable for any costs that may be incurred as a result of changes/alterations to its gas network during this 6 month period.</li> <li>4. Should a period of 6 months expire without any construction taking place, a new application will have to be submitted for approval.</li> </ol> | Egoli Gas                       | 1 & 3<br>October<br>2018            | Minimum requirements to be adhered to.   |
| Comments received on Draft BAR from DWS dated 22 March 2019   |                                 |                                     |  |
| <p>The Department of Water and Sanitation has evaluated the document and would like the following issues to be addressed in terms of the National Water Act, 1988 (Act 36 of 1998):</p> <ol style="list-style-type: none"> <li>1. On page 16 of EMP report it indicates that there will removal of soil and stockpiling of soil, please be advised</li> </ol>   | L. Magoba<br>DWS                | 22 March<br>2019                    | 1. Removal of soil and stockpiling of soil must occur outside the extent of the watercourse to prevent siltation and increased runoff during construction. A Water Use Licence Application in terms of Section 21(c) and (i) of the National Water Act (Act no. 36 of 1998) will be submitted to the Department of Water |

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| <p>that all activities must happen outside of the watercourse or must be authorized if it is happening within watercourse.</p> <ol style="list-style-type: none"> <li>2. On page 17 of EMP report indicates that, there will be increased runoff due to removal of vegetation and soil compaction, please be advised that stormwater management plan must be in place to prevent siltation and the maximum stream bank stability.</li> <li>3. On page 18 of EMP report it indicates that during the construction phase, the sanitary wastewater will be generated at the site, if this wastewater is allowed to stagnate in water ponds on the site, it can percolate into the soil and contaminate groundwater, please be advised that all waste must be removed to an appropriate waste facility.</li> <li>4. On page 16 of the EMP report it indicates that, construction activities may result in the discharge of solvents and other industrial chemicals, leakage of fuel/oil from vehicles and the disposal of sewage resulting in the loss of sensitive biota in the wetland/rivers and reduction in wetland function as well as human waste should be treated and disposed of at a permitted hazardous landfill site and the Department must be notified within 24 hours.</li> <li>5. On page 19 of EMP report indicate that appropriate erosion and stormwater management structures must be installed around the construction site, please be advised that the stormwater management plan must also be adhered to municipality stormwater plan.</li> <li>6. On page 26 of EMP report indicate that during trenching, the topsoil as well as the vegetation should be removed and be stockpiled outside the buffer area, please note that the activity triggers Section 21 (c) and (i) water use of National Water Act, 1998 (Act No. 36 of 1998) which requires an authorization by the Department.</li> <li>7. On page 27 of EMP report indicate that there will be altered runoff patterns and alteration to flow patterns, leading to increased erosion and sedimentation of freshwater habitat, please note that the activity triggers Section 21 (c) and (i) water use of National Water Act, 1998 (Act No. 36 of 1998) which requires an authorization by the Department.</li> <li>8. No construction or development should take place within the scale of 1:100 year flood line or within 500 meters of wetland without an authorisation from the Department.</li> <li>9. The Department will inspect the project at any time to</li> </ol> |      |      | <p>and Sanitation for instances where removal of soil will take place within a watercourse.</p> <ol style="list-style-type: none"> <li>2. A Stormwater Management Plan was prepared for the Proposed Esselen Park Integrated Housing Development. The Stormwater Management Plan report is a high level document which provided information on the stormwater runoff discharges from each catchment and proposed location of attenuation ponds for the town planning process for the Proposed Esselen Park Integrated Housing Development. However, during the detailed design phase site conditions were considered in designing attenuation ponds which usually result in changes in layouts and positions of the attenuation ponds. As a result a revised stormwater general layout plan was prepared. This plan does not deviate from the initial proposal, however, the attenuation ponds were kept clear from the wetlands as indicated in the revised stormwater general layout plan. Please refer to Appendix G for Stormwater Management Plan Report and the revised stormwater general layout plan.</li> <li>3. Appropriate sanitary facilities must be provided for the life of the construction phase and all waste removed to an appropriate waste facility.</li> <li>4. Fuels and chemicals must be stored in adequate storage facilities that are secure, enclosed and banded. Appropriate sanitary facilities must be provided for the life of the construction phase and all waste removed to an appropriate waste facility.</li> <li>5. A Stormwater Management Plan was prepared for the Proposed Esselen Park Integrated Housing Development. The Stormwater Management Plan report is a high level document which provided information on the stormwater runoff discharges from each catchment and proposed location of attenuation ponds for the town planning process for the Proposed Esselen Park Integrated Housing Development. However, during the detailed design phase site conditions were considered in designing attenuation ponds which usually result in changes in layouts and positions of the attenuation ponds. As a result a revised stormwater general layout plan was prepared. This plan does not deviate from the initial proposal, however, the attenuation ponds were kept clear from the wetlands as indicated in the revised stormwater general layout plan. Please refer to Appendix G for Stormwater Management Plan Report and the revised stormwater general layout plan.</li> </ol> |

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| <p>ensure compliance.</p> <p>10. No activity should proceed prior to the necessary authorisation.</p>   |                             |                      | <p>6. A Water Use Licence Application in terms of Section 21(c) and (i) of the National Water Act (Act no. 36 of 1998) will be submitted to the Department of Water and Sanitation</p> <p>7. A Water Use Licence Application in terms of Section 21(c) and (i) of the National Water Act (Act no. 36 of 1998) will be submitted to the Department of Water and Sanitation</p> <p>8. A Water Use Licence Application in terms of Section 21(c) and (i) of the National Water Act (Act no. 36 of 1998) will be submitted to the Department of Water and Sanitation</p> <p>9. It is noted that the Department will inspect the project at any time to ensure compliance.</p> <p>10. No activity will proceed prior to the necessary authorisation.</p>  |
| <p>Comments received on Draft BAR from City of Ekurhuleni – Legislative Compliance Division of the Environmental Resource and Waste Management Department dated 12 April 2019</p>   |                             |                      |  |
| <p>1. The Department supports the proposed construction of the bulk sewer and water pipelines for Birchleigh North X4. However, alternative routes must be investigated for the bulk sewers leading to point I and point S. These bulk sewer lines are located within a wetland.</p> <p>2. The site proposed development consist of “<i>Critical Biodiversity Areas</i>”, “<i>Ecological Support Areas</i>”, “<i>Other Natural Areas</i>” and “<i>No Natural Remaining</i>”, in terms of the Bioregional Plan 2012. The majority of the proposed sewer pipelines fall within “<i>Critical Biodiversity Areas</i>”.</p> <p>3. Portions of the proposed project falls within areas identified as a “Primary Open Space” node for ecological sensitive areas. And the wetland area is identified as a “<i>natural open space area</i>”.</p> <p>4. The proposed development sites may have ecological, geotechnical and hydrological development constraints with a high ecological sensitivity rating.</p> <p>5. Point I as indicated on the maps provided in the DBAR, are located within the centre of the wetland. Three (3) proposed sewer pipelines link to this centre point in the wetland. Alternative routes must be investigated to avoid the construction of new bulk sewer pipelines within the wetland.</p> <p>6. The Gauteng EMF indicate that the proposed development area falls within the following zone:<br/> 6.2.1. Zone 1, Urban Development Zone; and<br/> 6.2.2. Zone 2, High Control Zone (within the urban development zone)</p> <p>7. Should any protected species need to be relocated, the necessary permits must be obtained from the competent</p> | <p>A. Hietbrink<br/>CoE</p> | <p>12 April 2019</p> | <p>1. Alternative routes were investigated for the bulk sewers leading to point I and point S, as these bulk sewer lines are located within a wetland. Alternatives complying with the comments received from City of Ekurhuleni are included in the Final BAR.</p> <p>2. It is noted that the site proposed development consist of “<i>Critical Biodiversity Areas</i>”, “<i>Ecological Support Areas</i>”, “<i>Other Natural Areas</i>” and “<i>No Natural Remaining</i>”, in terms of the Bioregional Plan 2012. The majority of the proposed sewer pipelines fall within “<i>Critical Biodiversity Areas</i>”.</p> <p>3. It is noted that Portions of the proposed project falls within areas identified as a “Primary Open Space” node for ecological sensitive areas. And the wetland area is identified as a “<i>natural open space area</i>”.</p> <p>4. Please refer to Appendix G for the Wetland Delineation and Ecological Surveys as well as the Geotechnical Report for the proposed development.</p> <p>5. Alternative routes were investigated to avoid the construction of new bulk sewer pipelines within the wetland. Alternatives complying with the comments received from City of Ekurhuleni are included in the Final BAR.</p> <p>6. It is noted that the Gauteng EMF indicate that the proposed development area falls within the following zone:<br/> 6.2.3. Zone 1, Urban Development Zone; and<br/> 6.2.4. Zone 2, High Control Zone (within the urban development zone)</p> <p>7. Should any protected species need to be relocated, the necessary permits will be obtained from the competent authority prior to removal and/or relocation.</p> <p>8. Recommendation contained in the specialist reports will be</p> |

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| <p>authority prior to removal and/or relocation.</p> <p>8. Recommendation contained in the specialist reports must be implemented on site.</p> <p>9. The report refer to the applicant as the “Ekurhuleni Metropolitan Municipality”, this must be amended to correctly reflect the applicant as the “City of Ekurhuleni”.</p> <p>10. All activities to be undertaken on the said property must be in accordance with all applicable By-Laws, policies and requirements of the City of Ekurhuleni.</p>  |      |      | <p>implemented on site.</p> <p>9. The final report refers to the applicant as the “City of Ekurhuleni”.</p> <p>10. All activities to be undertaken on the said property will be in accordance with all applicable By-Laws, policies and requirements of the City of Ekurhuleni.</p>   |
| <b>Comments received on Draft BAR from GDARD dated 18 July 2019</b>   |      |      |   |
| <p><b>1. Description of the development</b></p> <p>1.1 The proposed development is for the provision of bulk sewer and water pipelines to the Birchleigh North Extension 4 area as well as the upgrading and extension of the existing link road to the north of the proposed Esselen Park Integrated Housing Development. The final Basic Assessment Report must also outline the size and the extent of water pipelines.</p> <p>1.2 Sewer pipelines will be approximately 375m of new pipes ranging between 160Ø to 500Ø from Point A to Point D, approximately 640m of new sewer pipes ranging between 160Ø and 250Ø from Point G to Point L, approximately 120m of new 160Ø sewer pipes from Point K to Point M, approximately 280m of new 160Ø sewer pipes from Point H to Point J, approximately 1,115m of new sewer pipe from Point Q to Point I, approximately 780m of new sewer pipe from Point S to Point I and approximately 400m of new 200Ø sewer pipe from Point B to Point I.</p> <p>1.3 The road will be upgraded and extended to Road A with 25m road reserve and 513.360m length, Road B with 62m road reserve and 827.662 length, Road C with 62m road reserve and 338.990 length and Road D with 25m road reserve and 327.981 length.</p> <p>1.4 The locality map which is in colour and in an A3 size with all visible cartographic elements, must be included the final BAR.</p> <p><b>2. GDARD guidelines and requirements</b></p> <p>2.1 The Departmental Conservation Plan indicates that the proposed activity is within CBA, ASA Important Area, Primary Vegetation, Pan, Threatened Ecosystem, Wetland and River. Therefore the following studies must form part of the final BAR and the studies must follow regulation 13 of EIA Regulation 2014:</p> |      |      | <p><b>1. Description of the development</b></p> <p>1.1 The size and the extent of the proposed Bulk Water Pipeline is included in the Final Basic Assessment report under Section A.3 as part of the description of the Proposal.</p> <p>1.2 The description given for the sewer pipelines as per the comments received from GDARD is that of Alternative 1. The description for the sewer pipelines for the proposal (and included in the Final BAR) is as follows: Approximately 375 m of new sewer pipes ranging between 160Ø to 500Ø from point A to point D; approximately 160 m of new 160Ø sewer pipes from point E to point F; approximately 640 m of new sewer pipes ranging between 160Ø to 250Ø from point G to point L; approximately 120 m of new 160Ø sewer pipes from point K to point M; approximately 280 m of new 160Ø sewer pipes from point H to point J; and approximately 100 m of new 160Ø sewer pipes from point N to point O. The internal sewer pipelines required for the section of the Development to the south of the R25 will connect with the existing bulk ERWAT sewer pipeline traversing the development in an east west direction at point F.</p> <p>1.3 This is the correct description for the upgrade and extension of the link road.</p> <p>1.4 The locality map is included under Appendix A.</p> <p><b>2. GDARD guidelines and requirements</b></p> <p>2.1 The specialist studies are included under Appendix G.</p> <p>2.2 The comments from City of Ekurhuleni Metropolitan Municipality Department of Environmental Resource Management is included under Appendix E – Appendix 7.</p> <p>2.3 The Water Use Licence Application has been submitted to DWS and the Licence is awaited.</p> <p><b>3. Impacts Identification, Assessment and Mitigation</b></p> <p>3.1 The assessment of impacts is included in the Final BAR under</p> |

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| <p>2.1.1 Wetland Delineation and Ecological Surveys, Terrestrial Fauna and Fauna Surveys, Ecological Impact Surveys prepared by Enviross CC dated May 2019 must form part of the final BAR.</p> <p>2.1.2 Stormwater Management Plan Report prepared by GIBB Engineering and Architecture dated February 205 must also form part of the final BAR.</p> <p>2.1.31 Geotechnical Investigations prepared by Geohazard Solutions Consulting Engineering Geologists dated 23 November 2018 must form part of the final BAR.</p> <p>2.2 The comments from City of Ekurhuleni Metropolitan Municipality Department of Environmental Resource Management must form part of the final BAR.</p> <p>2.3 The Water Use Licence (WUL) or Authorisation must be obtain from the Department of Water and Sanitation.</p> <p><b>3. Impacts Identification, Assessment and Mitigation</b></p> <p>3.1 Based on all the above the assessment of impacts included in the draft report is noted and must form part of the final BAR.</p> <p><b>4. Assessment of Alternatives</b></p> <p>4.1 Alternatives were assessed, this include site or route alternative and must be included in the final BAR.</p> <p><b>5. Need and desirability of the development</b></p> <p>5.1 The detailed need and desirability of the development outlined in the report is noted and it must form part of the final report.</p> <p><b>6. Layout plans, route positioning</b></p> <p>6.1 The layout provided is in A3 size, therefore it must be included in the final BAR with visible legend, and clearly indicate the proposed activities on site with different colours.</p> <p><b>7. Environmental Management Programme</b></p> <p>7.1 The attached EMPr is noted however it must form part of the final BAR. An EMPr is a binding document and all the conditions in it should be clear and enforceable, it is therefore important that words that do not emphasise enforcement be avoided therefore, the final EMPr must comply with the above outline requirement.</p> |      |      | <p>Section E.2.</p> <p><b>4. Assessment of Alternatives</b></p> <p>4.1 The Alternatives investigated are included in the Final BAR under Section A.3.</p> <p><b>5. Need and desirability of the development</b></p> <p>5.1 The detailed need and desirability of the development is included in the Final Report under Section E.9.</p> <p><b>6. Layout plans, route positioning</b></p> <p>6.1 The layout as required is included in the Final BAR under Appendix A.</p> <p><b>7. Environmental Management Programme</b></p> <p>7.1 The Final EMPr is included under Appendix H.</p> <p><b>8. Public Participation Process</b></p> <p>8.1 A Public Participation Process to include the road activity was undertaken on 26 July 2019. The process included the following:</p> <ul style="list-style-type: none"> <li>• Hand delivery of notices to adjacent property owners/tenants</li> <li>• Notices place on site</li> <li>• Notifications via e-mail to registered I&amp;APs and stakeholders.</li> </ul> <p>Please refer to Appendix E, Appendix 2 for proof of the additional Public Participation Process conducted.</p> |

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| <p><b>8. Public Participation Process</b></p> <p>8.1 The Public Participation Process attached is noted, however it does not include the road, therefore the Public Participation Process including the road activity must be undertaken and form part of the final BAR.</p> |      |      |          |