



GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

FAX COVER

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Re:	<u>GAUT REFERENCE 002/11-12/E0161</u> APPROVED LAYOUT PLAN: PROPOSED MIXED USE DEVELOPMENT (STONE RIVER'S ARCH) ON THE REMAINING EXTENT OF PORTION 2 AND THE REMAING EXTENT OF PORTION 112 OF THE FARM RIETVLEI 101- IR, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY		

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Reference: Gaut 002/11-12/E0161
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Thaba ya Batswana Eco Tourism
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2058

Attention: Reuben Louw
Tel No.: 011 959 0777
Fax No.: 011 959 0887
E-mail: reuben@tyb.co.za

Dear Sir

APPROVAL OF THE REVISED LAYOUT PLAN FOR THE PROPOSED MIXED-USE DEVELOPMENT (STONE RIVERS ARCH) ON THE REMAINING EXTENT OF PORTION 112 OF THE FARM RIETVLEI 101 IR, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

The above-mentioned matter has reference.

I acknowledge receipt of the revised layout plan (Plan No. A2/7053/PHASE dated 24 May 2016, submitted by Ban Brakel professional Planning and Property Services received on 31 May 2016 with respect to the abovementioned application.

The amended layout plan was submitted in response to the Appeal Committee's decision requesting yourself to engage the Department and negotiate all environmental differences encountered during the Environmental Impact Assessment process of the application, in particular the layout plan. The meetings took place on the 20 April 2016, 11 and 27 May 2016.

The specific condition (h) on the Environmental Authorisation dated 05 October 2015 which reads as follows: Layout plan must be amended to exclude area of medium, high and very high was the contentious issue and the outcome of the aforesaid meetings resolved that the appellant will then submit a revised layout plan consistent with agreement reached in such meetings. The amended layout plan was to have been submitted **sixty days (60)** to this Department for review before commencement of any activities on site. The Department have reviewed the submitted layout and resolved as follows:

- a. The layout plan is affected by sensitive Heritage sites. Therefore, the development is not permitted on the heritage sites before the approval from South African Heritage Resources Agency (SAHRA) is obtained. Should the SAHRA approved development on these sites, an amended EMPr must be submitted to this Department for approval taking into consideration all mitigation measures advanced by the approval from SAHRA.
- b. The proposed stands from North of the proposed road is affected by ridge. It is the Department view that the total foot print of those stands must be reduced in order to conserve the ridge and ensure these ridges are not impacted on by the edge effect emanating by the close proximity of the proposed development as currently proposed. This is so as some of notation on the layout plan locates stands on the ridge implying development on these stands will be too proximal to the ridge leading to impacts

envisaged as a result of the edge effect. The following reduction must be followed in the development of the new approved stands:

- The total Brick and Mortar footprint of notation 1 which measured $\pm 11074\text{m}^2$ must be reduced to 7000m^2 .
 - The total Brick and Mortar footprint of notation 2 which measured $\pm 17891\text{m}^2$ must be reduced to 10000m^2 .
 - The total Brick and Mortar footprint of notation 1 which measured 8050m^2 must be reduced to 3500m^2 .
 - The total Brick and Mortar footprint of notation 3 which measured $\pm 11101\text{m}^2$ must be reduced to 7000m^2 .
 - The location of all of the above development must be close to the proposed road as possible in order to prevent eminent detrimental impact from the ridge. The remaining excluded part from the development footprint must be incorporated into the areas' Open space.
- c. Further note that should SAHRA refused development on the Heritage affected areas and imposed buffer on these areas, the buffer emanating from the SAHRA will take precedence over the approved Brick and Mortar footprint structure above.

In light of the above, this letter serves to inform you that the Department has partially approved the revised layout plan.

Should there be any queries concerning this letter, please contact the official of the Department using the contact details indicated above.

Yours faithfully



Mr. L. Mkwana

Chief Director: Sustainable Use of the Environment

Date: 02/8/2016