



JOHANDEO TOWNSHIP ESTABLISHMENT – PHASE 2

Environmental Impact Assessment Plan of Study of the
Johandeo Township Establishment - Phase 2 Situated at the
Remainder of Portion 8 of Farm Rietkuil (Number 554).

EIA Reference Number: GAUT 002/22-23/E3357

Prepared by the Bashan Environmental Management
Services:



In Collaboration with



Acting on Behalf of:



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Project	
Project Name	Environmental Authorisation for Johandeo Phase 2 Township establishment
Client	Gauteng Department of Human Settlement
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ACRONYMS AND ABBREVIATIONS

Acronyms	Definition s
DEA	Department of Environmental Affairs
DMRE	Department of Mineral resources Energy
DWA	Department of Water Affairs
EAP	Environmental Assessment Practitioner
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
ELM	Emfuleni Local Municipality
ELMSDF	Emfuleni Local Municipality Spatial Development Framework
EMP	Environmental Management Plan
GDARD	Gauteng Department of Agriculture and Rural Development
GDRT	Gauteng department of Roads & Transport
I&APs	Interested and Affected Parties
IDP	Integrated Development Plan
IEM	Integrated Environmental Management
NEMA	National Environmental Management Act, 1998 (Act No. 107 of 1998)
NNR	National Nuclear Regulator
PHRAG	Provincial Heritage Resources Agency Gauteng
PoS	Plan of Study
RoD	Record of Decision
RSDF	Regional Spatial Development Framework
SAHRA	South African Heritage Resources Agency
IAIA	International Association of Impact Assessment
IEMA	Institution for Environment Management and Assessment
SANRAL	South African National Roads Agency Limited

GLOSSARY OF TERMS

Alien species: A plant or animal species introduced from elsewhere: neither endemic nor indigenous.

Applicant: Any person who applies for and plans to undertake an activity or to cause such activity to be undertaken as contemplated in the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended and the Environmental Impact Assessment Regulations, 2010.

Biodiversity: The variability among living organisms from all sources including, terrestrial, marine, and other aquatic ecosystems, and the ecological complexes of which they are part.

GDARD Requirements for Biodiversity Assessments (Version 3, March 2014): Document that describes the requirements that biodiversity assessments and biodiversity specialists must comply with.

GDARD C-Plan (Version 3.3, 2011): The GDARD C-Plan (Conservation Plan) focuses on the mapping and management of biodiversity priority areas within Gauteng. The C-Plan includes protected areas, irreplaceable and important sites due to the presence of Red Data species, endemic species, and potential habitat for these species to occur.

Ecology: The study of the inter relationships between organisms and their environments.

Environment: All physical, chemical, and biological factors and conditions that influence an object and/or organism. Also defined as the surroundings within which humans exist and are made up of the land, water, atmosphere, plant and animal life (micro and macro), interrelationships between the factors and the physical or chemical conditions that influence human health and well-being.

Environmental Impact Assessment: Assessment of the effects of a development on the environment.

Environmental Management Plan: A legally binding working document, which stipulates environmental and socio-economic mitigation measures that must be

implemented by several responsible parties throughout the duration of the proposed project.

Open Space: Areas free of building that provide ecological, socio-economic and place making functions at all scales of the metropolitan area.

Study area/Proposed development site: Refers to the entire study area encompassing the total area of the land parcels as indicated on the study area map.

Sustainable Development: Development that has integrated social, economic, and environmental factors into planning, implementation and decision making, so as to ensure that it serves present and future generations.

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1. INTRODUCTION

Gauteng Department of Human Settlement is proposing the development of a Township to be known as Johandeo Phase 2. Mixed use development on the of the remainder of portion 08 of the Farm Rietkuil 554 IQ comprising of the following land uses; Residential 1 (+/- 1000 ERF), Business 1 (1 ERF), Institutional (3 ERF), 2 Erf zoned “Educational”, 7 Erf zoned “Public Open Space”. The proposed development will cater for (+/- 1000 ERF) and supportive land uses onland 64.7 ha in extent, situated within the area of jurisdiction of the Emfuleni Local Municipality.

The proposed site is currently vacant and not in use and there is an illegal dumping on the edges of the site which is in close proximity to the surrounding Golden Gardenstownship. The developer intends to clean up the illegally dumped waste and then developing the land by means of constructing residential units and supportive land uses.

In order to give effect to the general objectives of integrated environmental management laid down in Chapter 5, the potential impact on the environment, socio- economic conditions, and the cultural heritage of activities that require authorisation or permission by law and which may significantly affect the environment, must be considered, investigated and assessed prior to their implementation and reported to the organ of state charged by law with authorizing permitting, or otherwise allowing the implementation of an activity.

The application is for the establishment of a Township consisting of:

- +/- 1000 Erven zoned “Residential 1” (200m2 to 300m2)
- 1 Erf zoned “Business 1”
- 3 Erf zoned “Institutional”
- 2 Erf zoned “Educational”
- 7 Erf zoned “Public Open Space”
- Streets

The above-mentioned development application triggers a number of the activities as listed in Government Notices R. 983, R. 984, and R. 985 of the 2014 EIA Regulations in terms of NEMA. Therefore, the applicant, Gauteng Provincial Government (Human Settlement) appointed SML projects who appointed Bashan Corporation in partnership with Noksa Development Planners as independent environmental consultants, to compile an Environmental Scoping Report and Environmental Impact Assessment Report (EIAR) for the proposed development and its associated listed activities.

1.1. Activities Applied for In Terms of NEMA

Government Notice R 983 to R 985 of the 2014 NEMA EIA Regulations list activities that indicate the assessment process to be followed. The Activities listed in Notice R 983 and R 985 requires that a Basic Assessment process be followed and the Activities listed in Notice R 984 require that the Scoping and EIA process be followed. However, the guideline document supplied by DEA states that if an activity being applied for is made up of more than one listed activity and the Scoping and EIA process is required for one or more of these activities, the Scoping, and EIA process must be followed for the whole application.

The applicant is applying for environmental authorisation of the following listed activities

Table 1: Listed Activities in terms of Government Notices R983, R984 & R985

Listed Activity	Activity Description
GN R983 (Listing Notice 1), December 2014 Activity 9	The development of infrastructure exceeding 1000 meters in length for the bulk transportation of water or storm water – (i) With an internal diameter of 0,36 meters or more; or) With a peak throughput of 120 liters per second or more; excluding where: Such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve; or b. Where such development will occur within an urban area.

Listed Activity	Activity Description
GN R983 (Listing Notice 1), 4 December 2014 Activity 10	The development and related operation of infrastructure exceeding 1000 meters in length for the bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes – <ul style="list-style-type: none"> (i) With an internal diameter of 0,36 meters or more; or) With a peak throughput of 120 liters per second or more; excluding where: <ul style="list-style-type: none"> Such infrastructure is for bulk transportation of sewage, effluent, process water, wastewater, return water, industrial discharge or slimes inside a road reserve; or b. Where such development will occur within an urban area.
GN R985 (Listing Notice 3), 4 December 2014 Activity 12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of ecosystem listed in terms of section 52 of the NEMBA or indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. <ul style="list-style-type: none"> (a) In Eastern Cape, Free State, Gauteng, Limpopo, North West and Western Cape provinces: <ul style="list-style-type: none"> (i) Within any critically endangered or ecosystem listed . . .; (ii) Within critical biodiversity areas identified in bioregional plans; (iii) . . .; or (iv)
GN R983 (Listing Notice 1), 4 December 2014 Activity 28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:

Listed Activity	Activity Description
GN R985 (Listing Notice 3), 4 December 2014 Activity 15	The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.
GN R985 (Listing Notice 3), 4 December 2014 Activity 4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans; Sites identified within threatened ecosystems listed in terms of the National Environmental Management Act: Biodiversity Act (Act No.10 of 2004) Sensitive areas identified in an environmental management framework adopted by relevant environmental authority; Sites identified as high potential agricultural land in terms of Gauteng Agricultural Potential Atlas

1.2. The Town Planning Process

The application seeks to establish a township for the purpose of a mixed used development, subject to certain conditions, in terms of Section 108 of the Town-Planning and Townships Ordinance 1986 (No. 15 of 1986) on the remaining of portion 08 of the Farm Rietkuil 554 IQ. The proposed township is to be known as Johandeo Phase 2.

Environmental Assessment Practitioner (EAP)

The following terms of reference have been set:

- Determine if the proposed activity and proposed site location is a suitable from an environmental point of view;
- Prepare such an Environmental Scoping Report, taking into consideration the biophysical, social, economic and institutional environment;
- Assess the attitude of the surrounding landowners as well as Interest and Affected Parties to such a development;
- Identify key issues to be addressed during the Environmental Impact Assessment phase;
- Establish level of assessment and experts required to determine impacts and risks; and
- Identify measures to avoid, manage, or mitigate detrimental impacts and to capitalize on the positive impacts.

2. SCOPE OF WORK AND APPROACH TO THE STUDY

2.1. Scope of Work

An application form for environmental authorization of the relevant NEMA listed activities triggered, will be submitted to GDARD. The scope of work includes the necessary investigations, to assess the suitability of the study area and the surrounding environment for the proposed activities. The scoping exercise describes the status quo of the

biophysical, social, economic, and institutional environment and identifies the anticipated environmental aspects associated with the proposed development in the form of a basic issue's matrix. The assessment, significance and mitigation of the potential impacts as well as the assessment of the alternatives identified will be addressed in the Environmental Impact Assessment Report (EIAR) for the proposed development, which will be submitted after Bashan & Noksa receive acknowledgement of receipt and acceptance from GDARD of the Scoping Report and approval of the Plan of Study for EIA, which is also included as part of this report.

All available material and literature were collected and used for the purpose of this study and it was further supplemented with discussions with provincial authorities, local authorities, other Interested and Affected Parties (I&APs), as well as by site surveys, photographic recording, and review of GIS information.

2.2. Goal and Objectives of the EIA Process

An EIA should be seen as part of the project development proposal and not as a separate process. Environmental Assessment Practitioners must improve project planning, by incorporating environmental management considerations into the decision-making process.

2.3. Goal of the EIA process:

- To promote environmentally sustainable developments and livelihoods.

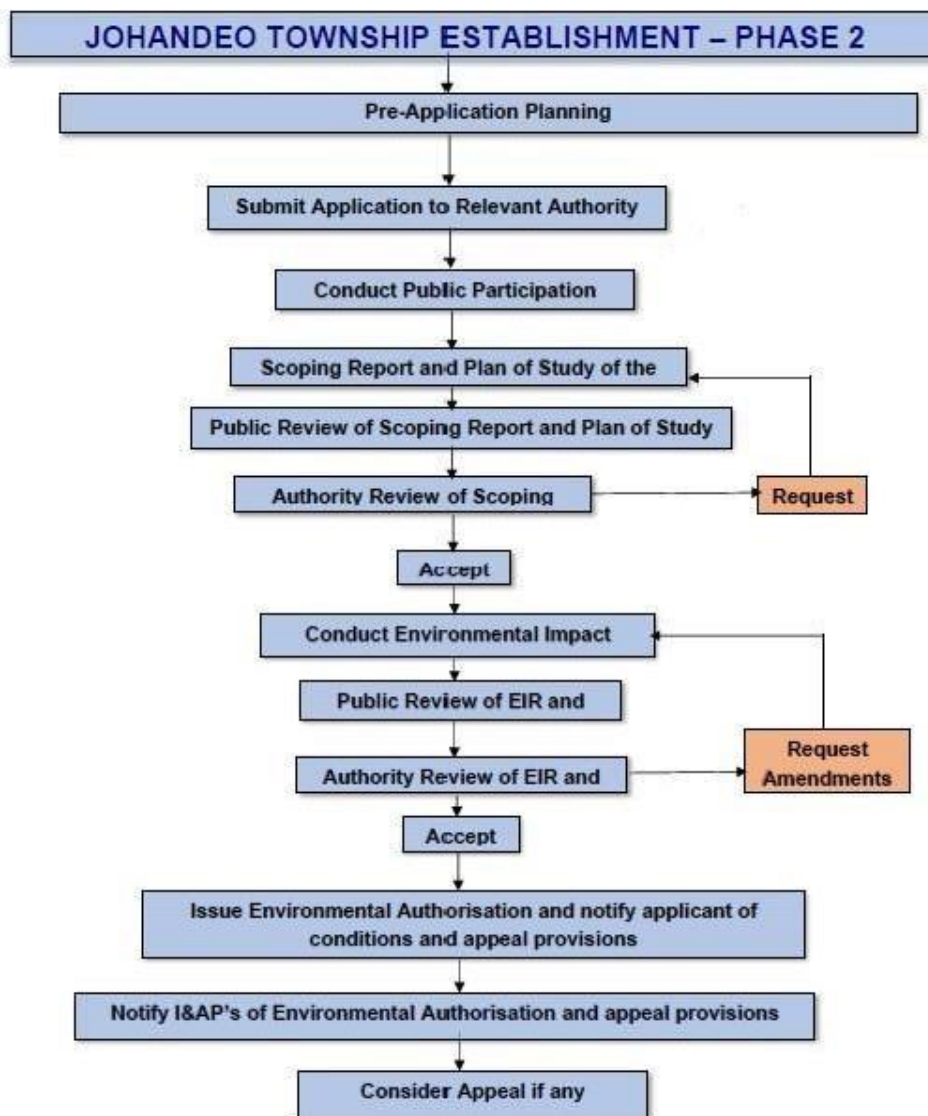
2.3.1. Short-term objectives of the EIA process:

- To assess the nature, intensity and duration of impacts, positive and/or negative, to proposed development;
- To assist in decision-making with regard to costs and benefits of proposed development;
- To promote local community and public participation in the EIA process; and
- To promote social and cultural considerations in project design.

2.3.2. Long-term objectives of the EIA process:

- Conservation and sustainable use of natural resources;
- Protection and enhancement of the quality of all forms of life;
- Promotion of public awareness on environmental issues;
- Strengthening and building capacities to carry out EIA;
- Integration of environmental considerations in development planning process;
- Generation, storage, and dissemination of environmental information; and
- Linking development strategies to global and international initiatives.

Diagram 1: Summary of technical processes followed in the EIA



2.4. Approach to the Study

An investigative approach was followed and the relevant biophysical, socio-economic, and environmental aspects were assessed. This Scoping Report takes into consideration the environments that may be affected by the proposed activity. Therefore, the geographical, physical, biological, social, economic, cultural, heritage, and institutional aspects are considered.

A description of the property on which the activity is to be undertaken and the location of activities on the property are described. The proposed activity and any feasible and reasonable alternatives were identified. In addition, a description of the need and desirability of the proposed activity and location, including advantages and disadvantages that the proposed activity or alternatives may have on the environment and community that may be affected by the activity, are included. An identification of all institutional legislation, policies, and guidelines that Bashan & Noksa is currently aware of is considered in the preparation of this Scoping Report.

Furthermore, a description of environmental issues and potential impacts, including cumulative impacts, are identified and discussed. Information on the methodology that will be adopted in assessing the potential impacts is also identified, including any specialist studies that were/must still be undertaken. In addition, reference will be made to the mitigation of identified impacts or to further studies that may be necessary to facilitate the design and construction of an environmentally acceptable facility.

Details of the Public Participation process to date are included: (i) the steps that were taken to notify potentially interested and affected parties of the application; (ii) proof that the notice boards, advertisements and notices, notifying potentially interested and affected parties of the application, have been displayed, placed or given; (iii) a list of all persons or interested parties that were identified and registered; (iv) a summary of the issues raised by the I&APs including the date of receipt of and the response of the EAP to those issues.

3. LOCALITY

The proposed development is 61.47 ha in extent and is situated on part of the remaining extent of portion 08 the Farm Rietkuil 554, Vereeniging, Emfuleni Local Municipality, Gauteng Province.

The proposed development is situated East of the region, Emfuleni Local Municipality, ward 25. On a regional scale the proposed development is situated adjacent to the N1 and the R54 route. The proposed development falls within Ward 25, and East of the Region, and in the jurisdiction of Emfuleni Local Municipality.

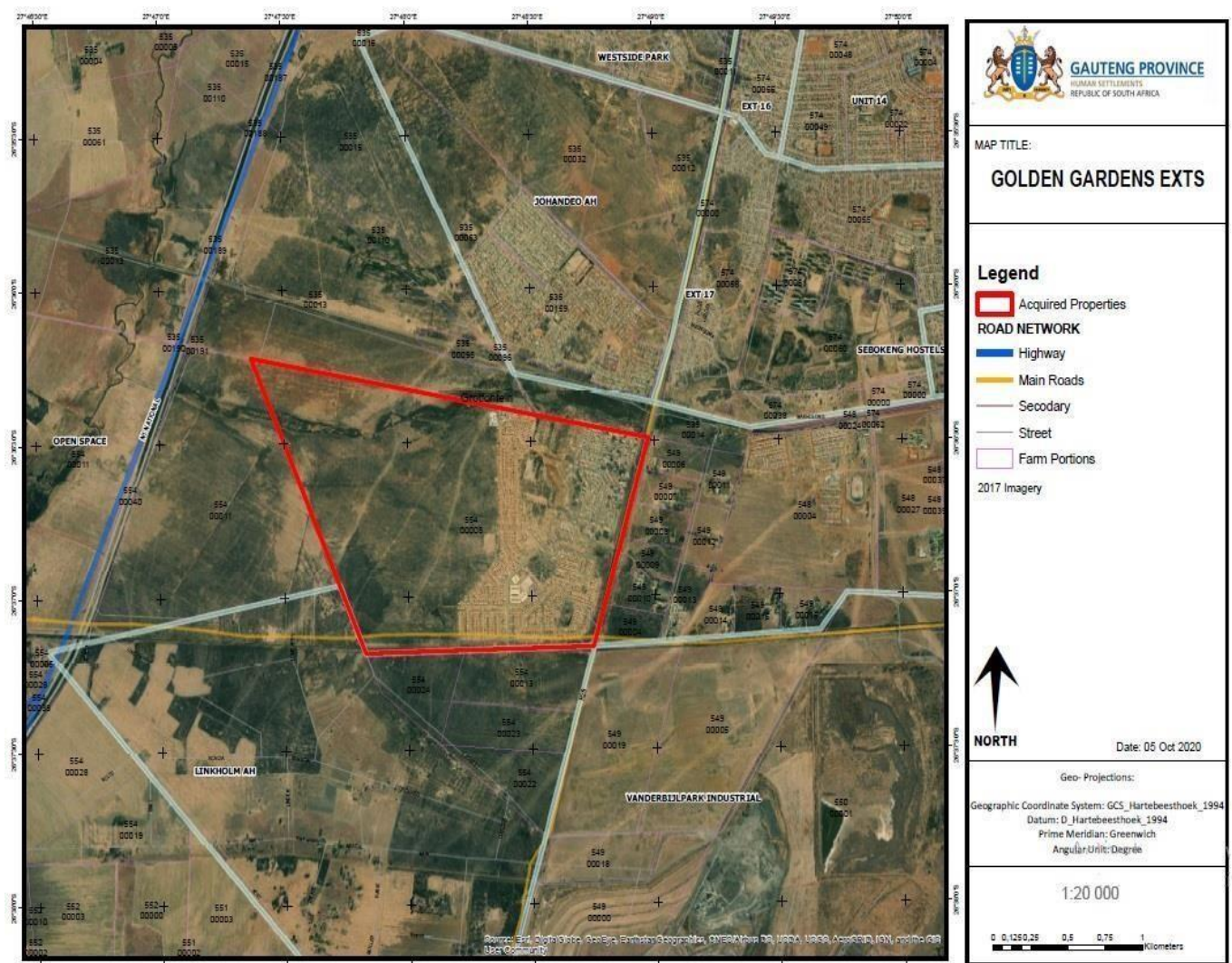


Figure 1: Aerial Map

4. REGISTERED OWNERS AND TITLE DEEDS

The property on which the proposed development is to take place, Remaining Extent of portion 08 the Farm Rietkuil 554, is 191.0767 ha in size and registered in the name of Gauteng Provincial Government in terms of Title Deed T13805/927. There are no restrictive title conditions prohibiting the proposed township establishment, but the property is subject to water, stormwater, sewerage, and electrical servitude conditions. The water, stormwater, sewerage servitude conditions do not restrict the establishment of a township or the proposed development on the property in question.

5. ZONING AND LAND USE

5.1. Existing Zoning and Land Use

The property is zoned "Agricultural" in terms of the Emfuleni Town Planning Scheme, 2014. The proposed land is vacant and has not been in use, towards the west of the site is a river, but the proposed development will likely not have any impacts on the water body as construction will occur more than 150m from the water body.

5.2. Surrounding Zoning and Land Uses

The site is situated east of Emfuleni Local Municipality, the surrounding zoning and land uses are mainly "Residential", "Open Space" and "Vacant Land".

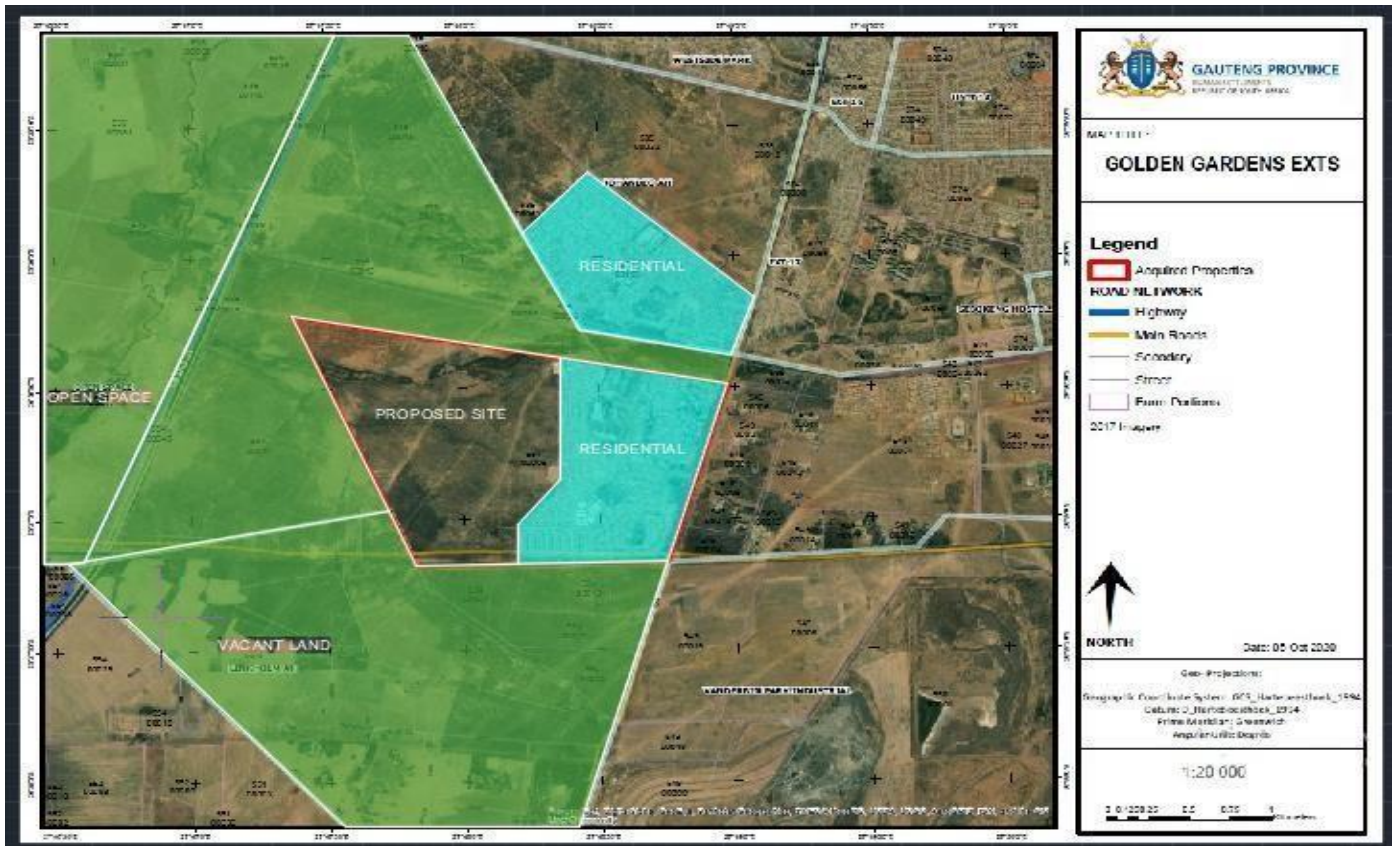


Figure 2: Surrounding Land Use

5.3. Proposed Zoning and Land Use

The purpose of the application is for the establishment of a township for the development of approximately +/-1000 residential units, and erven, and supportive land uses, to be known as Johandeo Phase 2 on part of the remaining extent of portion 08 of the Farm Rietkuil 554 IQ comprising of the following land uses; Residential 1 (+/- 1000 ERF), Business 1 (1 ERF), Institutional (3 ERF), 2 Erf zoned “Educational”, 7 Erf zoned “Public Open Space” and Roads. The development site is 61.47 ha in extent.

6. ALTERNATIVES IDENTIFIED

6.1. Locality Alternatives

The proposed development site is vacant and has been earmarked by the Gauteng Provincial Government (Housing and Human Settlement) for residential development in the form of RDP housing. The locality of the proposed mixed-use development provides for adequate housing in close proximity to economic opportunities in the vanderbijlpark area.

The proposed development site is situated just east of the vanderbijlpark CBD which is a mixed-use business area, and in between residential areas. The proposed development site is ideal for RDP housing.

It is clear that the proposed township is in line with the existing and planned land uses of the area and thus suitable for the planned mixed-use township establishment development. Therefore, locality alternatives were not considered.

6.2. Land Use Alternatives

6.2.1. Alternative 1 – Mixed Use Development (Preferred Alternative)

The proposed Mixed-use development on the of the remainder of portion 08 of the Farm Rietkuil 554 IQ comprising of the following land uses; Residential 1, Business 1, Institutional, Educational, Public Open Space and Roads.

The application is for the establishment of a Township consisting of:

- +/- 1000 Erven zoned “Residential 1” (200m² to 300m²)
- 1 Erf zoned “Business 1”
- Erf zoned “Institutional”
- Erf zoned “Educational”
- 7 Erf zoned “Public Open Space”
- Streets

The above is in line with the Emfuleni Local Municipality Integrated Development Plan (IDP), 2020/21 principle of promoting infill residential development. This principle states that the ELM should:

- Ensuring cost effective and affordable services,
- Being responsive and sensitive to the social and housing needs of our communities,
- Providing a range of affordable shelter options, and
- Identifying suitable land for the establishment of new housing projects, to reduce the housing backlog on the Gauteng Waiting List.

Housing backlog for the municipality is 79500 units. The Gauteng Department of Housing has delivered 3516 units.

6.2.2. Alternative 2- Community Facilities

The proposed layout also caters for three smaller stands to be utilised for community facilities. Two stands will be used for schools, a primary and secondary school, other community facilities that will be available include a place of worship, library.

6.2.3. Alternative 3- Public open space

The provision of open space for development of residential areas is required in terms of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986). Seven large stands in the centre of the proposed development have been designated public open space for a park. Smaller stands have been designated as public open space to serve as internal parks for residents.

The intention of the proposed development is to provide for a mixed used development with 43% of the total surface area having been set aside for the purpose of public open space.

6.2.4. Alternative 4- Roads

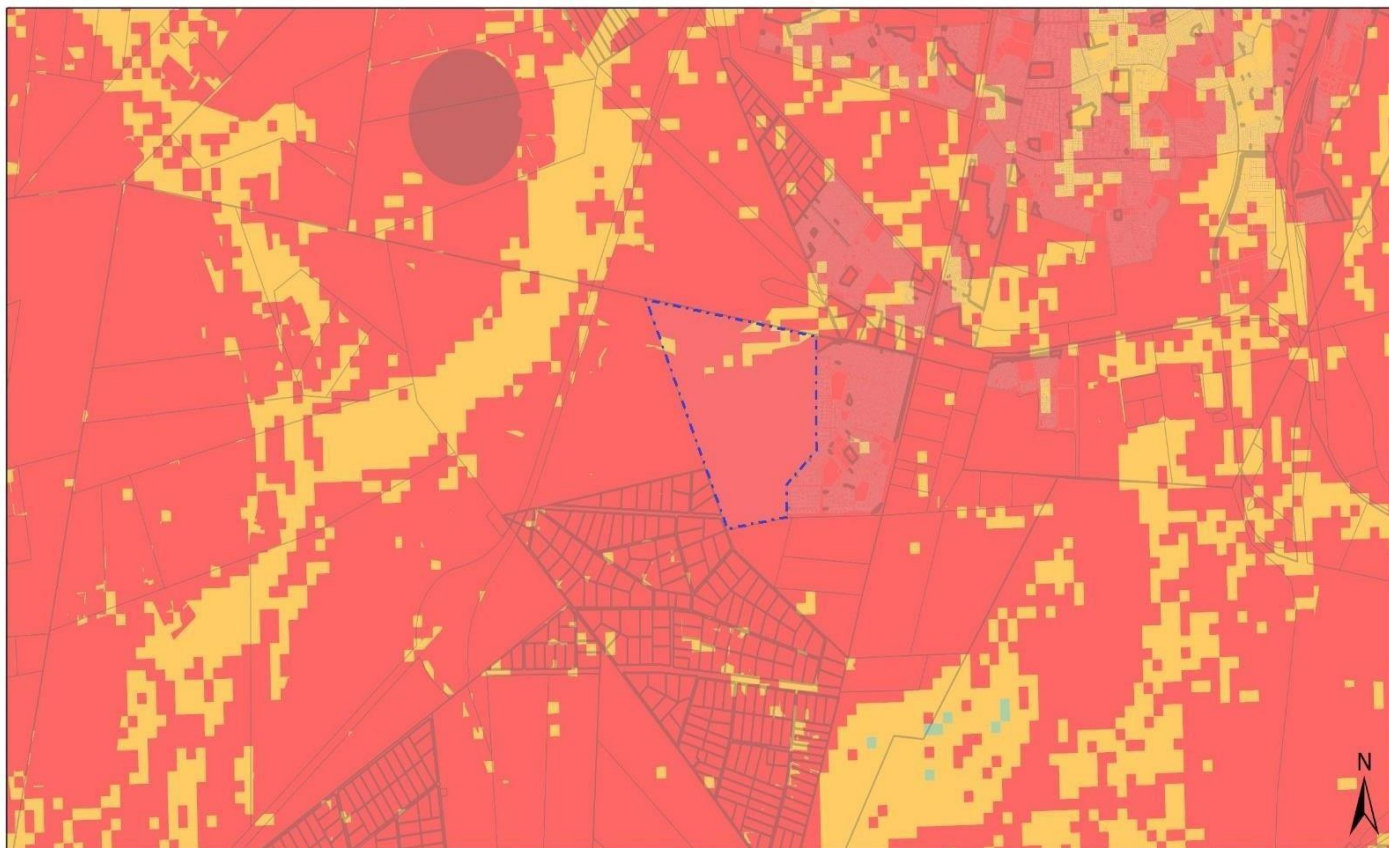
The proposed development site is accessible via the R54 road, Internal roads were planned to ensure access to supportive land uses. Pedestrian movements were also considered and catered for in the layout. 15% of the total development area has been set aside for the purpose of internal roads varying from 4m to 13.5m in width.

One of the principles of the Gauteng Spatial Development Framework (GSDF), 2011 is Mixed Use, High-Density development along Corridors and at Nodes. In terms of this principle the Emfuleni Local Municipality should promote mixed-use, high-density development along public transport corridors and in the areas in and around the activity nodes to ensure optimum utilisation of public transport in the ELM area and to support disadvantaged communities in terms of easy access to job opportunities. The proposal for the establishment of a mixed-use development is thus in line with the principles of the GSDF.

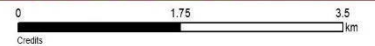
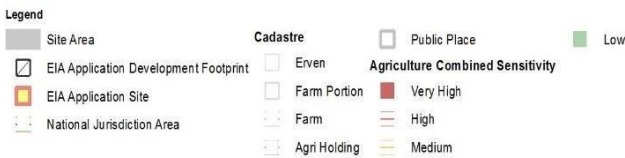
6.2.5. Alternative 5 – Agriculture

The proposed development site is currently zoned “Agricultural”, it has, according to the Gauteng Agricultural Potential Atlas (GAPA 3), very high agricultural potential (refer Figure 3) therefore agriculture is considered a viable option for the study area.

Although agriculture is mentioned as alternative, it is not in line with the principle of Promoting Infill residential development. In terms of this principle to infill residential development should be promoted in vacant areas within the Core Development Triangle



9 December 2021



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 National Department of Environmental Affairs,
 Government of South Africa.

Figure 3: Agricultural Sensitivity Map

6.2.6. Alternative 6- Conservation Area

According to the GDARD C-plan a portion of the proposed development site qualifies as a Critical Biodiversity Area due to its consideration as an important and ecological support area consisting of irreplaceable sites as a result of the potential presence of Orange listed plant habitat refer to Figure 4

The site falls within the Soweto Highveld Grassland and the Klipriver Highveld Grassland vegetation units. The Soweto Highveld Grassland vegetation unit is considered Vulnerable, while the Klipriver Highveld Grassland unit is listed as Critically Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011.

A fauna assessment conducted concluded that suitable habitat occurs on site for two red listed species; Cape Clawless Otter and Giant Bullfrog.

In terms of avifauna this area regularly supports Greater Flamingo's which is a Red Data species and listed as Near Threatened in South Africa

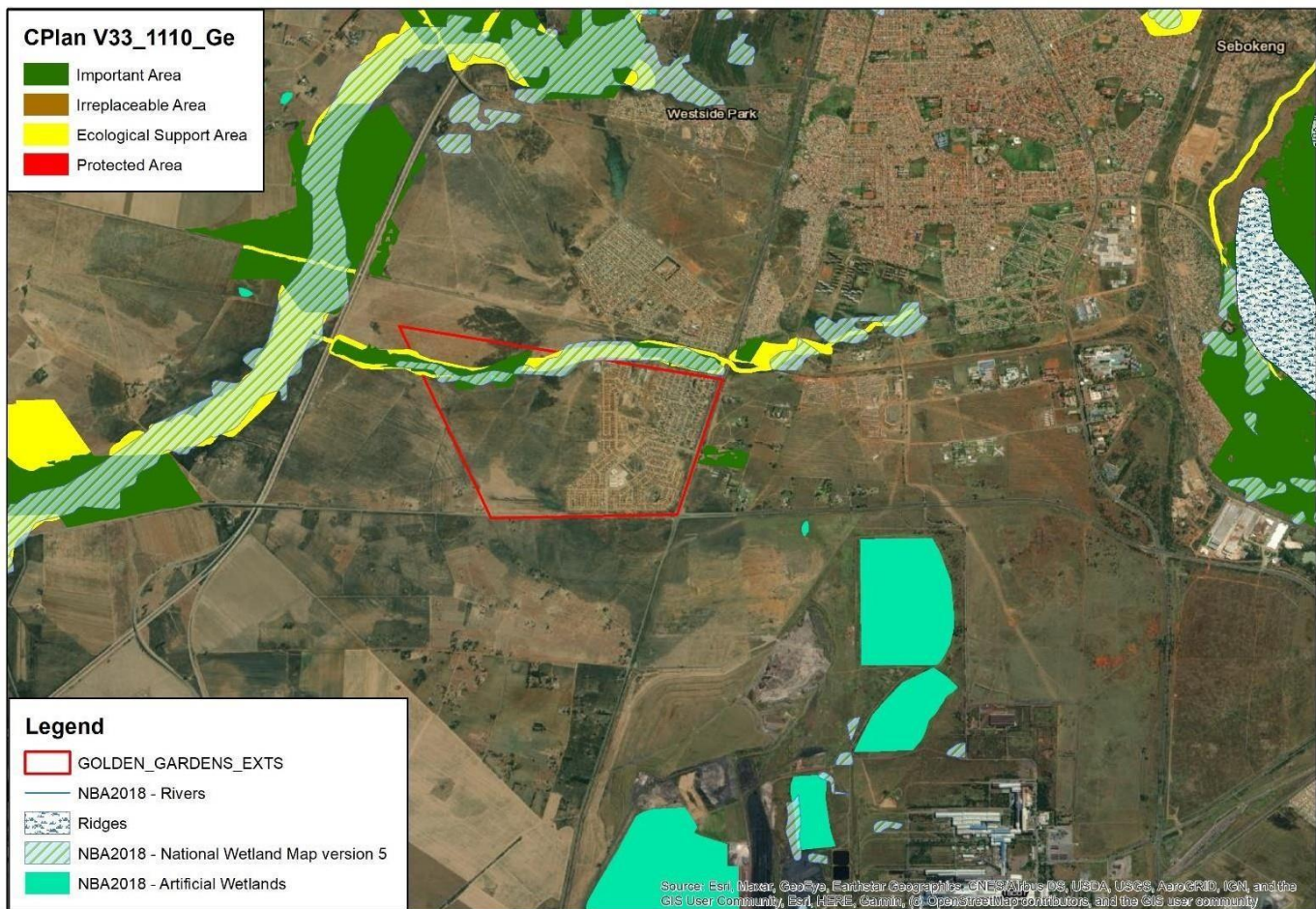


Figure 4: Critical Biodiversity Area

6.2.7. The “No-Go” Alternative

The proposed development site is vacant and has been earmarked by the Gauteng Provincial Government (Human Settlement) for residential development in the form of RDP housing. The locality of the proposed mixed-use development provides for affordable housing in close proximity to economic opportunities in the Vereeniging CBD.

The proposed development shall provide RDP housing which is in line with the **Gauteng Spatial Development Framework (GSDF)**, 2011 principle of promoting infill residential development. This principle states that the ELM should promote infill residential development in strategically located vacant land areas.

The proposed development can thus be motivated in terms of the institutional framework documents relevant to the locality of the application site, is desirable and is supported in terms of the following:

- The proposed development complies with the objectives set out in the Spatial Planning and Land Use Management Act (SPLUMA), Act No.16 of 2013;
- The proposed development is in line with the principles of the Emfuleni Municipality MSDF;
- The Proposed development is in line with housing densities specified in the Emfuleni Local Municipality Spatial Development Framework;
- Bulk services already border the proposed development site;
- The proposed development is considered desirable and necessary from a town planning point of view;
- The proposed development will provide in the current need for RDP housing and will contribute to economic growth

The most significant environmental preliminary issues that were identified during the scoping process for the proposed Johandeo Township Development are:

- According to the GDARD C-plan a portion of the proposed development site qualifies as is a Critical Biodiversity Area due to consisting of an important area as a result of the potential presence of an ecological support system.
- On some parts of the site, there is evidence of illegal dumping which may lead to leaching of harmful chemicals and therefore causing ground water contamination.
- No fatal flaws were identified during the Scoping phase which would trigger the “No-Go” option.

The following Diagrams represent a preliminary comparison between the “No-Go” alternative and the proposed development alternative.

Table 2: Environmental Issues "No-Go" Option

Issue	Short term	Medium term	Long term	Impact	Reasons
Geology and soils				Positive	The site is undermined and vacant. The potential for erosion exists considering that the land is vacant and slopes towards the valley where there is a river.
				Neutral	
				Negative	
Vegetation				Positive	With the potential for erosion, the situation will become an increasing problem to the watercourse on the far west of the site, pollution will occur if storm water is not managed well.
				Neutral	
				Negative	
Hydrology				Positive	Exotic invaders could invest in the vacant property and easily spread through the watercourse. Protected vegetation and habitat occurring on the site might be destroyed as a result of non-development
				Neutral	
				Negative	
Fauna				Positive	Protected fauna potentially occurring on the site might be hunted, their habitat may be destroyed or might be negatively affected
				Neutral	
				Negative	
Economic				Positive	The site has no economic value currently or any benefits to the local community, without any development this land will yield no economic benefits
				Neutral	
				Negative	
Social				Positive	Sites of historic importance might occur on site and some of which may have already been destroyed. If the site is not developed and these sites are not recorded and incorporated as community facilities, they might disappear from historic records. The need for housing will not be addressed if the No-Go option is affected
				Neutral	
				Negative	

Issue	Short term	Medium term	Long term	Impact	Reasons
Geology and soils				Positive	The site is vacant. The potential of erosion can be addressed by developing the site.
				Neutral	
				Negative	
Vegetation				Positive	Protected vegetation that occurs on the site can be protected by incorporating it into the public open spaces.
				Neutral	
				Negative	
Hydrology				Positive	Installation of attenuation ponds as part of the development can help with the issue of the watercourse.
				Neutral	
				Negative	
Fauna				Positive	When habitat of protected fauna potentially occurring on site, such as the wetland and buffer boundaries, is incorporated into Public Open Space areas, fauna will automatically benefit.
				Neutral	
				Negative	
Economic				Positive	The proposed mixed-use developments will produce economic benefits, not only for the residents of the proposed township, but for the local community as well.
				Neutral	
				Negative	
Social				Positive	Sites of historical importance will be preserved as community facilities as part of the proposed development. The need for affordable housing within close proximity to economic opportunities will be addressed by the proposed development.
				Neutral	
				Negative	

7. THE DESCRIPTION OF THE BIOPHYSICAL ENVIRONMENT

This section briefly describes the biophysical environment of the proposed development site.

7.1. The Physical Environment

7.1.1. Geology and Soils

According to the available geological information (1:250 000 geological series map 2626 West Rand); the site is underlain by soil from the quaternary/tertiary era with nosigns of faults, dolomites or any mining activities near the area. The site is blanketed (Top Soil) by silty sands alluvium. The main (predominant material) profile underlying the silty sands are silty clayey sand with gravel. Lean clay and shale rock have been identified at a lower scale.

➤ Preliminary geotechnical evaluation



Figure 5: General Description of Geotechnical Zoning

➤ Soil Zone A

Zone A is predominantly composed of a fine-grained soil and classifies as Site Class "H1/ H2" according to the National Home Builders Registration Council (NHBRC) standards and guidelines of 1999, with moist, (Various Colours), homogeneous, Silty SANDS with gravel and silty/clayey SANDS with gravel, in- situ. The water absorption rate is envisaged to be medium to high.

From the foundation indicator test results the silty sands and the clayey sands have a moderately low to medium clay content (approximately 11 % - 26%), the study area has a low to medium potential for expansiveness.

➤ Foundations

In view of the material being silty and clayey SANDS with gravel, it is envisaged that foundations range from Normal, Modified Normal/Soil Raft, Compaction of in- situ soils below individual footings/deep strip foundations for proposed rigid, single-storey residential structures.

- **Modified Normal Construction (H1):** Lightly reinforced strip footings, articulating joints at all internal and external doors and openings, lightly reinforcement in masonry, site drainage and plumbing and service precautions.
- **Soil Raft (H1):** Remove all or necessary parts of expansive horizon to 1.0m beyond the perimeter of the building and replace with inert backfill compacted to 93% MOD AASHTO density at -1% to +2% of optimum moisture content, Normal construction with lightly reinforced strip footings and light reinforcement in masonry if residual movements are <7.5mm, or construction type is appropriate to residual movements, Site drainage and plumbing and service precautions.
- **Stiffened or Cellular Raft (H2):** Stiffened or cellular raft of articulated lightly reinforced masonry.

It must be noted that the Geotechnical zones described above is based on observation during profiling and test pit excavations (Predominance of material). Although all efforts

have been made to ensure that the descriptions are accurately plotted in a geotechnical site layout, some minor characteristics of other zones may co-exist in other zones.

➤ Slope stability and erodibility

The minimum elevation is 1479m, with average elevation of 1471m and maximum elevation of 1464m. According to Weinert (1980), 15° is the upper limit for the development of residential areas. The maximum slope for this area is 2.8°. The slope can be classified as low risk.

Soil erodibility is the soil's susceptibility to erosion. It is determined by how easily soil particles can be detached and transported from the soil surface. Water erosion increases with steepness and slope length. The steeper the slope, the faster and more forceful the runoff.

Soil erosion occurs when soil is removed by the forces of raindrop impact, waterflow, wind and gravity. These forces detach particles of soil, carrying or transport the particles and deposit the soil particles. When the velocity of the water or windcarrying soil is reduced, heavier soil particles drop out as sediment.

Erosion can lower the ground surface and lead to the undermining of the foundation of a house. Erosion can be avoided by:

- Providing surface drainage to reduce the overland flow
- Flattening the slopes by performing earthwork activities to reshape the site and where necessary constructing retaining walls.
- Protecting slopes through the planting of vegetation or provision of stone pitching
- Planting grass and ground covers to assist in the retaining of the soil

Erodibility was observed to be minimal within the investigated area, having the maximum slope of 2.8° and excess vegetation, erosion can be classified as most favorable.

This geotechnical investigation has sought to highlight general areas of potential foundation and excavation problems, and to provide early warnings to the designers.

Efforts has been made to ensure representative trial holes and sampling to probe the soils on-site.

Guaranteeing that the isolated zones of either poor foundation material or other geotechnical characteristics not identified in this report is impossible under the constraints of an investigation of this nature.

It is highly recommendable that a competent person must inspect all foundation excavations in order to verify that the material exposed are not in variance with those described in this report. The placement of the fill must be controlled with suitable field tests to confirm that the required densities are achieved during compaction and that the quality of fill material is within specification.

NHBRC site class for each erven could not be determined as the erf numbers are currently unavailable.

7.1.2. Hydrology

Although moisture content was found to be moist throughout the investigated area, ground water was encountered within several test pit excavations along the blocked storm water channels.

The water table might exist below the investigated / achieved depth, or it was not reached during the investigated period.

A stream was observed on the northern portion of the area (Flowing from west to the eastern portion), therefore shallow perched water tables are likely to occur after periods of heavy, continuous rainfall especially on the western portion side of the area as it is a low-lying area. Test pits along the streams were found to contain SILT and CLAY material.

➤ Wetland Features

The field assessment revealed that only one wetland type occurs on site (see Figure 6 below). Unchanneled valley-bottom wetlands are characterised by their location on valley floors, an absence of distinct channel banks, and the prevalence of diffuse flows. These wetlands are generally formed when a river channel loses confinement and spreads out

over a wider area, causing the concentrated flow associated with the riverchannel to change to diffuse flow (i.e., the river becomes an unchanneled valley- bottom wetland).

The proposed township (Jahandee Phase 2) development on PORTION 8 of the Farm RIETKUIL 554 IQ, within the Sedibeng District Municipality on the Emfuleni Local Municipality, in Ward No. 17, Gauteng Province.

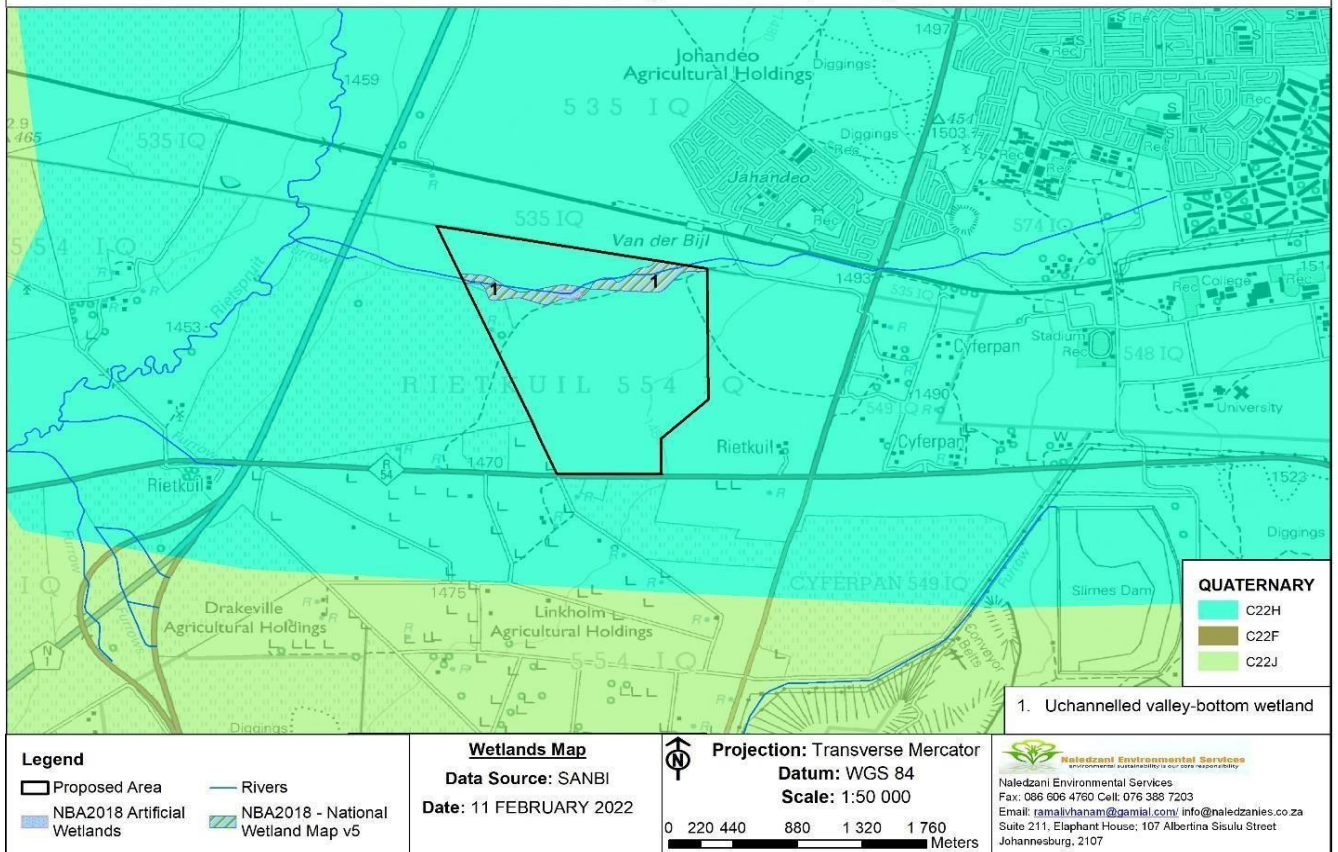


Figure 6: Wetland Map of the Site

A wetland vegetation indicator was used to delineate the wetland as the site under investigation had minimum disturbances. A cautionary approach was taken as vegetation alone cannot be used to delineate a wetland, as several species, while common in wetlands, can occur extensively outside of wetlands. When examining plants within the wetland, a distinction between hydrophilic (vegetation adapted to life in saturated conditions) and upland species was kept in mind. The site showed a typically well-defined 'wetness' gradient that was found to occur along the river channel.

➤ Climate

Vereeniging receives about 752mm of rain per year, with most rainfall occurring during summer. It receives the lowest rainfall (48mm) in July and the highest (108mm) in January. The average midday temperatures for Vereeniging range from 17.0°C in June to 22.0°C in January.

Preliminary Issues Identified

- Should the construction phase be scheduled for the summer months, frequent rain could cause very wet conditions, which makes construction and environmental rehabilitation works extremely difficult;
- Such wet conditions often cause delays to building projects and the draining of water away from the construction works (in the case of high-water tables) into the nearby water bodies, could if not planned and managed correctly have an impact on the water quality of these water bodies; and
- If dry and windy conditions occur during the construction phase, dust pollution could become a problem to surrounding land users.

Additional Information or Studies Required for the EIA Phase

- Recommendations to mitigate dust pollution caused by construction activities must be made in the Environmental Management Plan (EMP); and
- Engineering guidelines for construction (especially services constructed within the drainage lines and below the 1:100-year flood lines and in wetland areas) must be supplied during the EIA phase.

7.2. The Biological Environment

Specialist biodiversity assessments are required by GDARD to investigate the following:

- Vegetation;
- Plants;
- Vegetation;
- Wetlands; and
- Rivers.

7.2.1. Flora Survey & Vegetation Type.

A desktop survey utilizing aerial images and photography was undertaken to assemble background information regarding the different features and vegetation type present within the proposed project footprint. The site was assessed on foot to ensure that the true floristic and wetland reflection. The PRECIS list of plants recorded in the quarter degree grid square were obtained from SANBI. This list was consulted to verify the record of occurrence of the plant species seen on the site. A desk-top study of the habitats of the red-listed and orange-listed species known to occur in the area was done prior to site assessment. Visual assessment was used to assess the abundance of floral and faunal species. Based on the visual assessment (ground-truthing) of the site revealed that the site is dominated by grasses and this is due to its biome location. Dominating grass species such as *Themeda triandra*, *Elionurus muticus*, *Eragrostis racemosa*, *Heteropogon contortus*, *Urochloa mosambicensis*, *Tristachya leucothrix*, *Melinis nerviglumis*, *Andropogon appendiculatus*, *Brachiaria serrata*, *Cymbopogon pospischilii*, *Cynodon dactylon*, *Elionurus muticus*, *Eragrostis capensis*, *Eragrostis chloromelas*, *Eragrostis curvula*, *Heteropogon contortus*, *Hyparrhenia hirta*, *Setaria nigrirostris* and *Melinis repens*. Detailed information pertaining to the flora survey occurring on site shall be included in the EIA Report.

➤ Red Data Flora Species

It is not yet known whether any red data floral species occur on site. Results of a Flora Assessment conducted shall be incorporated into the EIA Report.

➤ Preliminary Issues Identified

- Eradication of the existing vegetation (with and without conservation value) in and around the proposed development area could occur;

- Potential for orange listed species occurring on site; and
- The site is characterised by vulnerable to critically endangered habitats.

Additional Information or Studies Required for the EIA Phase

- A Flora Assessment was conducted and results of the assessment shall be included in the EIA Report;
- If any red or orange listed plant species are found outside the planned open or private space areas, then a Biodiversity permit for relocation to open space areas situated on site or a destruction permit must be obtained from DAFF; and
- Suitable mitigation measures must be incorporated into an EMP as part of the final EIA Report.

7.3. Social Aspects of the Proposed Development Area

7.3.1. Archaeology/Cultural History

Vanderbijlpark is located in Vaal area of Gauteng Province, and its neighbours are Vereeniging (to the South) Mayerton (to the south east), Three Rivers (east) and Sasolburg (south). Vereeniging is the major town in the Vaal Triangle. The Vaal is currently one of the most important industrial manufacturing centres in South Africa, with its main products being iron, steel, pipes, bricks, tiles and processed lime. Several coal, fire clay, silica and quarry stone mines are operational in the Vaal area. There are several Eskom thermal power plants that supply electricity to the nearby gold mines in the vicinity of Vereeniging. Water supply to Gauteng has its history in the Vaal region.

Vereeniging was established in 1892 on the farm Leeuwkuil as a result of rapid coal mining development in the area. The farm Leeuwkuil was bought by Samuel Marks who established the De Zuid Afrikaanshe en Oranje Vrystaatsche Kolen and Mineralen Vereeniging (South African and Orange Free State Coal and Mineral Association). The Coal mines in Vereeniging supplied coal to Kimberley by ox drawn wagons. The town experienced rapid growth as a mining town and later as the steel manufacturing hub of South Africa.

The city witnessed the Anglo -Boer war and a concentration camp was established at Vereeniging in September 1900. Many blood battles were fought in the Vereeniging area. A well-preserved British blockhouse still testifies to the Anglo-Boer War of 1899-1902 (see Plate 11). It is located at Witkop, 10 kilometres to the north of Meyerton on the main road to Johannesburg (R59). By October 1901, the concentration camp housed 185 men, 330 women, and 452 children. Today, the Maccauvlei Golf Course is on the site of the concentration camp. The Vereeniging concentration camp cemetery is located in the old municipal cemetery, off Beaconsfield Avenue near the abattoir.

A garden of remembrance also exists on the Makauvlei golf course, near the clubhouse. The town of Vereeniging played a most significant role in the history of South Africa especially the ending of the Anglo-Boer war. The Treaty of Vereeniging (also called the Peace of Vereeniging) was signed on the 31st of May 1902 and saw the end of a protracted and miserable conflict between the British Crown and the Boer Settlers for sovereignty of the resource-rich land of South Africa. The Treaty of Vereeniging which ended the Second Boer war (1899-1902) was negotiated and signed by the South African Republic, Orange Free State and the British Empire. The Peace of Vereeniging Monument was erected to commemorate the Peace of Vereeniging that ended the Anglo-Boer War in 1902.

7.3.2. Archaeological and Heritage of the Site

The proposed township establishment site did not yield any confirmable archaeological sites or material. The affected landscape mainly by agriculture, it is evident from the topographic map of the site that the site was used for agriculture. This limited the chances of encountering significant *in situ* archaeological sites. As such the ~~proposed~~ township establishment and associated activities will not introduce new impacts from a heritage perspective. It is the considered opinion of the author that the chances of recovering significant archaeological materials were seriously compromised and limited due to agriculture and other destructive land use patterns such as deep ploughing, bulk water pipeline, road works and residential areas that already exist on the project area.

Based on the field study results and field observations, the author concluded that the receiving environment for the proposed development is low to medium potential to yield

previously unidentified archaeological sites during subsurface excavations and construction work associated with the proposed development. This observation is supported by the fact that no Iron Age sites are indicated in a historical atlas around the development area; however, this may be an indication of a lack of research. Literature review also revealed that no Stone Age sites are shown on a map contained in a historical atlas of this area.

The field survey did not record any burial site within the proposed township establishment site it is very unlikely to find informal burial sites within the proposed development site. It should be noted that burial grounds and gravesites are accorded the highest social significance threshold. They have both historical and social significance and are considered sacred. Wherever they exist or not, they may not be tampered with or interfered with during any proposed development. It is also important to note that the possibility of encountering human remains during subsurface earth moving works anywhere on the landscape is ever present. Although the possibility of encountering previously unidentified burial sites is low within the development site, should such sites be identified during subsurface construction work, they are still protected by applicable legislations, and they should be protected.

7.4. Existing Land Use

The property is zoned “Agricultural” in terms of the Emfuleni Town Planning Scheme, 2014. The proposed land is vacant and has not been in use, towards the west of the site is a river, but the proposed development will likely not have any impacts on the water body as construction will occur more than 150m from the water body.

7.4.1. Surrounding Zoning and Land Use

Figure 2 refer to the site that is situated east of Emfuleni Local Municipality, the surrounding zoning and land uses are mainly “Residential”, “Open Space” and “Vacant Land”

7.4.2. Proposed Land Use

The purpose of the application is for the establishment of a township for the development of approximately +/-1000 residential units, and erven, and supportive land uses, to be known as Johandeo Phase 2 on part of the remaining extent of portion 08 of the Farm

Rietkuil 554 IQ comprising of the following land uses; Residential 1 (+/- 1000 ERF), Business 1 (1 ERF), Institutional (3 ERF), 2 Erf zoned “Educational”, 7 Erfzoned “Public Open Space” and Roads. The development site is 61.47 ha in extent.

7.4.3. Social Facilities

- Emerald Casino Resort
- Midvaal Private Hospital
- Matlapeng Country Estate
- Sebokeng Hospital
- SAPS Sebokeng
- Polokong Primary School
- Sedibeng West District Office

7.4.4. Preliminary Issues Identified

- The availability of sufficient social facilities;
- Impacts of the proposed development on the infrastructure of the area;
- Not optimal utilization of infrastructure and expensive infrastructure for services and roads due to low density;
- Job creation;
- Compatibility of the proposed land use with the surrounding land uses;
- Need and desirability of the proposed land use;
- Sub-standard roads and lack of municipal services;
- Possible objections from neighbours who prefer rural area/ lower residential densities;
- Additional burden on services, traffic and damage to external roads;
- Security problems; and

- Impacts on surrounding property values.

7.4.5. Additional Information or Studies Required for the EIA Phase

- Viability motivation from the Town and Regional Planners to be included as part of the EIA Report;
- The layout must take potential noise impacts into consideration from the outset; and
- Socio-Economic input to be supplied.

7.5. Necessity

People who live in affordable housing are more likely to succeed socially, academically and professionally. Affordable housing contributes to their well-being in several ways:

7.5.1. Healthy

Studies show that quality affordable housing has multiple positive effects on people's health and well-being by

- Freeing up financial resources for healthcare and nutritious food
- Providing residential stability
- Allowing families to manage their day-to-day lives
- Relieving stress and improving mental health
- Reducing health risks associated with poor quality housing
- Facilitating ongoing delivery of healthcare services
- Decreasing exposure to infectious diseases
- Promoting social networks and community involvement
- Fostering greater self-esteem through home ownership
- Increasing a sense of security

In contrast, lack of affordable housing and homelessness can worsen physical and mental illness, expose residents to health hazards (such as lead paint, unsanitary conditions, overcrowding, infectious diseases, poor air quality, toxins, and allergens), and prevent

chronic medical conditions from being treated. The United Nations estimates that 10 million people worldwide die each year throughout from conditions related to substandard housing.

7.5.2. Good for Kids

There is no question that stable, affordable housing is critical for children's health and well-being. A three-year study by Habitat for Humanity found that the quality of housing—including structural or maintenance deficiencies such as insect or rodent infestations, exposed wiring and peeling paint, lack of light, heat or hot water—is the most important aspect of housing for children and families.

“When families lived in poor-quality housing, parents experienced more psychological stress, and children showed elevated levels of emotional problems, including symptoms of depression and anxiety, and elevated behavior problems, like aggression, lying, and deceitfulness,” Habitat for Humanity reported, noting that children who move often from home to home exhibit poorer emotional and behavioral health.

7.5.3. Builds Sustainable Communities

Well-designed affordable housing developments can have a substantial positive impact on the surrounding communities, particularly in urban environments. Affordable housing uplifts residents, encourages social connections, reduces overcrowding, increases adjacent property values, attracts businesses and jobs, and lowers crime rates.

Developers, designers, housing organizations and community advocates can work together to create vibrant communities in affordable housing developments. Architects have the ability to design projects that support the physical, mental and social well-being of the people who live and work in those spaces while providing innovative solutions to existing and potential problems.

7.5.4. Creates Employment Opportunities

Where people live influences where they work and how much money they make. Affordable housing development generates employment opportunities for the community and stimulates the local economy.

7.5.5. Prudency or Desirability

The project will bring substantial socio-economic benefits for the Emfuleni community and prime among these will be job creation. There will also be broader economic returns as the development will attract business into the area and encourage more commercial activities.

The project beneficiaries will gain security of tenure and an important asset in the way of ownership of their homes. The community will also benefit from the development of important educational, social and health amenities such as new schools, crèches a library and a clinic.

7.6. Proposed Services

7.6.1. Water distribution zone

Water supply will be facilitated through Rand Water servitudes, consultation has been done and there is enough capacity to be able to supply the development with clean drinking water. The Emfuleni Local Municipality is situated in southern Gauteng and supplies water to a population of 757 555 with a daily consumption of approximately 200MI / day.

➤ Reservoir capacity

In the last few months since September, the municipality has upgraded both the Vanderbijlpark water reservoir and the Vaal Oewer Water Treatment Works to ensure consistent and quality water supply to residents in these areas. A new high-level steel reservoir was built to replace the old leaking concrete high-level reservoir which was built in the 1950s.

The leaks on the old reservoir have led to major water losses. The new reservoir has capacity of 1.1 Ml and will go a long way in resolving water storage challenges facing the municipality.

7.7. Better Utilization of Land

The application is made to ensure the optimum utilization of the site without defeating any of the primary considerations in respect of environmental issues, compatibility, health, safety, orderliness, economics and the wellbeing of all persons and instances. The

proposed development introduces an alternative investment opportunity in the vicinity of the Emfuleni Local Municipality.

It is the intention to realize the development potential of the property by establishing mixed income and mixed land use in Johandeo, which is strategically located at the Vanderbijlpark Node. The proposed development will consist of an integrated, multifunctional neighborhood offering residential, business, community and recreational facilities. The land is currently not utilised and undermined as illegal dumping is evident on the site. The proposed development will clean up the site and provide considerable investment.

➤ **Impact on Surrounding Properties**

The impacts of this proposed development on the surrounding developments will be mostly positive as the development will clean up the site which has been undermined for many years. The proposed development will be a high-quality development which will not detract property values in the surrounding area as it will be adjoined by the same type of housing. The provision of RDP houses will enhance the area and accommodate a lot of people from different income groups. The development will have minimal impact on other developments in the surrounding area, it will also complement the adjoining houses as they are also RDP housing.

➤ **Desirability**

The Gauteng Department of housing has identified this land parcel which is strategically located and inactive to develop housing which will address shortage of houses to people due to low-income and affordability issues and previously disadvantaged people whose need for housing is of no question. The development will improve ownership for previously disadvantaged individuals. The proposal of a mixed-use development will provide for a cohesive social and economic environment, meeting basic needs of residents as well as addressing past spatial imbalance.

➤ **Inclusion of previously excluded**

The proposed development will promote inclusivity by providing inclusionary or gap housing to people who are unable to own property in the competitive residential market. Inclusion housing is considered to allow people from low-income groups to participate in the property market, as this project will provide low-cost housing to those who cannot afford to own a property.

➤ **Spatial sustainability**

The proposed development is aimed at providing inclusionary housing with a mixed-use component. The proposed development will deliver formal housing with supportive facilities attracting investors and financial investment into the area.

Gauteng housing department promotes development in and around the vanderbijlpark Node and along public transport corridors where it has already focused considerable investment in infrastructure and social amenities and where it plans to do further investment. The proposed development within close proximity to the node could be promoted as it will not place additional strain on the fiscal, institutional and administrative means of the city and the Republic, but will optimise on the investments already made in the area.

➤ **Promote land development in suitable locations to prevent urban sprawl**

In many instances, the legacy of Apartheid planning practices has resulted in sprawling and fragmented urban areas characterized as being uneconomical and offering one-dimensional opportunities to residents. The proposed development is partly classified as infill development on underutilized land within the urban environment.

The site is located close to the Vanderbijlpark Node within the urban core and will not lead to further sprawl. The proposed development will contribute to the re-engineering of the existing urban form, the establishment of a more compact city and also contribute to the optimization of the use of existing infrastructure such as bulk sewer lines, bulk roads, and water.

➤ **Optimize use of existing resources and infrastructure**

This principle calls for the optimization of investment already made in terms of existing development of services infrastructure. The proposed development is located in close proximity to existing bulk sewer, bulk water, electrical infrastructure as well as existing road infrastructure. Some basic services are already available on the borders of the site and in surrounding townships and this development will seek to optimize on the infrastructure already provided in the area but will also upgrade the bulk services and infrastructure in the area.

➤ **Gauteng Spatial development framework**

“Gauteng Spatial Development Framework (GSDF) aims to achieve an equitable and sustainable urban system and structure the urban form. The GSDF does not replace municipal SDF’s but enables the creation of a coherent framework, which forms the basis for future development and decision-making processes (e.g., Policy, resources and socioeconomic profiles). The framework aims to achieve the following for the province:

- Functional efficiency (so that individual elements work together as a whole);
- Environmental harmony (creating development processes and forms that are environmentally sustainable);
- A sense of place (creating a place that is recognizably distinct, strengthens local identity, and simultaneously plays its role within the wider urban system); and
- Socio-economically sustainable (is viable, enabling economic growth and expansion and supports all social activities and the development of its communities).

The proposed development will encourage the above-mentioned principles as it will take a holistic approach towards delivering a township establishment that is efficient and socioeconomically sustainable.”

7.8. Visual Aspects

A visual assessment criterion as follows has been used to determine the impact of the proposed development on the state of the environment – the significance is indicated by the respective color coding for each of the impacts, being high, medium and low:

Table 3: Visual Impact Criteria

Criteria	Impact		
	High	Medium	Low
Visibility	A prominent place with an almost tangible theme or ambience	A place with a loosely defined theme or ambience.	A place having little or no ambience with which it can be associated
Visual Quality	A very attractive setting with great variation and interest – no clutter	A setting with some visual and aesthetic merit.	A setting with no or little aesthetic value.
Character	The site or surrounding area has a definite character/ sense of place.	The site or surrounding environment has some character.	The site or surrounding environment exhibits little or no character/ sense of place.
View distance	If uninterrupted view distances to the site are > 5 km.	If uninterrupted view distances to the site are < 5 km but > 1 km.	If uninterrupted view distances to the site are > 500 m and < 1000 m.
Compatibility with surrounding landscape	Cannot accommodate proposed development without the development appearing totally out of place – not compatible with the existing theme.	Can accommodate the proposed development without it looking completely out of place.	The surrounding environment will ideally suit or match the proposed development.

Visual Absorption Capacity	The ability of the landscape not to accept a proposed development because of a uniform texture, flat slope and limited vegetation cover.	The ability of the landscape to less easily accepts visually a particular type of development because of less diverse landform, vegetation, and texture.	The ability of the landscape to easily accept visually a particular type of development because of its diverse landform, vegetation and texture.
Critical Views	Views of the site seen by people from sensitive view sheds i.e., farms, nature areas, hiking trails etc.	Some views of the site from sensitive view sheds.	Limited or partial views of the site from sensitive view sheds.
Scale	A landscape with horizontal and vertical elements in high contrast to human scale.	A landscape with some horizontal and vertical elements in some contrast to human scale.	Where vertical variation is limited and most elements are related to the human and horizontal scale.

7.8.1. Preliminary Issues Identified

- The proposed mixed use complies with principles of the Spatial Planning Land Use Management (SPLUMA) Act No. 16 of 2013, Emfuleni Local Municipality Spatial Development Framework, 2011, the National Development Plan, and the Gauteng Spatial Development Framework(GSDF) 2011;
- The R54 borders the proposed development to the north i.e., the development will be visible from the R54 which is situated at a higher elevation than the proposed development; and
- The surrounding area has however been earmarked for urban development and the proposed development is in line with the surrounding development.

Additional Information or Studies Required for the EIA Phase

- A more detailed visual input must be incorporated as part of the EIA Report;
- Mitigation measures must be supplied for the visual impacts during the EIA phase; and

- Suitable architectural and landscaping guidelines must be compiled for the development and must be incorporated as part of the EIA Report.

7.9. Noise Impacts

The following are the main sources of noise that will have a direct impact on the development.

- The proposed site sits adjacent to the N1 which passes the site on the south and the R54 which is situated along the eastern side of the site.

The Golden Gardens township which is situated adjacent to the site and the Motlapeng Country Estate and the Golden Gardens Primary School. It is recommended that a noise input be supplied during the EIA phase to discuss the significance of these impacts as well as provide suitable mitigation measures and recommendations that will help to mitigate the impacts to more acceptable levels.

7.9.1. Preliminary issues identified

The area under consideration has a degraded noise climate which is caused mainly by traffic noise and the nearby surrounding residential area.

7.9.1 Additional Information or Studies Required for the EIA Phase

- It is recommended that a noise input be supplied during the EIA phase to discuss the significance of these impacts as well as provide suitable mitigation measures and recommendations that will help to mitigate the impacts to more acceptable levels;
- A buffer zone delineation conducted due to development site location in relation to old mine tailings dams, might have to be repeated for this project.

7.9.2. Sense of Place

Sense of Place is the subjective feeling a person gets about a place by experiencing the place visually, physically, socially and emotionally. The “Sense of Place” of an area is one of the major contributors to the “Image of the area”.

- The image of an area consists of two main components, namely “Place Structure” and “Sense of Place”. These could be defined as the following:

- “Place Structure” refers to the arrangement of physical place making elements within a unique structure that can be easily legible and remembered; and
- The “Sense of Place” is the subjective meaning attached to a certain area by individuals or groups and is linked to its history, culture, activities, ambience, and the emotions the place creates.

The “Sense of Place” of the study area is mainly created by some attractive views from the higher lying areas and by the lower lying areas associated with the drainage channel. The aesthetic value of the area is considered to be medium. The proposed development could improve the “spirit of place” or genius loci to some extent by combining the human social network and the genius loci by establishing a development which incorporates large integrated open spaces that are true to the surrounding character and “Sense of Place”.

7.10. Existing Services

7.10.1. Roads and Storm Water

The Roads and Stormwater Section has three (3) maintenance Depots where is situated in Vanderbijlpark, Vereeniging and Sebokeng. Cumulatively they must maintain 1 411km of tarred roads, 1 031km gravel roads, 462km storm water pipes, 194km open channels, 11 155 catch pit units, 144 041m² road markings and 4 408 road signs in order to provide a functional roads and storm water network. At the moment storm water runs naturally into the nearby stream, proper storm water channels need to be created to avoid runoff and flooding.

7.10.2. Electricity

Emfuleni Local Municipality has readily available infrastructure and capacity for the provision of electricity in the area without affecting other services, on the Eastern side of Emfuleni is a (11kv/400v/230v) electrical structure and (11kv/400v/230v) on the Western

side of Emfuleni Jurisdiction. Emfuleni also operates and maintains (88kv) of electrical infrastructure. Electrical services are available for this proposed development.

7.11. Proposed Services

7.11.1. Water

➤ **Water distribution zone**

Certain changes in water distribution zone boundaries are recommended between the current and the future demand scenario.

➤ **Reservoirs and water capacity**

A study that was done states that the municipality's capacity of potable water infrastructure included 2882 km of potable water reticulation network, 14 528 water network valves, 1482 fire hydrants, 99 pressure reducing valves, and 15 reservoirs. Monthly monitoring and analysis of potable water quality, in compliance with the SANS241 of drinking standard, is being carried out.

➤ **Bulk pipes**

A services report compiled confirmed that all affected bulk pipes have sufficient spare capacity available to accommodate the additional demand.

- Sewage
- Stormwater

7.12. Solid Waste

The solid waste generated by the proposed development will probably be removed by the local authority. At the Municipality Waste Management, the focus is on the collection,

transport, processing disposal, and monitoring of waste materials for both residential and business. The Municipality is also responsible for management of landfill site. Landfill site are used to bury trash in such a way that it is isolated from the surrounding communities and ground water.

No gaseous emissions will be generated by the proposed development.

7.13. Roads and Traffic

➤ Access to the site

Two accesses are proposed for this development, one from the R54 road and another from the R28 road. A traffic impact study is being undertaken and the results will be included in the final report.

7.14. Electricity

Eskom confirmed that there is enough capacity to cater for the proposed development and their services will not be affected.

7.14.1. *Preliminary issues identified*

- Bulk water and sewage services are available within close proximity to the proposed development; however, some infrastructure upgrades are required to cater for the proposed development;
- Temporary disruptions to services in surrounding area during the installation and upgrading of services;
- Possible surface and ground water pollution due to leakage of sewage;
- Increased traffic volume;
- Responsibility for waste management post construction to be clarified;
- Stormwater attenuation measures are required;
- Increased impermeable surfaces could cause and increase in erosion of watercourses due to increase in velocity and volume of stormwater runoff;
- Possible erosion caused at stormwater discharge points;
- Gully formation during the construction phase;
- Upgrading of municipal services and infrastructure required; and

- Upgrading of roads and critical intersections might be required.

Additional Information or Studies Required for the EIA Phase

- All services reports must be included and evaluated as part of the EIA process; and Written confirmation of capacity of services from suppliers need to be included in the EIA report. Proof that municipal water will be available for domestic purposes to be supplied during the EIA process;
- Details regarding properties that will be affected by the proposed water supply upgrading to be supplied during the EIA process. The EIA must also include information regarding any servitudes to be registered.
- A Stormwater Management Plan with stormwater attenuation details and the outlet positions must be supplied for assessment during the EIA process;
- All external stormwater pipes and channels to be indicated on plans for purpose of the EIA process; and
- Details regarding properties that will be affected by the stormwater management measures to be implemented must be supplied during the EIA process. Letter from local authority or other supplier confirming availability of electricity for the project to be supplied for inclusion as part of the EIA report;
- Details regarding properties that will be affected by the proposed electricity upgrading to be supplied during the EIA process. The EIA must also include information regarding servitudes to be registered.
- On approval of this study (for the EIA process) detailed design plans for proposed road upgrades, if any, must be submitted to the Local Municipality, and the Gauteng Provincial Government, Department of Public Transport Roads and

Works. These road upgrades must be in place when the development is fully developed and occupied;

- Details regarding properties that will be affected by the proposed road upgrading to be supplied during the EIA process. The EIA must also include information regarding servitudes to be registered; and
- The traffic impact assessment for the proposed development must be finalized once the development concept has been finalized and the extent of the development is fixed.
- Written confirmation of party (local authority or private contractor) responsible for waste removal must be supplied during the EIA phase; and
- Written confirmation that the local registered landfill site has the capacity to receive the waste generated by the construction and operational phases of the project.
- The developer should enter into negotiations with the relevant property owners to ensure that access can be obtained;

7.15. Economy

The development will provide job opportunities and this will result in more people being economically active. The development will result in the utilisation of vacant and undermined land in the area, although it will not have a major impact on the adjacent property values, it will enhance the look and feel of the area. Possible economic impacts are the creation of temporary job opportunities and not long-term opportunities.

8. PUBLIC PARTICIPATION PROCESS

Public participation is one of the most important aspects of environmental authorization processes. People have the right to be informed about potential decisions that may affect them and that they must be afforded an opportunity to influence those decisions. Effective public participation also improves the ability of the competent authority to make informed decisions and result in improved decision making as the views of all parties are considered.

The public participation process provides the following:

- An opportunity for Interested and Affected Parties (I&APs) to obtain clear accurate and comprehensible information about the proposed activity, its alternatives or the decision and the environmental impacts thereof;
- The opportunity for I&APs to indicate their viewpoints, issues and concerns regarding the activity, alternatives and/or decision;
- The opportunity for I&APs for suggesting ways of avoiding, reducing or mitigation negative impacts of an activity and for enhancing positive impacts;
- Enabling an applicant to incorporate the needs, preferences and values of affected parties into the activity;
- Opportunities to avoid and resolve disputes and reconcile conflicting interests; and
- Enhancing transparency and accountability in decision making.

In terms of the Environmental Impact Assessment (EIA) Regulations promulgated in terms of the National Environmental Management Act, 1998 (Act No 107 of 1998) stakeholders (I&APs) were notified of the Environmental Impact Assessment Process through:

- Site notices were erected (at prominent points on and around the study area) on **01 December 2021**;
- On **01 December 2021** public notices/flyers were distributed to the neighboring properties and estates/developments that may be affected by the proposed development;

- Notices regarding the project were further e-mailed and faxed to a list of I&APs and the councilors in the area that registered for other projects in the area;
- An advertisement was placed in **Citizen newspaper** on 30 November 2021;

The following institutions were also identified as I&APs by the consultant and notified.

- Council of geoscience
- Emfuleni Local Municipality
- Eskom
- SAHRA
- SANRAL
- Department of Rural Development and Land Reform
- Department of Water and Sanitation
- Randwater
- Local Ward Councillor
- Department of Mineral Resources and Energy
- GDARD
- Gauteng Department of Roads and Transport

A Draft Scoping Report will be supplied for review by all registered I&APs as well as institutions listed above.

9. LEGISLATIVE REQUIREMENT ON A NATIONAL LEVEL

9.1. National Environmental Management Act, 1998 (Act No 107 of 1998) (NEMA)

NEMA provides for co-operative, environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote cooperative governance and procedures for co-ordinating environmental functions exercised by organs of state, and to provide for matters connected therewith.

9.1.1. Integrated Environmental Management

- Integrated Environmental Management (IEM) is a philosophy, which prescribes a code of practice for ensuring that environmental considerations are fully integrated into all stages of the development process. This philosophy aims to achieve a desirable balance between conservation and development.

In terms of the 2014 Environmental Impact Assessment (EIA) Regulations of the National Environment Management Act, 1998 (Act No. 107 of 1998) published 4 December 2014 a Basic Assessment Report is required for activities listed in Notices R983 and R 985, and a Scoping and Environmental Impact Assessment is required for activities listed in Notice R 984. The proposed development triggers listed activities in Notice 984 and therefore a Scoping and Environmental Impact Assessment process is followed.

9.2. The National Water Act, 1998 (Act No: 36 of 1998)

The purpose of this Act is to ensure that the nation's water resources are protected, used, developed, conserved, managed, and controlled in ways that takes into account, amongst other factors, the following:

- Meeting the basic human needs of present and future generations;
- Promoting equitable access to water;
- Promoting the efficient, sustainable and beneficial use of water in the public interest;
- Reducing and preventing pollution and degradation of water resources;
- Facilitating social and economic development; and
- Providing for the growing demand for water use.

9.2.1. Water Services Act, 1997 (Act No 108 of 1997)

The purpose of this Act is to ensure the regulation of national standards and measures to conserve water taking into account, amongst other factors, the following:

- Basic sanitation;

- Basic water supply;
- Interruption in provision of water services;
- Quality of potable water;
- Control of objectionable substances;
- Disposal of grey water;
- Use of effluent; and
- Quantity and quality of industrial effluent discharged into a sewerage system.

Any interruption in provision of water services during the construction phase of the proposed development must be according to South African National Standards. A water and sewage services report was compiled for the purpose of the proposed development. Emfuleni Local Municipality is the responsible Water Service Authority.

9.3. National Environmental Management: Air Quality Act (Act No. 39 of 2004)

This act replaced the Atmospheric Pollution Prevention Act (Act No. 45 of 1965). The purpose of the Act is “To reform the air quality in order to protect the environment by providing reasonable measures for the prevention of pollution and ecological degradation and for securing ecologically sustainable development while promoting justifiable economic and social development; to provide for national norms and standards regulating air quality monitoring, management and control by all spheres of government; for specific air quality measures; and for matters incidental thereto.”

9.4. National Environmental Management: Biodiversity Act, 2004 (Act No 10 of 2004)

The purpose of the Biodiversity Act is to provide for the management and conservation of South Africa’s biodiversity within the framework of the NEMA and the protection of species and ecosystems that warrant national protection. As part of its implementation strategy, the National Spatial Biodiversity Assessment was developed.

The development site is known for the occurrence of orange listed plant species. Results of ecological and wetland assessments conducted shall be included in the EIA Report.

9.4.1. National Spatial Biodiversity Assessment

The National Spatial Biodiversity Assessment (NSBA) classifies areas worthy of protection based on its biophysical characteristics, which are ranked according to priority levels.

The development site is known for the occurrence of orange listed plant species. Results of ecological and wetland assessments conducted shall be included in the EIA Report.

9.5. National Environmental Management: Protected Areas Act, 2003 (Act No 57 of 2003)

The purpose of this Act is to provide the protection, conservation and management of ecologically viable areas representative of South Africa's biological diversity and its natural landscapes.

The proposed development does not occur within an area declared as protected in terms of the Act.

9.6. National Environmental Management: Protected Areas Act, 2003 (Act No 57 of 2003)

The purpose of this Act is to provide the protection, conservation and management of ecologically viable areas representative of South Africa's biological diversity and its natural landscapes.

The proposed development does not occur within an area declared as protected in terms of the Act.

9.7. The National Heritage Resources Act, 1999 (Act 25 of 1999) (NHRA)

The NHRA requires heritage resources impact assessments for various categories of development stipulated in section 38 of the Act. It also provides for the grading of heritage resources and the implementation of a three-tier level of responsibilities and functions for heritage resources to be undertaken by the State, Provincial authorities, depending on the grade of the heritage resource. The Act defines cultural significance, archaeological and paleontological sites and materials (section 35), historical sites and structures (section 34), and graves and burial sites (section 36) that fall under its jurisdiction. Archaeological sites and material are generally those resources older than a hundred years, including gravestones and grave dressing. Procedures for managing graves

and burial grounds are set out in section 36 of the NHRA. Graves older than 100 years are legislated as archaeological sites and must be dealt with accordingly. Section 38 of the NHRA makes provision for application by developers for permits before any heritage resource may be damaged or destroyed.

The National Heritage Resources Act legislates the necessity and heritage impact assessment in areas earmarked for development, which exceed 0.5ha and linear development exceeding 300m in length. The Act makes provision for the potential destruction to existing sites, pending the archaeologist's recommendations through permitting procedures. Permits are administered by the South African Heritage Resources Agency (SAHRA).

A Heritage Impact Assessment conducted for the proposed development identified sites to be memorialized, preserved, and destroyed in order to cater for the proposed development. An application for the aforementioned shall be submitted to PHRAG.

9.8. National Veldt and Forest Fire Act, 1998 (Act No. 101, 1998)

The purpose of this Act is to prevent and combat veldt, forest, and mountain fires throughout the Republic. Furthermore, the Act provides for a variety of institutions, methods and practices for achieving the prevention of fires. Mitigation measures for the prevention of fires during construction phase of the proposed development and during operational phase within areas to be zoned as private open space must be implemented.

9.9. Conservation of Agricultural Resources Act (Act No. 43 of 1983)

This act provides for control over the utilization of natural agricultural resources of South Africa in order to promote the conservation of soil, water sources and the vegetation as well as the combating of weeds and invader plants; and for matters connecting therewith. According to the Gauteng Agricultural Potential Atlas (GAPA 3) the proposed development traverses' soils with very-low agricultural potential and will not have a significant impact on agricultural resources. An agricultural potential study is thus not deemed necessary for the proposed development site.

9.10. National Road Traffic Act, 1996 (Act No. 93 of 1996)

This Act provides for all road traffic matters which shall apply uniformly throughout the Republic and for matters connected therewith. A TIA is underway and results shall be incorporated into the EIA Report.

Three access points are proposed for the development, which requires approval from SANRAL, GDRT, and Emfuleni Local Municipality Roads Department, together with any road upgrades required as part of the development.

9.11. The Town planning & Townships Ordinance, 1986 (Act No. 15 of 1986)

The purpose of the ordinance is to consolidate and amend laws relating to town-planning and the establishment of townships. The proposed development triggers a Township establishment application which has been submitted to Emfuleni Local Municipality.

9.12. National Environmental Management: Waste Act, 2003 (Act No 59 of 2009)

The act aims to consolidate waste management in South Africa, and contains a number of commendable provisions, including:

- The establishment of a national waste management strategy, and national and provincial norms and standards, for amongst other, the classification of waste, waste service delivery, and tariffs for such waste services;
- Addressing reduction, reuse, recycling and recovery of waste;
- The requirements for industry and local government to prepare integrated waste management plans;
- The establishment of control over contaminated land;
- Identifying waste management activities that requires a license, which currently include facilities for the storage, transfer, recycling, recovery, treatment and disposal of waste on land;
- Co-operative governance in issuing licenses for waste management facilities, by means of which a licensing authority can issue an integrated or consolidated license jointly with other organs of state that has legislative control over the activity; and
- The establishment of a national waste information system.

- A waste license application is not triggered by the proposed development, however waste generated during construction as well as operational phase of the development will have to be managed responsibly.

9.13. Occupational Health & Safety Act (OHSA), 1993 (Act No 85 of 1993)

The Act was created to provide for the health and safety of persons at work and for the health and safety of persons in connection with the use of plant and machinery; the protection of persons other than persons at work against hazards to health and safety arising out of or in connection with the activities of persons at work; to establish an advisory council for occupational health and safety; and to provide for matters connected therewith. Regulations of the Act will apply during the construction phase of the proposed development.

10. LEGISLATION ON A PROVINCIAL LEVEL

10.1. Gauteng Spatial Development Framework (GSDF), 2011

10.1.1. Contained Urban Growth

To contain urban growth an urban edge was identified to curb urban sprawl. The idea behind the urban edge is to encourage development within certain areas of a city. Only certain types of developments are allowed on the outside of the urban edge. The goal is to curb urban sprawl and thereby protecting the natural environment. The way to do this is to increase the densities of the built environment within the urban edge.

10.1.2. Resourced Based Economic Development

Resource based economic development should result in identification of the economic core. Development should be encouraged in close proximity to existing resources, which includes infrastructure such as roads, water and electricity.

10.1.3. Protection of Rural Areas and Enhancement of Tourism and Agricultural Related Activities

Only certain types of developments (i.e., lodges, game reserves, sport and recreational activities, etc.) should be allowed on the outside of the urban edge, thereby protecting rural areas and agricultural land and enhancing tourism related facilities.

10.1.4. Re-direction of Urban Growth

Developments in economically non-viable areas should be limited and thereby achieving growth within the economic growth sphere. It is important to note that the proposed development will be in line with the directives set above, it complies with the local plans as set out in the Gauteng province. The development will result in an increase in the residential density in the area by providing the much-needed housing to those who cannot afford. The proposed development will also be crucial in developing the land as it is undeveloped, this will be a great use of open space by creating residential dwellings.

10.2. The Gauteng Transport Infrastructure Act, 2001

The act was created to consolidate the laws relating to roads and other types of transport infrastructure in Gauteng; and to provide for the planning, design, development, construction, financing, management, control, maintenance, protection and rehabilitation of provincial roads, railway lines and other transport infrastructure in Gauteng; and to provide for matters connected therewith.

10.3. Gauteng Transport Infrastructure Amendment Act, 2003

To amend the Gauteng Transport Infrastructure Act, 2001 so as to amend and insert certain definitions; to provide for the necessary land use rights with respect to stations and for the necessary powers of the MEC to enter into contracts for road and rail projects; to amend the procedure in relation to route determination; to make a second environmental investigation at the stage of preliminary design of a road or railway line unnecessary where the competent environmental authority decides that the environmental investigation at the stage of route determination is adequate; and to provide for incidental matters. Both these Acts (8.3.3 and 8.3.4) might be applicable to the proposed development and an assessment should be made during the EIA phase to determine whether the development will be in line with these acts.

10.3.1. The Gauteng Draft Red Data Policy

The main purpose of the draft Red Data Policy is to protect red data plant species in Gauteng Province. This policy requires that red data species remain *in situ* and it gives priority ratings (based on where they occur) to the different red data species. Results of ecological assessments conducted shall be included in the EIA Report.

10.3.2. The Gauteng Draft Ridges Policy

This policy is provided for the protection, conservation and maintenance of ridges within the Gauteng Province. According to the GDARD Draft Ridges Policy no development should take place on slopes steeper than 8.8%. This policy does not apply to the proposed development as the study area does not fall within an area classified as a ridge.

10.3.3. The Gauteng Conservation Plan, Version 3.3, 2011

Gauteng Nature Conservation (hereafter Conservation), a component of the Gauteng Department of Agriculture and Rural Development (GDARD) produced the Gauteng

Conservation Plan Version 3 (C-Plan 3) in December 2010. The conservation plan was edited on three occasions since then: C-Plan 3.1 was released in July 2011 after it became apparent that some areas were not desirable in Critical Biodiversity Areas (CBAs hereafter). Not all areas were addressed in the first round of editing, so this was done during September 2011 resulting in C-Plan Version 3.2. It was soon released however, that some CBAs became separated by the removal of undesirable areas causing some attributes not to be completely reflective of that CBAs any longer. C-Plan 3.3 became available in October 2011 after this issue was addressed.

The main purposes of C-Plan 3.3 are:

- to serve as the primary decision support tool for the biodiversity component of the Environmental Impact Assessment (EIA) process;
- to inform protected area expansion and biodiversity stewardship Programmes in the province;
- to serve as a basis for development of Bioregional Plans in municipalities within the province.

According to Gauteng C-Plan version 3.3 Irreplaceable sites regarded as Important areas occur within the proposed development site.

10.3.4. Draft Policy on the Protection of Agricultural Land (2006)

According to GAPA 3 the study area has very-low agricultural potential and is not situated on an important agricultural site. Therefore, this policy is not applicable to this application.

10.3.5. Gauteng Urban Edge, 2011

The Gauteng urban edge is delineated on a yearly basis denoting areas earmarked for development. The subject property falls inside the Gauteng urban edge.

10.3.6. Gauteng Noise Control Regulations, 1999

The regulations control noise pollution. Acceptable noise levels within a residential area situated within an urban area is 55dBA and the maximum acceptable noise levels in a rural area is 45dBA. A specialist noise study should be conducted during the EIA phase to

ascertain whether the noise generated by surrounding land uses is acceptable for the development of a mixed-use development which includes residential areas, at the proposed site.

11. LOCAL REGULATIONS

11.1. Responsibilities of local authority in planning

The prerogative to plan a development within its jurisdictional area has always constitutionally, in terms of the Development Facilitation Act, 1995, the Local Government Transitional Act, 1993 and recently the Municipal Systems Act, 2000, vested in the local authority involved. In order to ensure that the proposed development complies with the standards and requirements of the involved local authority, Emfuleni Local Municipality, the relevant officials were involved in the planning of the project from the start.

11.2. Emfuleni Local Municipality Spatial Development Framework (MSDF), 2011

According to the MSDF of the area, the principle of promoting infill residential development states that the ELM should promote infill residential development in strategically located vacant land areas. The proposed development complies with this principle.

11.3. Local Government Municipal Systems Act, 2000 (Act No. 32 of 2000)

This Act clearly establishes the Integrated Development Plan and Integrated Spatial Development Framework as guidelines to inform development and processes in this regard.

11.4. Emfuleni Local Municipality By-laws

The following Emfuleni Municipality by-laws could apply to the following development and need to be adhered to. Their applicability will be included in the EIA.

- Electricity By-law;
- Emergency Services By-law;
- Regulation of Parks & Open spaces By-law;

- Solid waste By-law;
- Arts, Culture & Heritage Facilities By-law;
- Waste water By-law; and
- Water supply By-law.
- Public Health By-law;
- Rates By-law;

12. PRELIMINARY ISSUES IDENTIFIED

- Interruption in service supply to neighboring properties might occur as a result of the development during the construction phase;
- Dust and noise generated during construction phase of the proposed development could be a nuisance to surrounding residents;
- Potential for orange listed plant species occurring on site;
- Sites of historical significance may occur within the development footprint;
- Regulations of the Occupation Health and Safety Act will apply during the construction phase of the proposed development;
- Regulations of the National Nuclear Regulatory Act might apply prior to construction commencing;
- Potential short term as well as long term positive as well as negative impacts of removal of radioactive tailings material on persons currently residing on site or in surrounding townships;
- Frameworks and Regulations pertaining to Contaminated Land might apply prior to construction commencing;
- The proposed development is in line with the principles of Emfuleni Local Municipality Spatial Development Framework;
- Proposed provincial roads that are listed in terms of the Gauteng New Infrastructure Act must be taken into consideration during development planning;
- The proposed development occurs within an area classified as Irreplaceable;
- The proposed development falls within the boundaries of the Gauteng Urban Edge;

- The proposed development site is earmarked for residential development in terms of Emfuleni Local Municipality Spatial Development Framework;
- The proposed development supports the principles of the Emfuleni Local Municipality Spatial Development Framework;
- The developer must enter into a consumers' agreement with the Emfuleni Local Municipality for the use of electricity; and
- The developer will have to submit an application to the Emfuleni Local Municipality for bulk water supply and sewerage services.

Additional Information or Studies Required for the EIA Phase

- The Town Planning Memorandum must be included as part of the EIA Report;
- An application for destruction and or memorialization of cultural heritage sites to be submitted to PHRAG;
- Ambient Air Quality study is required in terms of noise and dust generated by surrounding land uses (including mine tailings dams) and its impact on the proposed mixed-use development. This study should also establish potential short term as well as long term positive as well as negative impacts of removal of radioactive tailings material on persons currently residing on site or in surrounding townships;
- The developer must enter into a consumers' agreement with EMM for the use of electricity;
- The developer will have to apply to the EMM for bulk water supply and sewerage services; and
- A Biodiversity Permit application might be required for relocation of potential orange data plant species occurring within the proposed development footprint.

13. ENVIRONMENTAL ISSUES AND POTENTIAL IMPACT IDENTIFICATION

13.1. Identified Environmental Issues

13.1.1. Geology and Soils

Due to the fact that the site has been undermined and not developed and no evidence of previous mining activities, the soils are likely to be stable and no vibrations might occur. The soils are good for excavation and for the proposed development.

13.1.2. Hydrological Impact

A channeled valley bottom wetland occurs within the development site which should remain undeveloped and be managed as private or public open space. The development could be affected by the 1:100-year flood line of the and no development will be allowed within the wetland buffer zones or below the 1:100-year flood lines.

More impermeable surfaces will lead to an increase in the speed and quantity of the surface water and it could lead to decrease in the quality of surface water, as a result of erosion and siltation and erosion. Stormwater attenuation will be required prior to discharging stormwater into the nearby river.

13.1.3. Topographical Impact

The proposed development will be visible from the N1 South and the R54 Eastern bi-pass which run along the site.

13.1.4. Ecological Impact

The wetland areas and associated buffers identified on the study area should remain as open or private space and should be considered as sensitive areas. The development will occur more than 100m away from the wetland area and stream which runs at the bottom edges of the site. Introduction of alien vegetation in gardens could possibly invade the open space areas. Alien vegetation removal from the property is required.

The site is characterized by vulnerable to critically endangered grassland and there is potential for orange listed species occurring on site. Eradication of the existing vegetation of conservation value in and around the proposed development area could possibly occur. The proposed development might impact on protected avi-fauna species potentially occurring on site.

13.1.5. Social Impact

The proposed development will provide for affordability residential units to the lower income brackets and provide for social facilities as part of the mixed-use development. Additional income will be generated for Emfuleni Local Municipality by means of rates and taxes payable to the authorities. The proposed land use is compatible with the surrounding land use. Noise generated by traffic on the R54 and N1 bordering the residential development, might be a nuisance on the residents.

13.1.6. Visual Impact

The site is bordered by the R54 and the N1 Road, the site is visible from both the N1 and the R54 due to the high elevation from these roads.

13.1.7. Impact on Services

Bulk water and sewage services are available within close proximity to the proposed development; although some infrastructure upgrades are required to cater for the proposed development. The upgrade of services might result in temporary disruption of services in surrounding area during the installation and upgrading of services; Stormwater management measures are required as an increased impermeable surface could cause erosion of watercourses due to increase in velocity and volume of stormwater runoff.

13.1.8. Economic Impact

During construction as well as operational phase of the proposed township development temporary and permanent job opportunities will be created. The proposed development will result in an increase in adjacent property values. The Local authority will benefit economically by taxes payable by the developer for the proposed development.

13.1.9. Institutional Environment

Interruption in service supply to neighboring properties might occur as a result of the development during the construction phase. Dust and noise generated during construction phase of the proposed development could be a nuisance to surrounding residents.

The proposed development occurs within an area classified as Irreplaceable and a habitat protection area for endangered species, there is potential for orange listed plant species occurring on site. Sites of historical significance occur within the development footprint. The development triggers Township Establishment. Regulations of the Occupation Health and Safety Act will apply during the construction phase of the proposed development.

The proposed development site is earmarked for residential development and the development is in line with the principles of Emfuleni Local Municipality Spatial Development Framework, as well as residential densities stipulated in the Emfuleni Local Spatial Development Framework. Proposed provincial roads that are listed in terms of the Gauteng New Infrastructure Act must be taken into consideration during development planning. Municipality for supply of bulk services, and enter into a consumers' agreement with the municipality.

13.2. Anticipated Environmental Impact

Impacts were identified, both negative and positive that could have an impact on the township establishment, these impacts range from bio-physical, social, cultural and impacts on the regulatory environment. The impacts that were identified for the proposed development will result from the construction and operation phase of the project as determined preliminarily.

In most cases, development activities have environmental impacts during the construction and operational phases. Construction phase impacts are similar in nature for most development activities, because most development activities create temporary jobs, cause temporary security problems, include the removal of topsoil, excavations, the removal of vegetation, temporary/permanent gradient changes, siltation, erosion and the risk of water pollution etc. In most cases the construction phase impacts are predominantly negative, more short-term in nature and mitigation possibilities are usually higher than

mitigation possibilities of operational phase related impacts that are generally more medium and long term in nature.

If no “fatal flaws” are identified during the construction phase i.e., if it is possible to mitigate the construction related impacts to more acceptable levels, the long-term impacts of the operational phases of different development alternatives will eventually identify the preferred development alternative for the application. Most of the impacts that were identified during the construction and operational phase of the proposed development are listed on the Table 4 below.















































Impact Matrix for the proposed development of a township.

Alternative 1 = Mixed use (listed as (1) in table below)

Alternative 2 = Commercial (listed as (2) in table below)

Adverse Impacts  Positive Impacts 

Table 4 : Impact Matrix For The Proposed Development

Environmental Aspect	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air Quality (Dust & Noise)	Social Impact	Economic Impacts	Services	Institutional
Dust generated during construction activities.	 1&2	 1&2	 1&2	 1&2	 1&2	 1&2					
No storm water management systems at exit points.	 1&2		 1&2	 1&2							
If not planned and managed well, topsoil will be loosed during construction.	 1&2		 1&2	 1&2	 1&2	 1&2					
Erection of heavy buildings without detailed geotechnical investigation to determine the underlying geological conditions and foundation requirements.	 1&2							 1&2	 1&2	 1&2	 1&2
Construction vehicles may cause dust entrainment						 1&2	 1&2	 1&2			
Surface water pollution due to oil and fuel spills fro construction vehicles, concrete, solvents and paint.	 1&2		 1&2	 1&2	 1&2	 1&2		 1&2	 1&2	 1&2	 1&2
Impermeable surfaces caused by the development may lead to an increase in surface water run-off.	 1&2	 1&2	 1&2	 1&2	 1&2	 1&2					
Management of waste generated during the construction phase	 1&2		 1&2	 1&2	 1&2	 1&2	 1&2	 1&2	 1&2		 1&2

Environmental Aspect	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air Quality (Dust & Noise)	Social Impact	Economic Impacts	Services	Institutional
The slope is sufficient to allow for natural storm-water drainage as well as for the cost-effective installation of essential engineering services.		■ 1&2						■ 1&2	■ 1&2	■ 1&2	■ 1&2
Excavated materials that are stock-piled incorrectly could cause siltation and water pollution.	■ 1&2	■ 1&2	■ 1&2	■ 1&2		■ 1&2					
Surface water flows will be altered during the construction phase	■ 1&2		■ 1&2	■ 1&2							
Water conditions that are perched may be present on site and may pose a problem with respect to the excavation for services and foundation which will most probably be flooded, creating unstable trench side walls	■ 1&2							■ 1&2	■ 1&2	■ 1&2	■ 1&2
Eradication of invasive species	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2					■ 1&2
Protection of wetland areas and aquatic habitat	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2					■ 1&2
Damage to wetland areas during construction works			■ 1&2			■ 1&2					■ 1&2
During the construction and operational phases fauna could be disturbed, trapped, hunted or killed.				■ 1&2			■ 1&2				■ 1&2
Dumping of rubble in sensitive areas and on the surrounding properties.	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2
Environmental Aspect	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air Quality (Dust & Noise)	Social Impact	Economic Impacts	Services	Institutional
Change in hydrological regime on a micro scale due to the presence of roads, bridges in close proximity to the stream and stream crossings.			■ 1&2	■ 1&2							■ 1&2
Creation of job opportunities during construction phase.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Restrictions of access to surrounding properties and the study area during construction phases.					■ 1&2			■ 1&2	■ 1&2	■ 1&2	■ 1&2
Localised noise and vibration due to construction activities				■ 1&2		■ 1&2		■ 1&2	■ 1&2		■ 1&2
Effective environmental management of open spaces (according to approved EMP).	■ 1&2	■ 1&2	■ 1&2	■ 1&2		■ 1&2	■ 1&2	■ 1&2			■ 1&2

During the construction and operational phases fauna could be disturbed, trapped, hunted or killed.				■ 1&2			■ 1&2				■ 1&2
Dumping of rubble in sensitive areas and on the surrounding properties.	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2
Environmental Aspect	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air Quality (Dust & Noise)	Social Impact	Economic Impacts	Services	Institutional
Change in hydrological regime on a micro scale due to the presence of roads, bridges in close proximity to the stream and stream crossings.			■ 1&2	■ 1&2							■ 1&2
Creation of job opportunities during construction phase.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Restrictions of access to surrounding properties and the study area during construction phases.					■ 1&2			■ 1&2	■ 1&2	■ 1&2	■ 1&2
Localised noise and vibration due to construction activities				■ 1&2		■ 1&2		■ 1&2	■ 1&2		■ 1&2
Effective environmental management of open spaces (according to approved EMP).	■ 1&2	■ 1&2	■ 1&2	■ 1&2		■ 1&2	■ 1&2	■ 1&2			■ 1&2

Development could have a positive impact on the "Sense of Place" of the study area and its surroundings.						■ 1&2				■ 1&2	
Impact on property values.								■ 1&2	■ 1&2		■ 1&2
Contribution to the upgrading of infrastructure and services.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Environmental Aspect	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air Quality (Dust &Noise)	Social Impact	Economic Impacts	Services	Institutional
Creation of job opportunities during the operational phase.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Creating a major contribution to taxes to the local municipality.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Accessibility of study area.								■ 1&2	■ 1&2	■ 1&2	■ 1&2
Reduction of areas that have potential for informal settlements								■ 1&2	■ 1&2		■ 1&2
Development aligned with local authority strategies, policies and plans.								■ 1	■ 1	■ 1	■ 1
Provision of residential units/erven in close proximity to employment opportunities.								■ 1	■ 1	■ 1	■ 1

Cultural/Archaeological sites will be destroyed during construction phase.								■ 1&2			■ 1&2
Visual impact of the township		■ 1&2					■ 1&2				
Environmental Aspect	Geology and Soils	Topography	Hydrology	Ecology	Agricultural Potential	Visual Quality & Sense of Place	Air Quality (Dust & Noise)	Social Impact	Economic Impacts	Services	Institutional
Compatibility with surrounding land uses						■ 2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2
Increased security in the area and on the study area.											
Increased traffic volume associated with development.						■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2
Disturbance of the ecosystem functioning of the stream, due to the movement of work force, construction vehicles and incorrect construction methods as well as vehicles and movement of residents during the operational phase.			■ 1&2	■ 1&2				■ 1&2	■ 1&2	■ 1&2	■ 1&2
Construction during the rainy season can cause delays and damage to the environment.	■ 1&2					■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2
During the construction and operational phase, fauna could be disturbed.				■ 1&2			■ 1&2				■ 1&2
Uncontrolled veldt fires may cause damage to infrastructure, cause loss of vegetation and fauna	■ 1&2	■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2	■ 1&2
The clearing of the site and the construction of the proposed structures, infrastructure will result in the eradication of the existing vegetation (with and without conservation value) in and around the study area.	■ 1&2		■ 1&2	■ 1&2		■ 1&2		■ 1&2	■ 1&2	■ 1&2	■ 1&2

1.1 Comparative Assessment between Alternative 1 and Alternative 2

The purpose for identifying preliminary issues and creating a comparative assessment is to

- Identify the required specialist studies that need to be conducted to ensure that sound knowledge and expertise in the field of assessment is established for the EIA phase of the project.
- To identify fatal flaws at an early stage that could arise throughout the project lifecycle
- The identification of early mitigation measures to combat the possible impacts that may arise from the development;
- To compare (already at an early stage) the workable alternatives identified with each other before and after mitigation

However, the environmental issues and the results of the comparative assessment are only preliminary results that must still be confirmed during the EIA phase. Some of the specialist studies done during the EIA phase could identify additional issues and could even identify “Fatal Flaws” that could prevent the project from happening or place restrictions (i.e., buffers zones) that could have a significant impact on the preliminary layout and alternatives identified.

Due to the fact that many of the potential high impact issues identified in the above-mentioned table can be mitigated to more acceptable levels, the issues ratings before and after mitigation in the tables below could differ considerably. In many cases, high impact issues (mostly related to the construction phase of a development) can be mitigated completely. The comparative assessment after mitigation refer to Table 5 below will, therefore, give a more accurate indication of the preliminary preferred alternative for the project.

Table 5 : Preliminary Issues and Impacts during Construction Phase

Environmental Aspects	Physical				Biological		Socio-Economical								Institutional				Total of Impacts	
	Geology and Soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Environment	Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&APs	Economical Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks and plans		In line with policies and guidelines
Key to impacts:																				
L – Low Positive																				
M – Medium Positive																				
H – High Positive																				
L – Low Negative																				
M – Medium Negative																				
H – High Negative																				
N – Neutral																				
CONSTRUCTION PHASE																				
Preliminary Issues and Impacts																				
Alternative 1 “Mixed use”	H	M	L	N	M	M	M	H	M	H	H	N	H	M	N	H	H	H	M	H x 7 M x 2 N x 3 L x 1

Table 6: Comparative assessment between Alternative 1 and 2 before Mitigation

Environmental Aspects	Physical				Biological		Socio-Economical								Institutional				Total of Impacts	
	Geology and Soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Environment Visual, Noise, Pollution, Security, Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&APs	Economical Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks and policies	In line with policies and guidelines	In line with legislation		
Key to impacts: L – Low Positive M – Medium Positive H – High Positive L – Low Negative M – Medium Negative H – High Negative N – Neutral																				
OPERATIONAL PHASE																				
Preliminary Issues and Impacts																				
Alternative 1 "Mixed use"	N	N	N	N	M	M	M	H	N	N	M	N	H	N	N	H	H	H	M	H x 5 M x 2 N x 9 M x 3

Alternative 2 "Commercial"	N	N	N	N	M	M	L	L	N	N	N	L	N	H	N	N	L	L	L	L	H x 1 L x 1 N x 9 L x 6

Environmental Aspects	Physical				Biological		Socio-Economical										Institutional				Total of Impacts
	Geology and Soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Environment Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&APs	Economical Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks and open space plans	In line with policies and guidelines	In line with Water Act and other legislation		
Key to impacts:																					
L - Low Positive																					
M - Medium Positive																					
H - High Positive																					
L - Low Negative																					
M - Medium Negative																					
H - High Negative																					
N - Neutral																					
CONSTRUCTION PHASE																					
Preliminary Issues and Impacts																					

Alternative 1 "Mixed use"	L	L	L	N	L	L	L		H	H	H	M	H x 8 M x 1
	L	L	L	N	L	L	L	H	H	H	L	N	L x 7
	L	L	L	N	L	L	L	M	L	M	N	N	H x 1 M x 2 L x 1
	L	L	L	N	L	L	L	M	N	H	L	N	N x 3 L x 12
Alternative 2 "Commercial"	L	L	L	N	L	L	L	M	N	H	L	N	

Environmental Aspects	Physical				Biological		Socio-Economical							Institutional				Total of Impacts		
	Geology and Soils	Hydrology	Topography	Climate	Fauna	Flora	Qualitative Environment Visual, Noise, Pollution, Security	Compatibility of Land-Use	Availability of municipal services	Upgrading of Municipal Services	Economical Impact Local Authority	Economical Impact I&APs	Economical Impact Private Sector	Cultural and Historical	Impact on high agricultural potential land	In line with IDP	In line with SDF or other frameworks and open space plans	In line with policies and guidelines	In line with Water Act and other legislation	
Key to impacts: L – Low Positive M – Medium Positive H – High Positive L – Low Negative M – Medium Negative H – High Negative N – Neutral																				

Table 7: Preliminary Issues and Impacts on Operational Phase

OPERATIONAL PHASE																				
Preliminary Issues and Impacts																				
Alternative 1 "Mixed use"	N	N	N	N	L	L	L	H	H	H	H	N	H	N	N	H	H	H	H	H x 9
																				L x 3
Alternative 2 "Commercial"	N	N	N	N	L	L	L	L	M	M	M	N	M	N	N	L	L	L	L	N x 7
																				M x 4
																				L x 7
																				L x 1

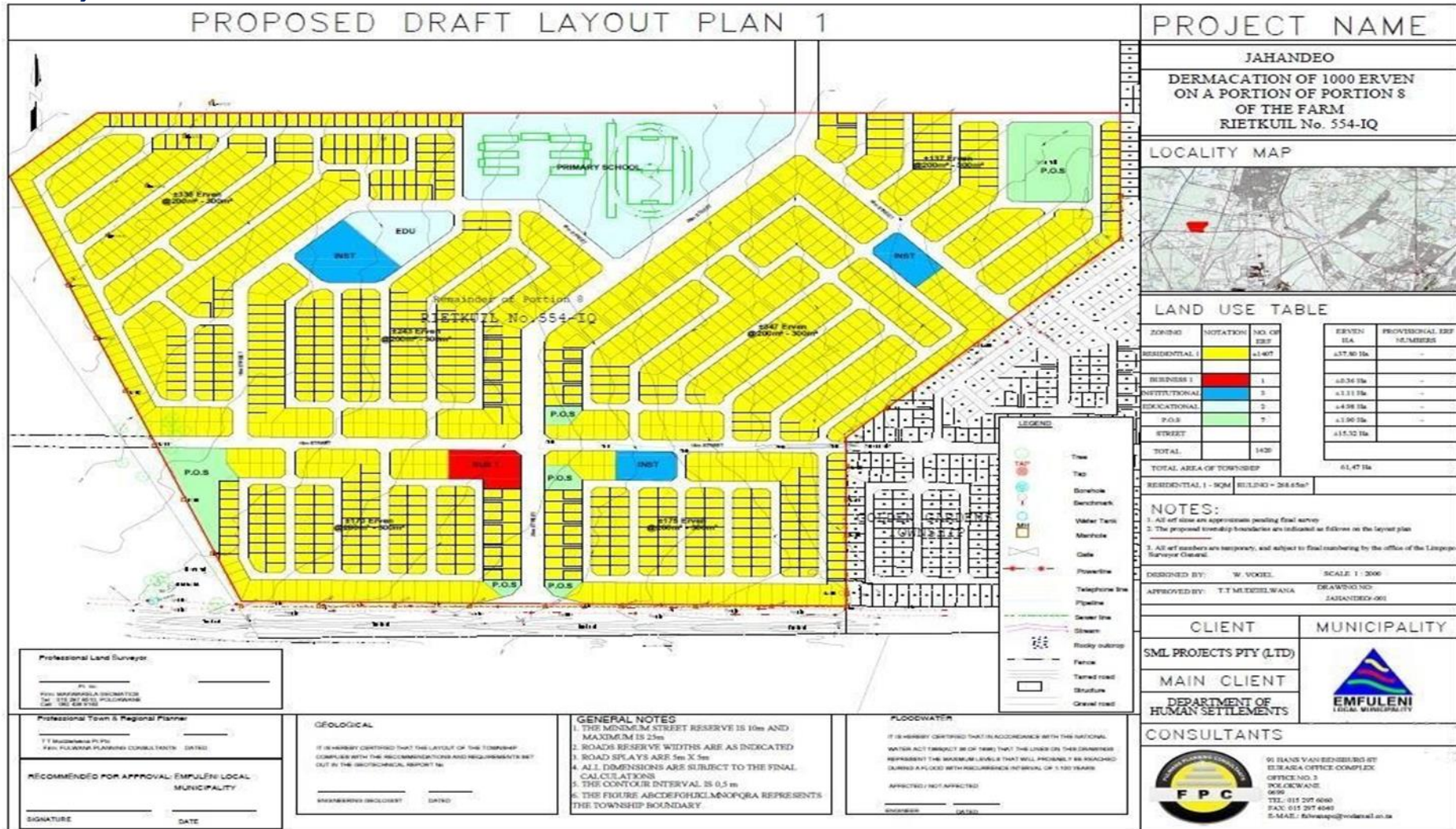
14. Conclusion

Drawing conclusion from the above table, the physical and biological impacts for alternative 1 and alternative 2 are more or less equal for the two alternatives, after mitigation the negative impacts identified will have low significance and the positive impacts identified will have neutral to low significance.

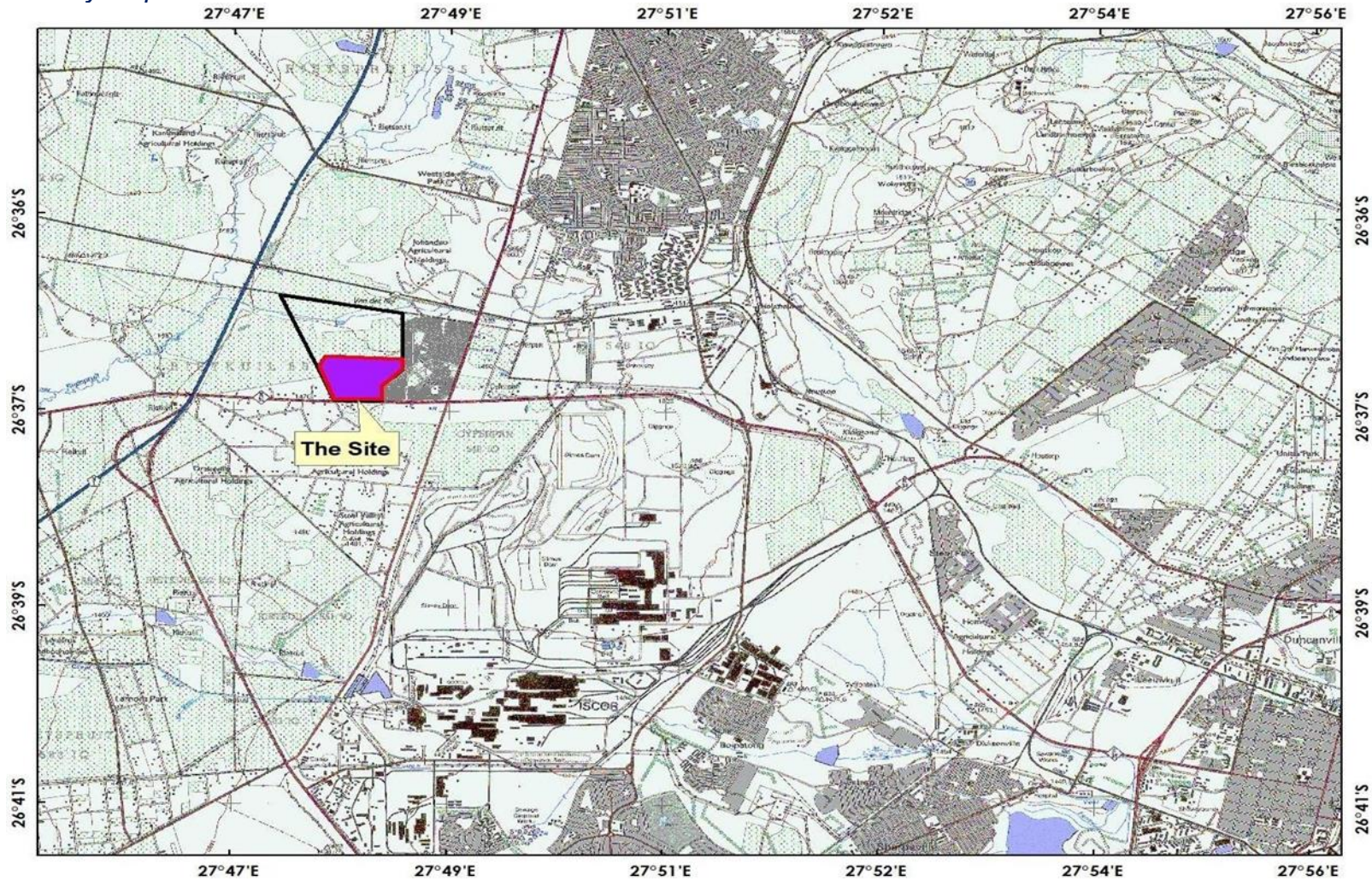
From a socio-economic point of view Alternative 1 is regarded as the preferred alternative, because it is in line with local authority planning for infill development of the much-needed residential units and is compatible with surrounding land use, as opposed to **Alternative 2 -commercial development**. Alternative 1 is also in line with the Emfuleni Municipality Local Spatial Development Framework as even will have a density of approximately 33 to 50 units per hectare for Residential 1 land use. Both alternatives will increase traffic in the area.

Alternative 1 would contribute to the upgrading of services and infrastructure in the area as well as the generation of employment opportunities. The infrastructure upgrading for Alternative 2 will not be as extensive as the required infrastructure upgrading for Alternative 1. Alternative 2 will provide more employment opportunities during the operational phase of the development. Both Alternative 1 and Alternative 2 will have a negative impact on the bio-physical environment, however, mitigation measures will be implemented to reduce the impact on potential protected flora and fauna occurring on site.

Site Layout Plan

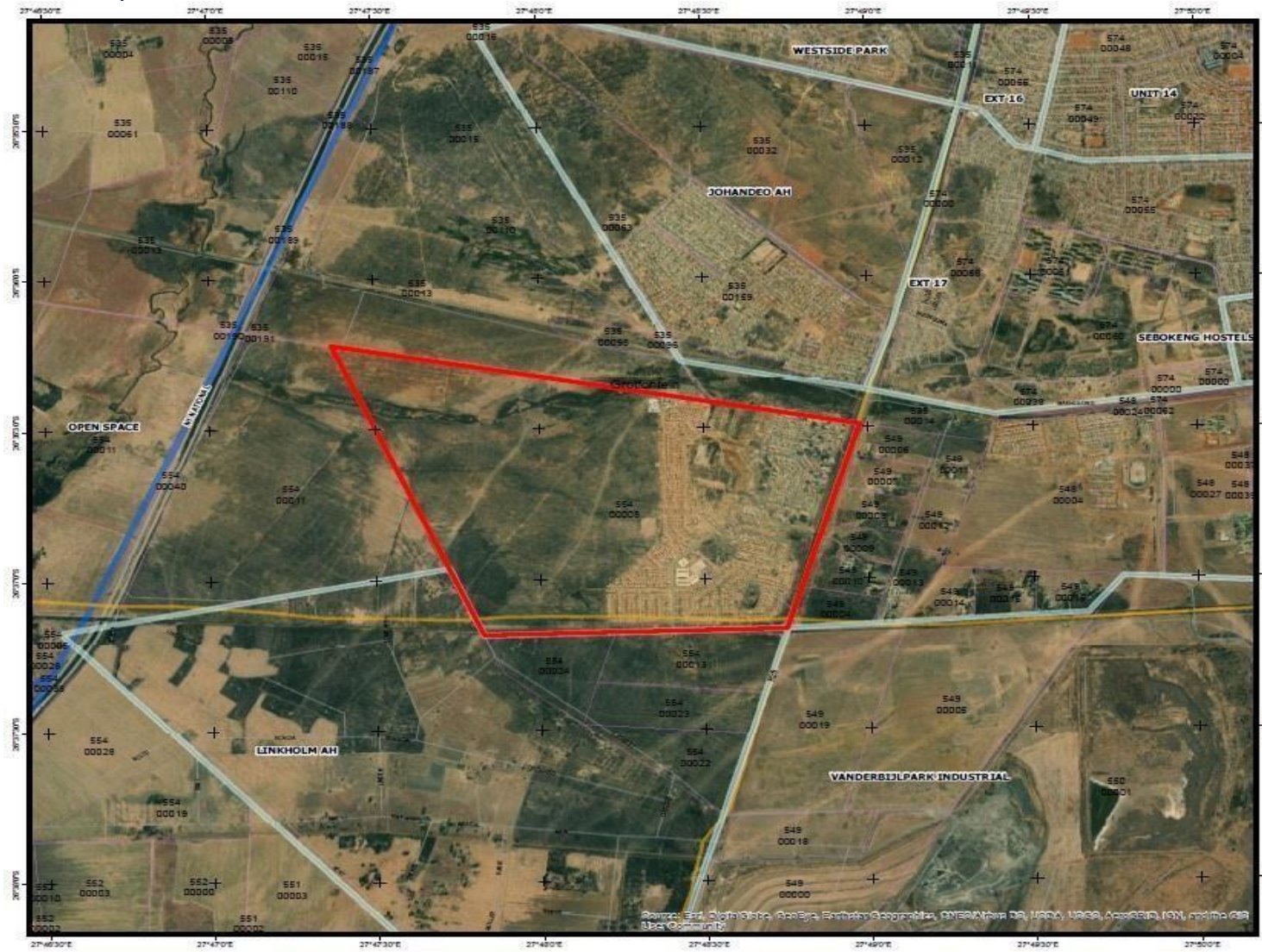



Locality Map



PROJECT TITLE	
Jahadeo Township Development (Phase 2)	
PROJECT PROGRAMME	
Proposed Township Development Situated on Portion 8 Farm Rietkui (554)	
Project Code	
BEU-21-017	
General Site Locality Plan	
Kilometers 0 0.4 0.8 1.6	
1:50,000	
A3 Paper Size	
EXPLANATIONS	
	Development Footprint
	Farm Rietkui_Portion 08-554
Map Datum	WGS 84 (Zone 35 S)
GIS	CM
Checked By	KC
DATE	2022-02-08

Aerial Map





GAUTENG PROVINCE
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA


MAP TITLE:

GOLDEN GARDENS EXTS

Legend

- Acquired Properties
- ROAD NETWORK**
- Highway
- Main Roads
- Secondary
- Street
- Farm Portions

2017 Imagery




NORTH

Date: 05 Oct 2020

Geo- Projections:

Geographic Coordinate System: GCS_Hartebeesthoek_1994
Datum: D_Hartebeesthoek_1994
Prime Meridian: Greenwich
Angular Unit: Degree








1:20 000



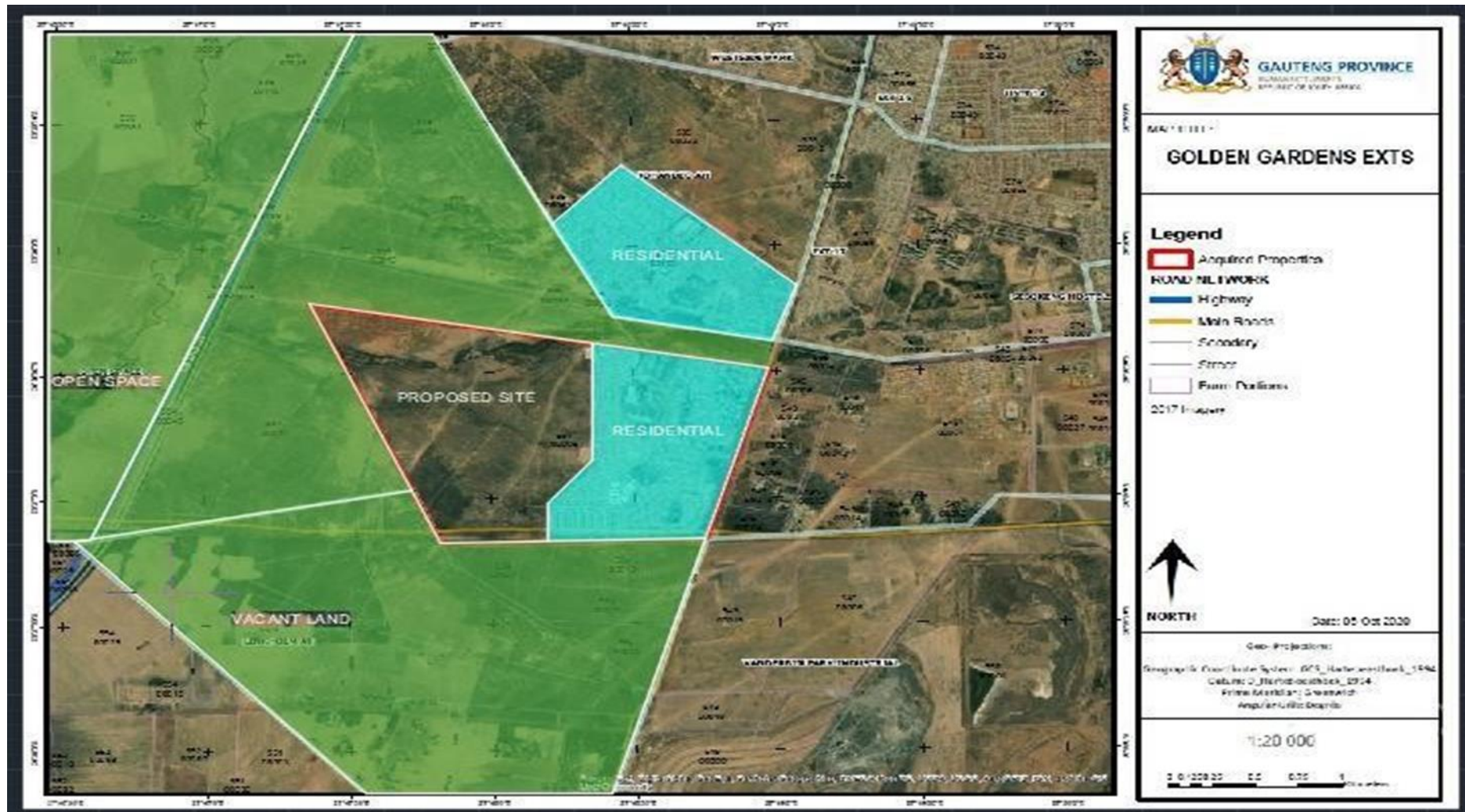
0 0.1250.25 0.5 0.75 1 Kilometers

Study Area



PROJECT TITLE	
Jahadeo Township Development (Phase 2)	
PROJECT PROGRAMME	
Proposed Township Development Situated on Portion 8 Farm Rietkuil (554)	
Project Code	
BEU-21-017	
Development Footprint Area	
Meters	
0 55 110	
1:3,500	
A3 Paper Size	
	
EXPLANATIONS	
	Development Footprint
	Farm Rietkuil, Portion 08-554
Map Datum	WGS 84 (Zone 35 S)
GIS	CM
Checked By	KC
DATE	2022-02-08
	
	
	
	

Surrounding Land Uses



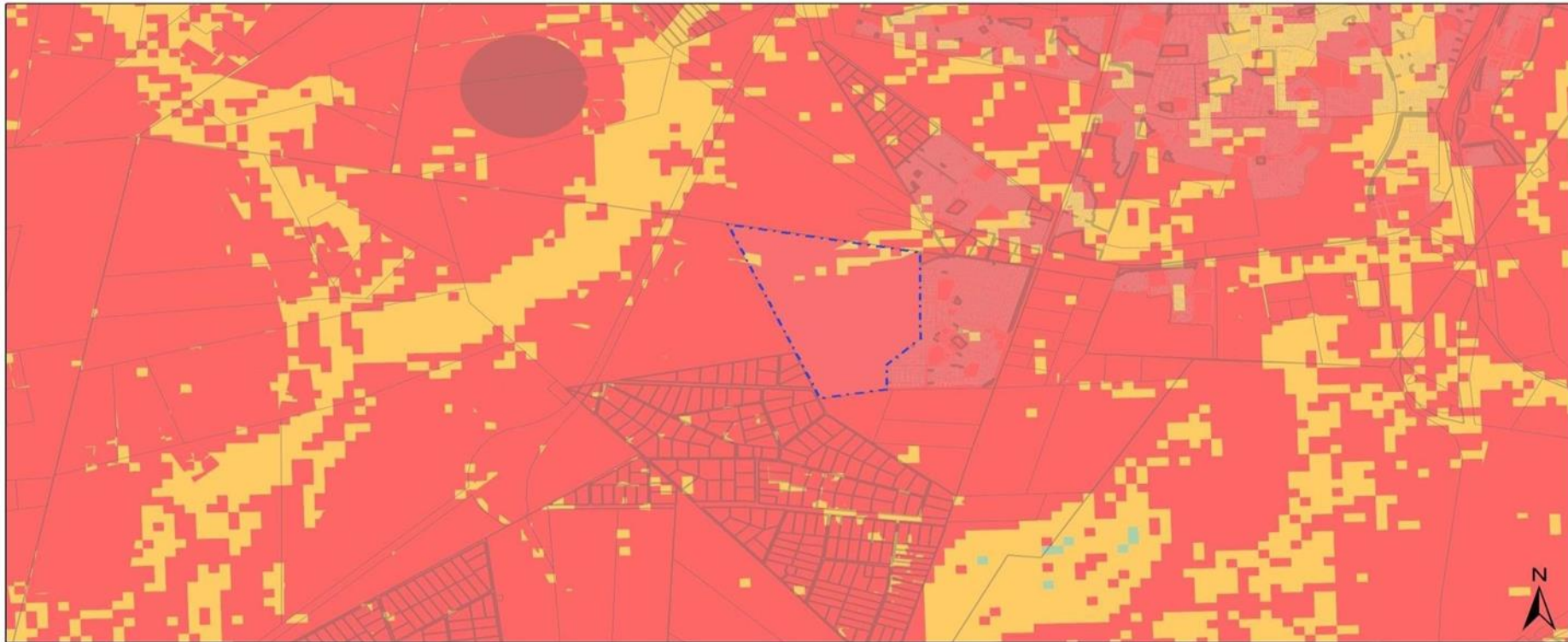
C-Plan



Geotechnical Zoning



Agricultural Sensitivity Map



9 December 2021

Legend

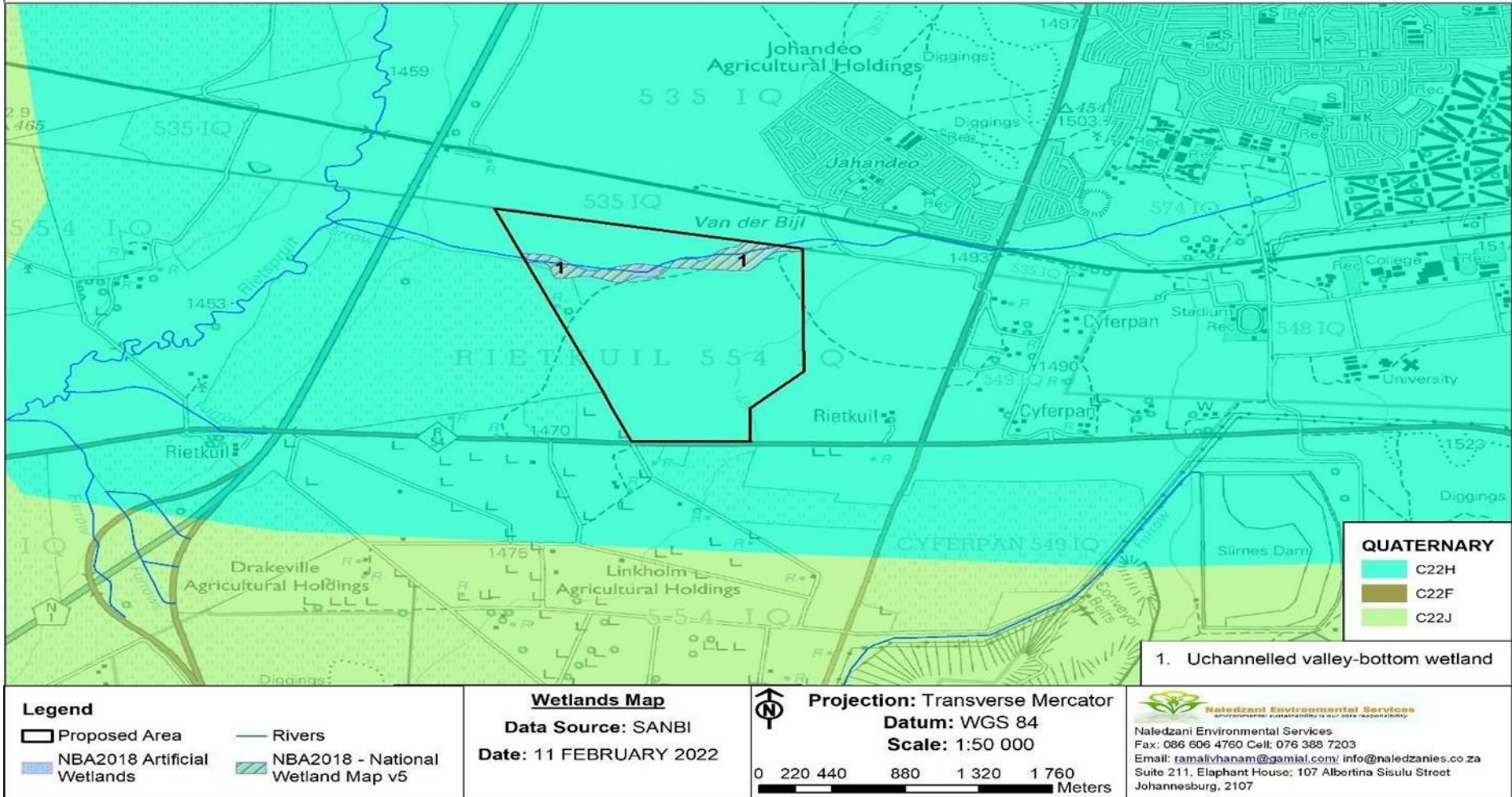
- | | | | |
|---------------------------------------|--------------|---|-----|
| Site Area | Erven | Public Place | Low |
| EIA Application Development Footprint | Farm Portion | Agriculture Combined Sensitivity | |
| EIA Application Site | Farm | Very High | |
| National Jurisdiction Area | Agri Holding | High | |
| | | Medium | |



Copyright: 2021, National Department of Environmental Affairs, Government of South Africa.

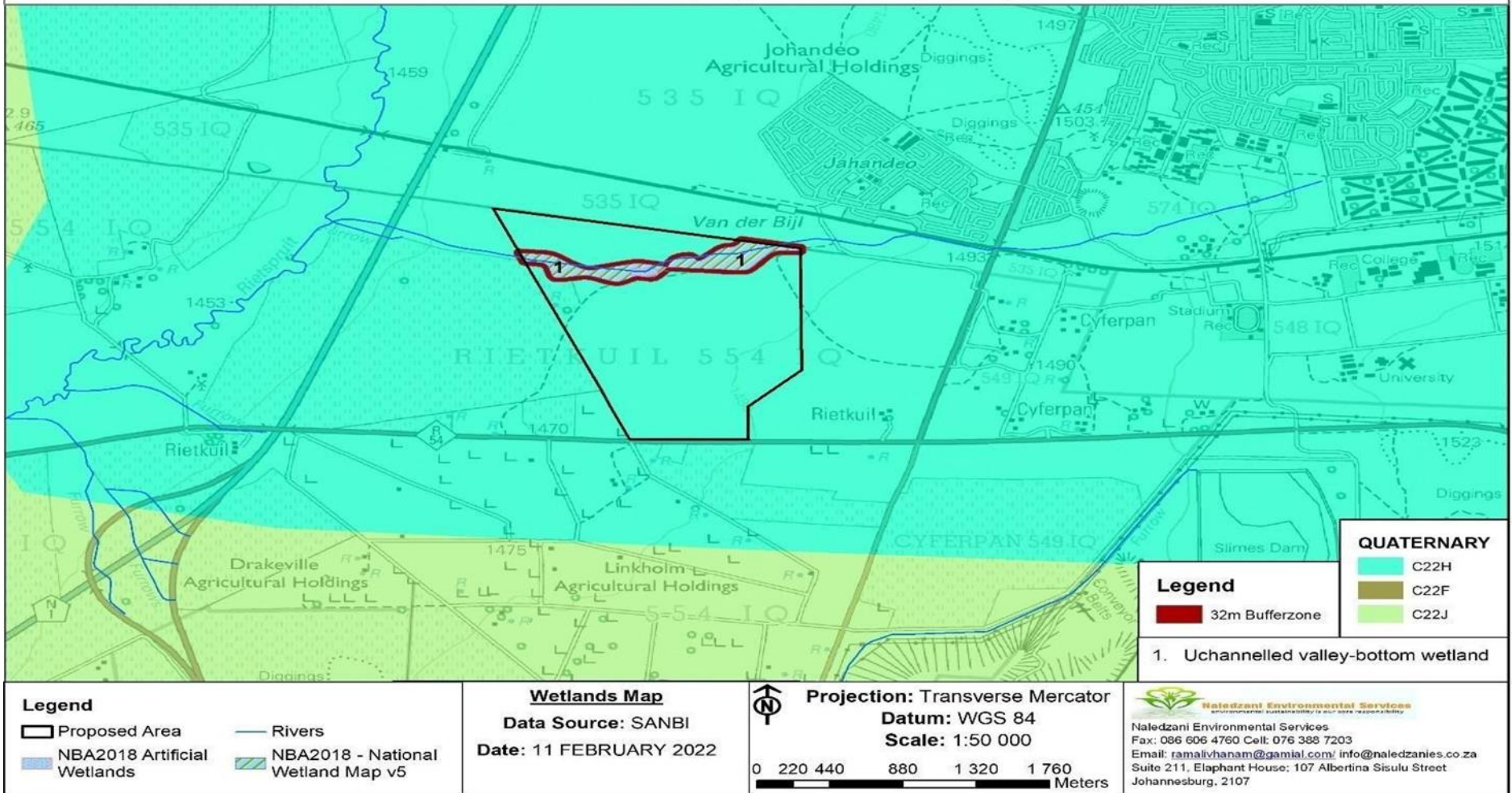
Wetland Map of The Site

The proposed township (Jahandeo Phase 2) development on PORTION 8 of the Farm RIETKUIL 554 IQ, within the Sedibeng District Municipality on the Emfuleni Local Municipality, in Ward No. 17, Gauteng Province.

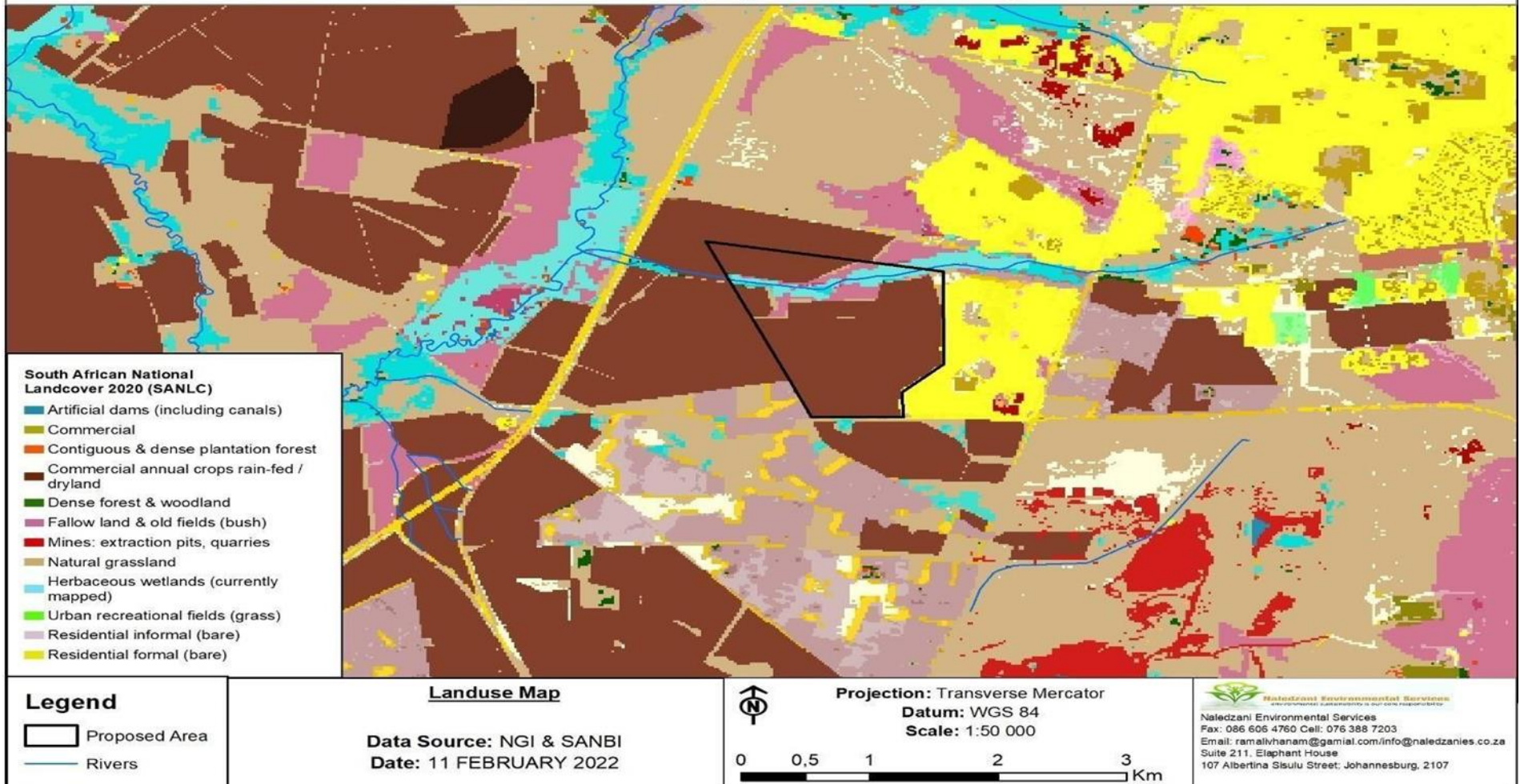


Wetland Land Map with Buffer

The proposed township (Jahandeo Phase 2) development on PORTION 8 of the Farm RIETKUIL 554 IQ, within the Sedibeng District Municipality on the Emfuleni Local Municipality, in Ward No. 17, Gauteng Province.

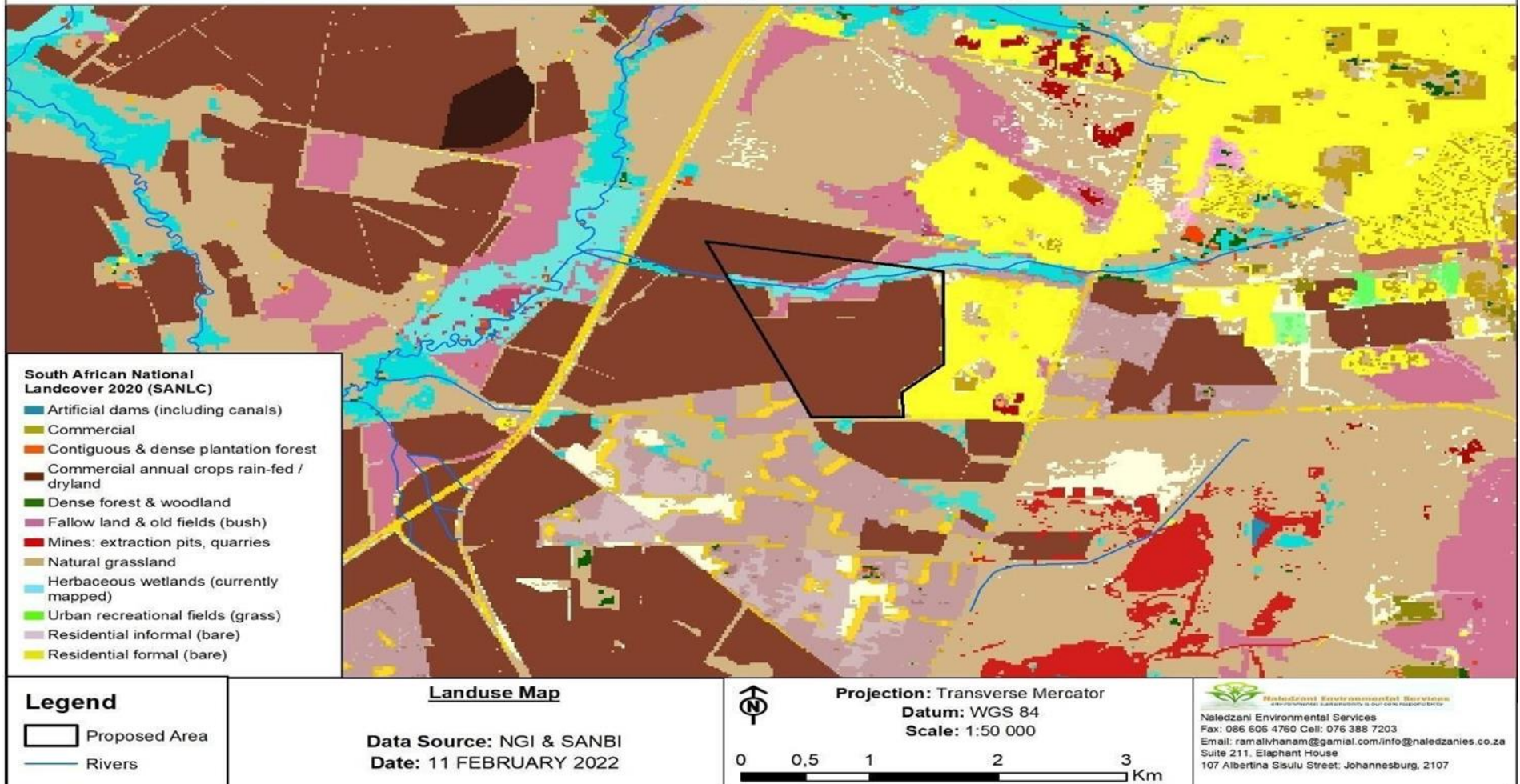


The proposed township (Jahandeo Phase 2) development on PORTION 8 of the Farm RIETKUIL 554 IQ, within the Sedibeng District Municipality on the Emfuleni Local Municipality, in Ward No. 17, Gauteng Province.



Sensitivity Map

The proposed township (Jahandeo Phase 2) development on PORTION 8 of the Farm RIETKUIL 554 IQ, within the Sedibeng District Municipality on the Emfuleni Local Municipality, in Ward No. 17, Gauteng Province.



APPENDEX C COMMENT RESPONSE REGISTER

APPENDIX C1: Proof of Site Notices



APPENDIX C₂ : Written Notice Issued for Public Meeting

vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 12:14 PM
To: 'moeketsile.sedi580@gmail.com'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf; NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

Good Morning

I hope this mail finds you well.

Kindly note that you are invited to attend the public participation open day meeting as enclosed in the attached notice.

Your presence as the local authority will be highly valued.

Should you have any queries, do not hesitate to contact me.

Regards

Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 12:13 PM
To: 'info@dmre.gov.za'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf; NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

Good Morning

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Regards

Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 12:12 PM
To: 'Collin.cloete@drdlr.gov.za'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf; NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

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Regards

Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 10:34 AM
To: 'Nkwini Masingita'; 'mjonat@dws.gov.za'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf; NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

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Regards

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Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 10:32 AM
To: 'Michelle Crosby'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf, NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

Good Morning

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Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 10:30 AM
To: 'AntonM Mojapelo'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf, NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

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Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 10:29 AM
To: 'Aseef Ahmed'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf; NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

Good Morning

I hope this mail finds you well.

Kindly note that you are invited to attend the public participation open day meeting as enclosed in the attached notice.

Your presence as the local authority will be highly valued.

Should you have any queries, do not hesitate to contact me.

Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 10:29 AM
To: 'Hennie Pelser'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf; NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

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Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 10:28 AM
To: 'Zamani Mabena'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: BID Document.pdf; NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

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Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 10:14 AM
To: 'sotsuvusi@gmail.com'; 'phumzile.xhego@gmail.com'; 'pmahlomola@gmail.com'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

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Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



vusani@noksa.co.za

From: vusani@noksa.co.za
Sent: Friday, 25 March 2022 10:09 AM
To: 'Mthuras30@gmail.com'
Subject: NOTICE FOR AN EIA PUBLIC PARTICIPATION MEETING
Attachments: NOTICE FOR THE ENVIRONMENTAL IMPACT ASSESSMENT PUBLIC MEETING.pdf

Good Morning Cllr M. Sikukula

I hope this mail finds you well.

Kindly note that you are invited to attend the public participation open day meeting as enclosed in the attached notice.

Your presence as the local authority will be highly valued.

Should you have any queries, do not hesitate to contact me.

Regards

Vusani Thanyani
Environmental Practitioner
Noksa 23 Town Planners
Cell: 067 783 6508/ 082 261 6601



APPENDIX C₃: Written Notices Issued for Draft Scoping report

Delete Respond Quick Steps Move Tags Editing Speech Zoom

Sandra@noksa.co.za 'Collin.doete@drdlr.gov.za' 2 11:32 AM

JOHANDEO DRAFT SCOPING NOTIFICATION LETTER

Johandeo Notification Letter.pdf 277 KB
JOHANDEO DRAFT SCOPING REPORT.pdf 5 MB


Dear Interest and Affected Parties

Noksa23 Development Planners is inviting you to register as interested and affected parties.

As part of the EIA process you are hereby given 30 days to comment on the attached draft scoping report. The 30 days ends on 12th of November 2022

Your comments will be appreciated.

Kind regards,
Sandra Kekana
Environmental Technician
Noksa 23 Development Planners
30 Viljoen Street, Krugersdorp, 1739 | PO Box 3345, Kenmare, 1745
010 030 0671 & OR 068 108 8857
sandra@noksa.co.za or info@noksa.co.za



The logo for NOKSA 23 features a stylized house shape composed of blue and green geometric shapes. Below the house, the text 'NOKSA 23' is written in a bold, black, sans-serif font.



Sandra@noksa.co.za

'Sannahs@emfuleni.gov.za'; 'Jabuk@emfuleni.gov.za'

2

11:46

JOHANDEO DRAFT SCOPING



JOHANDEO DRAFT SCOPING REPORT.pdf
5 MB



Johandeo Notification Letter.pdf
281 KB

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Kind regards,

Sandra Kekana

Environmental Technician

Noksa 23 Development Planners

30 Viljoen Street, Krugersdorp, 1739 | PO Box 3345, Kenmare, 1745

010 030 0671 & OR 0681088857

sandra@noksa.co.za or info@noksa.co.za



JOHANDEO DRAFT SCOPING REPORT.pdf 5 MB | Johandeo Notification Letter.pdf 281 KB

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sandra@noksa.co.za or info@noksa.co.za



JOHANDEO DRAFT SCOPING REPORT.pdf 5 MB | Johandeo Notification Letter.pdf 281 KB

Dear Interest and Affected Parties

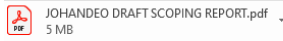
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sandra@noksa.co.za or info@noksa.co.za





Dear Interest and Affected Parties

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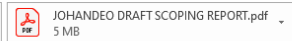
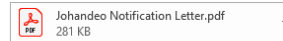
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Environmental Technician
Noksa 23 Development Planners
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Delete Respond Quick Steps Move Tags Editing Speech Zoom



Dear Interest and Affected Parties

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010 030 0671 & OR 0681088857
sandra@noksa.co.za or info@noksa.co.za



NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT

Proposed Township Establishment - Phase 2 Situated at the Remainder of Portion 8 of Farm Rietkuil (Number 554), Emfuleni Local Municipality, Gauteng Province.

Notice is hereby given in terms of Regulation 41(2) published in Government Notice No. R 982 under Chapter 5 of the National Environmental Management Act (No. 107 of 1998; NEMA) of the intent to submit an application for environmental authorisation to the Gauteng Department of Agriculture and Rural Development (GDARD)

Proponent, Activities and Location:

The Department of Housing and Human Settlement proposes the establishment of a township which will comprise of 1000 RDP housing stands, the total area under consideration is 61.47 ha. The proposed site is located in the Vereeniging area which falls under Emfuleni Local Municipality, Gauteng Province (26°36'56.8"S 27°48'07.2"E).

NEMA Listed Activities:

A basic assessment is triggered by the following activities

Listing Notice 1: GN R.983: 9; 10; 28 (ii)

Listing Notice 3: GN R.985: 4 (c) (iv) (v) (vi) (vii); 12(a); 15(a)

The development of housing and associated activities on 61.47 ha of land will require a FULL SCOPING and ENVIRONMENTAL IMPACT ASSESSMENT (EIA) process due to the following triggers:

Listing Notice 2: GN R.984: 15

The proposed development of RDP housing will require authorisation from the Gauteng Department of Agriculture and Rural Development (GDARD).

Bashan Corporation in partnership with Noksa 23 Development planners has been appointed as the Environmental Assessment Practitioner (EAP) to undertake the Environmental Impact Assessment (EIA) for the proposed Township Establishment in terms of the EIA Regulations (2014).

You are kindly requested to register your details on this project database within 30 days from which this public notice was published as a registered (I&AP). You will be informed of all updates regarding the proposed project made by the competent authority (Gauteng Department of Agriculture and Rural Development)

For more information, registration as an I&AP or submission of written comments please contact by post, phone or e-mail:

Contact details: Mr Vusani Thanyani, PO Box 3345, Kenmare, 1745. Tel: 082 261 6601, Vusani@noksa.co.za

Number 371002 5079 08 9 in favour of (a) Section Number 27 as shown and more fully described on Sectional Plan No. SS 62 / 1979 in the scheme known as ST. AUBYN COURT in respect of the land and building or buildings situated at BEREA, Local Authority: eThekweni Municipality Area, of which section the floor area according to the said Sectional Plan is 83 (Eighty Three) square metres which has been lost or destroyed. All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds, Room 411, 300 Pietermaritzburg Street, Pietermaritzburg 3201, within two weeks after the date of the publication of this notice. Dated at DURBAN this 29TH day of November 2021. Executor for Estate Late ROYCE GOALAN ROSALIE DAWN GOALAN Estate Number 6062 / 2020 C/O A MOODLEY INC. 55 M.A.R. ROAD, D.M. MORNINGSIDES DURBAN 4001 TEL: 031 207 6516. KP057652

Watson S (T14752/1975)

(Notice in terms of regulation sixty-eight of the Regulations made under the Deeds Registries Act, 1937 (No. 47 of 1937) NOTICE OF INTENTION TO APPLY FOR A COPY OF A LOST DEED Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of T 14752 / 1975 dated 19 August 1975 passed by WILLIAM GEFFEN Born on 05th APRIL, 1904 in favour of SAMUEL WATSON Born on 28th NOVEMBER, 1941 in respect of ERF 413 MID-ENNERDALE TOWNSHIP, Registration Division I.G., Province of GAUTENG which has been lost or destroyed. All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Johannesburg, Deeds office information Section Mezzanine floor, 206-212 Marble Towers building, c/o Von Weilligh & Pritchard Street Johannesburg within two weeks after the date of the publication of this notice. Dated at Johannesburg this 30th Day of November 2021

APPLICANT: DE WET LYELL NEL & MAEYANE ATTORNEYS REFERENCE: ANITA / OW 0523 89 Genl Hertzog Road, Three Rivers, Vereeniging anitam@smlaw.co.za Tel(016) 1005015 JD047926

the land and buildings situated at MONTANA EXTENSION 82 TOWNSHIP, LOCAL AUTHORITY: CITY OF TSHWANE METROPOLITAN MUNICIPALITY, of which section the floor area, according to the said sectional plan is 126 (One Hundred and Twenty Six) square metres in extent and (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan HELD BY DEED OF TRANSFER ST30085/2016 which has been lost or destroyed. All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Pretoria within two weeks from the date of publication of this notice. Dated at this Day of Applicant: Address: E-mail address: Contact number: NN012743

MUNICIPAL NOTICE

TOWN PLANNING SCHEMES

Boitekong Rustenburg Division JQ, Remaining Extent of Erf 13202 Extension 15
NOTICE OF INTENTION TO APPLY FOR A SPECIAL CONSENT USE IN TERMS OF SECTION 17 (3) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018

I, Moreri Richard Dinkwe as the registered owner/s of Remaining Extent of Erf 13202 Extension 15, Boitekong Rustenburg Division JQ North West do hereby apply in terms of Section 17(3) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-law, 2018 for a Special Consent to use the subject property for the purposes of a Home Enterprise including a Spaa Shop to a maximum floor area of 50m². Particulars of the application will lie for inspection during working hours at Planning and Development Floor 3, Room 313 Missionary Mpheni House C/O Beyers Naude and Nelson Mandela Drive within a period of 28 days from 30 November 2021. Any objections in respect of the application must be lodged with or made in writing to the Director Planning and

PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 READ TOGETHER WITH SPLUMA, 2013 (ACT 16 OF 2013) (AMENDMENT SCHEME 1411 AND ANNEXURE 1289) I, Joze Maleta, being the authorized agent of the owners, M Mataboge, ID No. 720724 5717 081 and PE Mataboge, ID No. 730701 0320 085, of Ptn.900 of the Farm Elandsheuevel No.402-IP, situated at 2 Steyn Street Klerksdorp, North West Province, hereby give notice in terms of Sections 41 (1)(a), (2)(d) and 42(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), read together with Sections 62(1), 94(1)(a), 95(1) and 96 of the City of Matosana (SPLUMA) Spatial Planning and Land Use Management By-law, 2016 (SPLUMA By-law), read with Sections 56(1) of the Town Planning and Township Ordinance, (Transvaal), 1986 (Ordinance 15 of 1986), that I have applied to the City of Matosana Local Municipality for the amendment of the Klerksdorp Land Use Management Scheme, 2005 for a change of land use rights (also known as rezoning) to Special for the purposes of 2 dwelling units and storage facility as well as other purposes with the special consent from the Local Authority in terms of Amended Scheme 1411 and Annexure 1289; (B) The following adjacent properties: Re/191, Re/192, Re/234, Ptn.262, Ptn.344 (Steyn Street), Ptn.499 and Ptn. 815 of the farm Elandsheuevel No.402-IP, as well as others in the vicinity of the Property could possibly be affected hereby. Any objection or comments including the grounds pertaining thereto and contact detail according to Section 99, shall be lodged within a period of 30 days from the date of first publication of this notice in writing during normal office hours to the City of Matosana Local Municipality, Municipal Office, Records, Basement, Municipal Building, Bram Fischer Street, Klerksdorp, to PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where the official of the town planning section, Mr Danny Selemoseng, Telephone number 018 487 8365, will assist that person to transcribe that person's objections or comments. Full particulars of the Application and plans (if any) may be inspected and

TERMS OF SECTION 17 (3) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018 I, Wendy Charmain Leowane as the registered owner of Erf 7283 Extension 4 Freedom Park (Platinum Village) Rustenburg Division JQ North West do hereby apply in terms of Section 17(3) of the Spatial Planning and Land Use Management By-law, 2018 for a Special Consent to use the subject property, Township for the purposes of a Home Enterprise including a Crèche. Particulars of the application will lie for inspection during working hours at Planning and Development Floor 3, Room 313 Missionary Mpheni House C/O Beyers Naude and Nelson Mandela Drive within a period of 28 days from 30 November 2021. Any objections in respect of the application must be lodged with or made in writing to the Director Planning and Human Settlements Floor 3, Room 313 Missionary Mpheni House C/O Beyers Naude and Nelson Mandela Drive within a period of 28 days from the date of Publication. Contact Details: 076 097 6833. NN025255

Geelhou Park Rustenburg, Section 2 of Erf 1106 Extension 4
NOTICE OF INTENTION TO APPLY FOR A SPECIAL CONSENT USE IN TERMS OF SECTION 17 (3) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW 2018

I, Nobert Magavade as the registered owner of Section 2 of Erf 1106 Extension 4 Geelhou Park Rustenburg Division JQ North West do hereby apply in terms of Section 17(3) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-law, 2018 for a Special Consent to use the subject property for the purposes of a Home Enterprise including a Spaa Shop to a maximum floor area of 50m². Particulars of the application will lie for inspection during working hours at Planning and Development Floor 3, Room 313 Missionary Mpheni House C/O Beyers Naude and Nelson Mandela Drive within a period of 28 days from 30 November 2021. Any objections in respect of the application must be lodged with or made in writing to the Director Planning and Human Settlements Floor 3, Room 313 Missionary Mpheni House C/O Beyers Naude and Nelson Mandela Drive within a period of 28 days from the date of Publication. Contact details: 083 646 2976

(AMENDMENT SCHEME 1310 WITH ANNEXURE 1240) I, Alexander Edwards van Breda, ID: 620501 5073 08 2, being the authorized agent of the Owner of Portion 1046 (Portion of Portion 328) of the farm Elandsheuevel 402, Registration Number 5541, North-West Province (the Property), hereby give notice in terms of Sections 41(1) (a) and 41(2)(b),(d) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, read with Sections 62(1), 67(2), 94(1)(a), 95(1), 96 and 97(1) (a) of the Matosana Local Municipality Spatial Planning and Land Use Management By-law, 2016 (SPLUMA By-law), read with Sections 56(1)(b)(i), 56(1)(b)(ii) and 92(1)(a) of the Transvaal Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), that I have applied to the Matosana Local Municipality for the simultaneous subdivision and change of the land use rights (also known as rezoning) of the Property. This Application contains the following proposal: (A) The intention is to rezone the Property 17 131 m in extent from Agricultural to Special for professional offices, medical consulting rooms, commercial use, retail shops, place of refreshment, and light service industry purposes (Annexure 1240); (B) The Property were subdivided into three full title Portions and will be utilized in line with existing land uses; (C) No restrictive title conditions are contained in Title Deed T 1 096 97 / 2 0 0 0 (with endorsement BC: 62455/2021); (D) The following adjacent properties: Erven 264, Re/286, Re/288 and 2411, Wilkoppies Township, Holding 36, Wilkoppies Agricultural Holdings; Portions 467, 618 and 641, farm Elandsheuevel 402-IP, as well as others in the vicinity of the above-mentioned Properties could possibly be affected hereby; (E) The rezoning will comply with the following development parameters: coverage of 50% and a height restriction of two (2) storeys. Any objection or comments including the grounds pertaining thereto and contact detail, must be lodged within a period of 30 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen Newspaper in writing during normal office hours to the Matosana Local Municipality: Municipal Offices, Records Section, Basement Floor, Klerksdorp, c/o Bram Fischer Street and OR Tambo Street, Klerksdorp Civic Centre or at the office of the Municipal Manager, PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above

Farm Rietkuil Remainder of Portion 8 I, O T I C E O F ENVIRONMENTAL IMPACT ASSESSMENT Proposed Township Establishment - Phase 2 Situated at the Remainder of Portion 8 of Farm Rietkuil (Number 5541, Emluani Local Municipality, Gauteng Province. Notice is hereby given in terms of Regulation 41(2) published in Government Notice No. R 982 under Chapter 5 of the National Environmental Management Act (No. 107 of 1998; NEMA) of the intent to submit an application for environmental authorisation to the Gauteng Department of Agriculture and Rural Development (GDARD) Proponent, Activities and Location The Department of Housing and Human Settlement Development proposes the establishment of a township which will comprise of 1000 RDP housing stands, the total area under consideration is 61.47 ha. The proposed site is located in the Vereeniging area which falls under Emluani Local Municipality, Gauteng Province (26°36'56.8"S 27°48'07.2"E). NEMA Listed Activities: A basic assessment is triggered by the following activities Listing Notice 1: GN R.983: 9, 10, 28 (ii) Listing Notice 3: GN R.985: 4 (c) (iv) (v) (vi); 12(a); 15(a). The development of housing and associated activities on 61.47 ha of land will require a FULL S. C. O. P. I. N. G. a n d ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROJECT due to the following triggers: Listing Notice 2: GN R.984: 15 The proposed development of RDP housing will require authorisation from the Gauteng Department of Agriculture and Rural Development (GDARD), Bashan Corporation in partnership with Noksas 23 Development planners has been appointed as the Environmental Assessment Practitioner (EAP) to undertake the Environmental Impact Assessment (EIA) for the proposed Township Establishment in terms of the EIA Regulations (2014). You are kindly requested to register your details on this project database within 30 days from which this public notice was published as a registered (I&P). You will be informed of all updates regarding the proposed project made by the competent authority (Gauteng Department of Agriculture and Rural Development) For more information, registration as an I&P or submission of written comments please contact by post, phone or e-mail: Contact details: Mr. Vusani Thanyani, PO Box 3345, Kenmare, 1745. Tel: 082 261 6601, Vusani@noksas.co.za NN012747

the following proposals: A) The rezoning of the property described above, situated at 56A Foord Street, Rustenburg Township from Residential 1 to Residential 2 including Residential Building(s). B) All properties situated adjacent to Portion 2 of Erf 382, Rustenburg Township, North West Province, could be affected by the Rezoning application. C) The Rezoning entails that the proposed structures to be built on property will be used for Residential 2 including Residential Building(s), with a maximum height of three (3) storeys, maximum coverage of 65% and a maximum Floor Area Ratio (F.A.R.) of 1. Particulars of the application will lie for inspection during normal office hours at the office of the Director Planning and Development, Room 319, Missionary Mpheni House, c/o Beyers Naude and Nelson Mandela Drive, Rustenburg for the period of 28 days from 23 November 2021. Objections or representations in respect of the application must be lodged with or made in writing to the Municipal Manager at the above address or at PO Box 16, Rustenburg, 0300, within a period of 28 days from 23 November 2021. Address of applicant: Phure Consulting, 32 Nelson Mandela Drive, Frans Vos Building, Office No.9, 1st Floor, Rustenburg, Tel: 014 592 9408, Fax: 086 549 4647. NN012518

Rustenburg, Portion 2 of Erf 825
NOTICE IN TERMS OF SECTION 17(1) OF THE RUSTENBURG LOCAL MUNICIPALITY SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2018 FOR A CHANGE OF LAND USE RIGHTS KNOWN AS A REZONING. RUSTENBURG AMENDMENT SCHEME 3059

I, Jan-Nolte Ekkerd of the firm NE Town Planning CC being the authorised agent of the owner of Portion 2 of Erf 825, Rustenburg, Registration Division J.Q., North West Province hereby give notice in terms of Section 17(1)(d) of the Rustenburg Local Municipality Spatial Planning and Land Use Management By-Law, 2018 that I have applied to the Rustenburg Local Municipality for a change of land use rights also known as rezoning of the property described above, situated at 56b Joubert Street, Rustenburg from Residential 1 to Industrial 1 including two Dwelling Units, as defined in Annexure 3059 to the Scheme. This application

Portion 8 (a Portion of Portion 5) of the farm 400, Registration Division 1.P., North-West Province (the Property), hereby give notice in terms of Sections 41(2)(b) and (d) of the Spatial Planning and Land Use Management Act (SPLUMA), 2013, Act 16 of 2013, read with Sections 62(1), 67(2), 94(1)(a), 95(1), 96 and 97(1)(a) of the City of Matosana Spatial Planning and Land Use Management By-law, 2016 (SPLUMA By-law), read with Sections 56(1)(b)(i) and 56(1)(b)(ii) of the Transvaal Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986), read with Section 18 of the Ordinance on the Subdivision of Land, 1986 (Ordinance 20 of 1986), that I have applied to the City of Matosana Local Municipality for the simultaneous subdivision and amendment of the Klerksdorp Land Use Management Scheme, 2005 (the LUMS), for the change of land use rights (also rezoning) of a Portion of the Property (the Application) and contains the following proposal: (A) That the Property be subdivided into six full title Portions; (B) That a Portion of the Property measuring 1,97 hectares in extent be rezoned from Agricultural to Agricultural with Annexure 1264 specifying the purposes of a agricultural hub for the retail and wholesale distribution of all agricultural services, equipment, products; (B) No restrictive title conditions are present in Title Deed T7026/2021; (C) The following adjacent properties: Portions 16 of the farm Beensieskraal 399 IP; Portions Re/157, Re/176, en Re/190 and 266 of the farm 400 IP, as well as others in the vicinity of the Property could possibly be affected hereby; (D) The following development parameters will apply to the Portion: coverage of 60% and two story height restriction. Any objection or comments including the grounds pertaining thereto and contact detail, must be lodged within a period of 30 days from the date of first publication of the notice in the Provincial Gazette, Beeld and Citizen Newspaper in writing during normal office hours to the Matosana Local Municipality: Municipal Offices, Records Section, Basement Floor, Klerksdorp, c/o Bram Fischer Street and OR Tambo Street, Klerksdorp Civic Centre or at the office of the Municipal Manager, PO Box 99, Klerksdorp, 2570. Any person who cannot write may during office hours attend at the address mentioned above where a named staff member of the Matosana Local Municipality (Mr Danny Selemoseng, 018 487 8300), will assist that person to transcribe that person's objections or comments. Full particulars of the Application and plans (if any) may be inspected and viewed

APPENDIX C₅: Minutes of any Public and / or Stakeholder Engagement



**PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 08 OF THE
FARM RIETKUIL 554 IQ, TO BE KNOWN AS JOHANDEO PHASE 2,
EMFULENI LOCAL MUNICIPALITY, VEREENIGING, GAUTENG.**

PREPARED BY:

BASHAN CORPORATION

In partnership with

NOKSA 23 DEVELOPMENT PLANNERS

CONTACT PERSON: KABELO

PHAKWAGO(EAP)

VUSANI THANYANI

CONTACT NUMBERS: 082 261 6601

EMAIL: info@noksa.co.za

PREPARED FOR:

GAUTENG DEPARTMENT OF HUMAN SETTLEMENT

CONTACT PERSON: SELLO OLIFANT

CONTACT NUMBERS: (011) 355 4000/ (067) 424 8433

EMAIL: sithembile.kunene@gauteng.gov.za

Project	PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 08 OF THE FARM RIETKUIL 554 IQ, TO BE KNOWN AS JOHANDEO PHASE 2, EMFULENI LOCAL MUNICIPLAITY, VEREENIGING, GAUTENG.
Date of meeting	28 MARCH 2022
Time	14H30 TO 15H30
Venue	GOLDEN GARDENS OPEN SPACE, NEXT TO CIRCLE 2.

AGENDA

1. **OPENING & WELCOME** : VUSANI THANYANI
2. **ATTANDANCE REGISTER** : NOKSA 23 DEVELOPMENT
PLANNERS
3. **PRESENTATION BY NOKSA 23 TOWN PLANNERS** : VUSANI THANYANI
 - INTRODUCTION
 - EIA PROCESS
 - PUBLIC PARTICIPATION PROCESS
 - COMMENTS
 - REGISTER
4. **QUESTIONS**
5. **CLOSURE**

Item	Description	Action
1.	APOLOGIES, OPENING AND WELCOME	
	<p>Apologies:</p> <ul style="list-style-type: none"> • The ward councilor sent his apologies that he could not be part of the meeting although the date and time where communicated by him. He had other commitments and could not avail himself together with the ward committee. • Nonthuzelo Christina Xhego could also not be part of the meeting and had earlier confirmed that she will be available. 	

	<p>OPENING AND WELCOME:</p> <ul style="list-style-type: none"> Noksa representatives introduced themselves and thanked the public for their engagement and participation in the public participation open day, the importance of the public participation was also emphasised and the community members were further encouraged to ask any questions should they arise and ask for clarity where they did not understand. 	
2.	<p>ATTENDANCE REGISTER</p> <ul style="list-style-type: none"> The attendance registers were circulated amongst each and every person who attended the meeting, with most of the community members stating that they do not have access to email hence on the register that item has been barely completed by the majority of community members. 	
3.	<p>PRESENTATION BY NOKSA 23 DEVELOPMENT PLANNERS</p> <p>Noksa 23 Development Planners explained the purpose of the meeting and the EIA process, making sure that they fully understood the importance of the public participation process. It was explained that the activity which the City of Tshwane Metropolitan Municipality wants to undertake requires Environmental Authorisation from</p>	

	<p>the Gauteng Department of Agriculture and Rural Development (GDARD), this process is undertaken for activities that are listed in terms of NEMA Listing Notices, the proposed activity triggers listings from LN 1, LN2 and LN 3 which states that a Scoping and EIA should be undertaken to assess the environmental impacts that may arise from the proposed development. We further explained to them how we are involved in the proposed project and how their cooperation will be appreciated. The public participation process is of importance as it engages interested and affected parties at all levels, this will give them an opportunity to participate in the project and be actively engaged throughout the project cycle until environmental authorisation is granted, it was also communicated with the public that this is a commitment to avoid harm to the receiving environment and that all required studies are conducted. The public was also informed that a number of studies including the Heritage Impact Assessment, Biodiversity Study & Wetland Delimitation, Floodline Study and Geotechnical studies have already been completed in pursuit for environmental harmony and suitability of the proposed project. We then asked if everyone understood and the answer was positive therefore we opened for questions.</p>	
<p>4.</p>	<p>COMMENTS, QUESTIONS AND ANSWERS</p>	
	<p>Few comments, questions were raised after the presentation, they were written down and answered by Vusani Thanyani.</p> <p>Comment : Mrs. Thandi Nkitseng</p> <p>The first comment was raised by Thandi Nkitseng stating that she is in support of the project and importance to deliver the much-needed housing to the community.</p> <p>Mr Vusani Thanyani further added that it is of prime importance for housing to be made available as it is in line with the municipality's goal to infill land that is not utilised and it is a great step in reducing the RDP housing backlog in the municipality.</p> <p>Question : Mr. Elliot Makakane</p>	

	<p>The first question was raised asking if employment opportunities will be created and if yes, how will the issues of non-payment by the previous contractors in the adjacent RDP housing project will be resolved.</p> <p>Answer: Mr. Vusani Thanyani</p> <ul style="list-style-type: none"> □ Mr Vusani Thanyani of Noksa 23 Development Planners replied that employment opportunities will be created by the proposed development, this will be mostly temporary employment during the construction phase and probably a few opportunities during the operational phase of the project. Noksa further advised that they cannot speak for the previous development (Golden Gardens) as they were not consultants or engaged in any manner with the project planning, such issues need to be addressed with the employer and handled accordingly. <p>Question: Mr. Lungile Nkungela</p> <p>A question was raised with regards to when the proposed development will commence. Answer: Mr. Vusani Thanyani</p> <ul style="list-style-type: none"> □ The proposed development will only commence when the overall rezoning for the project has been completed, as it stands the site is zoned as agricultural land has to be zoned accordingly to allow the construction of dwelling units, the environmental impact assessment study is part of the overall town planning study and is a requirement in order for approval to be granted for the development. The EIA will be submitted to the Gauteng Department of Agriculture and Rural Development for environmental authorisation to be decided. 	
5.	OTHER ISSUES	
	No other issues were raised from the meeting and the public appreciated the effort to address them.	
	The Councillor	

	The councillor was not available to comment as the local authority.	
6.	CONCLUDING REMARK	
	Noksa 23 Development Planners representatives thanked everyone for attending the meeting and for their cooperation. They further told them that their contribution is very much appreciated and reminded everyone to complete the register. Mr Vusani Thanyani added that a copy of the Scoping Report will be made available in the office of the Cllr and community centres for review by interested and affected parties for a period of 30 days.	
7.	CLOSURE	
	The Meeting was officially closed and the participants thanked Noksa 23 DevelopmentPlanners representatives for coming and then wished them luck with their journey.	

The Draft Scoping Report will be submitted to different stakeholders and interested and affected parties for review and comment for a period of 30 days.