

Annexure D

Authority Consultation Presentation

Presentation Delivered at DESTEA

06/02/2018

40729 – Proposed Kloof Township Development

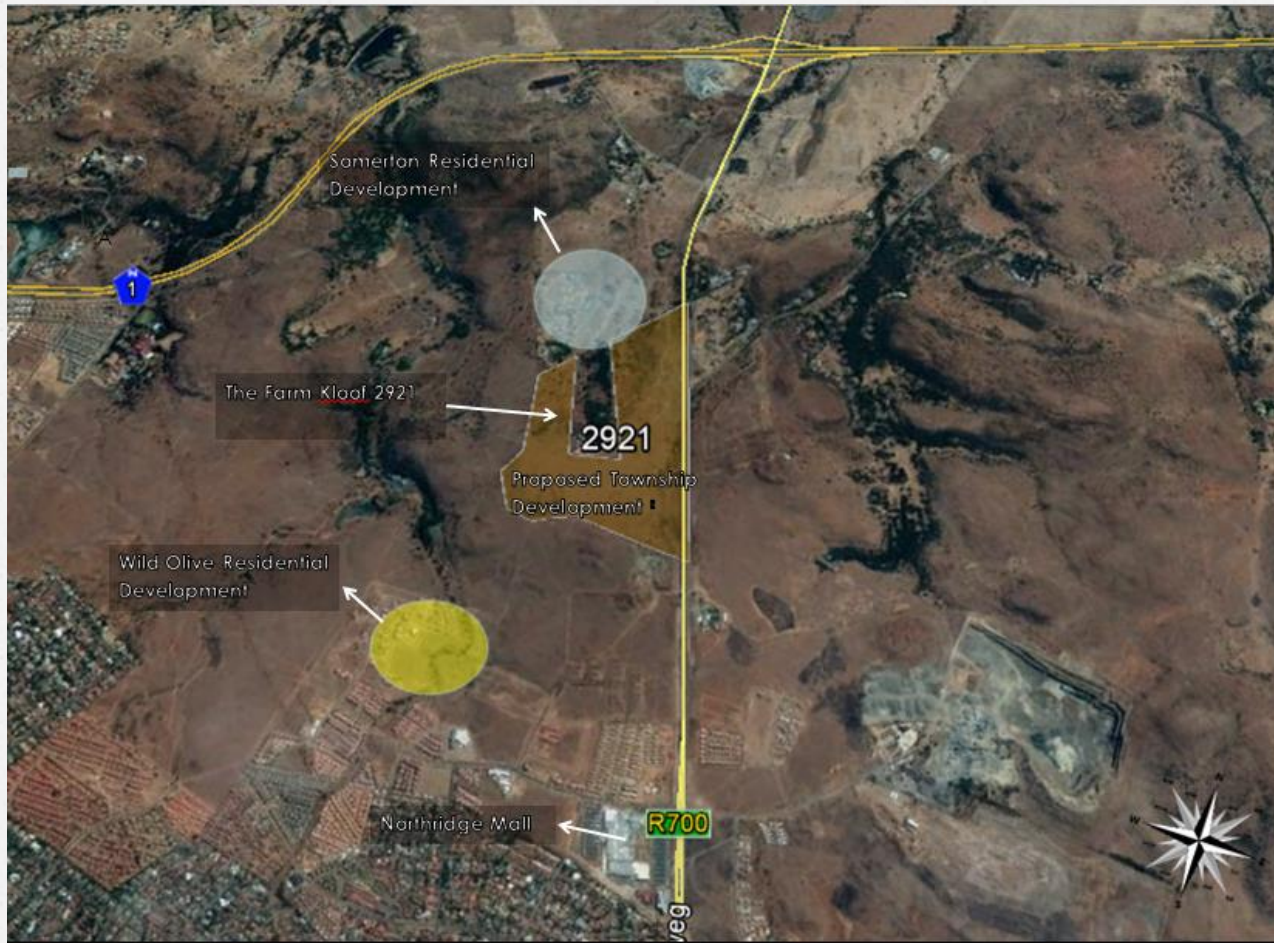


Background on the project

- o Development a necessity
- o Areas along the boundaries of cities
- o Applicant – wishes to develop their Farm Kloof 2921 for residential purposes
- o Environmental Authorisation Application to DESTEA

Location

- o The Farm Kloof 2921
- o Site is bordered by the R700 (Kenneth Kaunda Road) to the east
- o Residential developments (north – Somerton & to the south Wild Olive)
- o Full extent of the site = approximately 49.11 Hectares



Legend:

- Proposed Township Development (Farm Kloof 2921)
- Somerton Residential Development
- Wild Olive Residential Development

LOCALITY MAP



Town & Regional Planners,
Environmental &
Development Consultants

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PROJECT:
THE PROPOSED TOWNSHIP DEVELOPMENT ON THE FARM KLOOF 2921 BLOEMFONTEIN, FREE STATE.

PROJECT BY:
MAK TRUST

DRAWN BY:
LD

Layout aspects

- o The layout and planning process
- o Layout = lowest environmental impact option
- o Local economic conditions, existing land uses
- o Main arterial route
- o Access
- o Proposed property and the MMM SDF
- o Erven

Erven layout and proposed uses of the Kloof development

<i>Erven number</i>	<i>No of erven</i>	<i>Land Use</i>	<i>Area (ha)</i>
1 - 39	39	Single residential units	3.0858 hectares
45 – 47, 49 – 51, 71 – 72, 79 and 80	10	Block of flats	6.1197 hectares
55 – 62, 82 – 83, 63, 64, 66 – 69, 74 - 77	10	Town Houses	5.427 hectares
43	1	Health Care Centre	1, 1570 hectares
44	1	Private Hospital	3.5969 hectares
41	1	Retirement Resort	3.8206 hectares
53, 54, 65	3	Business	4.2306 hectares
40, 42, 48, 52, 73, 78, and 81	7	Private Open Space	9.4212 hectares
70	1	Municipal Open Space	1.0949 hectares
84, 85 and 86	3	Streets	11.1372 hectares
Total:	86	Total:	49.1106 hectares

Applicable National Environmental Management Act (NEMA) Regulations

Listed Activity	Project activity Description
<p>Regulation 983 of 2014 (as amended, 2017), Listing Notice 1, No 28:</p> <p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming equestrian purposes or afforestation on or after 01 April 1998 and where such development:</p> <ul style="list-style-type: none"> (i) Will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) Will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; <p>Excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p>	<p>The project entails the development of approximately 49 hectares on the farm Kloof No. 2921, in order to establish a township consisting of 86 erven to accommodate residential, mixed, retail and institutional use developments.</p>

Listed Activity	Project activity Description
<p>Regulation 984 of 2014 (as amended, 2017), Listing Notice 2, No 15:</p> <p>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for –</p> <ul style="list-style-type: none"> (i) The undertaking of a linear activity; or (ii) Maintenance purposes undertaken in accordance with a maintenance management plan. 	<p>The project entails the development of approximately 49 hectares on the farm Kloof No. 2921, in order to establish a township consisting of 86 erven to accommodate residential, mixed, retail and institutional use developments. In order to develop the mentioned property more than 20 hectares of indigenous vegetation will have to be cleared.</p>

Specialist Studies

- o Specialist studies already conducted:
- o Ecological Assessment (this study was also used in order to decide on the appropriate layout of the proposed development)
- o Bulk Civil Services Report
- o Electrical Services Report
- o Geotechnical Investigation
- o Traffic Impact Study
- o The Archaeological Assessment is to be undertaken in the next month depending on availability of the specialist.

DESTEA Review Request

- o MDA would like the DESTEA to review this document and advise if the identified listed activities are correct and sufficient.
- o Furthermore relating to the specialist studies already conducted and in progress; are there any other studies deemed necessary by the DESTEA to for part of the EIA process?



Thank you for your time!

Copy of pre-consultation Report submitted to DESTEA 02/02/2018

BACKGROUND INFORMATION DOCUMENT

THE PROPOSED TOWNSHIP DEVELOPMENT ON THE FARM KLOOF 2921 BLOEMFONTEIN, FREE STATE

Applicant: MAC Trust
MDA Ref No: 40729
Date: February 2018



Town & Regional Planners,
Environmental & Development

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TABLE OF CONTENTS

1	BACKGROUND INFORMATION	1
2	LAYOUT OF THE PROPOSED DEVELOPMENT	1
3	APPLICABLE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA) REGULATIONS	3
4	SPECIALIST STUDIES:	4
5	DESTEA REVIEW REQUEST	4

List of Annexures:

Annexure A – Locality Map

Annexure B – Layout Map

MDA 40729

1 BACKGROUND INFORMATION

Development around cities and towns are necessary to accommodate an ever-growing population. Areas along the boundaries of cities and towns are usually in a degraded state due to the impact of the large population these areas house.

The owners of The Farm the Kloof No. 2921, District Bloemfontein, Free State Province (hereinafter referred to as the application property / township establishment area) identified a need to develop the said property for residential purposes and wish to apply for an environmental authorisation to the DESTEA for the proposed Township Establishment.

The proposed residential development will occur on the Farm Kloof 2921 (Please refer to the locality plan in Annexure A). The site is bordered on the east by the R700 tarred road and residential developments to the north (Somerton) and the south (Wild Olive). The extent of the site is approximately 49.1106 hectares in extent.

The proposed layout plan was designed according to the ecological assessment conducted on the 9th of April 2015 and a follow-up survey was conducted on the 21st of September in order to ensure that a comprehensive assessment was conducted.

The planning of the residential development has been undertaken in conjunction with the ecological assessment and as a result the most sensitive areas have been excluded from development and will be retained as private open space. This layout will result in the lowest impact as long as other mitigation measures such as transplanting of protected species are also adhered to.

Local economic conditions and the existing residential, business, office and commercial developments surrounding the proposed development property, make the proposed development suitable to the area. Also, the existing main arterial route in close proximity to the properties as well as already existing business/residential type land uses throughout the area (especially along the main arterial), plays a deciding role as to the character of the area and therefore land uses.

2 LAYOUT OF THE PROPOSED DEVELOPMENT

The layout of the proposed residential development makes provision for 86 erven in total. The uses of the erven related to the development are summarised in Table 1 below. Access to the development will be obtained from the T185, which turns from the R700 (Kenneth Kaunda Road Extension). Please refer to the layout plan attached in Annexure B.

The layout of erven can be summarised as follows:

Table 1. Erven layout and proposed uses of the Kloof development

Erven number	No of erven	Land Use	Area (ha)
1 - 39	39	Single residential units	3.0858 hectares
45 – 47, 49 – 51, 71 – 72, 79 and 80	10	Block of flats	6.1197 hectares
55 – 62, 82 – 83, 63, 64, 66 – 69, 74 - 77	10	Town Houses	5.427 hectares
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84, 85 and 86	3	Streets	11.1372 hectares
Total:	86	Total:	49.1106 hectares

The application property is included in the “Urban Edge” of the Spatial Development Framework (SDF) of the Mangaung Metropolitan Municipality (MMM), but is not included in the jurisdiction area of a Town Planning Scheme/Land Use Scheme. The application property is earmarked in the said SDF for *future residential* development and therefore no longer falls under the jurisdiction of the Department of Agriculture, Forestry and Fisheries. The application property falls under the jurisdiction of the controlling authority, namely the MMM.

3 APPLICABLE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA) REGULATIONS

The identified applicable legislation for the proposed Kloof Township development is depicted in Table 2. MDA would appreciate feedback from DESTEA in this regard.

Table 2. Description of identified listed activities relating to the proposed project

Listed Activity	Project activity Description
<p>Regulation 983 of 2014 (as amended, 2017), Listing Notice 1, No 28:</p> <p>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming equestrian purposes or afforestation on or after 01 April 1998 and where such development:</p> <p>(i) Will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</p> <p>(ii) Will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>Excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p>	<p>The project entails the development of approximately 49 hectares on the farm Kloof No. 2921, in order to establish a township consisting of 86 erven to accommodate residential, mixed, retail and institutional use developments.</p>
<p>Regulation 984 of 2014 (as amended, 2017), Listing Notice 2, No 15:</p> <p>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for –</p> <p>(i) The undertaking of a linear activity; or</p> <p>(ii) Maintenance purposes undertaken in accordance</p>	<p>The project entails the development of approximately 49 hectares on the farm Kloof No. 2921, in order to establish a township consisting of 86 erven to accommodate residential, mixed, retail and institutional use developments. In order to develop the mentioned property more than 20 hectares of indigenous vegetation will have to be cleared.</p>

with a maintenance management plan.	
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4 SPECIALIST STUDIES:

Specialist studies already conducted:

- Ecological Assessment (this study was also used in order to decide on the appropriate layout of the proposed development)
- Bulk Civil Services Report
- Electrical Services Report
- Geotechnical Investigation
- Traffic Impact Study

The Archaeological Assessment is to be undertaken in the next month depending on availability of the specialist.

5 DESTEA REVIEW REQUEST

MDA would like the DESTEA to review this document and advise if the identified listed activities as set out in Section 3 are correct and sufficient.

Furthermore relating to the specialist studies already conducted and in progress; are there any other studies deemed necessary by the DESTEA to for part of the EIA process?

Annexure A – Locality Map

MDA 40729



Legend:

- Proposed Township Development (Farm Kloof 2921)
- Somerton Residential Development
- Wild Olive Residential Development

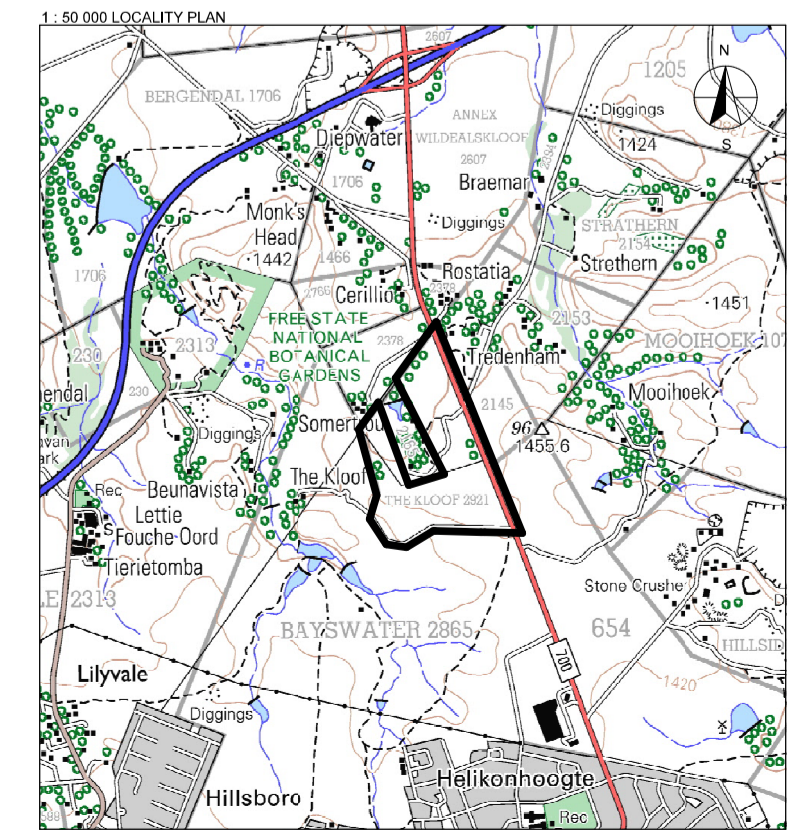
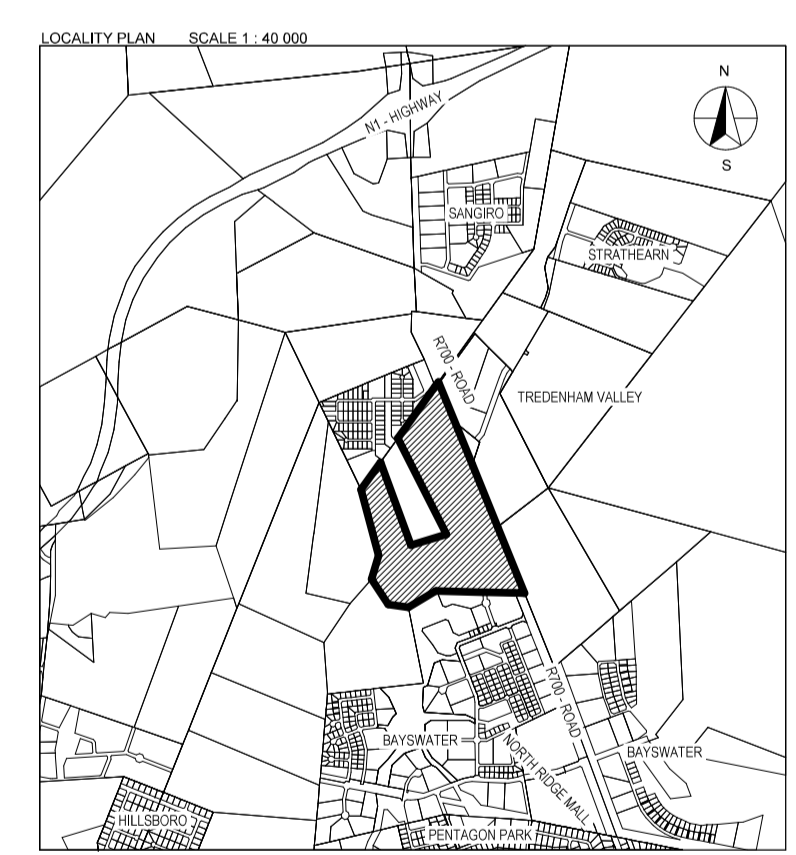
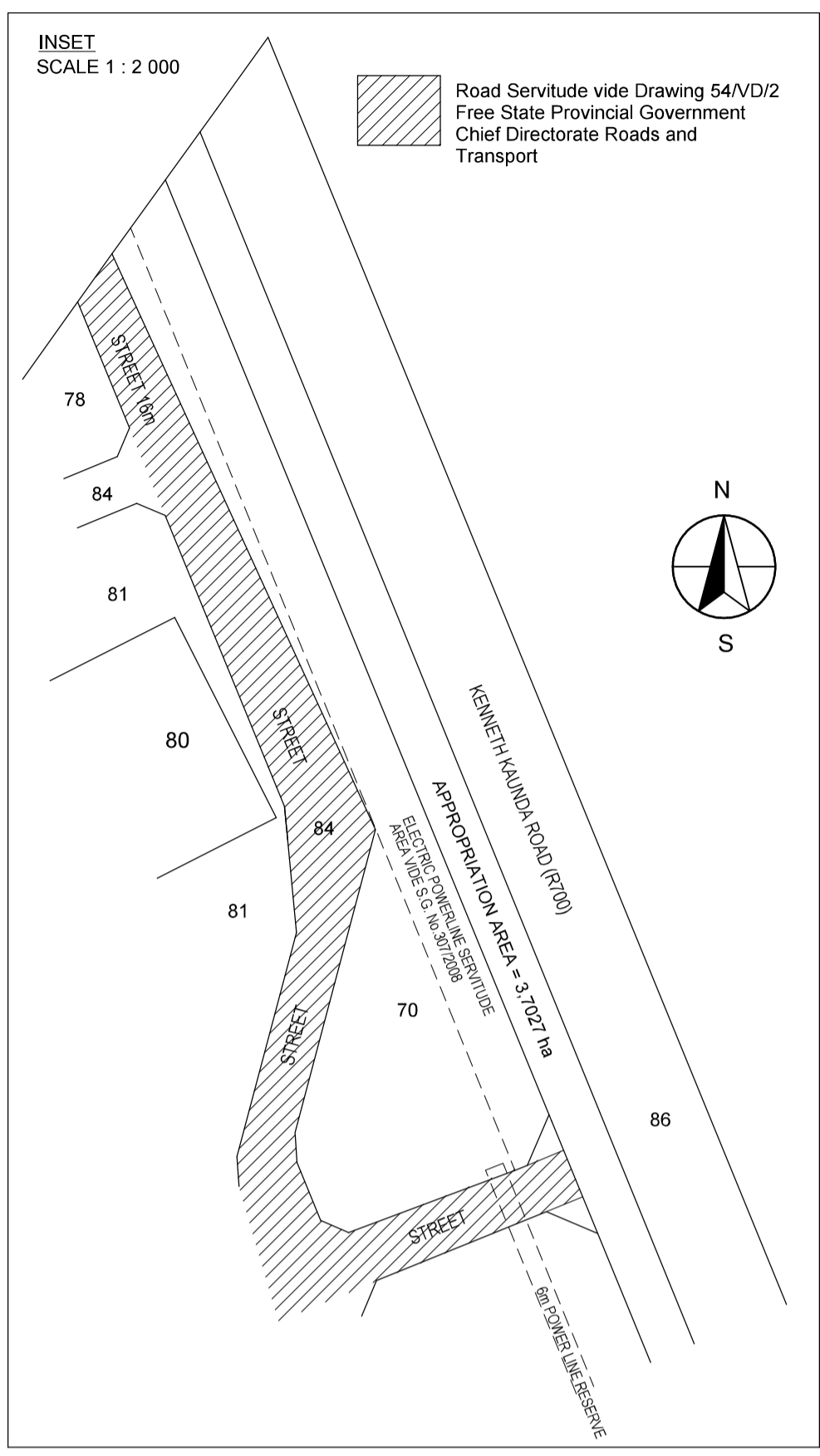


5 km

LOCALITY MAP

Annexure B – Layout Map

MDA 40729



TOWN PLANNERS:
 N. DEVENISH - Pr. PLN A/1133/1999
 MAKECHA DEV. ASS. CC TRADING AS MDA

GEOTECHNICAL REPORT:
 A REPORT WAS CONDUCTED BY AURECON SOUTH AFRICA (PTY) LTD THAT ACCOMPANY THIS LAYOUT PLAN AS PART OF THE TOWN ESTABLISHMENT MEMORANDUM.

B.J. VAN VUUREN (Technologist - ND Civil-General, B-Tech Geotechnical, B.Sc. Hon. - Transport)
 SIMLAB (PTY) LTD

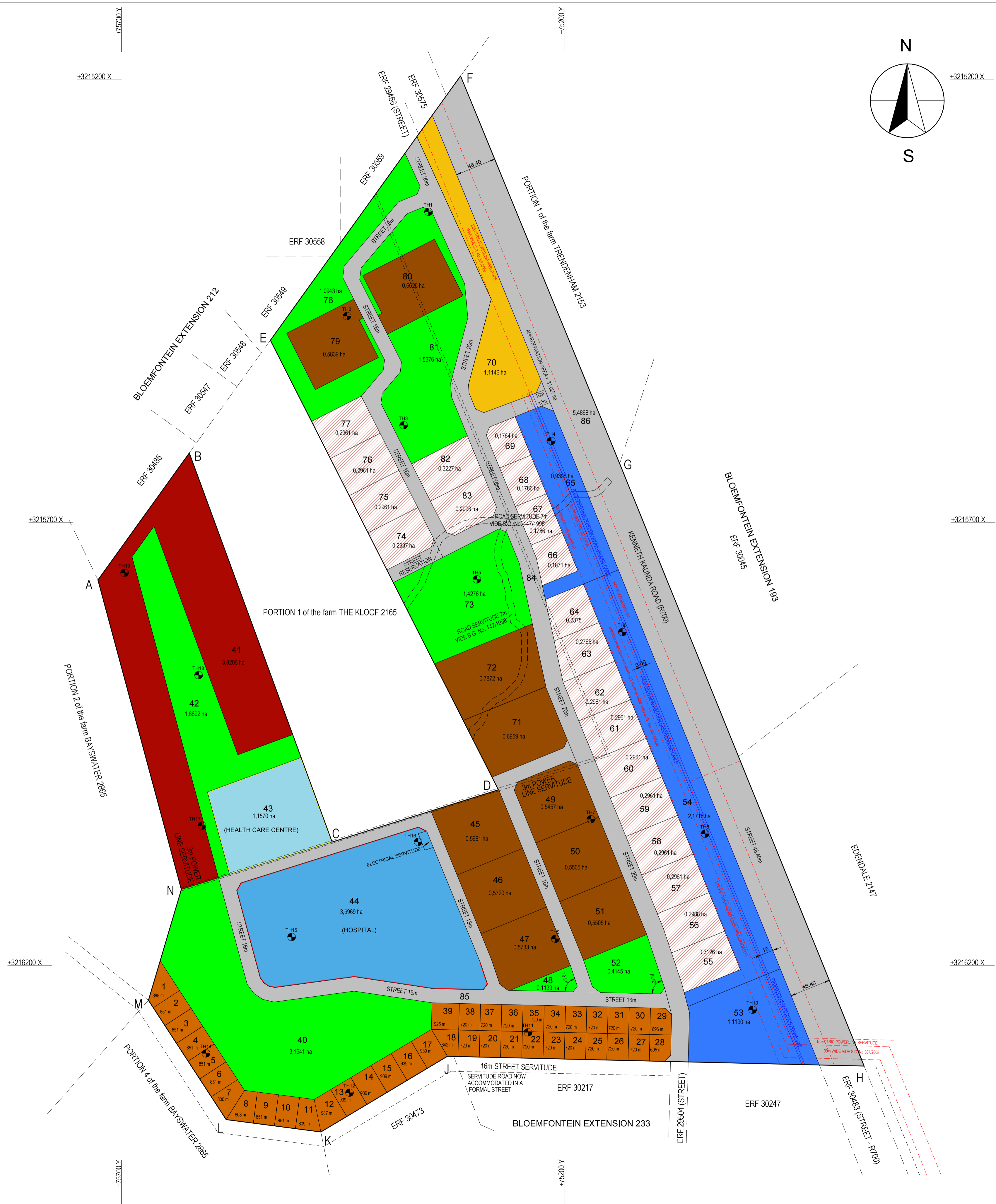
CONTOURS:
 THE CONTOURS ON THIS PLAN HAVE BEEN SURVEYED BY CONVENTIONAL METHODS AND ADHERE TO REQUIREMENTS AS STIPULATED IN THE TOWNSHIPS ORDINANCE, 1969 (No. 9 OF 1969)

J. NORTJÉ (PLS 1065)
 DE WAAL EN NORTJÉ LAND SURVEYORS

FLOODLINES:
 IT IS HEREBY CERTIFIED THAT THE 1:100 YEAR AND 1:50 YEAR FLOODLINES HAVE BEEN DETERMINED BY AURECON SOUTH AFRICA (PTY) LTD THAT ACCOMPANY THIS LAYOUT PLAN AS PART OF THE TOWN ESTABLISHMENT MEMORANDUM

J.H.W. VERMAAK (Pr. Tech Eng) Ninham Shand
 AURECON SOUTH AFRICA (PTY) LTD

TRAFFIC IMPACT:
 M.J. MARAIS (Pr Eng) 920023
 M.J. MARAIS



LEGEND:

ZONING	INDICATION OF MAP	LAND USE	ERF NUMBERS	NO. OF ERVEN	AREA HA	%
SPECIAL USE 777 SINGLE RESIDENTIAL UNITS	[Symbol]	SINGLE RESIDENTIAL UNITS	1 - 17	17	1,494	3.04
SPECIAL USE 777 DWELLING RESIDENTIAL UNITS	[Symbol]	RESIDENTIAL UNITS	18 - 27, 30 - 39	20	1,450	2.95
SPECIAL USE 777 DWELLING RESIDENTIAL UNITS	[Symbol]	RESIDENTIAL UNITS	28 - 29	2	0,142	0.29
SPECIAL USE 777 RETIREMENT RESORT	[Symbol]	RETIREMENT RESORT	41	1	3,826	7.78
SPECIAL USE 777 HEALTH CARE CENTRE	[Symbol]	HEALTH CARE CENTRE	43	1	1,157	2.36
SPECIAL USE 777 PRIVATE HOSPITAL	[Symbol]	PRIVATE HOSPITAL	44	1	3,569	7.32
SPECIAL USE 777 BLOCK OF FLATS	[Symbol]	BLOCK OF FLATS	45 - 47	3	1,743	3.55
SPECIAL USE 777 BLOCK OF FLATS	[Symbol]	BLOCK OF FLATS	49 - 51	3	1,647	3.35
SPECIAL USE 777 BLOCK OF FLATS	[Symbol]	BLOCK OF FLATS	71 - 72	2	1,483	3.02
SPECIAL USE 777 BLOCK OF FLATS	[Symbol]	BLOCK OF FLATS	79	1	0,589	1.19
SPECIAL USE 777 BLOCK OF FLATS	[Symbol]	BLOCK OF FLATS	80	1	0,662	1.35
SPECIAL USE 777 BUSINESS	[Symbol]	BUSINESS	53	1	1,190	2.38
SPECIAL USE 777 BUSINESS	[Symbol]	BUSINESS	54	1	2,178	4.42
SPECIAL USE 777 BUSINESS	[Symbol]	BUSINESS	65	1	0,938	1.91
SPECIAL USE 777 TOWN HOUSES	[Symbol]	TOWN HOUSES	55 - 62, 82 - 83	10	3,013	6.13
SPECIAL USE 777 TOWN HOUSES	[Symbol]	TOWN HOUSES	63	1	0,275	0.56
SPECIAL USE 777 TOWN HOUSES	[Symbol]	TOWN HOUSES	64	1	0,237	0.48
SPECIAL USE 777 TOWN HOUSES	[Symbol]	TOWN HOUSES	66 - 69	4	0,720	1.47
SPECIAL USE 777 TOWN HOUSES	[Symbol]	TOWN HOUSES	74 - 77	4	1,182	2.41
PRIVATE OPEN SPACE	[Symbol]	PRIVATE OPEN SPACE	40, 42, 48, 52, 73, 78, 81	7	9,421	19.18
MUNICIPAL PURPOSES	[Symbol]	MUNICIPAL PURPOSES	70	1	1,094	2.23
STREET	[Symbol]	STREET	84, 85, 86	3	11,132	22.68
TOTAL				86	49,106	100

- NOTES:**
- THE FIGURE A,B,C,D,E,F,G,H,I,K,L,M,N,A REPRESENTS PROPOSED TOWNSHIP ESTABLISHMENT ON THE FARM THE KLOOF 2921, DISTRICT BLOEMFONTEIN, AREA = 49,1106 HA.
 - ALL SPLAYS ARE 7 X 7 METER UNLESS INDICATED OTHERWISE.
 - ALL MEASUREMENTS ARE APPROXIMATE AND ARE SUBJECT TO FINAL SURVEYING.
 - ERF NUMBERS ALLOCATED ARE TEMPORARY.
 - THE RULING SINGLE RESIDENTIAL ERF SIZE IS 720m².
 - THE SMALLEST SINGLE RESIDENTIAL ERF SIZE IS 642m².
 - STREET WIDTH IS AS INDICATED.
 - STREET LENGTH 3.5km.
 - MINIMUM STREET GRADIENT: 1:100
 - MAXIMUM STREET GRADIENT: 1:12.5
 - 1.0m COUNTOUR INTERVALS
 - TEST HOLE.
- EXISTING POWER LINE SERVIDE
 — PROPOSED POWER LINE SERVIDE

HENNIE LAMBRECHTS
ARGITEKTE
 BLOEMFONTEIN

DRAWN: C.J. DRAWING CHECKED: N.D.
 DESIGNED: H.L. & N.D. DESIGN CHECKED: N.D.

CLIENT: JOINT EFFORT TRUST

mda Town & Regional Planners, Environmental & Development Consultants
 PO Box 100982, 9 Barnes Street, Westdene, BLOEMFONTEIN, E-mail: admin@mdagroup.co.za

LOCAL AUTHORITY: **MANGAUNG METRO MUNICIPALITY**

PROJECT: **PROPOSED TOWNSHIP ESTABLISHMENT ON THE FARM THE KLOOF 2921, BLOEMFONTEIN**

PLAN TYPE: **PROPOSED LAYOUT PLAN**

SCALE: 1:2500 DATE: 03/08/2017

PROJECT NO. **40729 MD53**