



GEOHYDROLOGY

GEOTECHNICAL

ENVIRONMENTAL

SOCIAL DEVELOPMENT



Final Basic Assessment Report

12/1/9/1-C208 E



**FINAL BASIC ASSESSMENT REPORT FOR THE PROPOSED
TOWNSHIP DEVELOPMENT ON PORTIONS 163 & 164 OF THE
FARM STERKLOOP 688 LS IN POLOKWANE, LIMPOPO PROVINCE**

August 2018

Prepared for: MashMogVest (Pty)Ltd
Document version 2.0
Compiled by: H.P. Jannasch



Proudly Supporting
TOUCHING AFRICA

Prepared by



**FINAL BASIC ASSESSMENT REPORT FOR THE PROPOSED
TOWNSHIP DEVELOPMENT ON PORTIONS 163 & 164 OF THE
FARM STERKLOOP 688 LS IN POLOKWANE, LIMPOPO PROVINCE**

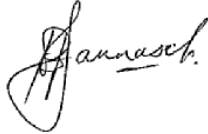
August 2018

PROJECT APPLICANT

Applicant name: MashMogVest (Pty)Ltd
Contact Person: John Mogodi
Telephone: 072 295 5502
Fax: 086 657 1224
E-mail: john.mogodi@ditsie.co.za

ENVIRONMENTAL ASSESSMENT PRACTITIONER

Company Name: AGES Limpopo (Pty) Ltd (Reg: 2006/020831/07)
Contact Persons: Mr. Hein Jannasch
Physical Address: 120 Marshall Street, Polokwane, 0699, South Africa
Postal Address: P.O. Box 2526, Polokwane, 0700, South Africa
Telephone Number: 083 419 0909
Fax Number: 015 291 1577
E-mail: hjannasch@ages-group.com



.....
H.P. Jannasch (Pri Sci Nat)
Senior Environmental Scientist – M.Sc. Environmental Management

*LIMPOPO PROVINCE: 120 Marshall Street Polokwane 0699, P.O Box 2526 Polokwane 0700
Tel: +27-15-291 1577 Fax: +27 (0) 15 291 1577 www.ages-group.com*

*Offices: Eastern Cape Gauteng Limpopo Province North-West Province Western Cape Kwa Zulu Natal
AGES Limpopo Directors: JH Botha HP Jannasch SJ Pretorius THG Ngoepe
AGES (PTY) LTD Board of Directors: R Crosby J Clark AS Potgieter*

Although AGES (Pty) Ltd exercises due care and diligence in rendering services and preparing documents, AGES (Pty) Ltd accepts no liability, and the client, by receiving this document, indemnifies AGES (Pty) Ltd and its directors, managers, agents and employees against all actions, claims, demands, losses, liabilities, costs, damages and expenses arising from or in connection with services rendered, directly or indirectly by AGES (Pty) Ltd and by the use of the information contained in this document.



This document contains confidential and proprietary information of AGES (Pty) Ltd and is protected by copyright in favour of AGES (Pty) Ltd and may not be reproduced, or used without the written consent of AGES (Pty) Ltd, which has been obtained beforehand. This document is prepared exclusively for *Mashmogvest (Pty) Ltd* and is subject to all confidentiality, copyright and trade secrets, rules, intellectual property law and practices of South Africa.

REPORT DISTRIBUTION LIST

Name	Institution
Mr V Maluleke	LEDET
Mr D Mabada	Department of Water and Sanitation
Mr D Makobe- Municipal Manager	Polokwane Local Municipality
Mr B Pitjadi	Polokwane Local Municipality Environmental Unit
Mr F Mahlakoana	Department of Agriculture, Forestry and Fisheries
Mr F Mafa	Capricorn District Municipality
	Registered Interested and Affected Parties

DOCUMENT HISTORY

Report No	Date	Version	Status
L11 013 E	May 2018	1.0	Consultation report
12/1/9/1-C208	August 2018	2.0	Final report

Table of contents

1	GENERAL INFORMATION	1
1.1	Project Objective	1
2	PROJECT DESCRIPTION	1
2.1	Project Locality	1
2.2	Nature of Activity	1
3	DESCRIPTION OF THE AFFECTED ENVIRONMENT	2
3.1	Land Use	2
3.2	Climate	2
3.3	Surface drainage	2
4	PUBLIC PARTICIPATION PROCESS	2
4.1	PROCESS FOLLOWED	2
4.1.1	Newspaper Advertisement	2
4.1.2	Site Notice	3
4.1.3	Background Information Notices	3
4.1.4	Comments	3
4.1.5	Draft Basic Assessment Report	4
5	CONCLUSIONS AND RECOMMENDATIONS	4
6	REFERENCES	5

1 GENERAL INFORMATION

AGES (Pty) Ltd was appointed by John Mogodi on behalf of MashMogVest (Pty)Ltd to conduct an Environmental Impact Assessment in order to obtain the necessary environmental authorisation for the proposed Township Development on Portions 163 and 164 of the Farm Sterkloop 688 LS in the Polokwane Municipal area of the Capricorn District.

1.1 PROJECT OBJECTIVE

The Environmental Impact Assessment process is a requirement in terms of GNR 982, and 983, published on 4 December 2014 as amended on 7 April 2017 under sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and require environmental authorisation from the Limpopo Department of Economic Development, Environment and Tourism:

“The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-The undertaking of a linear activity or for maintenance purposes undertaken in accordance with a maintenance management plan” is a listed activity under Activity 27 of Regulation R983 of 4 December 2014 as amended on 7 April 2017, of the National Environmental Management Act..

2 PROJECT DESCRIPTION

2.1 PROJECT LOCALITY

The project is within the Polokwane Local Municipal area of jurisdiction. The project is situated approximately 10 km south west of Polokwane on Portions 163 and 164 of the farm Sterkloop 688 LS. The development site is approximately 44.52 ha in size

South: 23°54'29.918"

East: 29° 24'28.675"

See also locality map in Appendix 1.

2.2 NATURE OF ACTIVITY

The activity entails the proposed development of a township consisting of the following:

- *Residential 1: 292 single residential stands*
- *Residential 2: Two erven*
- *Special : 2 erven*
- *Business 3: 1 erf*
- *Institutional:1 erf*
- *Provision will also be made for Public Open Spaces (4 erven), and Streets(1 erf) and **no development** will take place in the 1:100 year flood line.*

The Polokwane local municipality will provide services like water, sewerage, electricity and solid waste disposal to the proposed development.

3 DESCRIPTION OF THE AFFECTED ENVIRONMENT

3.1 LAND USE

The proposed development site is surrounded by agricultural small holdings. To the north west of the proposed development site across the road, a number of residential developments are taking place.

The south eastern side of the site is adjacent to the Sand River. A number of small holdings are situated to the south east of the proposed site in the Duvenhageskraal area and some of these are also earmarked for residential developments.

The proposed development site itself was used for agricultural purposes in the past but currently no agricultural development takes place on the site. The proposed development site falls in the Polokwane SDA area earmarked for residential development. (See SDA Maps in Appendix A2)

3.2 CLIMATE

The climate for the region is characterized by summer rainfall with very dry winters. Mean annual precipitation varies between 400 to 600mm. Frost occurs fairly infrequent. Mean monthly maximum and minimum temperatures for Polokwane range from 33.2°C to 0.6°C for October and June, respectively. The study area is located within the quaternary drainage region A71A.

3.3 SURFACE DRAINAGE

The study area is located in the Limpopo Catchment Management Area (CMA), within Quaternary Catchment Area A71A.

The study area is drained mainly by means of surface run-off (i.e.: sheetwash), with water collecting along drainage channels and ending in the Sand River to the south east of the proposed development site. The Sand River drains in a northerly direction.

Proper precautionary measures have to be taken to ensure sufficient drainage of surface water on the site and to prevent concentrated flow of water that may result in soil erosion. Precautions also have to be taken to allow for proper drainage to prevent shallow groundwater seepage and/or saturated soil profiles.

Flood lines were determined for a 1:100 year flood to ensure that buildings and development will not be positioned in the flood line. A flood line report is included in Appendix D3.

4 PUBLIC PARTICIPATION PROCESS

4.1 PROCESS FOLLOWED

4.1.1 NEWSPAPER ADVERTISEMENT

The proposed project was advertised in a local newspaper namely the "Observer" on the 22nd of March 2018 and in the "Seipone Madireng" of 14-28 March 2018 to inform people about the project and request them to identify environmental issues of concern. It also contained an invitation to

respond to environmental issues and concerns of the proposed development. An example of the advert is attached in Appendix E.

4.1.2 SITE NOTICE

Site advertisements in English were put up at the entrances to the site, on 22 March 2018. An example of these notices as well as photos of placement of the notices are attached in Appendix E.

4.1.3 BACKGROUND INFORMATION NOTICES.

The directly adjoining property owners and interested and affected parties who indicated an interest in the project were notified by fax, e-mail or hand delivery of the proposed development by means of a background information document.

Background information documents were also sent to:

- Limpopo Department of Economic Development, Environment and Tourism
- Department of Water Affairs.
- National Department of Agriculture.
- Polokwane Local Municipality. Municipal Manager
- Polokwane Local Municipality. Ward Councillor
- Capricorn District Municipality
- I&AP's

An example of the background information document is included in Appendix E.

4.1.4 COMMENTS

A concern was received from one of the neighbours Mr Jan Stemmet.-
"I am concerned about the number of stands and units the developer intends to fit into the space available. Also, whether the streets will be able to merge with those on adjacent properties in case of future developments."

The response was as follows

The number of stands and the stand sizes has been carefully deliberated in context of the market being aimed for and the financial feasibility of this development. Given the research, there would simply not be a suitable market for larger stands. There is a direct correlation between the decrease in number of stands and the increase in the cost price for the development and larger stands would simply not be able attract the required market. The intended market is not subsidised, but affordable bonded, implying it will be financially active individuals that would be investing on the site. As a comparison this market would correlate with the market that is generally developed in Ivydale at the moment.

The second answer is a simple yes. The layout plan clearly indicates integration with adjacent properties and to ensure an integrated development, the development of adjacent land would in fact be welcomed from a human settlement perspective. The link roads in the road masterplan currently

terminates with small open space stands and the purpose of those is to change the zoning once the market is ready to develop adjacent stands.

4.1.5 CONSULTATION BASIC ASSESSMENT REPORT

A Consultation Basic Assessment Report (BAR) was sent out for public review and the report was available for comments for 30 days. LEDET sent comments on the report. These comments involved changes to the BA report and specialists which are reflected in the reports. The comments are also attached in the comments and response report in Appendix E.

5 CONCLUSIONS AND RECOMMENDATIONS

The Department is therefore respectfully requested to evaluate this Consultation Basic Assessment report, as part of an application that has been lodged in terms of section 24(5) of the National Environment Management Act, 1989, (Act no 107 of 1998), in respect of the activities identified in regulation R 983 of 4 December 2014 of the said act.

6 REFERENCES

DEAT (2002) Stakeholder Engagement, Integrated Environmental Management, Information Series 3, Department of Environmental Affairs and Tourism (DEAT), Pretoria

DEAT (2002) Screening, Information Series 1, Department of Environmental Affairs and Tourism (DEAT), Pretoria

DEAT (2004) Criteria for determining Alternatives in EIA, Integrated Environmental Management, Information Series 11, Department of Environmental Affairs and Tourism (DEAT), Pretoria

DEAT (2004) Cumulative Effect Assessment, Integrated Environmental Management, Information Series 7, Department of Environmental Affairs and Tourism (DEAT), Pretoria

DEAT (2004) Environmental Management Plans, Integrated Environmental Management, Information Series 12, Department of Environmental Affairs and Tourism (DEAT), Pretoria

DEAT (2004) Review in Environmental Impact Assessment, Integrated Environmental Management, Information Series 13, Department of Environmental Affairs and Tourism. (DEAT), Pretoria.

DEAT (2004) Environmental Impact Reporting, Integrated Environmental Management, Information Series 15, Department of Environmental Affairs and Tourism (DEAT), Pretoria.

DEAT (2002) Impact Significance, Integrated Environmental Management, Information Series 5, Department of Environmental Affairs and Tourism (DEAT), Pretoria.

Municipal Demarcation Board: <http://www.demarcation.org.za/>