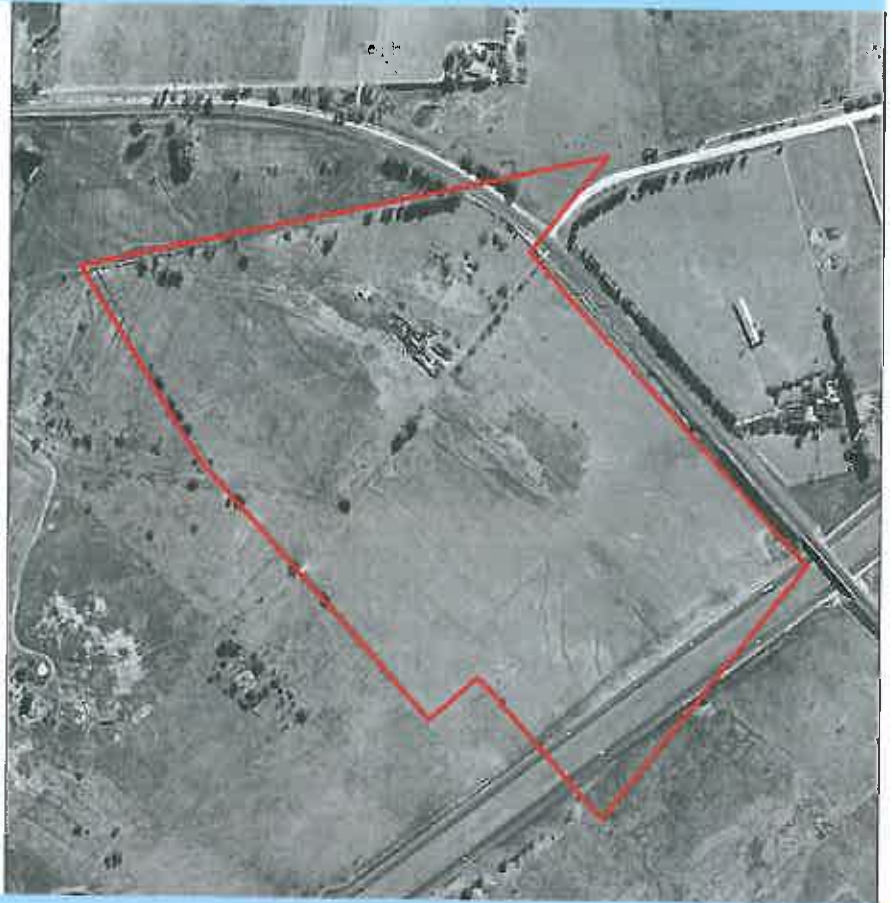


# FINAL SCOPING REPORT

## Lanseria X53

**Portion 73 and the Remaining Extent of  
Portion 27 of the Farm Nietgedacht 535 JQ**



### **BOKAMOSO**

LANDSCAPE ARCHITECTS &  
ENVIRONMENTAL CONSULTANTS CC

P.O. BOX 11375

MAROELANA

0161

TEL: (012) 346 3810

Fax: 086 570 5659

Email: [Lizelleg@mweb.co.za](mailto:Lizelleg@mweb.co.za)

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## 1. INTRODUCTION

### 1.1 Background

Extension 24 Commercial Leasing Co (Pty) Ltd is planning a proposed township development to be known as Lanseria Extension 53 on Portion 73 and the Remaining Extent of Portion 27 of the Farm Nietgedacht 535 JQ. The size of the property is approximately 30,2649 ha. **(Refer to Figure 1: Locality Map and Figure 2: Aerial Map).**

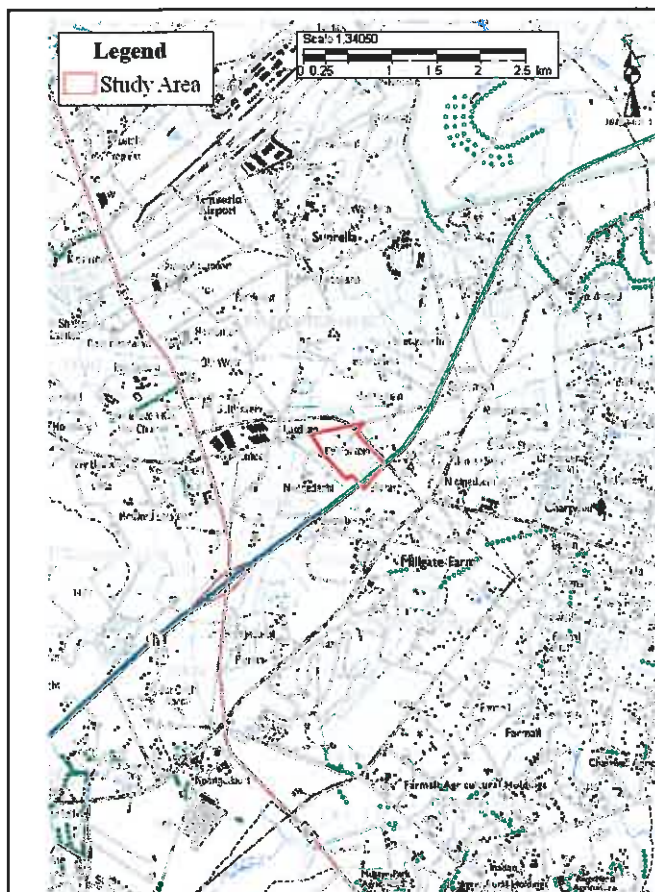


Figure 1: Locality Map



Figure 2: Aerial Map

Note: Figures are available in a larger format under **Annexure A.**

**The study area falls within the area of jurisdiction of the City of Johannesburg Metropolitan Municipality in Gauteng Province.** The application is made for the establishment of a

mixed use township in terms of Section 96 of the Town Planning and Township Ordinance, 1986 (Ordinance 15 of 1986).

The Proposed Lanseria Extension 53 will comprise of 4 erven with the following zonings: "Special", including Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial Industrial.

In April 2006 the Minister of Environmental Affairs and Tourism passed Environmental Impact Assessment regulations<sup>1</sup> (the Regulations) in terms of Chapter 5 of the National Environmental Management Act, 19982 (NEMA). The Regulations replaced the Environmental Impact Assessment (EIA) regulations, which were promulgated in terms of the Environmental Conservation Act, 19893 in 1997. The new regulations came into place on 3 July 2006. In June 2010 the Minister of Environmental Affairs (DEA) passed the Amended Environmental Impact Assessment Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998 (NEMA). The Amended Regulations came into effect on 2 August 2010.

The developer, **Extension 24 Commercial Leasing Co (Pty) Ltd**, authorized **Bokamoso Landscape Architects and Environmental Consultants CC**, to compile an Environmental Scoping Report and Environmental Impact Assessment (EIA) for the proposed development and its associated listed activities.

The application for environmental authorization for the proposed mixed use development situated on Portion 73 and the Remaining Extent of Portion 27 of the Farm Nietgedacht 535 JQ was submitted on **22 August 2011** and therefore the application must be made in terms of the New NEMA Regulations that came into place on 2 August 2010.

<sup>1</sup>Environmental Impact Regulations, 2010

<sup>2</sup>Act No. 107 of 1998

<sup>3</sup>Act No. 73 of 1989

This report represents the Scoping Report that is prepared for the proposed development. Although no specialist reports were included as part of this scoping report, the information contained in some specialist reports that were compiled during the scoping process, were used to identify the issues and additional specialist studies required to address/mitigate issues identified during the scoping phase.

## 1.2 Activities Applied for in Terms of NEMA

In terms of Government Notices no. R544, R545 and R546 published in the Government Gazette no. 33306 of 02 August 2010 of the National Environment Management Act, 1998 (Act No. 107 of 1998) an Environmental Impact Assessment Process is required for the above-mentioned project, due to the fact that the following listed activities will be triggered/could be triggered.

The applicant is applying for the following listed activities:

Also refer to **Annexure B** for a copy of the **Application form** that was submitted to Gauteng Department of Agriculture and Rural Development (GDARD).

**Table 1 : Listed activities in terms of Notice No. R544**

Listing No. 1 R. 544, 18 June 2010	Activity 9	The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water – (i) With an internal diameter of 0,36 metres or more; or (ii) With a peak throughput of 120 litres per second or more, excluding where:
		a. such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or b. where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.
Listing No. 1 R. 544, 18 June 2010	Activity 11	The construction of: (i) canals; (ii) channels;

		<ul style="list-style-type: none"> <li>(iii) bridges;</li> <li>(iv) dams;</li> <li>(v) weirs;</li> <li>(vi) <b>bulk storm water outlet structures;</b></li> <li>(vii) marinas</li> <li>(viii) jetties exceeding 50 square metres in size;</li> <li>(ix) slipways exceeding 50 square metres in size;</li> <li>(x) buildings exceeding 50 square metres in size; or more</li> </ul> <p>where such construction occurs within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.</p>
Listing No. 1 R. 544, 18 June 2010	Activity 18	<p>The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from:</p> <ul style="list-style-type: none"> <li>(i) <b>a watercourse;</b></li> <li>(ii) the sea;</li> <li>(iii) the seashore;</li> <li>(iv) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater-</li> </ul> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving</p> <ul style="list-style-type: none"> <li>a) Is for maintenance purpose undertaken in accordance with a management plan agreed to by the relevant environmental authority; or</li> <li>b) Occurs behind the development setback line.</li> </ul>

**Table 2 : Listed activities in terms of Notice No.R545**

Listing No. 2 R. 545, 18 June 2010	Activity 15	<p>Physical alteration of undeveloped, vacant or derelict land for residential, retail commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more; Except where such physical alteration takes place for:</p> <ul style="list-style-type: none"> <li>(i) Linear development activities; or</li> <li>(ii) Agriculture or afforestation where activity 16 in this Schedule will apply</li> </ul>
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Listing No. 2 R. 545, 18 June 2010	Activity 18	<p>The route determination of roads and designs of associated physical infrastructure, including roads that have not yet been built for which routes have been determined before 3 July 2006 and which have not been authority in terms of the Environmental Impact Assessment Regulations, 2006 or 2009, made under section 24(5) of the Act and published in Government Notice No. R385 of 2006, -</p> <ul style="list-style-type: none"> <li>(i) It is a national road as defined in section 40 of the South African Roads Agency Limited and National Roads Act, 1998 (Act No. 7 of 1998);</li> <li>(ii) It is a road administrated by a provincial authority;</li> <li>(iii) The road reserve is wider than 30 metres; or</li> <li>(iv) <b>The road will cater for more than one lane of traffic in both directions.</b></li> </ul>
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**Table 3 : Listed activities in terms of Notice No. R 546**

Listing No. 3 R. 546, 18 June 2010	Activity 4	<p>The construction of a road wider than 4 metres with a <b>reserve</b> less than 13, 5 metres.</p>	<p><b>(b) In Gauteng:</b></p> <ul style="list-style-type: none"> <li>i. Protected area identified in terms of NEMPAA, excluding conservancies;</li> <li>ii. National Protected Area Expansion Strategy Focus areas;</li> <li>iii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</li> <li>iv. Sites or areas identified in terms of an international Convention;</li> <li>v. <b>Sites identified as irreplaceable or important sites in the Gauteng Conservation Plan;</b></li> <li>vi. Areas larger than 2 hectares zoned for use as public open space;</li> <li>vii. Areas zoned for conservation purpose;</li> <li>viii. Any declared protected area including Municipal or</li> </ul>
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			<p>Provincial Nature Reserve as contemplated by the Environmental Conservation Act, 1989 (Act No. 73 of 1989) and the Nature Conservation Ordinance (Ordinance 12 of 1983);</p> <p>ix. Any site identified as land with high agricultural Hubs or Important Agricultural Sites identified in terms of the Gauteng Agricultural Potential Atlas, 2006.</p>
Listing No. 3 R. 546, 18 June 2010	Activity 6	<p>The construction of resorts, lodges or other tourism <b>accommodation facilities that sleeps 15 people or more.</b></p>	<p><b>(b) In Gauteng:</b></p> <p>i. A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>ii. National Protected Area Expansion Strategy Focus areas;</p> <p>iii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority;</p> <p>iv. Sites or areas identified in terms of an International Convention</p> <p>v. <b>Sites identified as irreplaceable</b> or important in the Gauteng Conservation Plan;</p> <p>vi. <b>Within 100 metres of from the edge of a watercourse;</b></p> <p>vii. Any site identified as land with high agricultural potential located within the Agricultural Hubs or Important Sites identified in terms of the Gauteng Agricultural Potential</p>

			Atlas, 2006.
Listing No. 3 R. 546, 18 June 2010	Activity 13	<p>The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetation cover constitutes indigenous vegetation, except where such removal of vegetation is required for:</p> <p>(1) The undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Management Act, 2008 (Act No. 59 of 2008) in which case the activity is regarded to be excluded from this list.</p> <p>(2) The undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No. 544 of 2010</p>	<p><b>(d) In Gauteng:</b></p> <p>i. A protected area identified in terms of NEMPAA, excluding conservancies;</p> <p>ii. National Protected Area Expansion Strategy Focus areas;</p> <p>iii. Any declared protected area including Municipal or Provincial Nature reserves as contemplated by the Environmental Conservation Act, 1989 (Act No. 73 of 1989), the Nature Conservation Ordinance (Ordinance 12 of 1983);</p> <p>iv. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</p> <p>v. Sites or areas identified in terms of an International Convention</p> <p>vi. <b>Sites identified as irreplaceable or important in the Gauteng Conservation plan;</b></p>

Since the proposed development includes listed activities from No. R544, R545 and R546, an application for a full EIA process was lodged at the Gauteng Department of Agriculture and Rural Development (GDARD). The reference number **Gaut: 002/11-12/E0123** had been assigned to the application.

The proposed development includes many potential listed activities<sup>4</sup> which will be refined during the Planning, Scoping and EIA processes.

### **1.3 The Town Planning Process**

The Town Planning Application was made in terms of Section 96 (1) of the Town Planning Ordinance, 1986 (Ordinance 15 of 1986).

### **1.4 Environmental Assessment Practitioner (EAP)**

The new Environmental Regulations require that relevant details of the Environmental Assessment Practitioner be included as part of the Scoping Report. In this regard, attached as **Annexure C**, is a copy of the CV of Lizelle Gregory from Bokamoso Landscape Architects and Environmental Consultants. In summary details of the EAP are indicated below:

**Name:** Lizelle Gregory

**Company:** Bokamoso Landscape Architects and Environmental Consultants.

**Qualifications:** Registered Landscape Architect and Environmental Consultant (degree obtained at the University of Pretoria) with 18 years experience in the following fields:

- Environmental Planning and Management;
- Compilation of Environmental Impact Assessments;
- Landscape Architecture; and
- Landscape Contracting.

Ms. L. Gregory has compiled and submitted more than 600 Impact Assessments within the last 10–11 years. She is familiar with the GDARD/Provincial Environmental policies and guidelines and assisted and supplied GAUTRANS/former PWV Consortium with Environmental input and reports regarding road network plans, road determinations, preliminary designs and detailed designs for the past 12 years.

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<sup>4</sup> Anticipated listed activities were included in the public participation process. Listed activities will be finalised after completion of services and planning processes.



She lectured at both the Tshwane University of Technology (TUT) and the University of Pretoria. The lecturing included fields of landscape Architecture and Environmental Management.

## **2. TERMS OF REFERENCE**

The following terms of reference have been set:

- Determine if the proposed site is a suitable site for the proposed development from an environmental point of view;
- Prepare such an Environmental Scoping Report, taking into consideration the biophysical and social environment; and
- Assess the attitude of the surrounding landowners to such a development.

## **3. SCOPE OF WORK AND APPROACH TO THE STUDY**

### **3.1 Scope of Work**

An application form for environmental authorization of the relevant activity must 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 bio-physical, social, economical and institutional environment and identifies the anticipated environmental aspects associated with the proposed development in the form of a basic issues matrix. The significance of the anticipated impacts, the assessment of the alternatives identified, the assessment of the possible impacts and the mitigation of the impacts identified will be addressed in the Environmental Impacts Assessment (EIA) report, which will be submitted after acceptance of the Scoping Report and the approval of the Plan of Study for EIA, 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, as well as by site surveys and photographic recording.

### **3.2 Approach to the Study**

An investigative approach was followed and the relevant physical, social and economic environmental aspects were assessed.

This Scoping Report takes into consideration the environment that may be affected by the proposed activity. Therefore, the physical, biological, social, economical and cultural aspects are considered. A description of the property on which the activity is to be undertaken and the location of the activity on the property are described. The proposed activity and any feasible and reasonable alternatives were identified. In addition, a description is included of the need and desirability of the proposed activity, as well as advantages and disadvantages that the proposed activity or alternatives may have, on the environment and community that may be affected by the activity.

Relevant legislation and guidelines were considered in the preparation of this Scoping Report. Environmental issues and potential impacts, including cumulative impacts, were identified, described and discussed. The methodologies that will be adopted to assess the potential impacts are identified, including specialist studies or specialized processes that will be undertaken. References are 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 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 organizations that were identified and registered; (iv) a summary of the issues raised by the

interested and affected parties; (v) the date of receipt of and the response of the EAP to those issues.

A Plan of Study for Environmental Impact Assessment sets out the proposed approach to the Environmental Impact Assessment of the application (including the proposed public participation for the EIA process) and is included as Annexure D. **(Refer to Annexure D).**

#### 4. REGISTERED OWNER AND TITLE DEEDS

The farm portions on which the proposed township is situated, are a registered in the name of **Extension 24 Commercial Leasing Co (Pty) Ltd.**

**Table 4: Registered Owners and Title Deeds**

Farm Description	Registered Owner	Title Deed Nr.
The Remaining Extent of Portion 27 of the Farm Nietgedacht 535 JQ.	Extension 24 Commercial Leasing Co (Pty) Ltd.	T 27007/2011
Portion 73 of the Farm Nietgedacht 535 JQ.	Extension 24 Commercial Leasing Co (Pty) Ltd.	T 27007/2011

#### 5. LOCALITY OF THE PROPOSED DEVELOPMENT

The study area (**Remaining Extent of Portion 27 and Portion 73 of the Farm Nietgedacht 535 JQ**) is situated on the north-west corner of the crossing between the N14 Freeway and the K33 Provincial Road.

#### 6. ALTERNATIVES IDENTIFIED

Alternatives should be considered as a norm within the Scoping Process. These should include the No-Go Option, locality alternatives, land use alternatives and layout alternatives. The following alternatives were identified:

Alternative 1: The "No Go" option

Alternative 2: The "Residential Only" option

Alternative 3: The "Mixed Use" development option

### ***Alternative 1: The "No-Go" Alternative***

The "No-Go" Option means that the study area is left in its present condition. The site is currently vacant with only a derelict farm building on.

### ***Alternative 2: The "Residential Only" Alternative***

The "Residential Only" alternative means that the study area will be developed with residential dwelling units without provision for: Hotels, Wholesale/Retail, Warehouses, Workshops, Showrooms, Exhibition and Distribution Centers, Restaurants, Offices, Places of Amusement, Medical Consulting Rooms and Places of Instruction, as included in the mixed use option. Although the establishment of a Residential component is considered as an alternative for the site, a need arise for efficient services and job opportunities closer to the living area. The "residential only" alternative will be investigated further in the EIA phase.

### ***Alternative 3: The "Mixed Use" Development Alternative***














In terms of this alternative, it is proposed to establish a township on the site and to include other land uses to provide in the full spectrum of land uses that can benefit from the regional location of the site. It is proposed to have four erven in the Township. The Township will include Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor trade, Municipal and Government Institutions and Commercial Industrial land uses.

Due to the socio-economic considerations a mixed use development was regarded as the preferred alternative for the study area. The site is extremely well suited for mixed use developments due to its excellent regional accessibility via the K29 (R512) and K33 to both the N14 and N1 freeway. In addition, a mixed use development will also supply employment opportunities in close proximity to residential areas and will contribute to the efficient economic functioning of the area.

The following tables present a preliminary comparison between Alternatives 1, 2 and 3.
















**Table 5: Preliminary Environmental Issues, Alternative 1: "No Go" option.**

<i>Issue</i>	<i>Short term</i>	<i>Medium term</i>	<i>Long term</i>	<i>Impact</i>
Geology and Soils				Positive Neutral Negative
Hydrology				Positive Neutral Negative
Vegetation				Positive Neutral Negative
Fauna				Positive Neutral Negative
Social				Positive Neutral Negative
Economic				Positive Neutral Negative
Infrastructure				Positive Neutral Negative
Agricultural				Positive Neutral Negative

**Note:** The “no-go” option is predominantly neutral in the short and medium term, and turns negative in the long term.

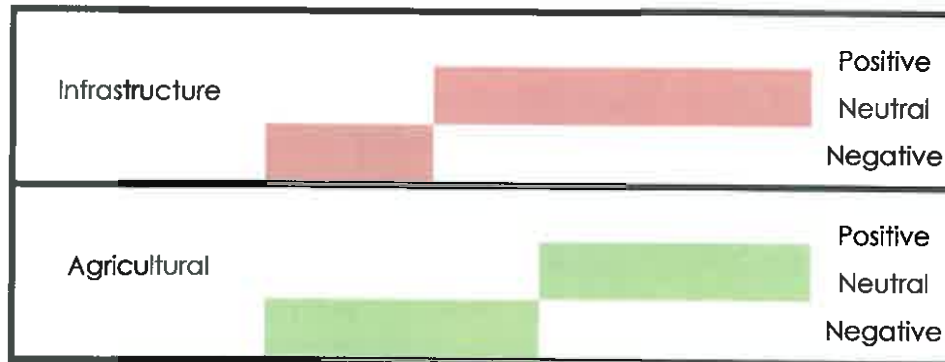
**Table 6: Preliminary Environmental Issues, Alternative 2: “Residential Only”**

<i>Issue</i>	<i>Short term</i>	<i>Medium term</i>	<i>Long term</i>	<i>Impact</i>
Geology and Soils				Positive Neutral Negative
Hydrology				Positive Neutral Negative
Vegetation				Positive Neutral Negative
Fauna				Positive Neutral Negative
Social				Positive Neutral Negative
Economic				Positive Neutral Negative
Infrastructure				Positive Neutral

					Negative
					Positive
Agricultural					Neutral
					Negative

**Table 7: Preliminary Environmental Issues, Alternative 3: "Mixed Uses"**

<i>Issue</i>	<i>Short term</i>	<i>Medium term</i>	<i>Long term</i>	<i>Impact</i>
Geology and Soils				Positive Neutral Negative
Hydrology				Positive Neutral Negative
Vegetation				Positive Neutral Negative
Fauna				Positive Neutral Negative
Social				Positive Neutral Negative
Economic				Positive Neutral Negative



**Note:** From the preliminary investigations that were done, it is anticipated that the proposed development option is predominantly negative in the short term, turns neutral in the medium term and then positive in the long term.

### 6.3 Locality Alternatives

The locality of the study area is desirable for the proposed development due to the following:

- The site is extremely well suited for mixed use developments due to its excellent accessibility, visibility and location within this precinct.
- The site, being large tract of vacant land on a highly visible and easily accessible route, within the precinct, offers a unique development opportunity for additional mixed use developments within the precinct.
- The site is extremely well placed within this region. It is located in the north-west corner of the crossing between the N14 Freeway and the K33 Provincial Road, between Lanseria Airport and the N14 Freeway.
- The study area is located in a very prominent location within the Lanseria Airport.
- The prominence of the property and the exposure thereof to the K29 Provincial Road (R512) and K33 Provincial Roads.
- The study area is close to 3 schools, a little farm school, a private college (Heron Bridge College) and a government primary school (Laerskool Nooitgedacht).
- The site is earmarked for future nodal uses in terms of the RSDF and Lanseria Development Framework 2020.

#### **6.4 Layout Alternatives**

Many alternative layouts for the development will be considered during the EIA phase of the development before the layout will be finalized.

The physical features of the study area and the alignment of the Existing N14 & K33 are considered as the main structuring elements of the layout. The final layout will be tested against an environmental sensitivity map that will be compiled for the study area. **(Refer to Figure 10 for Environmental Issues and Sensitivity Map).**

The final layout will be a product of a multi-disciplinary workshop (during the EIA phase) between the appointed professionals. At the workshops each discipline (including the environmental consultant) will be afforded the opportunity to share his/ her findings with the other members of the project team. The environmental consultants will present the environmental sensitivity map to the project team.

The following disciplines will take part in the workshop:

- The civil engineers;
- The electrical engineers;
- The geotechnical engineers;
- Town and Regional Planners;
- The Urban Designers;
- The Architects and Landscape Architects;
- The Environmental Consultants (Bokamoso); and
- The Applicant.

The comments and issues raised by the interested and affected parties will be taken into consideration during the workshops.

#### **7. PLANNING APPROACH**

Based on the above, the planning approach to the proposed layout will be done by a complete professional team consisting of Land Surveyors, Town Planners, Urban Planners,

Traffic Engineers, Urban Economists, Environmental Consultants, Civil Engineers, Electrical Engineers, Geotechnical Engineers and the developer.

A preliminary layout was compiled by specialist based on the environmental information currently available. **(Refer to Figure 3: The Preliminary Layout Map).**

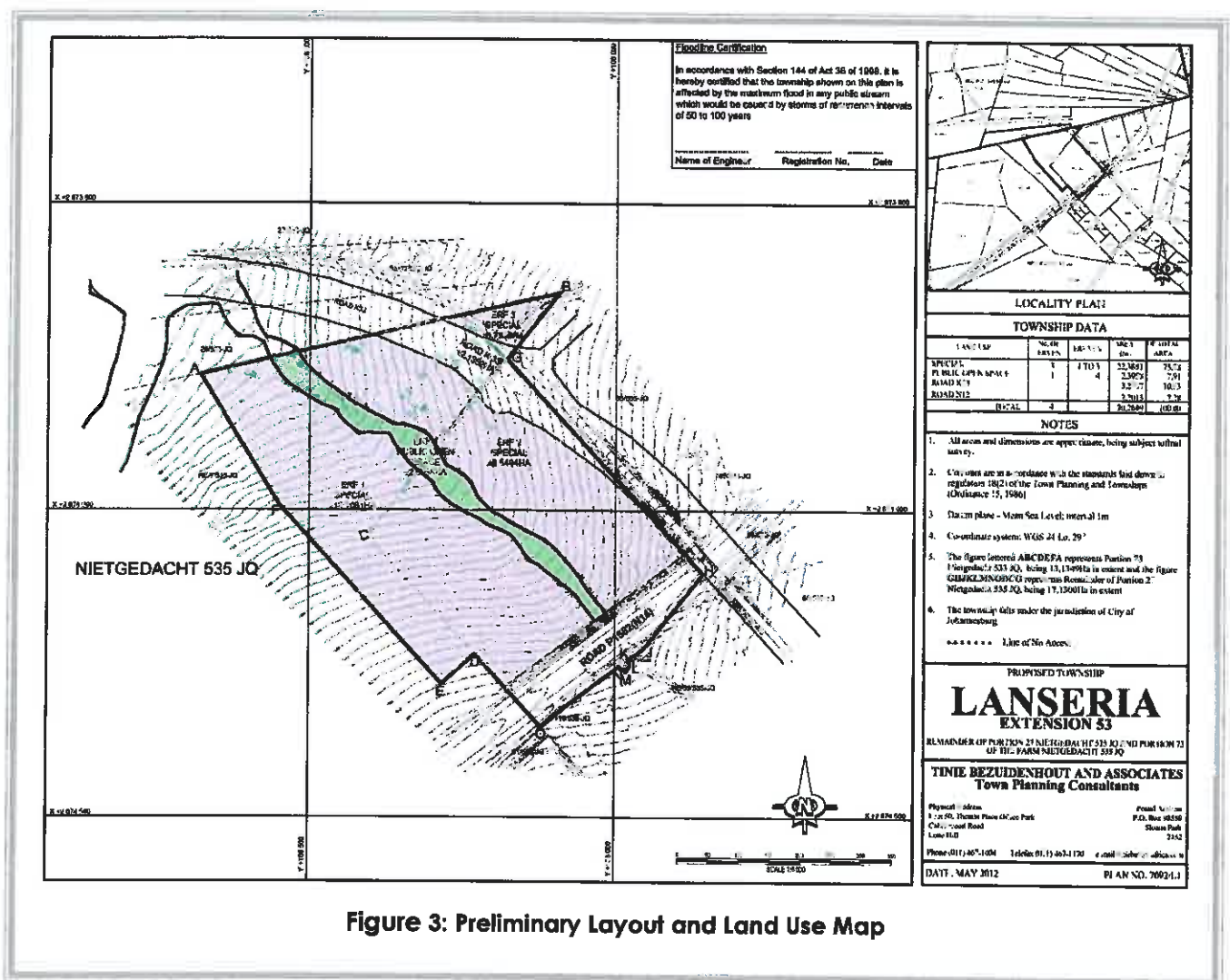


Figure 3: Preliminary Layout and Land Use Map

The proposed land-uses for the preliminary layout are as follows:

Table 8: Proposed Land Uses based on the Preliminary Layout

ZONING	ERF No.	ERF No's	AREA Ha	OF TOTAL AREA
--------	---------	----------	---------	---------------

SPECIAL	3		22,3891	73,89
PUBLIC OPEN SPACE	4	1 TO 3	2,3958	7,91
ROAD K33			3,2787	10,83
ROAD N12			2,2013	7,28
<b>TOTAL</b>	<b>4</b>		<b>30,2649</b>	<b>100.00</b>

## 8. EXISTING AND PROPOSED ZONING AND LAND USE

### 8.1 Existing Zoning and Land Use

The site is zoned "Undetermined", in terms of the Peri-Urban Areas Town Planning Scheme, 1975. Other properties in the vicinity are generally zoned "Undetermined".

### 8.2 Proposed Zoning and Land Use

Erf 4 of the proposed township will be zoned "Public Open Space" to accommodate the wetland feature. Erven 1 to 3 shall be subject to the following zoning and development controls:

Use Zone:	"Special", including Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial Industrial.
Height:	Six Storeys
Coverage:	40%
Density:	No Density Restrictions
Floor Area Ratio:	2,4
Parking:	As per Scheme
Building lines:	As per Scheme, 5m

## 9. THE DESCRIPTION OF THE BIOPHYSICAL ENVIRONMENT

This section briefly describes the biophysical environment of the study area.

## 9.1 THE PHYSICAL ENVIRONMENT

### 9.1.1 Geology and Soils

The study area is bisected by an emergent wetland / manmade culvert, running from southeast to northwest. The site forms parts of the A21C Jukskei quaternary catchment area. This drainage line, fed by the run-off from the highway, runs towards a tributary of the Jukskei River. The site comprises of vacant land covered in veld grasses, scattered trees, a derelict farmhouse and rubble wastes.

The site is underlain by bedrocks of the Halfway House Granite Suite which consists mostly of granite and granite gneiss of the Basement Complex. These bedrocks have been intruded by basic igneous rocks in sections of this area. According to GIDS the study area is not underlain by dolomite.

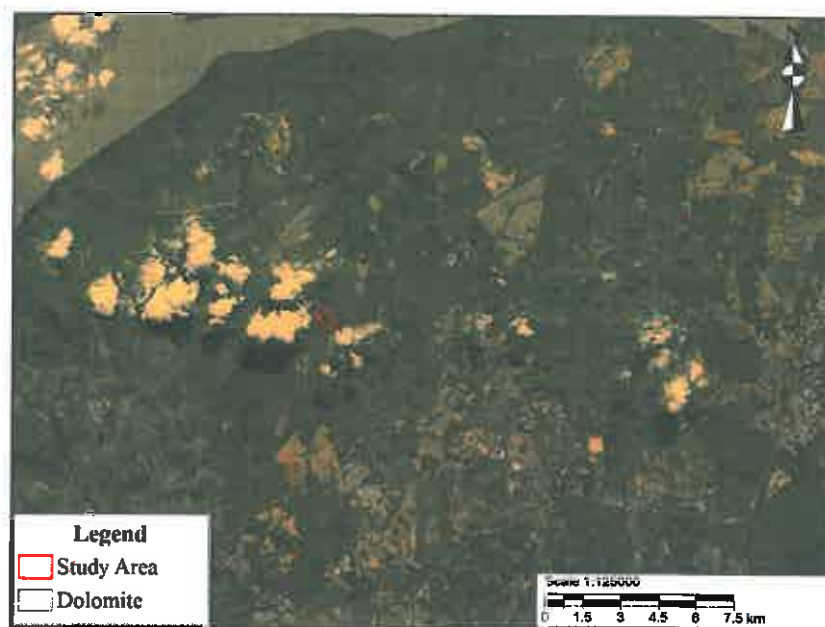


Figure 4: Dolomite Map

#### ❖ Preliminary Issues Identified

- Potentially collapsible soils;



- Groundwater pollution;
- Stability of structures;
- Possible erosion problems; and
- The loss of topsoil.

❖ **Additional information or Studies Required for the EIA Phase**

- A storm water Management Plan must be compiled by a storm water engineer; and
- A detailed geotechnical investigation will be undertaken and will be included as part of the EIA.

## **9.1.2 Hydrology**

### **9.1.2.1 Surface Hydrology**

The study area is not affected by 1:50 and 1:100 year floodlines according to the 1:50 000 topographic map. However, the biodiversity data obtained from GDARD indicates that a wetland is present on the site. **(Refer to Figure 5, Hydrology Map).**

The site is bisected by a north westerly drainage channel that feeds another northerly flowing stream which form part of the Jukskei catchment area. There's a non-perennial river on the western and southern side of the study area. The non-perennial river on the western side of the study area gently drains to the south.

An engineer was consulted regarding the hydrology on site and it is probable that stormwater and associated culverts have lead to the buildup of water and consequently the formation of drainage line. Therefore, this is not regarded as a natural wetland area but rather human impacts that have lead to a drainage line.

It is expected that the slope will be sufficient to allow for natural storm water drainage as well as for the installation of essential services. The topographical characteristics will have no detrimental effect on the development potential of the site.

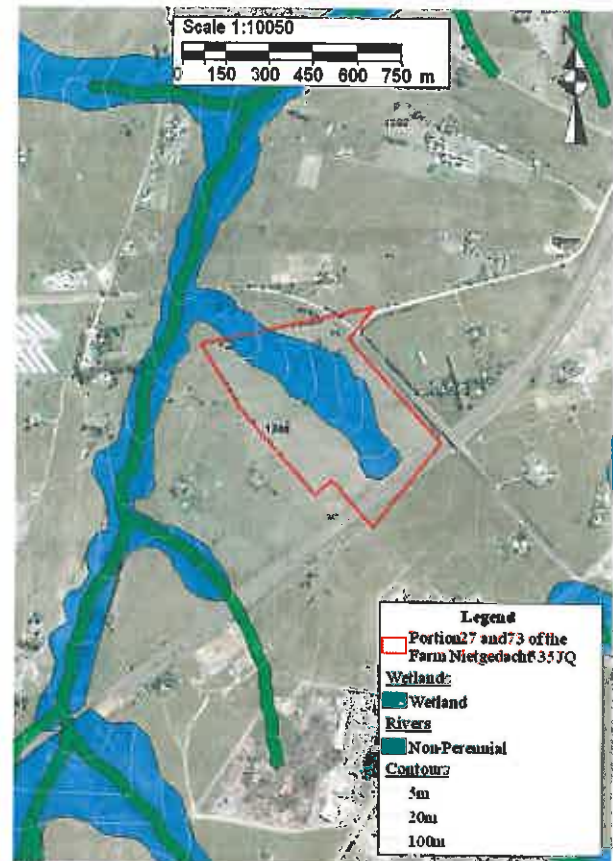


Figure 5: Hydrology Map

#### 9.1.2.2 Sub-Surface Hydrology

The site is a typical hard rock environment and, although actual field evidence is limited, two distinct aquifer systems are expected to operate on this site. Firstly, a shallow primary weathered aquifer and secondly the possibility of deeper secondary aquifer systems associated with fractures, joints and other discontinuities within the bedrock mass.

In the case of the primary aquifer on this site, preliminary investigations indicate an abrupt transition from the top most soil horizons to the shallow bedrocks in the lower profile with groundwater perched on top of these practically impermeable materials. Both the perched and secondary aquifers are recharged by rainfall.

Any accumulation of surface waters near to buildings will have to be avoided by appropriate surface drainage design. A complete geotechnical report will be submitted with the EIAR.

❖ **Preliminary Issues Identified**

- Ground water pollution, siltation and erosion problems;
- More impermeable surface will lead to an increase in the speed, quantity and quality of the storm water;
- Erosion caused at discharge points of storm water (especially if less and larger storm water pipes are used);
- Lowering of groundwater levels.

❖ **Additional Information or Studies Required for the EIA Phase**

- A detailed geotechnical survey will be conducted and the report will be included as part of the EIA.
- A detailed storm water management plan will be required for assessment and inclusion during the EIA phase. The storm water design for the proposed development must be designed to:
  - Reduce and / or prevent siltation, erosion and water pollution. If erosion, siltation and water pollution is not addressed, the sustainability of the drainage and the open space systems lower down in the catchment area can be negatively impacted by the development.
- In non-dolomitic areas, storm water runoff should not be concentrated as far as possible and sheet flow should be implemented.
- A groundwater management strategy must be developed and should be included as part of the EIA.

### 9.1.3 Wetlands

The site is bisected by a well defined natural north westerly drainage channel. This channel could be a manmade culvert which came into existence during the construction of the road. The possible presence of a wetland will be further investigated in the EIAR phase.

#### ❖ Preliminary Issues Identified

- The possible presence of a wetland on the study area.
- Possible impacts on the integrity and sustainability of the potential wetland.

#### ❖ Additional Information or Studies Required For the EIA Phase

- A detailed wetland delineation study has to be included in the EIAR.

### 9.1.4 Topography

There is a gentle slope towards the west section of the study area. The proposed development will be visible from the surrounding properties and roads that are on the same elevation and topography.

#### ❖ Preliminary Issues Identified

- According to the consulting engineers the slope is sufficient to allow for natural stormwater drainage and will cost substantial amounts to install.
- The topographical characteristics will have no detrimental effect on the development potential of the site.

#### ❖ Additional Information or Studies Required for the EIA Phase

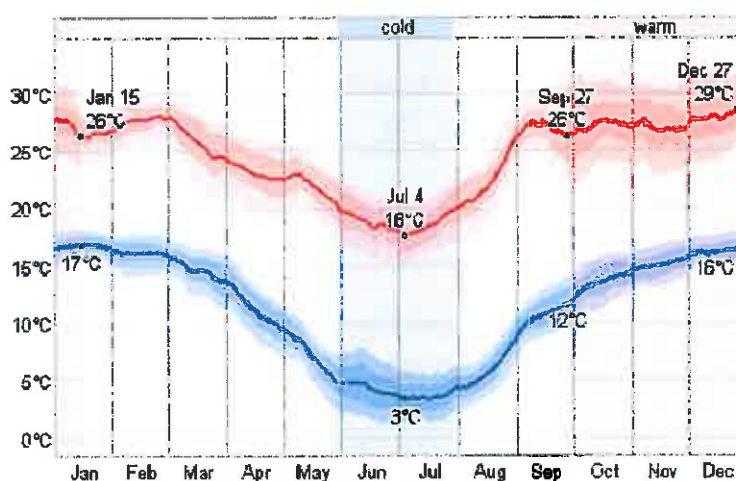
- A more detailed visual impact assessment must be done during the EIA stage;
- Mitigation measures must be supplied for the visual impacts during the EIA Process;

- Architectural guidelines must be based on the mitigation measures supplied in the EIA report; and

### 9.1.5 Climate

The climatological data for the site was taken from the weather station at Lanseria.

**Table 9: Daily High and Low Temperatures**



#### Wind

Summer prevailing winds are in a north western direction and winter winds in a south eastern direction.

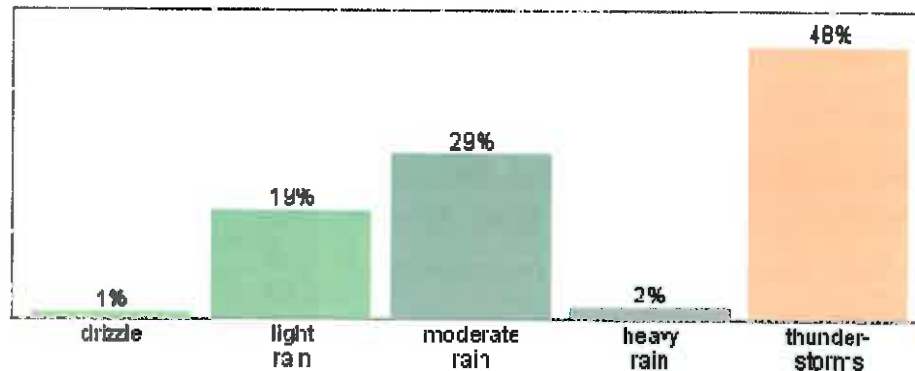
#### Temperature °C

In summer the average maximum temperature is 26.7 °C and the average minimum 14.4 °C. During the winter average maximum temperature is 18.2 °C and minimum 2.7 °C.

#### Rain

The average annual rainfall of the area is 717 mm, with a maximum of 960 mm and a minimum of 559 mm.

**Table 10: Types of Precipitation throughout the year**



**Mist:** 10 Days

**Lighting:** 87 Days

**Hail:** 4 Days

#### ❖ Preliminary Issues Identified

- Should the construction phase be scheduled for the summer months, frequent rain could cause very wet conditions, which makes road construction and environmental rehabilitation works extremely difficult in flood line and wetland areas;
- 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 water nearby water bodies, could (if not planned and managed correctly) have an impact on the water quality of these water bodies;
- If dry and windy conditions occur during the construction phase, dust pollution could become a problem.

#### ❖ Additional Information or Studies Required for the EIA Phase

- No additional studies required during the EIA phase.

## 9.2 THE BIOLOGICAL ENVIRONMENT

### 9.2.1 Fauna and Flora

The proposed site lies in the quarter degree grid cell 2528CA (Pretoria). Mucina and Rutherford (2006) classified the area as Egoli Granite Grassland, with archaean granite and gneiss of the Halfway House Granite at the core of the Johannesburg Dome supporting leached, shallow, coarsely grained, sandy soil poor in nutrients. This grassland falls within a strongly seasonal summer-rainfall region and very dry winters with frequent frosts. This vegetation unit is considered endangered. Its conservation target is 24%.

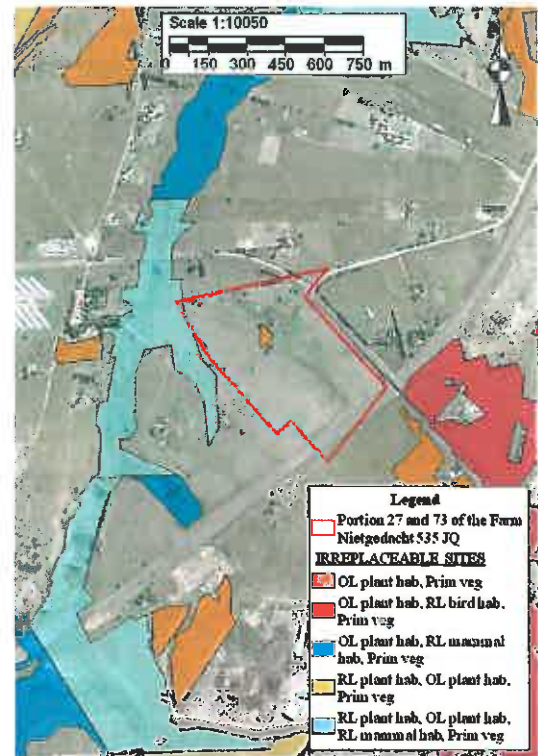


Figure 6: Irreplaceable Sites Map

Only about 3% of this vegetation unit is conserved in statutory reserves and a few private conservation areas. More than two-thirds of the unit has already undergone transformation, mostly by urbanization, cultivation and by building the roads. Current rates of transformation threaten most of the remaining unconserved areas. According to GDARD C-Plan the study area is located on some of the irreplaceable sites (refer to Figure 6).

According to the information received from GDARD, specialist biodiversity studies are required to investigate the following aspects:

- Reptiles, with specific reference to *Homoroselaps dorsalis* (Striped Harlequin Snake)
- Vegetation.

#### ❖ Preliminary Issues Identified

- Loss of sensitive grassland areas;

- Possible red data flora and avifaunal species;
- Loss of habitat;
- Creation of new habitats;

❖ **Additional Information or Studies Required for the EIA Phase**

- A detailed fauna and flora survey will be done and included in the EIAR.

### **9.3 DESCRIPTION OF THE EXISTING SOCIAL ENVIRONMENT**

#### **9.3.1 Archaeology/Cultural History**

In terms of the legislation, it is necessary to identify and list the specific legislation and permit requirements, which potentially could be infringed upon by the proposed project. The necessity and possibilities for the implementation of mitigation measures should also be identified.

It should be noted that in terms of the South African Resources Act (Act 25 of 1999), Section 35(4), no person may, without a permit issued by the responsible heritage resources authority destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or paleontological site or material.

Also important is that Section 34(1) of this act states that no person may alter or demolish any structure or part of a structure, which is older than 60 years without a permit, issued by the relevant provincial heritage resources authority.

❖ **Preliminary Issues Identified**

- No significant cultural and historical features were identified on the study area and therefore the anticipated impact on any cultural/heritage resources are regarded as low to neutral.



### ❖ Additional Information or Studies Required for the EIA Phase

- The cultural and historical report must be included as part of the EIA; and
- The comments from SAHRA must be addressed in the EIAR.

### 9.3.2 Agricultural Potential

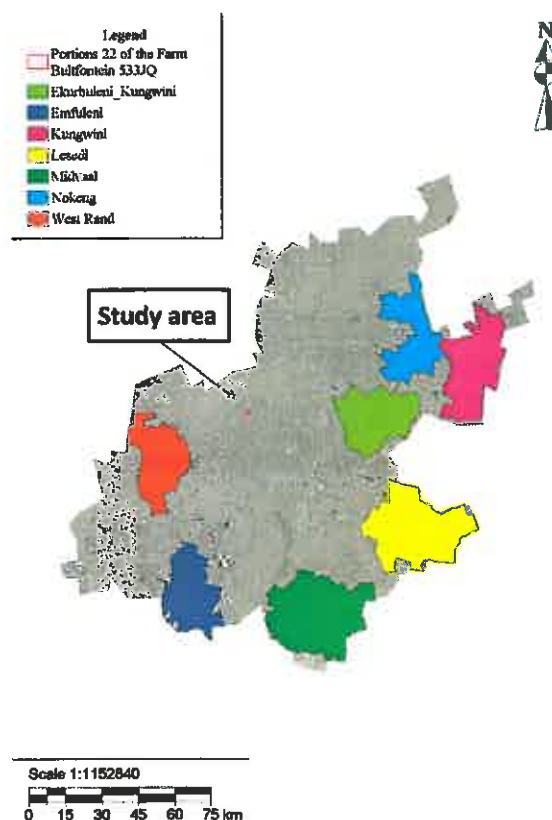
According to the GAP 3 the agricultural potential of the soils on the study area are located on low. **(Refer to Figure 7-Agricultural Potential Map).**



**Figure 7: Agricultural Potential Map**

The study area is not situated within any of the 7 agricultural hubs identified for Gauteng. **(Refer to Figure 8 – Agricultural Hub Map)**

It was concluded that no Agricultural Potential Study is needed for the proposed application site and that the development of the proposed site will have no negative economic impact on the Agricultural Land of the Gauteng Province.



**Figure 8: Agricultural Hub Map**

### 9.3.3 Existing Land Use

#### 9.3.3.1 The Study Area

The proposed development is situated on the north-west corner of the crossing between the N14 freeway and the K33 Provincial Road.

#### 9.3.3.2 Surrounding Development and Land Uses (Refer to Figure 9: Surrounding Land Use Map)

- On the site is a derelict building but the majority of the site is vacant.
- To the north of the site is vacant land and low density residential.
- East of the site is vacant land, rural residential dwellings and industrial.
- To the south of the site are more rural residential dwellings, a crocodile farm, vacant land and an agricultural industrial use.

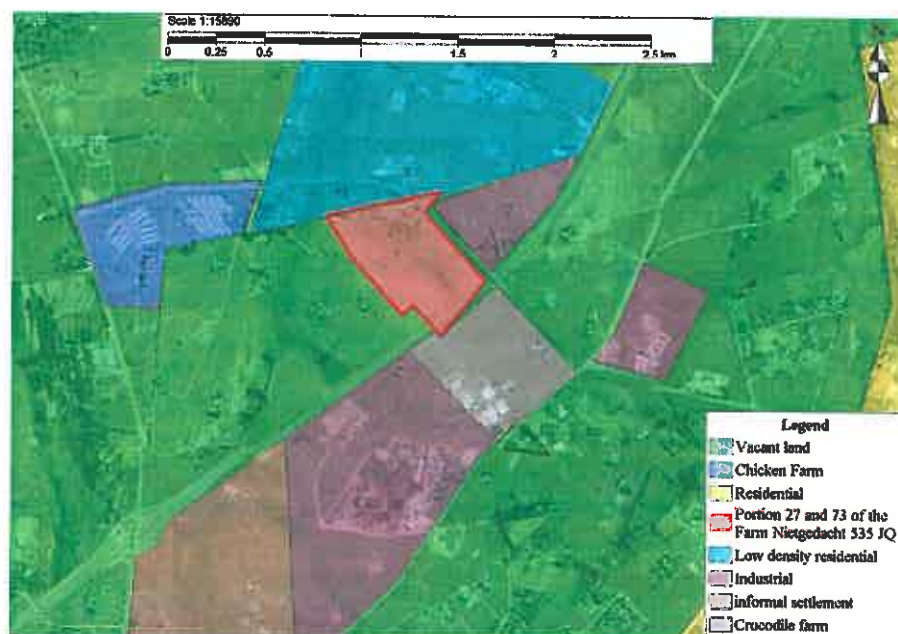


Figure 9: Surrounding Land Use Map

- West of the site is more vacant land.
- The site in its north eastern corner is traversed by the K33 Provincial Road.
- The south eastern boundary of the site consists partly of the N14 Freeway.

❖ **Preliminary Issues Identified**

- Loss of agricultural land; though not identified as strategic hub.

❖ **Additional Information or Studies Required for the EIA Phase**

- A thorough status quo investigation (economical, social, ecological and institutional) will be included in the EIA process.

### 9.3.4 The Proposed Land Use

The proposed development is for a mixed use development consisting of the following land uses and zonings: "Special", including Residential dwelling units, Hotels, Educational, Medical, and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial Industrial.

❖ **Preliminary Issues Identified**

- Impacts of the proposed development on the infrastructure of the area;
- Rates and taxes payable to the authorities;
- Impacts on the values of the surrounding properties;
- Job creation;
- Compatibility of the proposed land-use with the surrounding land-uses;
- Need and desirability of the proposed land-use;
- Economical viability of the proposed land-use; and
- Availability of social facilities.

❖ **Additional Information or Studies Required for the EIA Phase**

- The services report has been compiled for the Lanseria Extension 53 and will be incorporated as part of the EIA.

### 9.3.5 Institutional Environment

#### 9.3.5.1 International Level

#### **Relevant International Conventions to which South Africa is a party:**

- **Convention relative to the Preservation of Fauna and Flora** in their natural state, 8 November 1993 (London);
- **Convention on Biological Diversity, 1995**  
(provided and added stimulus for a re-examining and harmonization of its activities relating to biodiversity conservation. This convention also allows for the in-situ and ex-situ propagation of gene material);
- **Agenda 21** adopted at the United Nations Conference on Environment and Development (UNCED) in 1992. (An action plan and blueprint for sustainable development).

#### **9.3.5.2 National Level**

##### **(i) The National Environmental Management Act, 1998 (Act 107 of 1998)**

In terms of Government Notices no. R544, R545 and R546 published in the Government Gazette no. 33306 of 18 June 2010 of the National Environment Management Act, 1998 (Act No. 107 of 1998) an Environmental Impact Assessment Process is required for the proposed development. This act addresses issues relating to environmental administration and it promotes sustainable development.

If the involved authorities do not take the principles of NEMA into consideration when evaluating an environmental report/ document, the involved authority can be held responsible for any damage to the environmental (social, ecological and economical).

##### **(i) The National Water Act, 1998 (Act No: 36 of 1998)**

In terms of section 144 of the National Water Act it is required that the 1:50 and 1:100 year flood line be indicated on all relevant drawings that are being submitted for approval. The study area is affected by the wetland. Section 21 water use licenses will be required for any development which may take place within and /or impact any water resource and or floodlines.

Section 21 DWA (Department of Water Affairs) water use licenses are required for the proposed development.

In terms of Section 21 of the National Water Act, the developer must obtain water use licenses if the following activities are taking place:

- a) Taking water from a water resource;
- b) Storing water;
- c) Impeding or diverting the flow of water in a watercourse;
- d) Engaging in a stream flow reduction activity contemplated in section 36;
- e) Engaging in a controlled activity identified as such in section 37(1) or declared under section 38(1);
- f) Discharging waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit;
- g) Disposing of waste in a manner which may detrimentally impact on a water resource;
- h) Disposing in any manner of water which contains waste from or which has been heated in any industrial or power generation process;
- i) Altering the bed, banks, course or characteristics of a water course;
- j) Removing, discharging or disposing of water found underground if it is necessary for the efficient continuation of an activity or for the safety of people; and
- k) Using water for recreational purposes.

The National water Act also required that (where applicable) the 1:50 and 1:100 year flood line be indicated on all the development drawings (even the drawings for the external services) that are being submitted for approval.

**Implications for the Development:** In terms of the National Water Act, the developer will need water licenses for the proposed development, as the proposed development is influenced by the wetland.

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

This act replaced the Atmospheric Pollution Prevention Act (Act No. 45 of 1965); however Part 2 of the act is still applicable. Part 2 deals with the control of noxious or offensive gases and has no relevance to the proposed development.

The purpose of the Act is "To reform the law regulating air quality in order to protect the environment by providing reasonable measures for the prevention of pollution and ecological degradation and for securing ecological 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 incident thereto".

(iii) **National Heritage Resources, 1999 (Act No 25 of 1999)**

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

It is important to note that in terms of the National Heritage Resources Act, (Act No 25 of 1999); all historical sites and materials older than 50 years are protected. It is an offence to destroy, damage, alter or remove such objects from the original site, or excavate any such site(s) or material without a permit from the National Monuments Council. Gravesites are subject to the requirements of the National Monuments Act, No. 28 of 1969.

No Archaeological artefacts have been identified on the study area.

(iv) **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. Specialist ecological assessment studies must be conducted for the study area.

(v) **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.

Specialist ecological assessment studies must be conducted for the study area.

(vi) **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.

Specialist ecological assessment studies must be conducted for the study area.

(vii) **The Development Facilitation Act, 1995 (Act 67 of 1995)**

This Act formulates a set of general principles to serve as guidelines for land development inter alia revolving around:

- The promotion of integration of the social, economic, institutional and physical aspects of land development;
- The promotion of integrated land development in rural and urban areas in support of each other;
- The promotions of the availability of residential land and employment opportunities in close proximity to or integrated with each other;
- The promotion of a combination of diverse land-uses, with each proposed land development area to be judged on its own merit and no specific use, whether residential, commercial, conservation etc., to be regarded as less important;
- Discouraging urban sprawl to promote more compact towns/ cities;

- Encouraging environmentally sound land development practices; and
- Promoting sustained protection of the environment.

### Principles contained in NEMA and the DFA

Principles of NEMA and the DFA, which give effect to sustainable development, were followed:

- Development must be socially, environmentally and economically sustainable;
- Promotion of integrated land development in rural and urban areas in support of each other;

#### 9.3.5.3 On a Local level

##### Planning Responsibilities of the Involved Local Authority

In terms of the Local Government Transitional Act, 1993 and recently the Municipal Systems Act, 2000; the prerogative to plan a development within its jurisdictional area; is vested in the local authority involved. In order to ensure that the proposed developments comply with the standards and requirements of the involved local authorities (City of Johannesburg Metropolitan Municipality), the relevant officials were involved in the planning of the project from the start.

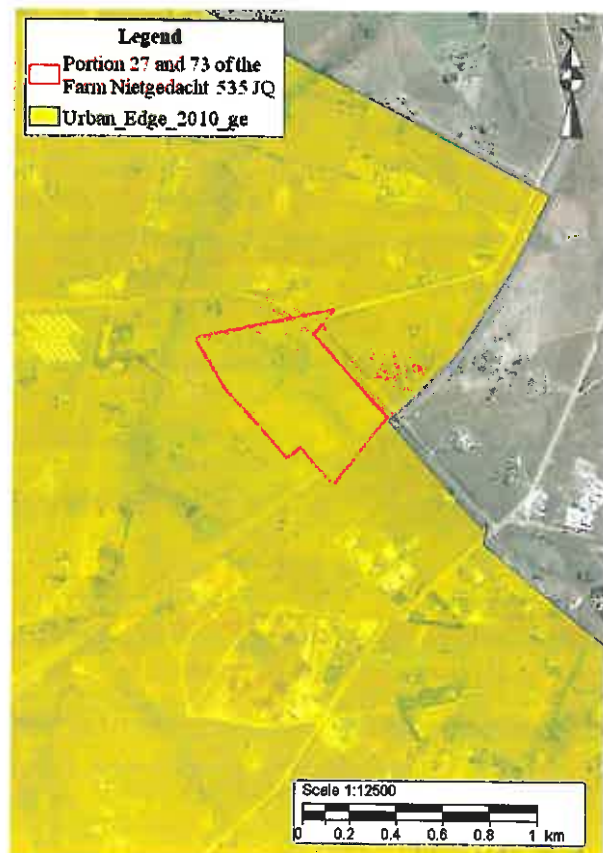


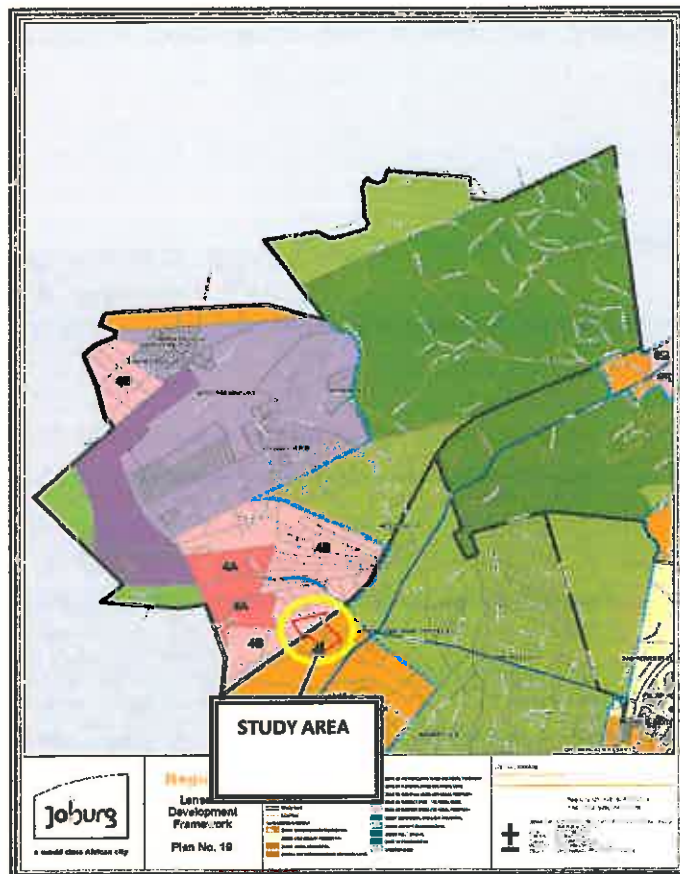
Figure 10: Gauteng Urban Edge Map



### (I) Gauteng Urban Edge

The GSDF proposed the establishment of a provincial Urban Edge to serve as a mechanism towards ensuring the containment and redirection of urban growth, while addressing rural development beyond the Urban Edge.

According to Mr. Neels Du Toit of the Department (of Local Government and Housing) the department developed a new approach with regards to the delineation of the Urban Edge. The urban edge is now revised on a yearly basis and areas that can be serviced with municipal services can now be included into the urban edge by provincial and local government. The study area falls under the Gauteng Urban Edge, 2010. **(Refer to figure 10)**



**Figure 11: Lanseria Development Framework**

### (II) Lanseria Development Framework (City of Johannesburg)

The proposed density also complies with the Regional Spatial Development Plan for the area. The study area falls within Sub-area 1 of the RSDF for Region A and the objectives of this sub-area is to "promote the development of a sound spatial structure to increase the efficiency of the urban system" and to "stimulate the economic development potential of Sub Area 1".

In terms of the RSDF development applications are to be assessed in accordance with the Lanseria Development Framework 2020, which must be read in conjunction with the Growth Management Strategy (GMS).

The intervention for objective 1 states to "encourage mixed land uses that complement one another, as per the land management zone". One of the guidelines for objective 1, states that Land Use Management Standards as contained in the Land Use Management Schedule, must apply.

In terms of the Kya Sand and Lanseria Development Framework the site falls inside the Metropolitan mixed-use nodal periphery (Zone 4B); **Refer to Figure 11.**

According to the Land use Management Schedule in the Framework the node will support high density residential units, hotels, educational, medical and social facilities, retail, office, entertainment and motor trade businesses, municipal and government institutions and commercial industrial.

Another guideline of objective 1 states, that community facilities such as religious buildings, medical suites, places of instruction and other related uses suitable in core residential areas can be allowed. According to the GMS the site falls inside the expansion areas. Lanseria remains a highly sought after location because of its accessibility to higher order roads and its close proximity to the Lanseria Airport. The application is thus in accordance with the aims and guidelines of the RSDF.

#### ❖ Preliminary Issues Identified

- All relevant legislation, policies and guidelines must be taken into consideration during the development planning; and
- The proposed development is in line with the future planning for the area.

❖ **Additional Information or Studies Required for the EIA Phase**

- The proposed development must comply with all the relevant legislation and it must strive to comply with the development frameworks, policies and guidelines for the area. The finalized layout must also take cognizance of the applicable institutional framework.

**(iii) Gauteng Transport Infrastructure Act, 2001 (Act No 8, 2001)**

The purpose of this Act is to consolidate the laws relating to roads and other types of transport infrastructure in Gauteng. It provides for the planning, design, development, construction, financing, management, control, maintenance, protection and rehabilitation of provincial roads, railway lines and other transport infrastructure in Gauteng.

According to this provincial act, the proposed alignments for the Gautrans roads on the Gautrans Grid Road Network Map must be honored by planners.

This Act is relevant to the proposed development.

**(iv) Municipality Systems 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.

**(v) GDARD Draft Ridges Policy**

According to the GDARD C-Plan, the study area is not affected by ridges and therefore the Draft Ridges Policy is regarded as not applicable.

#### (vi) Draft Policy on the Protection of Agricultural Land (2006)

The study area does not lie within an Agricultural Hub that was identified by GDARD in 2006. The Draft policy on the protection of Agricultural Land (2006) is therefore not applicable to the proposed development. **(Refer to the Agricultural Hub Map, Figure 8)**

#### ❖ Preliminary Issues Identified

- All relevant legislation, policies and guidelines must be taken into consideration during the development planning; and
- The proposed development is in line with the future planning for the area.

#### ❖ Additional Information or Studies Required for the EIA Phase

- The proposed development must comply with all the relevant legislation and it must strive to comply with the development frameworks, policies and guidelines for the area. The finalized layout must also take cognizance of the applicable institutional framework.

### 9.3.6 Visual Environment

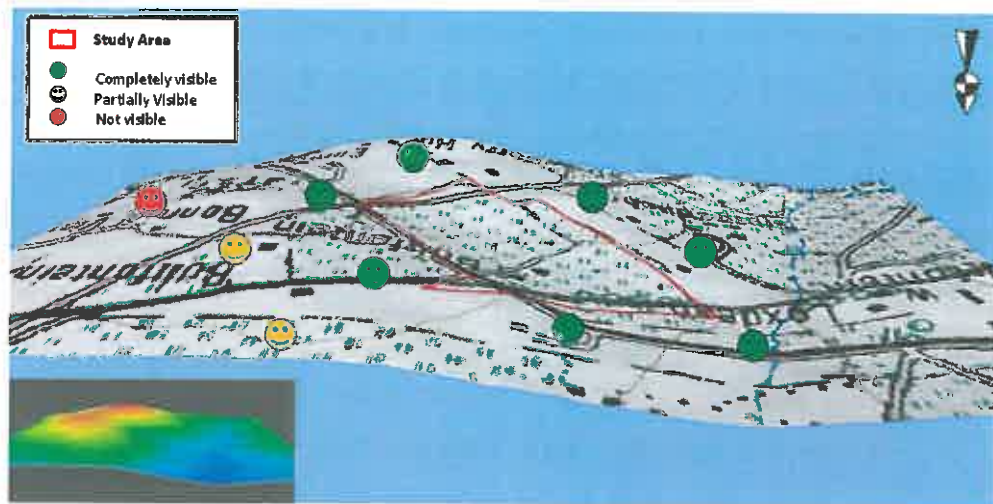
The following visual assessment criteria (see Table 6) has been used to determine the impact of the proposed development on the state of the environment – the significance is indicated by the respective colour coding for each of the impacts, being either high, medium or low:

**Table 11: 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

Compatibility with the 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
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
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 accept 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
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
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

From the preliminary visual assessment (**Refer to Figure 12**) it is evident that the study area is completely visible from the surrounding area, partially visible from *the north-east* and *not visible from the eastern side*.



**Figure 12: Preliminary Visual Assessment**

**Implications for the Development:** The architectural styles, colours, textures and construction materials will determine the visual impact of the proposed development on the surrounding areas.

**Architectural guidelines to minimize the visual impact:**

- The proposed development will be seen from a distance and therefore the roofs should not reflect the sun or be covered with roofing materials that have bright colours. Black or charcoal coloured roofs will blend in tastefully with the surrounding environment.
- The colour scheme should be taken from the palette of colours in the natural surroundings.

Existing trees should be retained as far as possible. The trees will soften the impact of the proposed permanent structures and they will bring the scale of the structures within the urban context down to a more human scale.

Landscaping should be done in concurrence with the building construction in order to create an instant visual enhancement of the development.

The landscaping of the proposed development should blend in with the natural vegetation that occurs on site and in the area. Trees, shrubs and groundcovers that are endemic to the area and/or indigenous should preferably be used – landscaping that is in line with the natural vegetation of the area will not only help to reduce the visual impact of the development, but it will also create habitats for fauna and flora species.

❖ **Preliminary Issues Identified**

- Due to the location of the study area, the proposed development could have a significant visual impact if it is not planned correctly. It could however also have a positive impact if the development is planned well and integrated with the natural surroundings.

❖ **Additional Information or Studies Required For The EIA Phase**

- ❖ A more detailed visual impact assessment must be done during the EIA stage;
- Mitigation measures must be supplied for the visual impacts during the EIA Process; and
- Architectural guidelines must be based on the mitigation measures supplied in the EIA report.

### **9.3.7 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.

- 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.

#### ❖ Preliminary Issues Identified

- If planned and managed correctly, the proposed development could have a positive impact on the "Sense of Place" of the study area and its surroundings.
- The main "Sense of Place" creators are the Ridges (views experienced towards and from ridges), the existing rural atmosphere, the area adjacent to the river and the cultural & historical features on and around the study area.

#### ❖ Additional Information Or Studies Required For The EIA Phase

- A more detailed visual impact assessment must be done during the EIA stage;
- Mitigation measures must be supplied for the visual impacts during the EIA Process;
- Architectural guidelines must be based on the mitigation measures supplied in the EIA report;
- Identify cultural and historical features that will contribute to the "Sense of Place";
- Identify areas with attractive views;
- Identify areas visible from sensitive view-shreds and supply mitigation measures to prevent/restrict impacts.

### 9.3.8 Demography

Demographics, population composition, income profiles and other population statistics always play a very important role to evaluate the need for additional land uses.



Studies of demographics are very important to ascertain the need and viability of a new development, especially one of this magnitude.

❖ **Preliminary Issues Identified**

- Viability of the proposed development;
- Need and desirability of the proposed development;
- Availability of social facilities.

❖ **Additional Information or Studies Required for the EIA Phase**

- Motivations from the Town and Regional Planners and the appointed Urban Economists will be included as part of the EIA.

## **10. SERVICES**

### **10.1 Water**

Most of the land around the site is still agricultural and very little bulk infrastructure has been installed. The only water supply line in the area feeds mainly the Lanseria area at present. It consists of a 300mm diameter supply pipeline from the Honeydew reservoir in the south (top water level 1672,8m). The line runs to the west of Lanseria Extension 53. Capacity in this line is already under pressure, due to the development at and around Lanseria.

It is proposed to provide water to the site from a new Rand Water connection at the Sonneglans Reservoir, near the Beyers Naude/ Marina Road intersection. From there a new 700mm diameter pipeline will supply water to the branch to the proposed new 15Ml Lion Park reservoir next to Malibogwe Drive and a 450mm diameter pipeline will link to the reservoir.

From the Lion Park Reservoir a planned 600mm diameter feederline will supply water to the "Lion Park Reservoir District", in which the Site is situated. The supply pipeline is routed next to the R512, (in its new position) and therefore runs along the western boundary of the Site.

## **10.2 Sewer**

There is no existing available bulk sewerage infrastructure near the site. The Lanseria airport building drains to an existing package plant on the eastern side of the airport. Other small commercial developments in the vicinity make use of on-site treatment systems.

The Master Planning for the area allows for two possible alternatives. The first Alternative, provides for a pump station at Diepsloot and no connection of that system to the Lanseria System. The second alternative links the Blue Hills, Summerset, Diepsloot and Dainfern areas to the Lanseria System. The effect on this proposed development is that some of the outfall sizes increase.

A new Waste Water Treatment Works to the east of Lanseria is proposed for both alternatives.

## **10.3 Stormwater**

The Stormwater should be carefully managed on site to prevent any accumulation of surface water against or near buildings.

A Stormwater Master Plan for the Lanseria Extension 53 will be compiled and discussed in the EIA report.

## **10.4 Electricity**

Although the development is situated within the City of Johannesburg urban boundary, the supply authority in the area is Eskom.

There is currently no bulk capacity available in the nearby area to supply a development such a Lanseria Extension 53. The existing networks in the area are 11/22kV overhead agricultural/rural electrification networks which will not be able to cater for sufficient bulk supply, even if upgraded.

Eskom has made provision for a bulk substation in the nearby area in the 2010-2020 master plan. The capacity which Eskom has planned for is still to be finalized.

The site for the proposed substation site could possibly be located on the nearby, proposed Lanseria x 51, which is found on the western side of the development. Additional 132kV overhead lines that will supply the new substation are in the planning stages, and will probably affect the land-use of the proposed development.

### **10.5 Solid Waste**

Preliminary investigations indicate that the involved local authority will be responsible for the removal of domestic waste generated during the operational phase of the project.

#### **❖ Preliminary Issues Identified**

- The availability of services must be confirmed;
- The upgrading of existing services in the area;
- The upgrading of existing infrastructure;
- Temporary disruptions to services in surrounding area during the installation and upgrading of services.

#### **❖ Additional Information or Studies Required for the EIA Phase**

##### **Storm water**

- A detailed storm water management plan will be required for assessment and inclusion during the EIA phase;
- All external storm water pipes and channels have to be indicated on plans for purpose of the EIA process;
- Details regarding properties that will be affected by storm water management measures have to be supplied during the EIA process; including information regarding servitudes that need to be registered.

##### **Sewer**

- Confirmation of the capacity at the relevant Waste Water Treatment Works

is required for the purpose of the EIA. External upgrades need to be investigated in order to ensure available capacity for this development.

### **Electricity**

- Details regarding properties that will be affected by the proposed electricity upgradings to be supplied during the EIA process must also include information regarding servitudes to be registered.

### **10.6 Traffic**

The current upgrading of Malibongwe Drive will greatly improve the node's accessibility locally and regionally, via the N14 Highway, which abuts the proposed development, but all access will have to be routed via Malibongwe Drive. In the distant future some strategic assessment will be needed of major upgrades and new planned links, including public transport, which may have a direct bearing on the node's viability.

### **Access**

Access will have to be routed via Malibongwe Drive and Road K33, which can be accessed via the National Road (N14).

### **Internal Road Network**

The design of the internal road system will be influenced by:

- o Geology, drainage and natural features
- o Orientation of erven
- o Access
- o Services and the provision of infrastructure

#### **❖ Preliminary Issues Identified**

- The upgrading of existing roads;
- Construction of new roads;
- Access

#### ❖ **Additional Information or Studies Required for the EIA Phase**

- The transportation and traffic impact investigation for the entire Lanseria Extension 53 must be conducted and included in the EIAR.

## **11. PUBLIC PARTICIPATION**

Please Refer to **Annexure E** for Public Participation.

### **11.1 Purpose of Public Participation**

Public Participation is a cornerstone of any environmental impact assessment. The principles of the National Environment Management Act, 1998 (Act No. 107 of 1998) govern many aspects of environmental impact assessments, including public participation. These include provision of sufficient and transparent information on an ongoing basis to the stakeholders. This will allow stakeholders to comment and ensuring the participation of previously disadvantaged people, women and youth.

Effective public involvement is an essential component of many decision-making structures, and effective community involvement is the only way in which the power given to communities can be used efficiently. The public participation process is designed to provide sufficient and accessible information to Interested and Affected Parties (I&AP's) in an objective manner which assist them to:

- Raise issues of concern and suggestions for enhanced benefits.
- Verify that their issues have been captured.
- Verify that their issues have been considered by the technical investigations.
- Comment on the findings of the EIA.

### **11.2 Identification of Interested and Affected Parties**

Potential interested and affected parties relevant to the project and the surrounding area were listed. The list was updated during the process of information gathering and with information forthcoming from discussions with various role players and authorities.

The following people were identified as I&AP's

**Table 12: I&AP Identified**

Organisation /Body	Postal Address	Contact person	Tel No	Fax No
<b>National and Provincial Government</b>				
Gauteng Agriculture, Forestry & Fishery	Private Bag X120 Pretoria, 0001	B N de Lange Nhlakanipo Dlamini	012 319 7634	012 329 5938
Department of Water Affairs	285 Schoeman Street, Pretoria, 0001	T L Mathebe	012-392 1413	012-392 1408
<b>Municipality</b>				
Joburg: City of Johannesburg Environmental Regulatory Services	P O Box 1049 Johannesburg, 2000	Etienne Allers	011 587 4230	0866277516
<b>Registered as I&amp;AP</b>				
Janiner von Zeuner	Janine@twatenchemicals.co.za		011 300 9917/8	
Jonathan Woordmeyer	jfmeyer@gmail.com			
Atwell Malherbe Associates (for Orange Country Investments CC)	ama123@mweb.co.za		011 463 1188	
<b>Neighbouring Property Owners</b>				
	PO Box 34109 Erasmia, 0023	H C Maritz		
	P O Box 560 Fourways, 2055	R D Lawrence		
	P O Box 3885 Randburg	J M Liebenberg		
	P O Box 1858 Bromhof, 2154	Croft A		
	P O Box 2907 Parklands, 2121	Hertfort Estates, D Gamsy		
	P O Box 1745 Pinegowrie, 2123	Orange County Investments		
	P O Box 268 Florida Hills, 1716	Cradle City, AD van Wyk		
	P O Box 786, Laneria, 1748	M C Barnard		
	P O Box 1163 Houghton, 2041	Coral Investments Property, J Shtein		
	P O Box 1858 Bromhof, 2154	A Croft		
	P O Box 50581	P J Maritz		

Organisation /Body	Postal Address	Contact person	Tel No	Fax No
	Wierda Park, 0149			
	P O Box 765 Rivonia, 2128	SDH van Bijl		
	P O Box 181 Polokwane, 0699	Chieftan Real Estates Inc		
	P O Box 52368 Saxonworld, 2132	Falcon Forest Trading 73 R Sanderson		
	P O Box 34027 Erasmia, 0023	Darqawi Foundation M Fakir		
	P O Box 34071 Pretoria, 0001	H A Steinberg		
	P O Box 55835 Arcadia, 0007	Viador S A Mohamed Adam		
	P O Box 14430 Laudium, 0037	Abdullah, 2B		
	P O Box 53211 Centurion, 0046	L A Naidoo		

### 11.3 Notifications to I&AP

Stakeholders (I&AP's) were notified of the Environmental Evaluation Process through:

- 1) A site notice that was erected (at a prominent point on the study area) on 8 September 2011 **(Refer to Annexure E(i) for proof of notice).**
- 2) Notices were distributed to the surrounding land-owners and interested and affected parties by means of faxes, hand delivery and e-mail on 13 September 2011 **(Refer to Annexure E(ii) for proof of public notice);**
- 3) An advertisement was placed in the Beeld newspaper on Friday, 8 September 2011 **(Refer to Annexure E(iii) for proof of advertisement);** and
- 4) To date one (1) Interested and Affected Parties have registered (refer to Annexure E (iv) for a list of registered Interested and Affected parties); and
- 5) The final Scoping Report will be available for review by I&AP's for a period of 40 days and comments received will be addressed in the final Scoping Report.

To date three (3) Interested and Affected Parties have registered (refer to Annexure E iv for a list of registered Interested and Affected parties); and

The Final Scoping Report will be available for review by I&AP's for a period of 40 days. Comments received will be addressed in the final Scoping Report.

#### 11.4 Comments from I&AP's

The following comments were received from I&AP's. (See Annexure Eiv and Ev)

**Table 13: Comments from I&AP**

Issue	Commentator	Date	Response
Objection: already oversupply of retail space. Register as I&AP	Attwell Malherbe Associates	October 2011	Comments on file.
Register as I&AP	City of Johannesburg	11 July 2012	None required
Request geotechnical investigation, stormwater management plans.	Dept. Water Affairs	24 October 2012	None required
Register as I&AP	Janine von Zeuner	28 September 2011	None required
Register as I&AP. Request info	Jonathan Wordmeyer	28 September 2011	Will receive a copy of the report.

#### ❖ Additional Information or Studies Required for the EIA Phase

The various issues and comments have been noted and studies are being conducted to address the issues. The registered I&APs will be notified of the EIA phase and the final EIA Report will be available for review by I&APs for a period of forty days.



## 12. ENVIRONMENTAL ISSUES AND SENSITIVITY

### 12.1 Preliminary Environmental Issues and Sensitivity

A preliminary environmental issues map was compiled based on information obtained during site visits, preliminary specialist studies and GIDS.

### 12.2 Anticipated Impacts, including cumulative impacts

The impacts/aspects (beneficial and adverse) of the proposed land use development on the receiving environment were identified.

The specific preliminary impacts associated with the proposed development on the study area (are identified under each environment of this report), and general construction and operational phase related impacts associated with development are listed in Table 12 below.

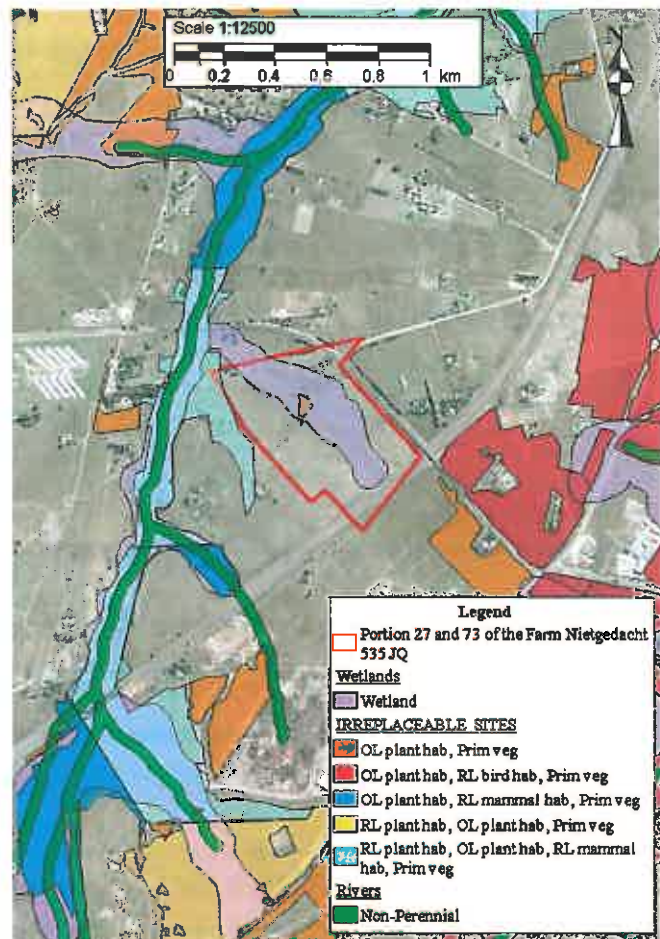


Figure 7: Environmental Issues and Sensitivity Map

Table 14: Preliminary Environmental Impacts Matrix

ALTERNATIVE 1: "NO GO" ALTERNATIVE 2: "RESIDENTIAL ONLY" ALTERNATIVE 3: "MIXED USE"									
Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e.. Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
<b>CONSTRUCTION PHASE</b>									
Construction works could cause disturbance and eradication of the sensitive ecosystems and habitats on site.	■ 2,3		■ 2,3	■ 2,3	■ 2,3	■ 2,3		■ 2,3	● 2,3
Erosion may take place on site if storm water is not managed	■ 2,3	■ 2,3	■ 2,3	■ 2,3		■ 2,3			● 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
sufficiently during the construction phase.									
If not planned and managed correctly, topsoil will be lost due to construction activities.	■ 2,3			■ 2,3					● 2,3
Surface water flows will be altered during the construction phase.	■ 2,3		■ 2,3						☺ 2,3
Construction during the dry and windy season	■ 2,3					■ 2,3	■ 2,3	■ 2,3	☺ 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
could cause some impacts and dust pollution.									High ☺ Medium ☺ Low ○ Positive Impact not necessary to mitigate ☀
Traffic congestion caused by heavy slow construction vehicles on the local roads.					■ 2,3	■ 2,3		■ 2,3	☺ 2,3
Localized vibration							■ 2,3		☺ 2,3
Construction during the rainy season can cause unnecessary delays and damage to the	■ 2,3	■ 2,3	■ 2,3	■ 2,3				■ 2,3	☺ 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities High ● Medium ☉ Low ○ Positive Impact not necessary to mitigate ☀
environment.									
The clearing of the site and the construction of the proposed structures and infrastructure can result in the eradication of the existing vegetation (with and without conservation value) in and around the study area	■ 2,3		■ 2,3	■ 2,3		■ 2,3		■ 2,3	☺ 2,3

Gaut: 002/11-12/E0123

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities High ● Medium ☺ Low ☹ Positive Impact not necessary to mitigate ☀
During the construction phase some safety and security problems (especially for the surrounding residents) are likely to occur.								■ 2,3	☺ 2,3
Creation of Job opportunities								◆ 2,3	☀ 2,3
Soil might be lost from the site due to heavy vehicles tracking the soils from the site onto adjacent areas	■ 2,3	■ 2,3	■ 2,3	■ 2,3					● 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
									High ☹ Medium 😐 Low ○ Positive Impact not necessary to mitigate ☀
and roads.									
Site office and camp, and associated waste.	■ 2,3		■ 2,3	■ 2,3	■ 2,3	■ 2,3	■ 2,3	■ 2,3	☹ 2,3
Vehicle maintenance may cause pollution.	■ 2,3		■ 2,3	■ 2,3		■ 2,3			☹ 2,3
Disposal of building waste & liquids.	■ 2,3		■ 2,3	■ 2,3		■ 2,3		■ 2,3	☹ 2,3
The construction vehicles and facilities will have a negative impact on the						■ 2,3		■ 2,3	😊 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities High ● Medium ☺ Low ○ Positive Impact not necessary to mitigate ☀
study area and surrounding views.									
No temporary erosion protection at release points of water (especially during the rainy season)	■ 2,3	■ 2,3	■ 2,3	■ 2,3				■ 2,3	● 2,3
Dumping of rubble in sensitive areas and on the surrounding properties.	■ 2,3		■ 2,3	■ 2,3	■ 2,3	■ 2,3		■ 2,3	● 2,3
Construction activities could disturb neighbours in terms of noise,					■ 2,3	■ 2,3	■ 2,3	■ 2,3	☺ 2,3



Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
									High ☹ Medium 😐 Low ☺ Positive Impact not necessary to mitigate ☀
visual and dust pollution									
Uncontrolled veld fires may cause damage to infrastructure, cause loss of vegetation and fauna				■ 2,3	■ 2,3	■ 2,3	■ 2,3	■ 2,3	☹ 2,3
Eradication of invasive and exotic species from the site.			◆ 2,3	◆ 2,3		◆ 2,3			😊 2,3
Causing damage to fauna habitats				■ 2,3		■ 2,3			☹ 2,3

Gaut: 002/11-12/E0123

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
Temporary disruption of services due to relocation and installation of services					■ 2,3			■ 2,3	☺ 2,3
The visual impact of the construction works on the surrounding communities.						■ 2,3			☺ 2,3
Heavy buildings are erected without detailed Geotechnical Investigation to	■ 2,3							■ 2,3	☹ 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e. Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities High ● Medium ☺ Low ○ Positive Impact not necessary to mitigate ☀
determine the underlying geological conditions and foundation requirements									
OPERATIONAL PHASE									
Eradication of invasive species	◆ 2,3		◆ 2,3	◆ 2,3	◆ 2,3	◆ 2,3			☀ 2,3
Increased surface water runoff to storm water management system from hard surfaces may impact on			■ 2,3	■ 2,3					☺ 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
surface and ground water.									
Compatibility with surrounding land uses.					<div>■ 2</div> <div>◆ 2</div>	<div>◆ 2,3</div>		<div>◆ 2,3</div>	<div>☺ 2,3</div>
Provision of residential units/erven in close proximity to employment opportunities.					<div>◆ 2</div> <div>■ 1</div> <div>1</div>	<div>◆ 2</div>		<div>◆ 2</div> <div>■ 1</div>	<div>☼ 2</div>
Provision of industrial and business erven in the area					<div>■ 1</div>			<div>◆ 3</div> <div>■ 1</div>	<div>☼ 3</div>

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities
Noise impacts from the study area						■ 2,3	■ 2,3	■ 2,3	☺ 2,3
Increased security in the area and on the study area				◆ 2,3	◆ 2,3	◆ 2,3		◆ 2,3 ■ 1	☀ 2,3
Optimal use of infrastructure								◆ 2,3 ■ 1	☀ 2,3
Contribution to the upgrading of infrastructure and services								◆ 2,3 ■ 1	☀ 2,3
Creation of temporary and permanent jobs					◆ 2,3			◆ 2,3 ■ 1	☺ 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (i.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities High ● Medium ☺ Low ○ Positive Impact not necessary to mitigate ☀
Creating a major contribution to rates and taxes to the local municipality.								◆ 2,3 ■ 1	● 2,3
Impact of additional vehicle traffic on already busy roads due to traffic associated with development						■ 2,3	■ 2,3	■ 2,3	☺ 2,3
Light pollution during the night						■ 2,3	■ 2,3		☺ 2,3
Loss of grassland				■ 2,3 ◆ 1		■ 2,3			○ 2,3

Environmental Aspects	Soil and Soil Stability	Topography	Water Quality	Flora & Fauna	Existing Land-use of Study area and its surroundings	Visual Quality & Sense of Place	Qualitative Environment (Air Quality & Acoustical Environment)	Socio-Economic (I.e., Services, Economical Impacts, Cultural & Historical)	Mitigation Possibilities High ● Medium ○ Low ○ Positive Impact not necessary to mitigate ☀
Loss of agricultural land					■ 2,3 ◆ 1				○ 2,3

■ = Adverse Impact ◆ = Beneficial Impact

1 = Alternative 1

2 = Alternative 2

3 = Alternative 3

### **12.3 Comparative Assessment between Alternative 1, 2 and Alternative 3**

**Tables 15 and 16** below are preliminary comparative assessments based on the issues identified in **Table 14** above. The issues identified in **Table 14** are based on the status quo information that was available for the Scoping Phase and the Scoping Report already identified the aspects that must be investigated in more detail during the EIA phase.

The purpose of the preliminary issues identification and comparative assessment process is (1) to identify "fatal flaws" that could prevent the project from happening at an early stage, (2) to identify specialist studies and plans to be done for the EIA phase of the application, (3) to identify the mitigation possibilities of the preliminary issues identified and (4) to compare (already at an early stage) the workable alternatives identified with each other before and after mitigation. The comparative assessment will assist the EAP with the identification of the preferred alternative. 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 to be addressed and it could even identify "Fatal Flaws" that could prevent the project from happening, or place restrictions that could have a significant impact on the preliminary layout and alternatives identified.

Due to the fact that many of the high impact issues identified in the above mentioned tables can be mitigated to more acceptable levels, the issues ratings before and after mitigation 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 16 below**) will, therefore, give a more accurate indication of the preliminary preferred alternative for the project.



Table 15: Comparative Assessment of impacts before Mitigation

Environmental Aspects  Key to impacts: ☺ – Lower positive ☺m– Medium positive ☺h– Higher positive ☹ – Lower negative ☹m–Medium negative ☹h– Higher negative ☹– Neutral	Physical				Biological		Socio-Economical										Institutional				Total of Impacts	
	Geology and Soils	Hydrology	Topography	Climate	Flora	Fauna	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&AP's	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
<b>CONSTRUCTION PHASE</b>																						
<b>Preliminary Issues and Impacts</b>																						
Alternative 1 "No Go"	☹	☹	☹	☹	☹	☹	☹	☹	☹m	☹	☹	☹	☹m	☹	☹h	☹	☹	☹m	☹	☹	☹	☹ x 13 ☹ x 1 ☹m x 3 ☹h x 2
	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹ x 3 ☹ x 2 ☹ x 3 ☹ x 2 ☹m x 5 ☹h x 4
Alternative 2 "Residential Only"	☹h	☹m	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹	☹

Alternative 3 "Mixed Use"	OPERATIONAL PHASE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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## **12.4 Summary**

From Table 16 above it can be concluded that Alternative 3 (the development proposal) is the preferred alternative.

The biological impacts of the "no go" option is less than that of alternatives 2 and 3, which are more or less equal. Mitigation measures are not significant.

From a social point of view both alternatives 2 and 3 are regarded as desired due to the great demand for affordable housing as well as business sites in the area. Both alternatives would contribute to the upgrading of services and infrastructure in the area as well as the generation of employment opportunities. Alternative 3 would, however, supply significantly more employment opportunities during the operational phase of the development.

From a socio-economic point of view Alternative 3 (the development proposal) is the preferred alternative due to the integration of urban infrastructure, increased efficiencies in service delivery and the creation of housing and job opportunities.

Alternative 3 (mixed use development) is also the preferred alternative from an institutional point of view. The study area is earmarked for future nodal uses in terms of the RSDF and Lanseria Development Framework 2020.

From an integrated environmental point of view (biological, physical, socio-economical and institutional environments) Alternative 3 remains the preferred development alternative.

## **13. METHODOLOGY OF ASSESSING IMPACTS THAT HAVE BEEN IDENTIFIED**

### **13.1 Specialised Processes and Specialist Studies**

Please refer to the Plan of Study for EIA (**Annexure D**), for specialized processes and studies needed to investigate the environmental issues.

### 13.2 Significance Description Methodology

The significance of Environmental Impacts will be assessed in the EIA process in accordance with the following method:

**Significance** is the product of probability and severity. Probability describes the likelihood of the impact actually occurring, and is rated as follows:

**Table 17: Significance Methodology**

SIGNIFICANCE	DESCRIPTION	RATING
Improbable	Low possibility of impact to occur either because of design or historic experience.	2
Probable	Distinct possibility that impact will occur.	3
Highly Probable	Most likely that impact will occur.	4
Definite	Impact will occur in the case of adverse impacts, regardless of any prevention measures.	5

The **severity factor** is calculated from the factors given to "intensity" and "duration". Intensity and duration factors are awarded to each impact, as described below.

The **Intensity factor** is awarded to each impact according to the following method:

**Table 18: Intensity Methodology**

INTENSITY	DESCRIPTION	FACTOR
Low intensity	Natural and man made functions not affected	1
Medium intensity	Environment affected but natural and man made functions and processes continue	2
High intensity	Environment affected to the extent that natural or man made functions are altered to the extent that it will temporarily or permanently cease or become dysfunctional	4

**Duration** is assessed and a factor awarded in accordance with the following:

**Table 19: Duration Methodology**

DURATION	DESCRIPTION	FACTOR
Short term	<1 to 5 years	2
Medium term	5 to 15 years	3
Long term	Impact will only cease after the operational life of the activity, either because of natural process or by human intervention	4
Permanent	Mitigation, either by natural process or by human intervention, will not occur in such a way or in such a time span that the impact can be considered transient	4

The **severity rating** is obtained from calculating a severity factor, and comparing the severity factor to the rating in the table below. For example:

$$\begin{aligned}
 \text{The Severity factor} &= \text{Intensity factor} \times \text{Duration factor} \\
 &= 2 \times 3 \\
 &= 6
 \end{aligned}$$

A **Severity factor** of six (6) equals a Severity Rating of Medium severity (Rating 3) as per table below:

**Table 20: Severity Rating**

RATING	FACTOR
Low Severity (Rating 2)	Calculated values 2 to 4
Medium Severity (Rating 3)	Calculated values 5 to 8
High Severity (Rating 4)	Calculated values 9 to 12
Very High severity (Rating 5)	Calculated values 13 to 16
Severity factors below 3 indicate no impact	

A Significance Rating is calculated by multiplying the Severity Rating with the Probability Rating.

The **significance rating** should influence the development project as described below:



- **Low significance (calculated Significance Rating 4 to 6)**
  - Positive impact and negative impacts of low significance should have no influence on the proposed development project.
- **Medium significance (calculated Significance Rating >6 to 15)**
  - Positive impact: Should weigh towards a decision to continue
  - Negative impact: Should be mitigated to a level where the impact would be of medium significance before project can be approved.
- **High significance (calculated Significance Rating 16 and more)**
  - Positive impact: Should weigh towards a decision to continue, should be enhanced in the final design.
  - Negative impact: Should weigh towards a decision to terminate proposal, or mitigation should be performed to reduce significance to at least medium significance rating.

#### **14. PLAN OF STUDY FOR ENVIRONMENTAL IMPACT ASSESSMENT**

**Refer to Annexure D** for the Plan of Study for Environmental Impact Assessment which sets out the proposed approach to the environment impact assessment of the application that includes:

- A description of the tasks that will be undertaken as part of the environmental impact assessment process, including any specialized processes, and the manner in which such tasks will be undertaken;
- An indication of the stages at which the competent authority will be consulted;
- A description of the proposed method of assessing the environmental issues and alternatives, including the option of not proceeding with the activity;
- Particulars of the public participation process.

## 15. CONCLUSION

The purpose of the scoping process was to do a status quo analysis of the study area, to investigate the alternatives considered for the project, to identify the most significant environmental issues associated with the proposed project, to determine the impact of the proposed development on the social environment and to identify (already at an early stage) possible "fatal flaws" that could prevent the project from happening.

The results of the preliminary investigation of possible issues that might affect the proposed development and alternatives were used in producing a preliminary conceptual layout for the proposed township establishment. This concept layout will be assessed (mainly through the overlay method) during the EIA process.

It is also important to note that the scoping process identified other crucial issues that must be addressed in more detail during the EIA process and it is requested that the authorities that evaluate the scoping report (GDARD and the involved local authority) examine the issues listed under each environment and where possible add issues to/remove issues from the issues lists in **Section 12.1** of this report. The mitigation possibilities of the issues listed were also identified in this scoping report and Bokamoso Environmental Consulting is of the opinion that it will be possible to mitigate all the detrimental issues completely or to more acceptable levels. However, the issues listed will be assessed in more detail during the EIA phase. Detailed mitigation measures to reduce or prevent the issues/impacts will be supplied and incorporated as part of an Environmental Management Plan (EMP) for the preconstruction, construction and/or operational phases of the project.

It can be concluded from the scoping process that alternative 3 (the development proposal) is regarded as the preferred alternative, due to having higher significant positive impacts than alternatives 1 and 2. Other alternatives including locality, other land uses and layout alternatives as were investigated and it was concluded that they are not be feasible or less feasible than the preferred alternative.

## **16. RECOMMENDATIONS**

Based on the above-mentioned information supplied and the conclusions that were made, it is suggested that the Scoping Report be accepted, that the Plan of Study for EIA be approved and that the applicant be allowed to commence with the EIA for the project.

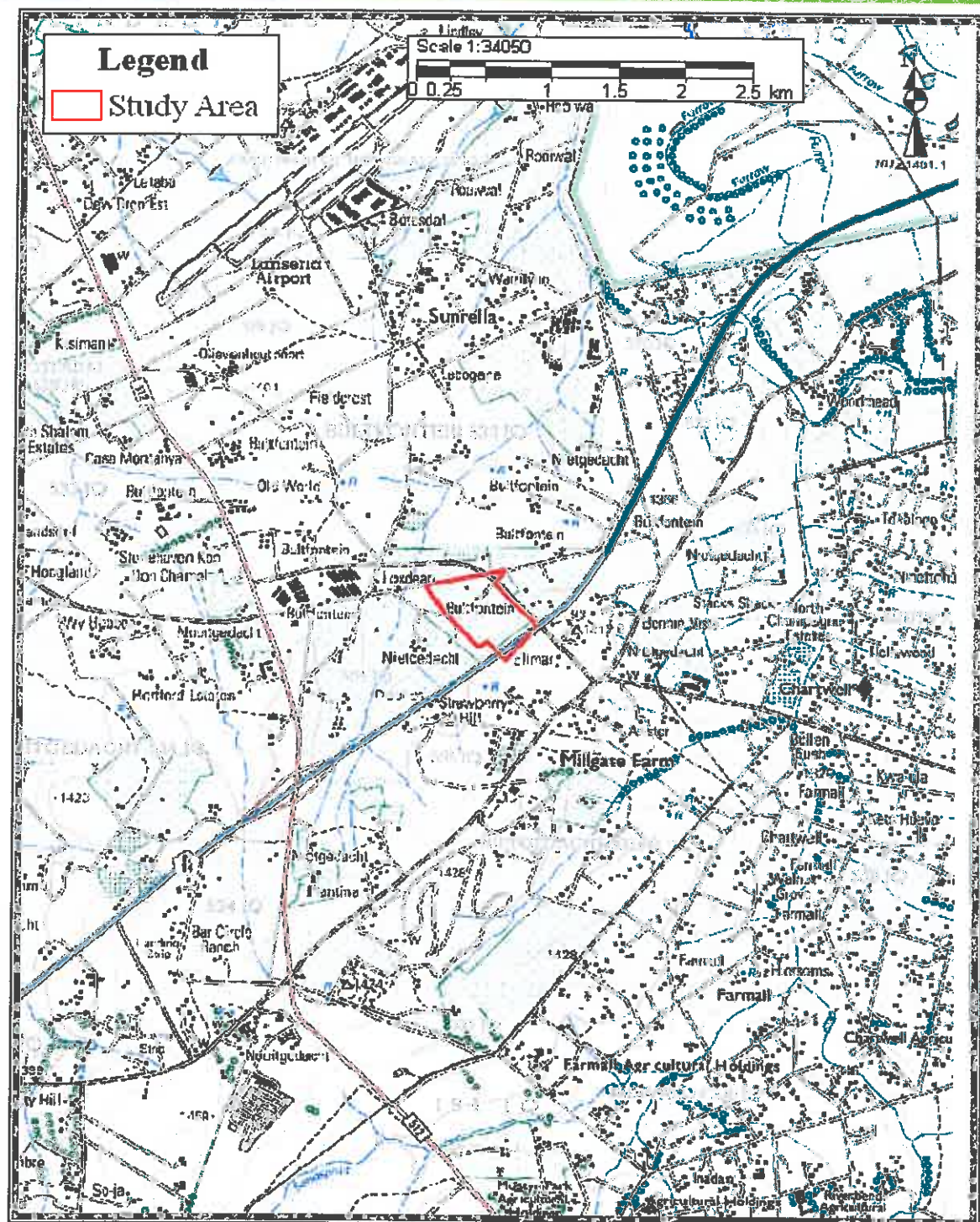
The completed EIA must, amongst others, include the following information/comply with the following documents:

- The approved Plan of Study for EIA;
- The specialist reports listed by Bokamoso in this Scoping Report;
- The specialist inputs as listed in the Plan of Study for EIA;
- Additional specialist inputs and other relevant information listed by the relevant authorities.

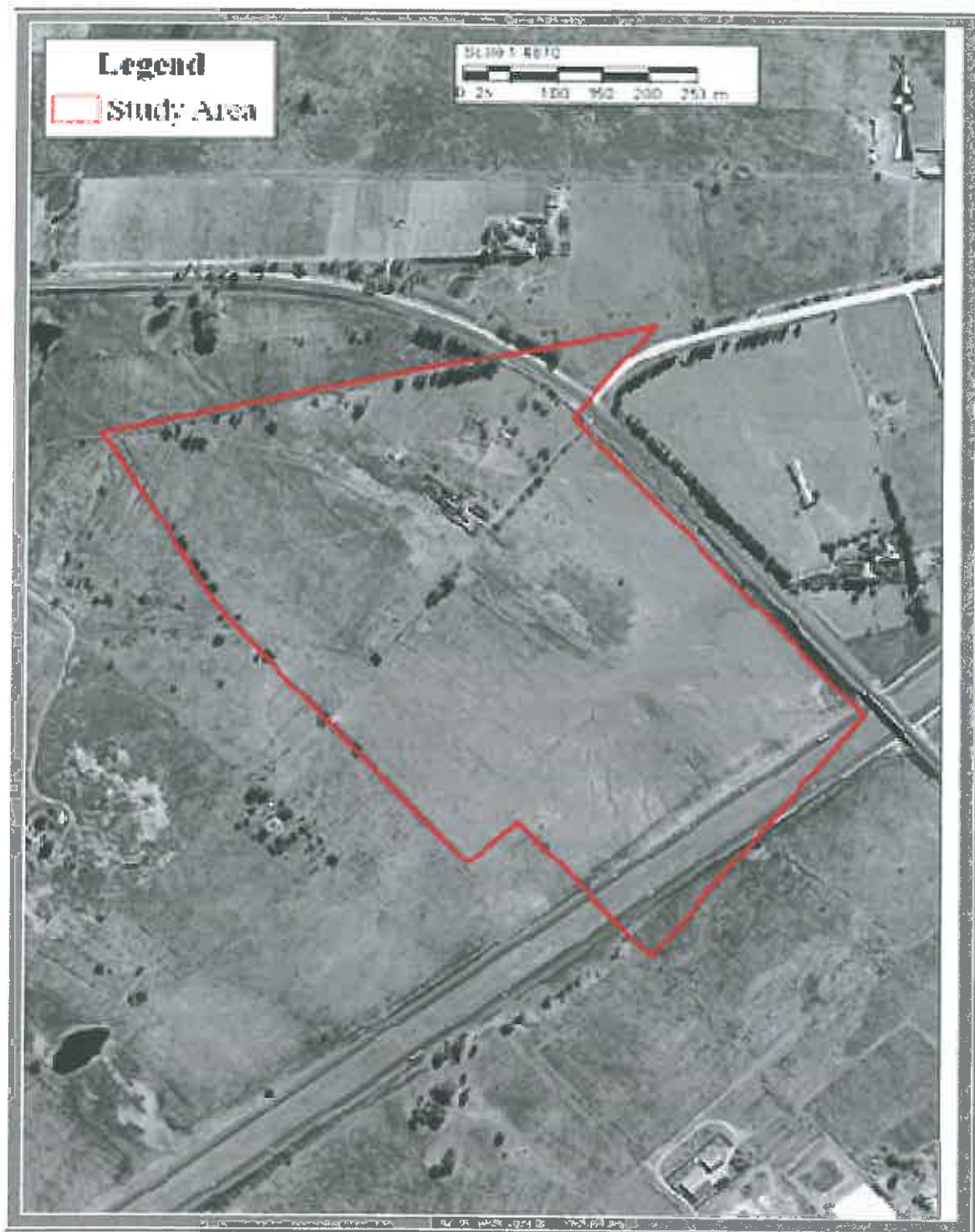
# ENLARGEMENT OF FIGURES

ANNEXURE A



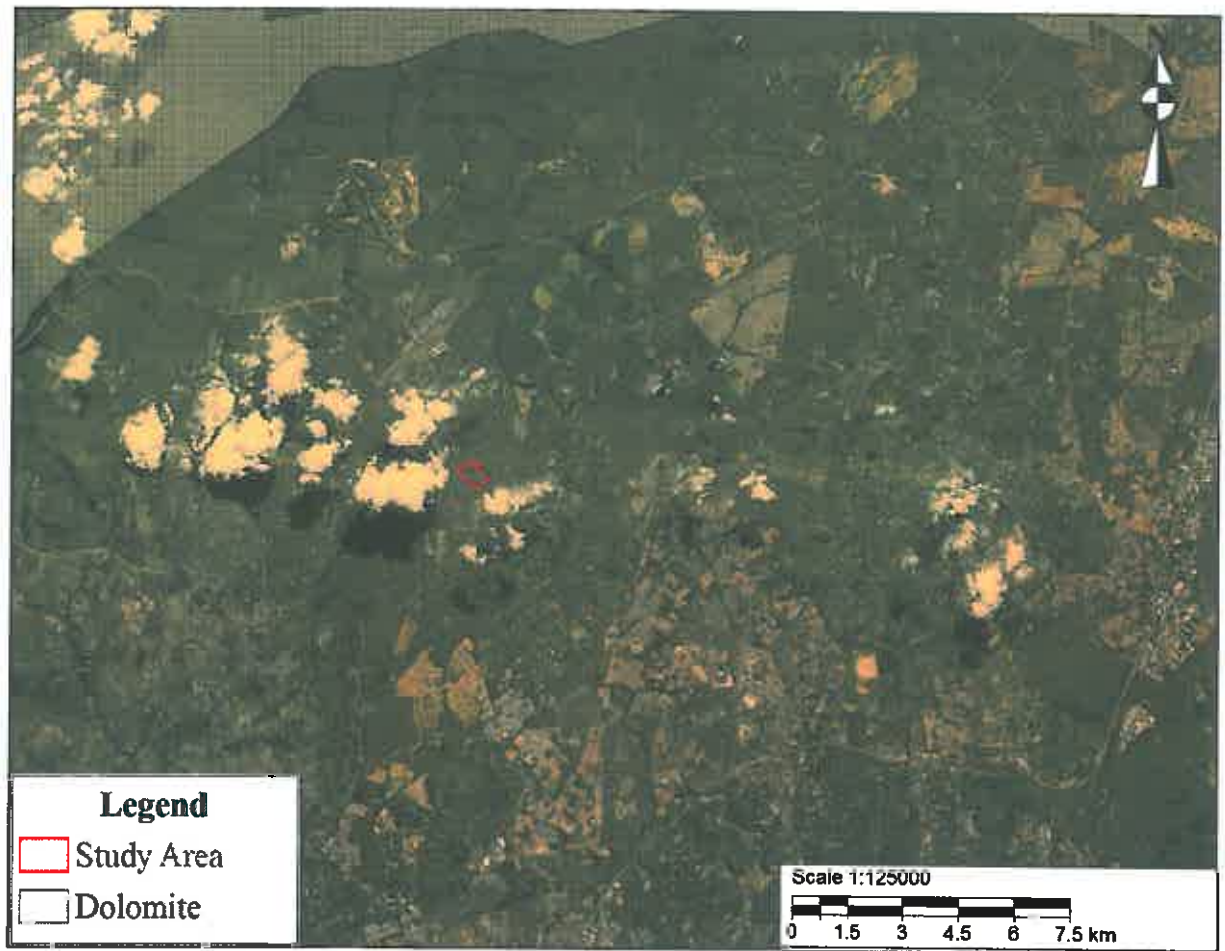






**FIGURE 2: AERIAL MAP**

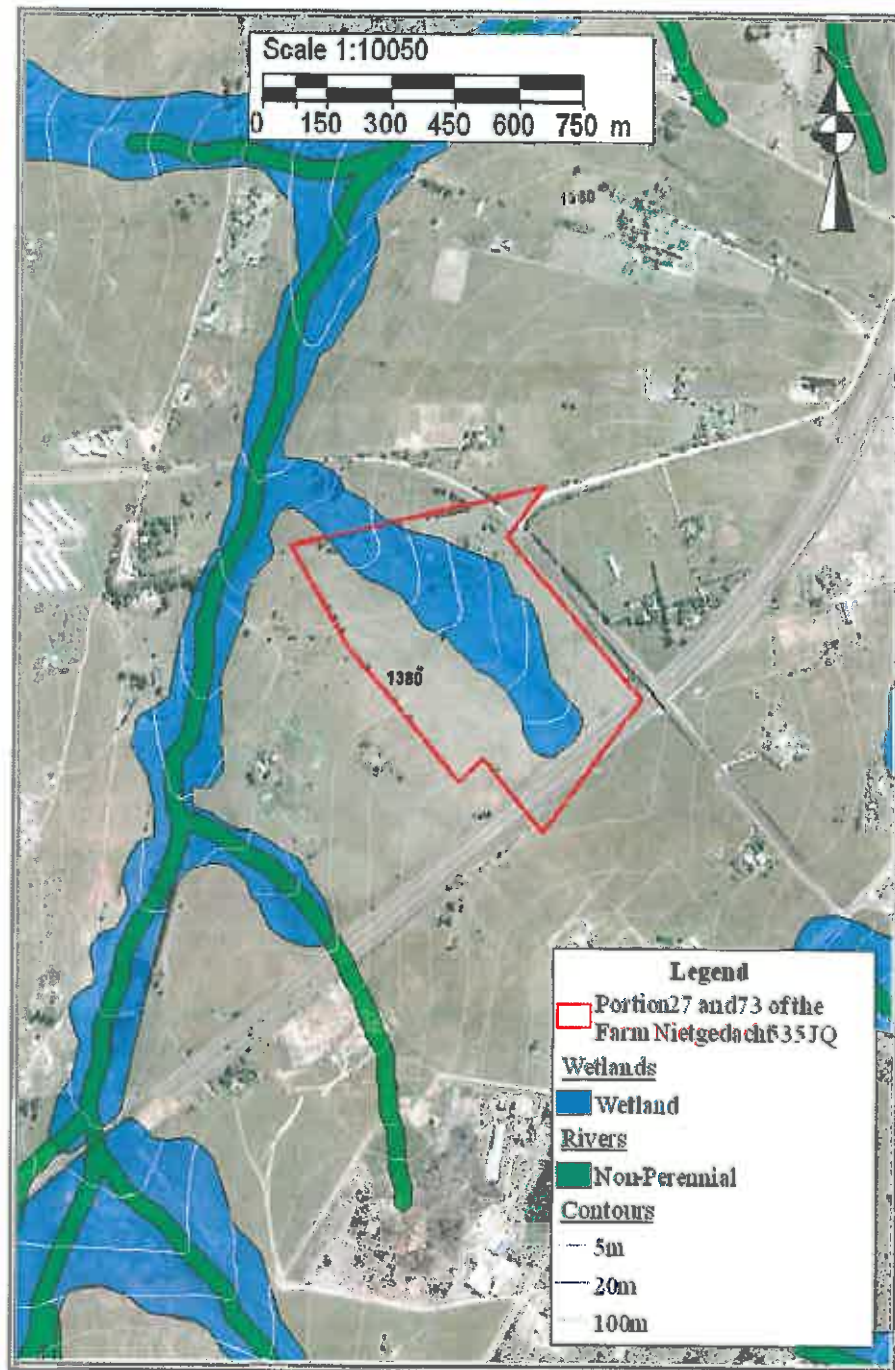




**FIGURE 4: DOLOMITE MAP**

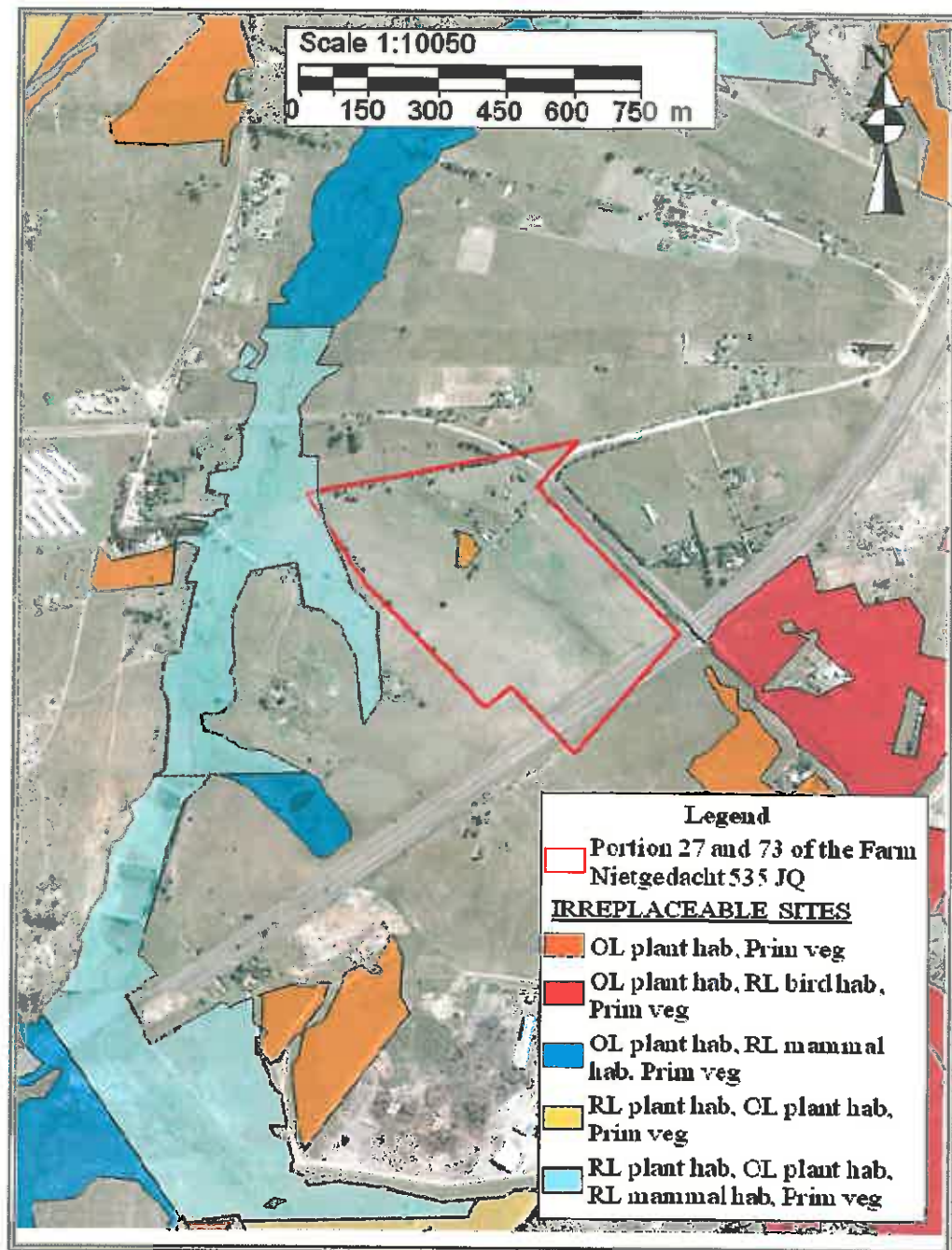




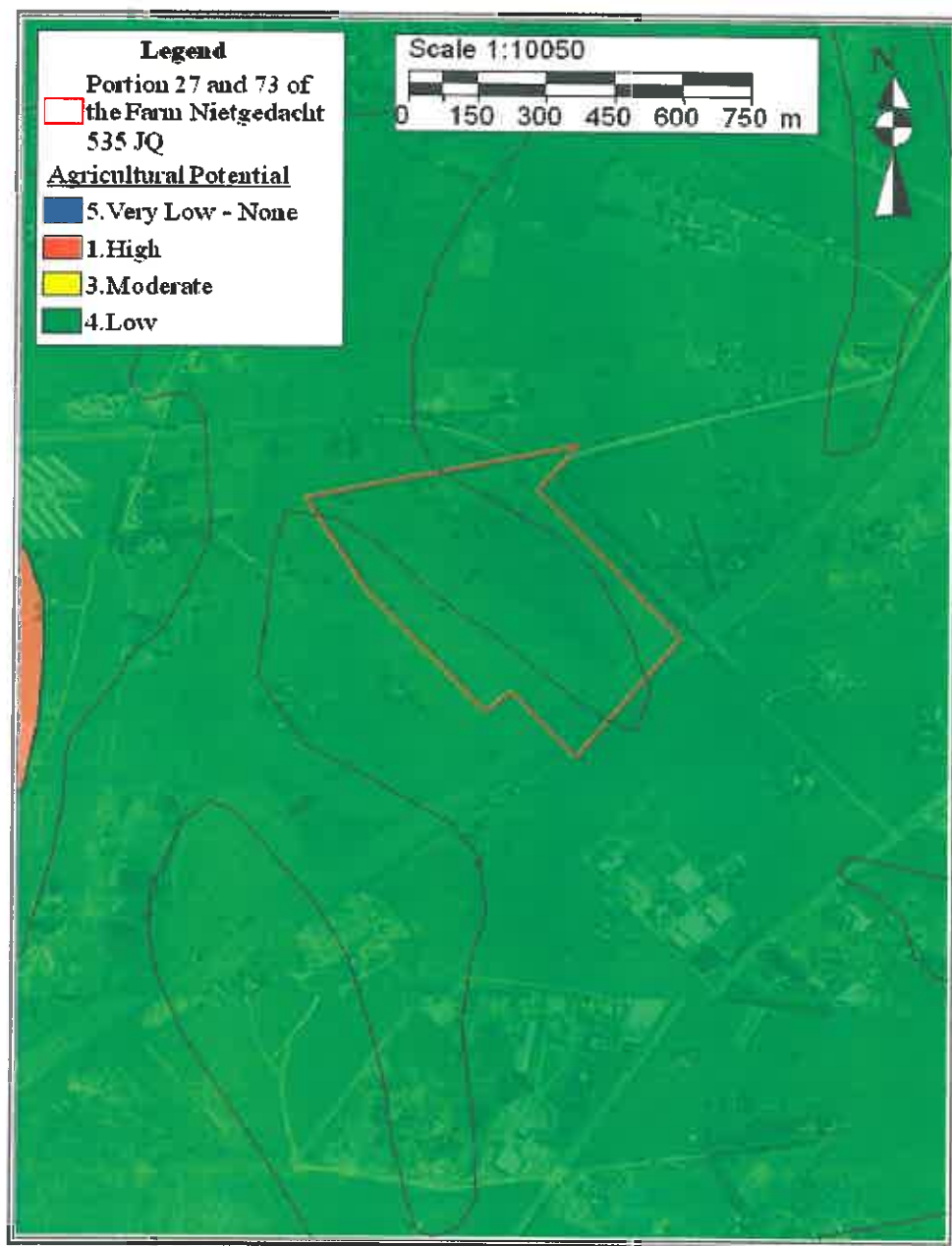


**FIGURE 5: HYDROLOGY MAP**





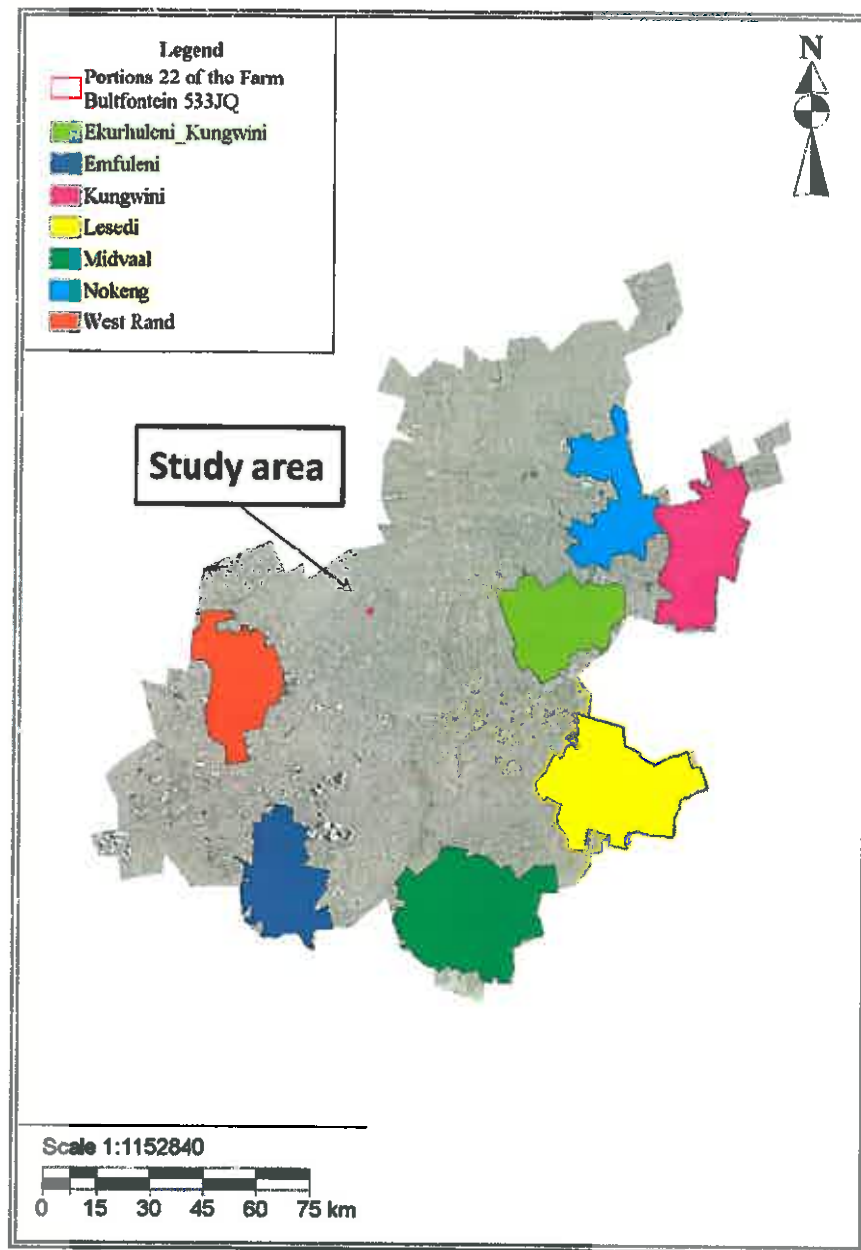
**FIGURE 6: IRREPLACEABLE SITES MAP**



**FIGURE 7: AGRICULTURAL POTENTIAL MAP**

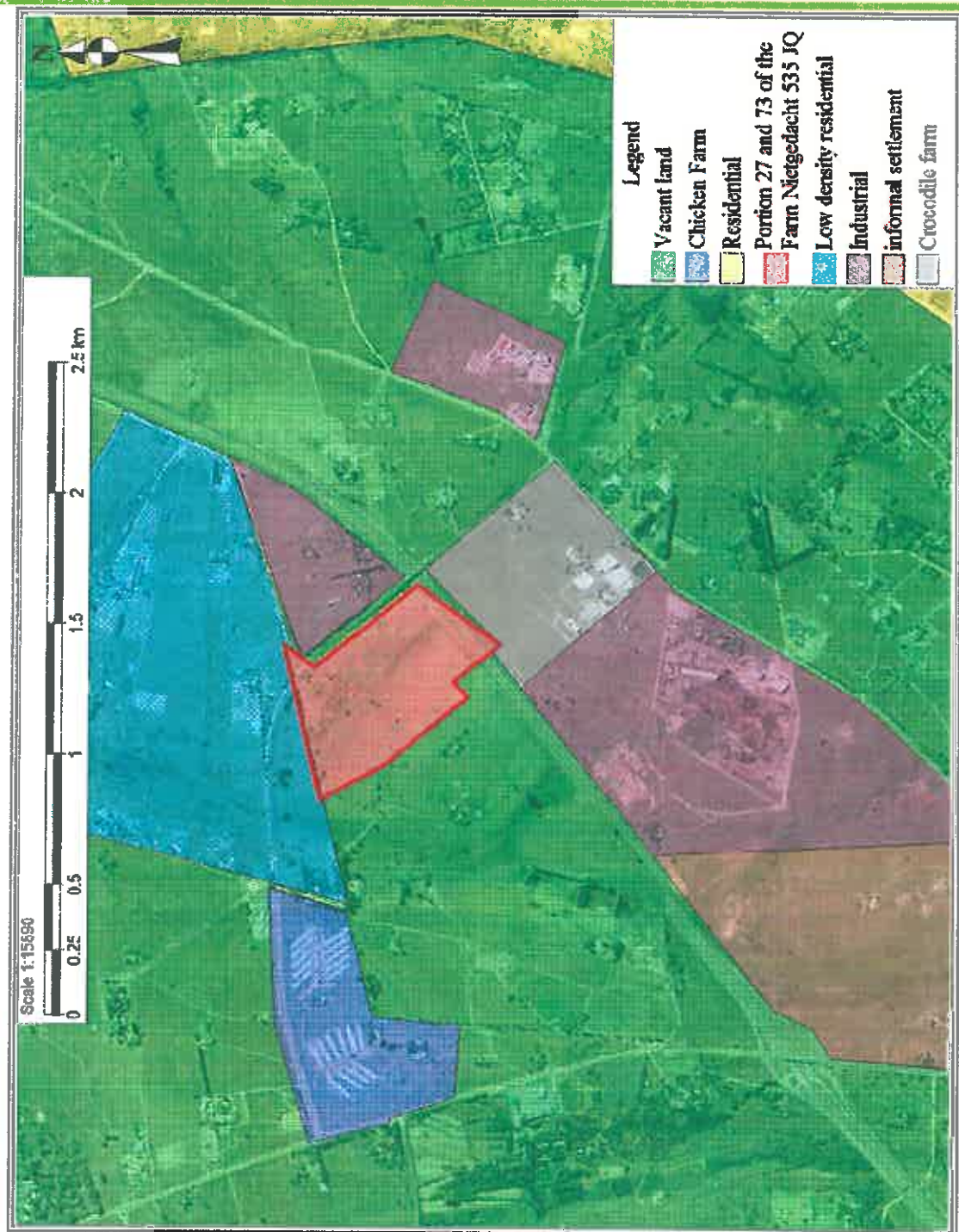




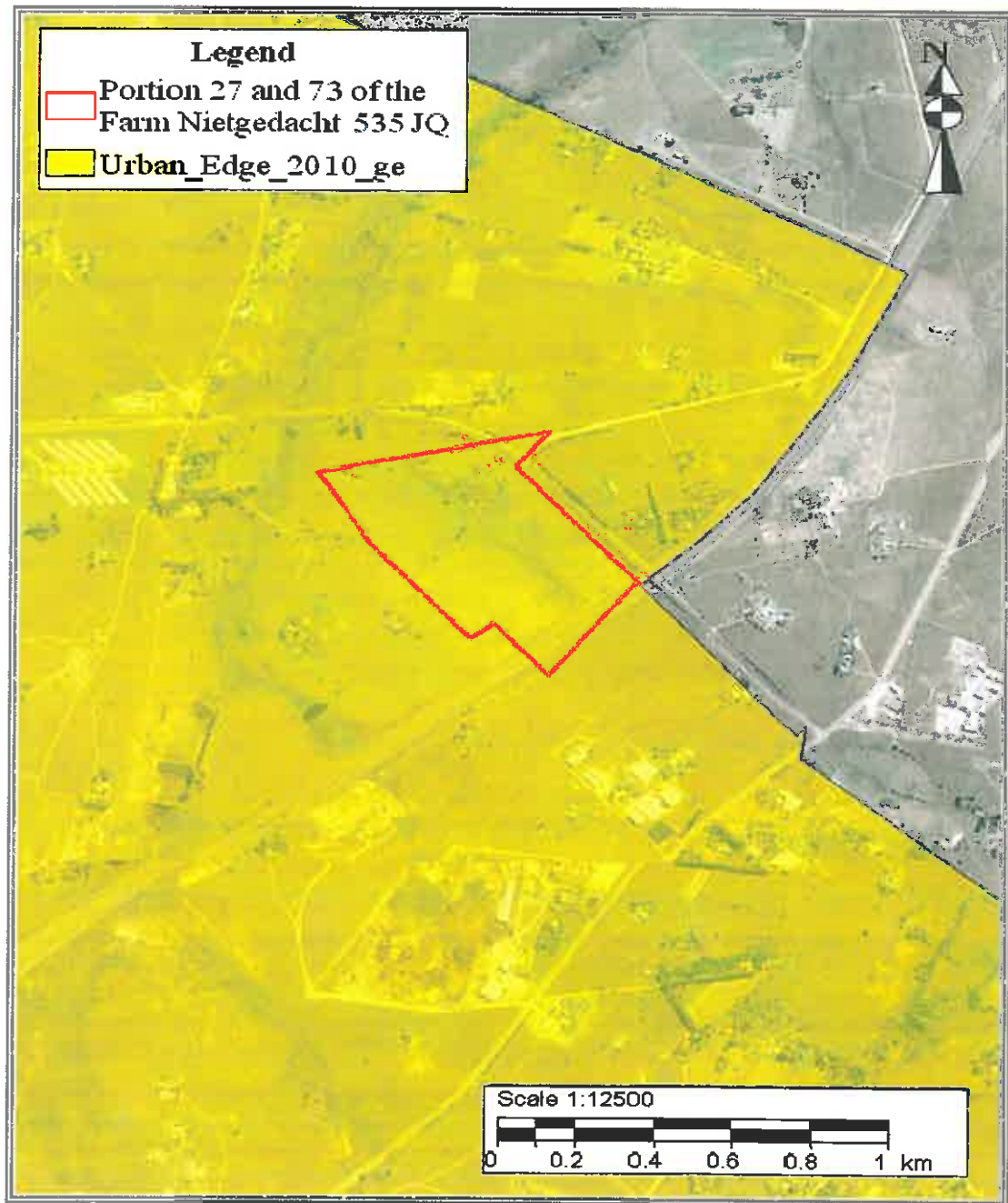


**FIGURE 8: AGRICULTURAL HUB MAP**





**FIGURE 9: SURROUNDING LAND USE MAP**

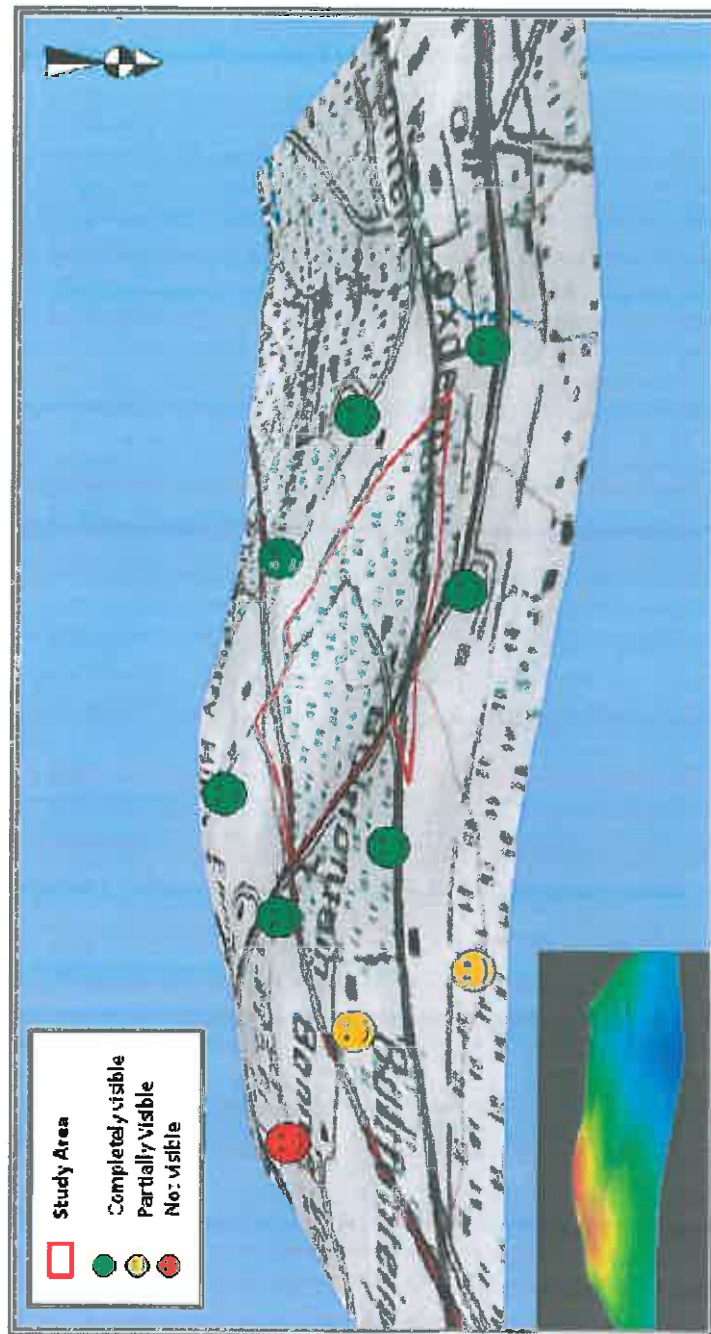


**FIGURE 10: GAUTENG URBAN EDGE MAP**



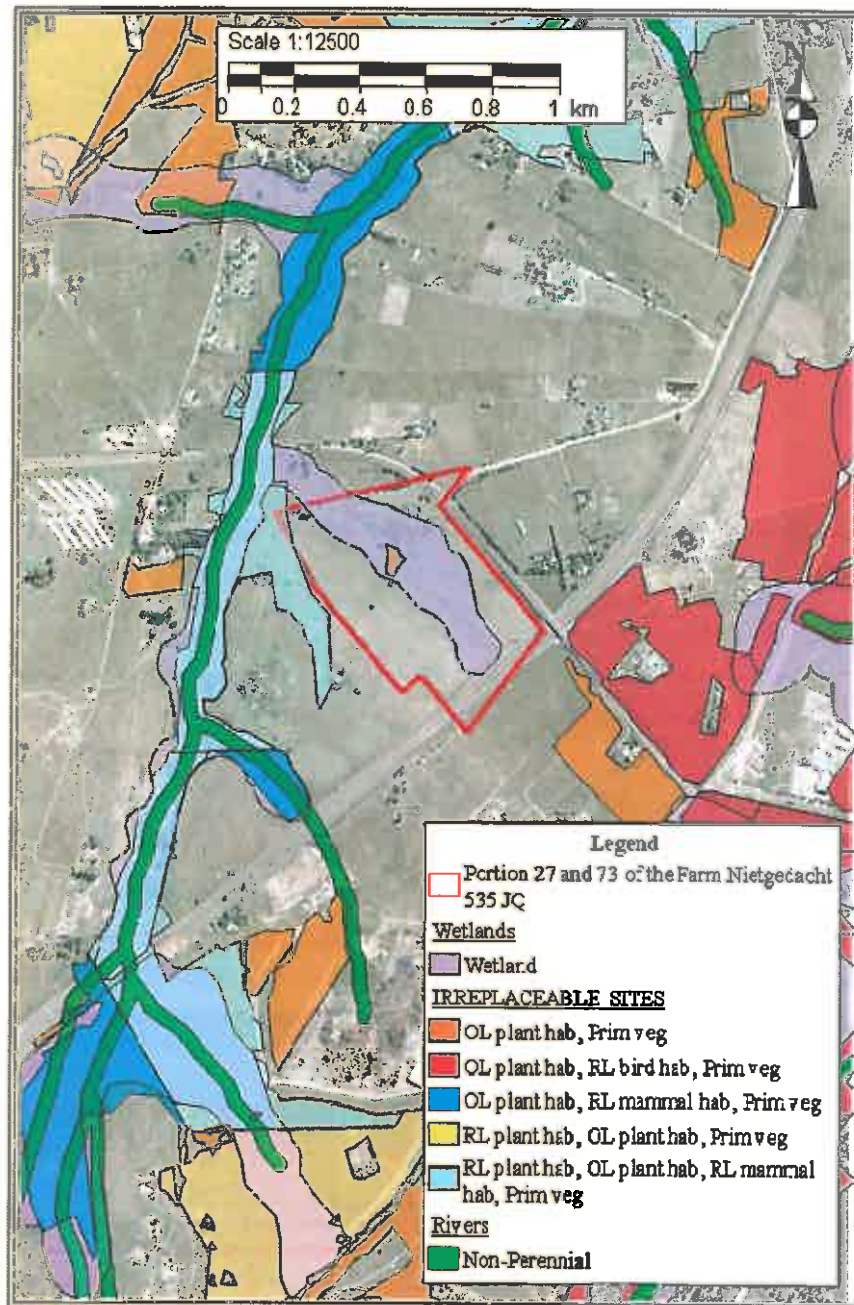






**FIGURE 12: PRELIMINARY VISUAL ASSESSMENT  
MAP**





**FIGURE 13: ENVIRONMENTAL ISSUES AND SENSITIVITY MAP**



# APPLICATION FORM AND ACKNOWLEDGEMENT LETTER FROM GDARD



# APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]



## Gauteng Department of Agriculture and Rural Development

Application for authorisation in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended and the Environmental Impact Assessment Regulations, 2010 (Version1)

Kindly note that:

1. This application form is to be completed for both the Basic Assessment process and the Scoping & EIA process.
2. This application form is current as of 2 August 2010. It is the responsibility of the EAP to ascertain whether subsequent versions of the form have been published or produced by the competent authority.
3. The application must be typed within the spaces provided in the form. The sizes of the spaces provided are not necessarily indicative of the amount of information to be provided. It is in the form of a table that can extend itself as each space is filled with typing.
4. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
5. Incomplete applications may be returned to the applicant for revision.
6. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
7. Three copies of this form and the attachments must be handed in at the offices of the relevant competent authority as detailed below.
8. No faxed or e-mailed applications shall be accepted. Only hand delivered or posted applications will be accepted.
9. Unless protected by law, and clearly indicated as such, all information filled in on this application will become public information on receipt by the competent authority. The applicant/Environmental Assessment Practitioner (EAP) must provide any Interested and Affected Party (I&AP's) with the information contained in this application on request, during any stage of the application process.

10. Attachments, where applicable, to this document are to be ordered in the following prescribed manner

Annexure - A	Locality map
Annexure - B	a) Proof of notification to the Land owner b) Proof of receipt of such notice by the owner
Annexure - C	List of all organs of state and State Departments of where the draft report will be submitted, their full contact details and contact person

Annexure -D	Property description list
Annexure -E	Current land use zonings list
Addendum-A	Declaration of Independence by EAP to be submitted with the report if the application form was submitted by applicant -

### DEPARTMENTAL DETAILS

Gauteng Department of Agriculture and Rural Development  
Attention: Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch  
P.O. Box 8769  
Johannesburg  
2000

Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch  
18<sup>th</sup> floor Glen Cairn Building  
73 Market Street, Johannesburg

Administrative Unit telephone number: (011) 355 1345  
Department central telephone number: (011) 355 1900

# APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

(For official use only)

File Reference Number:

Application Number:

Date Received:

## 1. NATURE OF THE ACTIVITY

The proposed establishment of a mixed land use development to be known as Portion 27 and 73 of the Farm Nietgedacht 535 JQ and associated infrastructure. The proposed township is situated to the east of the R512, north of the N14.

Select the appropriate box with regards to the application form submission

An application for conducting a basic assessment (as defined in the regulations)?

☐

A resubmission of an application for conducting a basic assessment (as defined in the regulations)?

☐

An application for conducting a Scoping & EIA process (as defined in the regulations)

☒

A resubmission of an application for conducting a SR & EIA process (as defined in the regulations)

☐

If this is a class application, has a copy of approval letter to undertake such an application been attached as such application may/shall not be undertaken without an approval from this Department

☐

Has this project or a substantial similar project which has been previously submitted by the applicant been denied authorisation by the relevant authority in the last three (3) years

YES	NO X
YES	NO

If yes will the application contain new or additional material not submitted previously  
To be noted that Regulation 68 of EIA Regulations, 2010 states that no applicant may resubmit an application which is substantially similar to an application previously denied authorisation by the relevant authority unless 3 years has lapsed since the refusal or new material is to be presented

## 2. PROJECT DETAILS

Project title:

Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ  
To be noted that the project will be registered under this title and this title must be duplicated through the application

Local authority(ies) in whose jurisdiction the proposed application will fall

City of Johannesburg Metro Municipality

## 3. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:

Latitude (S):	Longitude (E):
25.970460°	27.939059°

In the case of linear activities:  
Alternative:

- ☒ Starting point of the activity
- ☐ Middle point of the activity
- ☐ End point of the activity

Latitude (S):	Longitude (E):



# APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

For route alternatives that are longer than 500m, please provide co-ordinates taken every 250 meters along the route and attached in the appropriate Appendix

Addendum of route alternatives attached

No

Property description:

Portions 27 and 73 of the Farm Nietgedacht 535 JQ

(Farm name, portion etc.) Where a large number of properties (including alternatives) are involved (e.g. linear activities), please attach a list of the property descriptions to this application.

## 4. ACTIVITIES APPLIED FOR

Describe the activity and associated infrastructure, which is being applied for, in detail

The proposed activity will entail the construction of a mixed land-use development consisting of the following land-uses: Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial Industrial land-uses. The activity will also include the construction of infrastructure associated and required for the above mentioned land-uses.

Which Listing Notice is the activity(ies) listed under?

Listing Notice 1

X

Listing Notice 2

X

Listing Notice 3

X

If "or also" listed under Listing Notice 3, describe the Geographical Area triggering the activity and its regional, provincial, national & international significance

The proposed development site is situated in close proximity to a river as identified in terms of the Gaiteng Conservation Plan. The activity is also situated in close proximity to irreplaceable sites.

Please Note: The Activities applied for represent a preliminary list of potential activities that could be triggered. The list of activities applied for will however be finalized and motivated during the EIA phase. Additional activities identified during the course of the application process will be re-advertised during the EIA phase

An application may be made for more than one listed or specified activity that, together, make up one development proposal. All the listed activities that make up this application must be listed.

Indicate the number and date of the relevant Government Notice: Activity No (s) (in terms of the relevant notice): e.g. Listing notices 1, 2 or 3 Describe each listed activity as per the wording in the relevant listing notice:

Listing No. 1 R. 544, 18 June 2010	Activity 9	The construction of facilities or infrastructures exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water- (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more, excluding where: (a) such facilities or infrastructures are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or (b) where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.
Listing No. 1 R. 544, 18 June 2010	Activity 11	The construction of: (i) canals; (ii) channels; (iii) bridges; (iv) dams; (v) weirs; (vi) bulk storm water outlet structures; (vii) marinas; (viii) jetties exceeding 50 square metres in size; (ix) slipways exceeding 50 square metres in size; (x) buildings exceeding 50 square metres in size; (xi) infrastructures or structures covering 50 square metres or more  where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind the development setback line.
Listing No. 1 R. 544, 18 June 2010	Activity 18	The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from  (i) a watercourse; (ii) the sea; (iii) the seashore;

# APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

		<p>(iv) the littoral active zone, an estuary or a distance of 100metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater-</p> <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving</p> <p>(i) is for maintenance purpose undertaken in accordance with a management plan agreed to by the relevant environmental authority; or occurs behind the development setback line.</p>
Listing No. 1 R. 544, 18 June 2010	Activity 28	The expansion of existing facilities for any process or activity where such expansion will result in the need for a new, or amendment of, any existing permit or license in terms of national or provincial legislation governing the release of emission pollution, excluding where the facility, process or activity is included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case that Act will apply.
Listing No. 2 R. 545, 18 June 2010	Activity 15	Physical alteration of undeveloped land, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more;
Listing No. 2 R. 545, 18 June 2010	Activity 18	<p>Except where such physical alterations takes place for:</p> <p>(i) linear development activities; or</p> <p>(ii) agricultural or afforestation where activity 16 in this Schedule will apply.</p> <p>The route determination of roads and designs of associated physical infrastructure, including roads that have not yet been built for which routes have been determined before 03 July 2006 and which have not been authority in terms of the Environmental Impact Assessment Regulations, 2006 or 2009, made under section 24(5) of the Act and published in Government Notice No. R385 of 2006, -</p> <p>(i) it is a national road as defined in section 40 of the South African Roads Agency Limited and National Roads Act, 1998 (Act No. 7 of 1998);</p> <p>(ii) it is a road administrated by a provincial authority;</p> <p>(iii) the road reserve is wider than 30 metres; or</p> <p>(iv) the road will cater for more than one lane of traffic in both directions.</p>
Listing No. 3 R. 546, 18 June 2010	Activity 4	<p>The construction of a road wider than 4 metres with a reserve less than 13,5 metres.</p> <p>(b) In Gauteng:</p> <ol style="list-style-type: none"> <li>A protected area identified in terms of NEMPAA, excluding conservancies;</li> <li>National Protected Area Expansion Strategy Focus areas;</li> <li>Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act as adopted by the competent authority;</li> <li>Sites or areas identified in terms of the Ramsar Convention;</li> <li>Sites identified as irreplaceable or important in the Gauteng Conservation plan;</li> <li>Areas larger than 2 hectares zoned for use as public open space;</li> <li>Areas zoned for conservation purpose;</li> <li>Any declared protected area including Municipal or Provincial Nature Reserves as contemplated by the Environmental Conservation Act, 1989 (Act No. 73 of 1989) and the Nature Conservation Ordinance (Ordinance 12 of 1983);</li> <li>Any site identified as land with high agricultural potential located within the Agricultural Hubs or Important Agricultural Sites identified in terms of the Gauteng Agricultural Potential Atlas, 2006.</li> </ol>
Listing No. 3 R. 546, 18 June 2010	Activity 6	<p>The construction of resorts, lodges or other tourism accommodation facilities that sleeps 15 people or more.</p> <p>(b) In Gauteng:</p> <ol style="list-style-type: none"> <li>A protected area identified in terms of NEMPAA, excluding conservancies;</li> <li>National Protected Area Expansion Strategy Focus areas;</li> <li>Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</li> <li>Sites or areas identified in terms of an International Convention</li> </ol>

# APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

			v. Sites identified as irreplaceable or important in the Gauteng Conservation plan; vi. Within 100 metres of from the edge of a watercourse; vii. Any site identified as land with high agricultural potential located within the Agricultural Hubs or Important Sites identified in terms of the Gauteng Agricultural Potential Atlas, 2006.
Listing No. 3 R. 546, 18 June 2010	Activity 13	The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetation cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) The undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Management Act, 2008 (Act No. 59 of 2008) in which case the activity is regarded to be excluded from this list. (2) The undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No. 544 of 2010	(d) In Gauteng: i. A protected area identified in terms of NEMPAA, excluding conservancies; ii. National Protected Area Expansion Strategy Focus areas; iii. Any declared protected area including Municipal or Provincial Nature reserves as contemplated by the Environmental Conservation Act, 1989 (Act No. 73 of 1989), the Nature Conservation Ordinance (Ordinance 12 of 1983); iv. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; v. Sites or areas identified in terms of an International Convention vi. Sites identified as irreplaceable or important in the Gauteng Conservation plan;

Please note that any authorisation that may result from this application will only cover activities specifically applied for.

## 5. OTHER AUTHORISATIONS REQUIRED

### 5.1 DO YOU NEED ANY AUTHORISATIONS IN TERMS OF ANY OF THE FOLLOWING LAWS?

- 4.1.1 National Environmental Management: Waste Act
- 4.1.2 National Environmental Management: Air Quality Act
- 4.1.3 National Environmental Management: Protected Areas Act
- 4.1.4 National Environmental Management: Biodiversity Act
- 4.1.5 Mineral Petroleum Development Resources Act
- 4.1.6 National Water Act
- 4.1.7 National Heritage Resources Act
- 4.1.8 Other (please specify)
- 4.2 Have such applications been lodged already?

☐ /No X  
☐ /No X  
☒ Yes X/  
☒ Yes X/  
☐ /No X  
☒ Yes X/  
☒ Yes X/  
☐ /No X  
☐ /No X

## 6. BACKGROUND INFORMATION

Project applicant:  
Trading name (if any):  
Contact person:  
Physical address:  
Postal address:

Extension 24 Commercial Leasing Co. (Pty) Ltd  
As Above  
Chris Harris  
1<sup>st</sup> Floor NW Block, 5 Wessels Rd, Rivonia, 2128  
PO Box 651099, Benmore

# APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

Postal code:  
Telephone:  
E-mail:

2010  
011 803 9233  
chris@syndev.co.za

Cell: 083 376 1696  
Fax: 011 803 9550

Project Environmental  
Assessment  
Practitioner:  
Contact person:  
Postal address:  
Postal code:  
Telephone:  
E-mail:  
EAP qualifications &  
relevant experience

Bokamoso Landscape CC. T/A Bokamoso Landscape Architects and Environmental Consultants

Mrs. Lizelle Gregory  
P.O. Box 11375, Maroelana  
0161  
012 348 3810  
lizelleg@mwweb.co.za

Cell: 083 255 8384  
Fax: 086 570 5659

Registered Landscape Architect and Environmental Consultant  
(degree obtained at the University of Pretoria) with 17 years experience in the following fields:

- Environmental Planning and Management;
- Landscape Architecture; and
- Landscape Contracting

L. Gregory also lectured at the Tshwane University Technology and the University of Pretoria.

Lizelle Gregory is a registered member of the South African Council of the Landscape Architects Profession (SACLAP), the International Association of Impact Assessments (IAIA), and The Institute for Landscape Architects south Africa (ILASA) and the Institute of Environmental Management and Assessment (IEMAS).

Her professional practise number is: 97078

Professional  
affiliation(s) (if any)

Landowner:  
Contact person:  
Postal address:  
Postal code:  
Telephone:  
E-mail:

Extension 24 Commercial Leasing Co. (Pty) Ltd  
Chris Harris  
PO Box 651089, Benmore  
2010  
0118039233  
chris@syndev.co.za

Cell: 083 376 1696  
Fax: 0118039550

In instances where there is more than one landowner (including for alternative sites), please attach a list of landowners with their contact details to this application.

In instances where the landowner is not the applicant -attach proof of notification of the landowner and a proof of receipt of such notice by the owner, manager or person in control of the land.

List of the land owner is attached  
Landowner notification proof is attached  
Landowner proof of receipt of such notification is attached

No  
No  
No

Local authority in whose  
jurisdiction the  
proposed activity will  
fall:

Contact person:  
Postal address:  
Postal code:  
Telephone:  
E-mail:

City of Johannesburg Metro Municipality

Flora Mokgohloa  
P.O Box 1049, Johannesburg  
2000  
011 407 6750  
floram@joburg.org.za

Cell:  
Fax: 011 339 1885

In instances where there is more than one local authority involved (including for alternative sites), please attach a list of local authorities with their contact details to this application.

List of local authorities is attached

No

List of properties is attached

No

Town(s) or district(s):  
Street/Physical address:

City of Johannesburg Metro Municipality  
Braamfontein, Johannesburg

In instances where there is more than one town or district involved, please attach a list of towns or districts to this application.



# APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

List of towns or districts is attached ☐ No

State Departments  
administering a law  
affecting the  
environment:

Contact person:

Postal address:

Postal code:

Telephone:

E-mail:

List attached as Annexure C

In instances where there is more than one State Department involved, please attach a list of all State Departments with their contact details.

Current land-use zoning:

"Agricultural"

In instances where there is more than one current land-use zoning (including alternatives), please attach a list of current land use zonings that also indicate which portions each use pertains to, to this application.

List of current land use zonings is attached ☐ No

Locality map:

A locality map(s) (including alternatives) must be attached to the back of this document, as Annexure A. The scale of the locality map must be between 1:10 000 and 1:50 000. The scale must be indicated on the map. The map must indicate the following:

- an accurate indication of the project site position as well as the positions of the alternative sites, if any;
- road access from all major roads in the area;
- road names or numbers of all major roads as well as the roads that provide access to the site(s);
- all roads within a 1km radius of the site or alternative sites;
- all rivers within a 1km radius of the site or alternative sites; and
- a north arrow.

## 7. COMPLIANCE WITH CONDITIONS

Have you ever been in non-compliance with a condition of an authorisation or exemption issued by this Department or any other provincial or national environmental department in terms of the Environment Conservation Act (No 73 of 1989) or the National Environmental Management Act (No 107 of 1998) as amended?

YES	NO
	X

If yes, indicate details of non-compliance together with reasons for non-compliance:

--

Attach all relevant documentation e.g. compliance audit reports, pre-directives, directives, compliance notices

## 8. ACTIVITY INFORMATION

Socio-economic value of the activity

What is the expected capital value of the activity on completion?

What is the expected yearly income that will be generated by or as a result of the activity?

Will the activity contribute to service infrastructure?

Will the activity contribute to a public amenity

R200 Million	
Not known at present	
YES	NO
X	
YES	NO
X	

# APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

Total number of new employment opportunities to be created in the development phase of this activity.

Of these opportunities how many are:

Women

People with disabilities

Female

Male

Youth

Female

Male

What is the expected value of the employment opportunities during the development phase?

What percentage of this will accrue to previously disadvantaged individuals?

Total number of new employment opportunities to be created in the operational phase of this activity.

Of these opportunities how many are:

Women

People with disabilities

Female

Male

Youth

Female

Male

What is the expected current value of the employment opportunities during the first 10 years?

What percentage of this will accrue to previously disadvantaged individuals?

## Need and desirability of the activity

Motivate and explain the need and desirability of the activity (including demand for the activity):

The overall housing and commercial facilities need can be seen in the greater context of the larger Johannesburg environment. The proposed development is not in conflict to the strategic planning proposal in place for this area. The current land use is however zoned "agricultural" but is in close proximity to Lanseria airport which is earmarked for development in the vicinity.

Indicate any benefits that the activity will have for society in general:

The residential and commercial developments form part of the larger Lanseria airport development. The integration of residential units with a commercial development in proximity to the airport will have a twofold positive impact on the society in general. The development will promote the live/work concept where individuals live where they work and in such a way promote a healthier environment. This mixed use development will feed individuals living there to the airport as well as the offices proposed within the development.

Indicate any benefits that the activity will have for the local communities where the activity will be located:

Development when adequately determined gives way to commercial growth. The mixed use development will give way to job opportunities to the surrounding rural areas such as Diepsloot which is situated within 10km of the proposed development.

220
132
2
2
40
27
R72 million
95%
100
50
10
5
5
10
5
5
Not known at present
Not known at present

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

9. DECLARATIONS

The Applicant

I, Chris Harris, on behalf of Extension 24 Commercial Leasing Co. (Pty) Ltd, declare that I -

- am<sup>1</sup>, the applicant in this application for **Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ**
- have appointed an environmental assessment practitioner to act as the independent environmental assessment practitioner for this application;
- will provide the environmental assessment practitioner and the competent authority with access to all information at my disposal that is relevant to the application;
- will be responsible for the costs incurred in complying with the Environmental Impact Assessment Regulations, 2010, including but not limited to -
  - costs incurred in connection with the appointment of the environmental assessment practitioner or any person contracted by the environmental assessment practitioner;
  - costs incurred in respect of the undertaking of any process required in terms of the Regulations;
  - costs in respect of any fee prescribed by the Minister or MEC in respect of the Regulations;
  - costs in respect of specialist reviews, if the competent authority decides to recover costs; and
  - the provision of security to ensure compliance with conditions attached to an environmental authorisation, should it be required by the competent authority;
- will ensure that the environmental assessment practitioner is competent to comply with the requirements of these Regulations and will take reasonable steps to verify whether the EAP complies with the Regulations;
- will inform all registered interested and affected parties of any suspension of the application as well as of any decisions taken by the competent authority in this regard;
- am responsible for complying with the conditions of any environmental authorisation issued by the competent authority;
- hereby indemnify the Government of the Republic, the competent authority and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action which the applicant or environmental assessment practitioner is responsible for in terms of these Regulations;
- will not hold the competent authority responsible for any costs that may be incurred by the applicant in proceeding with an activity prior to obtaining an environmental authorisation or prior to an appeal being decided in terms of these Regulations;
- will perform all other obligations as expected from an applicant in terms of the Regulations;
- all the particulars furnished by me in this form are true and correct; and
- I am aware that a false declaration is an offence in terms of regulation 71 and is punishable in terms of section 24F of the Act.

Signature of the applicant / Signature on behalf of the applicant:

Extension 24 Commercial Leasing Co. (Pty) Ltd  
Name of company (if applicable):

Date:

Signature of the Commissioner of Oaths:

Date:

Designation:

Commissioner of Oaths Official stamp (below)

GESERTIFISEERDE WAARE AFSKRIF  
VAN DIE OORSPRONKLIKE  
CERTIFIED A TRUE COPY OF THE ORIGINAL

AR SWART

Commissioner of Oaths / Kommissaris van Ede  
Professionele Rekenmeester (SAIPA), Lid no : 8140  
Chris Hougaardstr 262, Wierdapark, 0149

<sup>1</sup> If this is signed on behalf of the applicant, proof of such authority from the applicant must be attached.

<sup>2</sup> If the applicant is a juristic person, a signature on behalf of the applicant is required as well as proof of such authority.

## ADDENDUM A

### 10. DECLARATIONS<sup>3</sup>

The Environmental Assessment Practitioner;

- I, Lizelle Gregory, declare under oath that I –
- I act as the independent environmental practitioner for this application **Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ**
  - I will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant;
  - I declare that there are no circumstances that may compromise my objectivity in performing such work;
  - I have expertise in conducting environmental impact assessments, including knowledge of the Act, regulations and any guidelines that have relevance to the proposed activity;
  - I will comply with the Act, regulations and all other applicable legislation;
  - I will take into account, to the extent possible, the matters listed in regulation 8 of the regulations when preparing the application and any report relating to the application;
  - I have no, and will not engage in, conflicting interests in the undertaking of the activity;
  - I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority;
  - I will ensure that information containing all relevant facts in respect of the application is distributed or made available to interested and affected parties and the public and that participation by interested and affected parties is facilitated in such a manner that all interested and affected parties will be provided with a reasonable opportunity to participate and to provide comments on documents that are produced to support the application;
  - I will ensure that the comments of all interested and affected parties are considered and recorded in reports that are submitted to the competent authority in respect of the application, provided that comments that are made by interested and affected parties in respect of a final report that will be submitted to the competent authority may be attached to the report without further amendment to the report;
  - I will keep a register of all interested and affected parties that participated in a public participation process; and
  - I will provide the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not
  - all the particulars furnished by me in this form are true and correct;
  - will perform all other obligations as expected from an environmental assessment practitioner in terms of the Regulations; and
  - I realise that a false declaration is an offence in terms of regulation 71 and is punishable in terms of section 24F of the Act.

For Scoping/ EIA applications I further declare under oath that

- I will fix the site notice(s) in a conspicuous place, on the property(ies) where it is intended to undertake the activity(ies)
- I will place a notice in the required newspaper(s)
- I will provide the following with all the project information and give I&AP's an opportunity to register as an I&AP
  - landowners and occupiers of adjacent land
  - landowners and occupiers of land within 100 metres of the boundary of the property
  - the ward councillor
  - any organisation that represents the community in the area of the application
  - the municipality which has jurisdiction over the area in which the proposed activity will be undertaken
  - any organ of state that may have jurisdiction over any aspect of the activity of the applicant's intention to submit an application to the competent authority; and
- I will include on the register all persons as required per Regulation 55 (1) (c)
- The Reports as submitted will contain the same information (including layout, project design and mitigation) as provided to the registered I&APs for comment
- All issues raised by the I&APs during the public participation process will be included in the Comments and Response Report as attached

<sup>3</sup> Addendum A must be completed and submitted with the report if application form was done and submitted by the applicant.

APPLICATION FORM [REGULATION 12 (1)&(2)(A)(B)(I)(II)]

Signature of the Environmental Assessment Practitioner:

Baramas Environmental

Name of company:

17/08/2011

Date:

Signature of the Commissioner of Oaths:

17/8/2011

Date:

Designation:

Commissioner of Oaths Official stamp (below)

## 11. CHECKLIST

To ensure that all information that the Department needs to be able to process this application, please check that:

- Where requested, supporting documentation has been attached;
- All relevant sections of the form have been completed; and
- The form has been signed by the applicant, by the EAP or both.

GESERTIFISEER 'N WARE AFSCRIF  
VAN DIE OORSPRONKLIKE  
CERTIFIED A TRUE COPY OF THE ORIGINAL

AR SWART

Commissioner of Oaths/Kommissaris van Ede  
Professionele Rekenmeester (SAIPA), Lid no : 8140  
Chris Hougardstr 262. Wierdepark. 0149

# Annexure A



## agriculture and rural development

Department: Agriculture and Rural Development  
**GAUTENG PROVINCE**

Diamond Corner Building, 68 Eloff & Market Street, Johannesburg  
P O Box 8769, Johannesburg, 2000

Telephone: (011) 355-1900

Fax: (011) 355-1000

Website: <http://www.gdard.gpg.gov.za>

Reference:	Gaut: 002/11-12/E0123
Enquiries:	Faith Mlambo
Telephone:	(011) 355-1974
Email:	<a href="mailto:Faith.mlambo@gauteng.gov.za">Faith.mlambo@gauteng.gov.za</a>

**Bokamoso Landscape cc**

**Fax no. 086 570 5659**

**PER FACSIMILE**

Dear Sir / Madam

**Application for Environmental Authorisation: Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ**

The Department acknowledges having received the application form for environmental authorisation of the above-mentioned project on 22/08/2011.

The application has been assigned the reference number Gaut: 002/11-12/E0123. Kindly quote this reference number in any future correspondence in respect of the application.

Please circulate the draft report to any state department that administers a law relating to a matter affecting the environment to comment.

You are required to submit two (2) copies (full colour CDs-PDF) of the Draft Scoping Report as well as proof of submission to state departments referred to above.

In order to determine whether a biodiversity assessment is required and, if so, which specialist studies are required, please send a shapefile (WGS84 datum; geographic co-ordinate system) of the application site to our biodiversity information service ([GDACE\\_BiodiversityInfo@gauteng.gov.za](mailto:GDACE_BiodiversityInfo@gauteng.gov.za)), the e-mail clearly indicating the project

reference number. Where biodiversity assessment is required; please ensure that it is conducted consistent with the *GDAE Requirements for Biodiversity Assessments*. A copy of this document can be obtained by e-mailing [GDACE\\_BiodiversityInfo@gauteng.gov.za](mailto:GDACE_BiodiversityInfo@gauteng.gov.za)

In terms of Regulation 67(1) (2) of the NEMA EIA Regulations 2010, this application will lapse should you fail to submit the requested information within 6 months of the date of signature of this letter, except in the case where the Department has received and accepted written explanation for failure to submit such information.

Please draw the applicant's attention to the fact that the activity may not commence prior to an environmental authorisation being granted by the Department.

Yours faithfully



Boniswa Belot

Deputy Director: Strategic Administration Support

Date: 26/08/2011

CC: Extension 24 Commercial Leasing Co. (Pty) Ltd    Att: Chris Harris  
Tel: 011 803 9233  
Fax: 011 803 9550



# BOKAMOSO COMPANY PROFILE AND CV'S

ANNEXURE C





# Bokamoso

Landscape Architects &  
Environmental consultants

P.O. BOX 11375  
Maroelana  
0161

Tel: (012) 346 3810  
Fax: (086) 570 5559

E-mail: [lizelleg@mmweb.co.za](mailto:lizelleg@mmweb.co.za)  
Website: [www.bokamoso.net](http://www.bokamoso.net)

<b>01</b>	<b>Executive Summary</b>
<b>02</b>	<b>Vision, Mission &amp; Values</b>
<b>03</b>	<b>Human Resources</b>
<b>04</b>	<b>Services</b>
<b>05</b>	<b>Landscape Projects</b>
<b>06</b>	<b>Corporate Highlights</b>
<b>07</b>	<b>Environmental Projects</b>
<b>08</b>	<b>Indicative Clients</b>
<b>09</b>	<b>Tools</b>



## Table of Contents



**Bokamoso** specialises in the fields of Landscape Architecture and all aspects of Environmental Management and Planning. Bokamoso was founded in 1992 and has shown growth by continually meeting the needs of our clients. Our area of expertise stretches throughout the whole of South Africa. Our projects reflect the competence of our well compiled team. The diversity of our members enables us to tend to a variety of needs. Our integrated approach establishes a basis for outstanding quality. We are well known to clients in the private, commercial as well as governmental sector.

At Bokamoso we stand on a firm basis of environmental investigation in order to find unique solutions to the requirements of our clients and add value to their operations.



01 Executive Summary

Company Overview



### **Vision:**

At Bokamoso we strive to find the best planning solutions by taking into account the functions of a healthy ecosystem. Man and nature should be in balance with each other.

### **Mission:**

We design according to our ethical responsibility, take responsibility for successful completion of projects and constitute a landscape that contributes to a sustainable environment. We add value to the operations of our clients and build long term relationships that are mutually beneficial.

### **Values:**

Integrity  
Respect





**Bokamoso** stands on the basis of fairness. This include respect within our multicultural team and equal opportunities in terms of gender, nationality and race.

We have a wide variety of projects to tend to, from complicated reports to landscape installation. This wide range of projects enables us to combine a variety of professionals and skilled employees in our team.

Bokamoso further aids in the development of proficiency within the working environment. Each project, whether in need of skilled or unskilled tasks has its own variety of facets to bring to the table.

We are currently in the process of receiving our BEE scorecard. We support transformation in all areas of our company dynamics.



03 Human Resources

Employment Equity

## Lizelle Gregory (100% interest)

Lizelle Gregory obtained a degree in Landscape Architecture from the University of Pretoria in 1992 and passed her board exam in 1995. Her professional practice number is PrLArch 97078.

Ms. Gregory has been a member of both the Institute for Landscape Architecture in South Africa (ILASA) and South African Council for the Landscape Architecture Profession (SACLAP), since 1995.

Although the existing Environmental Legislation doesn't yet stipulate the academic requirements of an Environmental Assessment Practitioner (EAP), it is recommended that the Environmental Consultant be registered at the International Association of Impact Assessments (IAIA). Ms. Gregory has been registered as a member of IAIA in 2007.

Ms. Gregory attended and passed an International Environmental Auditing course in 2008. She is a registered member of the International Environmental Management and Assessment Council (IEMA).

She has lectured at the Tshwane University of Technology (TUT) and the University of Pretoria (UP). The lecturing included fields of Landscape Architecture and Environmental Management.

Ms. Gregory has more than 18 years experience in the compilation of Environmental Evaluation

Reports:

Environmental Management Plans (EMP);

Strategic Environmental Assessments;

All stages of Environmental Input;

EIA under ECA and the new and amended NEMA regulations and various other Environmental reports and documents.

Ms. Gregory has compiled and submitted more than 700 Impact Assessments within the last 18 years. Furthermore, Ms. L. Gregory is also involved with all the Gauteng Provincial Environmental Colleges and Institutes. She assisted and compiled GAUTENG'S former EWP. She is also a member of the Environmental Input and EIA with people assisting and helping them find solutions to their environmental problems for the next 18 years.

03 Human Resources

032 Members





## Consulting

**Mientjie Coetzee**

**MSc Medical Sciences (US)**

**BSc (Hons) Medical Sciences (US)**

More than 8 years experience in the compilation of various environmental reports

**Ane Agenbacht**

**Introduction to Sustainable Environmental Management—An overview of Principles, Tools, & Issues (Potch 2006)**

**Leadership Training School (Lewende Woord 2010)**

**BA Environmental Management (UNISA 2011)**

**PGCE Education (Unisa 2013)**

**Project Manager**

More than 10 years experience in the compilation of various environmental reports

**Qiga Nkangana**

**BA Environmental Management (UNISA)**

Specialises in compiling various environmental reports.

**Ben Bhukwana**

**BSc Landscape Architecture (UP)**

More than 4 years experience in the field of Landscape Architecture.

Specialises in Landscape Design, ECO & Environmentalist in training

**Marli Burger**

**B-Tech Nature Conservation (TUT)**

**N. Dip Nature Conservation (TUT)**

**Env. Training (GAP/University of Pretoria)**

**Various Community Enforcement assignments, Training events (USA)**

**Wildlife Officer (UP, SA, Botswana, Zimbabwe)**

**03 Human Re-**

**033 Personnel**





**Anton Nel**

**B-Tech Landscape Technology (TUT)**  
**N Dip Landscape Technology (TUT)**  
1 year experience in ECO  
Specialises in Basic Assessment Reports.

**Juanita de Beer**

**Events Management and Marketing (Damelin)**  
Specializes in Public relations and public participation processes

**Mary-Lee Potgieter**

**Msc. Plant Science (UP)**  
**BSc (Hons) Plant Science (UP)**  
**BSc Ecology (UP)**  
1 year 5 months working experience in the Environmental field  
Specialises in ECO works, Basic Assessments, EIA's, and Flora Reports

**Alfred Thomas**

**CIW Foundation & Internet Marketing (IT Academy)**  
12 years experience in GIS and IT in general.  
GIS Operator and Multimedia Specialist.



**03 Human Resources**

**034 Personnel**

**Elsa Viviers**

**Interior Decorating (Centurion College)**  
( Accounting/ Receptionist ) and Secretary to Lizelle Gregory

**Loura du Toit**

**N. Dip. Professional Teacher (Heidelberg Teachers Training College )**  
Librarian and PA to Project Manager

**Merriam Mogalaki**

Administration Assistant with in-house training in bookkeeping

## **Landscape Contracting**

**Elias Maloka**

Site manager overseeing landscape installations.  
Irrigation design and implementation.  
Landscape maintenance  
18 years experience in landscape contracting works.

The contracting section comprises of six permanently employed black male workers. In many cases the team consists of up to 12 workers, depending on the quantity of work.



**03 Human Resources**

**035 Personnel**

## 01 Environmental Management Services

- Basic Assessment Reports
- EIA & Scoping Reports
- Environmental Management Plans
- Environmental Scans
- Strategic Environmental Assessments
- EMP for Mines
- Environmental Input and Evaluation of Spatial Development Frameworks
- State of Environmental Reports
- Compilation of Environmental Legislation and Policy Documents
- Environmental Auditing and Monitoring
- Environmental Control Officer (ECO)
- Visual Impact assessments
- Specialist Assistance with Environmental Legislation Issues and Appeals
- Environmental Process Management
- Wetland Management and Rehabilitation



**04 Services**

**Bokamoso Consulting Services**



## 02 Landscape Architecture

- Master Planning
- Sketch Plans
- Planting Plans
- Working Drawings
- Furniture Design
- Detail Design
- Landscape Development Frameworks
- Landscape Development Plans (LDP)
- Contract and Tender Documentation
- Landscape Rehabilitation Works

## 03 Landscape Contracting

- Implementation of Plans for:
- Office Parks
  - Commercial/ Retail / Recreational Development
  - Residential Complexes
  - Private Residential Gardens



*Bokamoso*

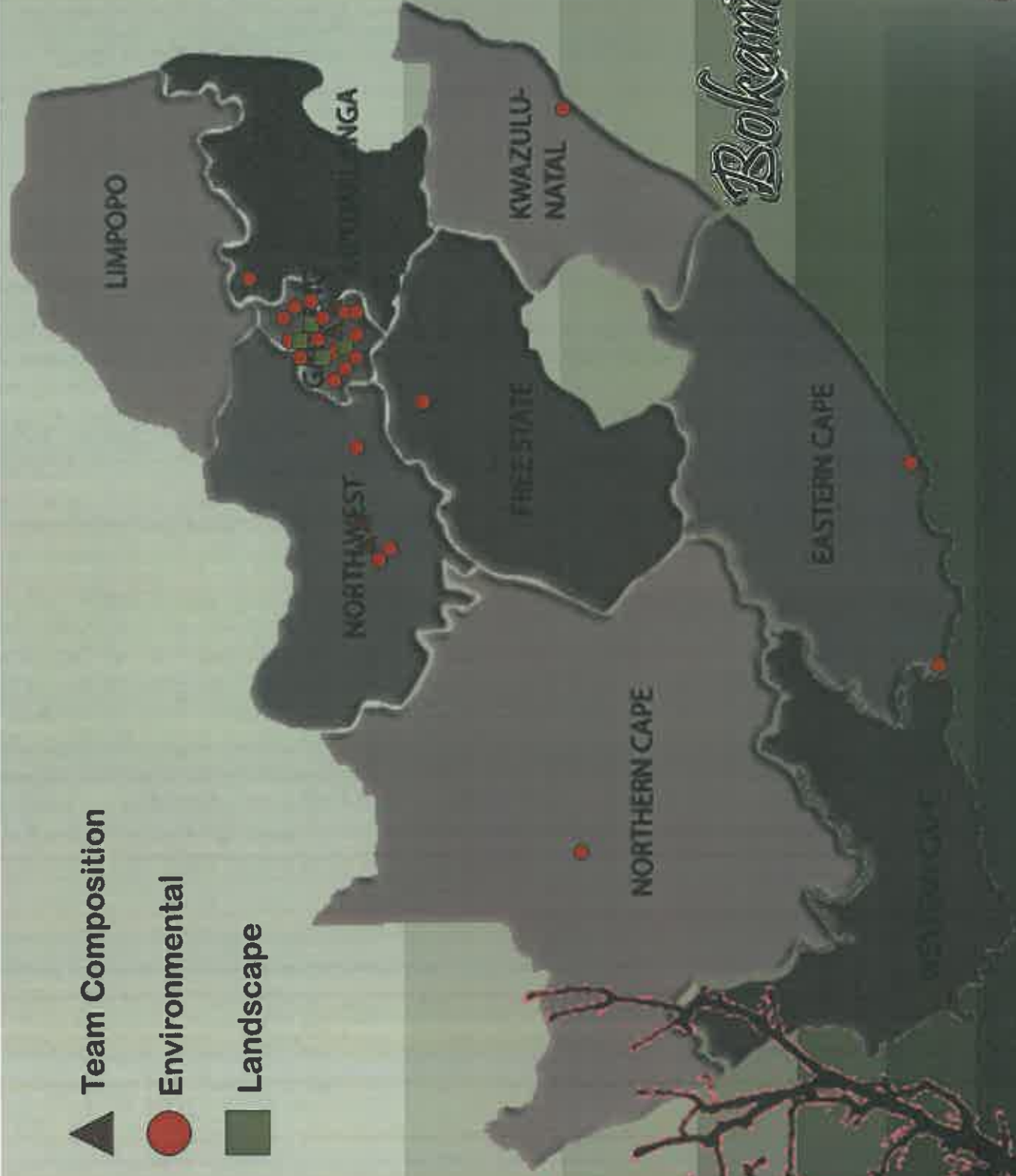
04 Services

Contracting Services

▲ Team Composition

● Environmental

■ Landscape



*Bokamoso*

04 Services

043 Orientation



# 01 Valpre Bottling Plant, Heidelberg





# 01 Valpre Bottling Plant, Heidelberg



*Bokamoso*



051 Commercial Projects- Current



# 01 Valpre Bottling Plant, Heidelberg

## concept plan



## shelter- gatehouse



## shelter- front garden



Bokamoso



05 Landscape Projects- Current

051 Commercial

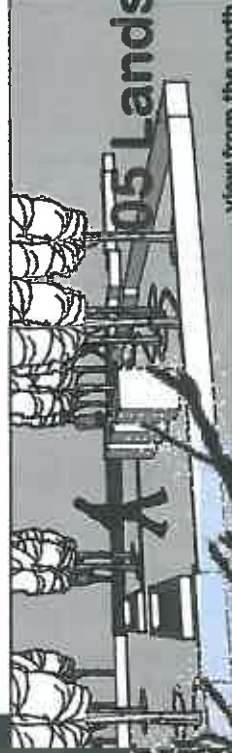
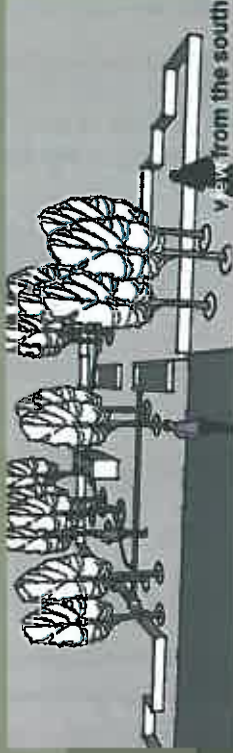


# 01 Valpre Bottling Plant, Heidelberg

concept plan - option 1



concept plan - option 2



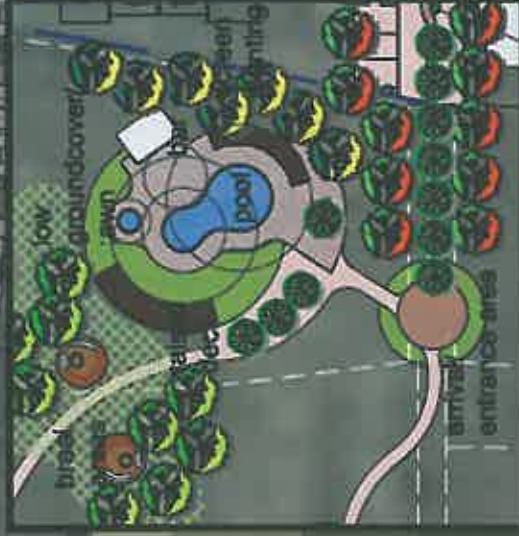
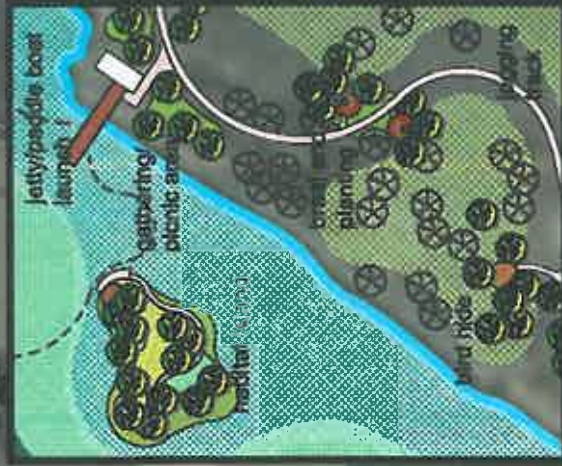
05 Landscape Projects- Current  
051 Commercial







## 02 Melodie waters, Hartebeestpoortdam



*Bokamoso*

05 Landscape Projects- Current

032 Commercial/Recreational

Annual Layout

Rehabilitation



## 03 Grain Building, Pretoria





## 04 Ismail Dawson offices, Pretoria



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05 Landscape Projects – Conceptual

053 Offices



## 05 Celtic Manor, Pretoria



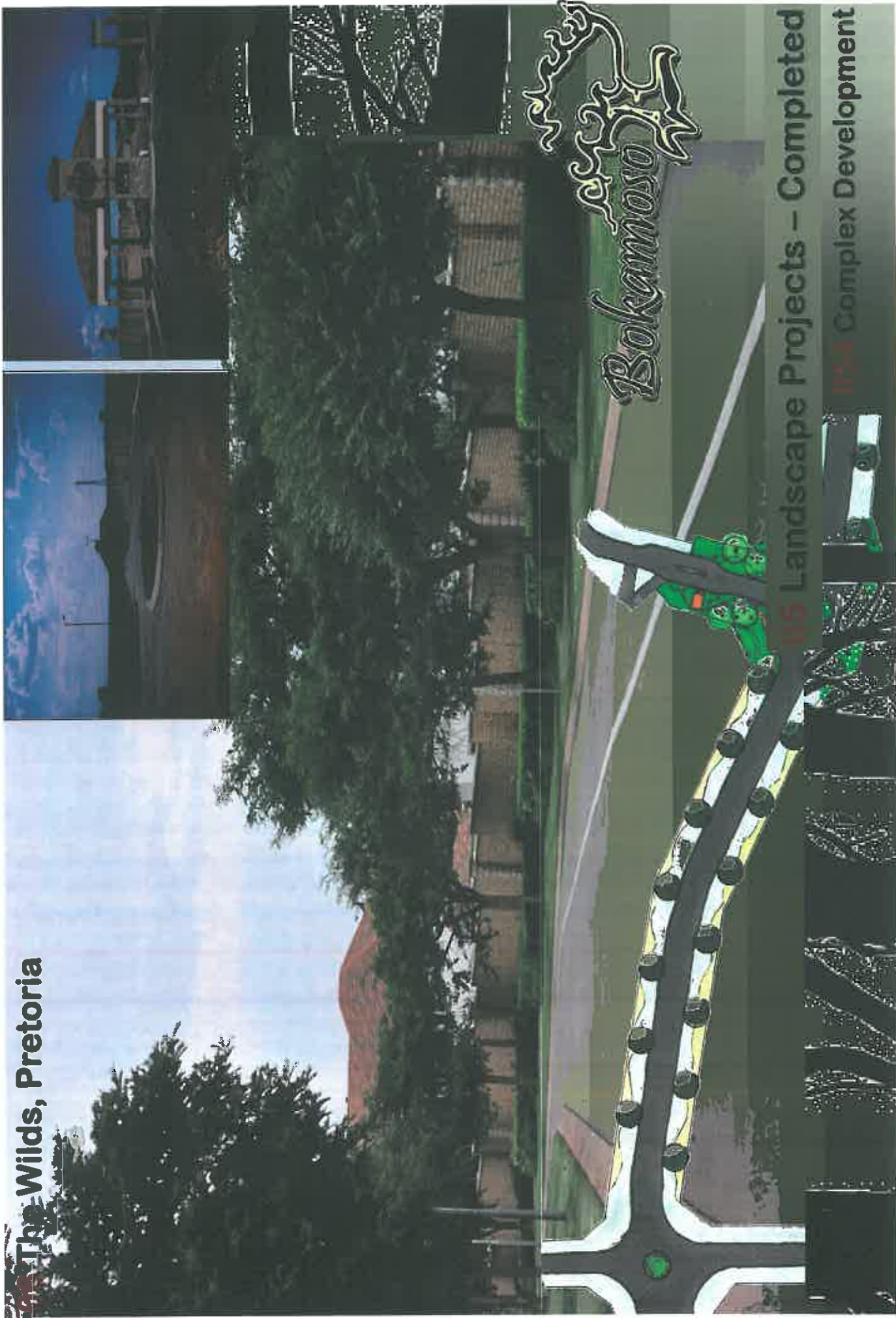
*Bokamoso II*

05 Landscape Projects - Completed  
054 Complex Development

054 Complex Development



**At The Wilds, Pretoria**



*Bokamoso*

**1155 Landscape Projects – Completed**

**1154 Complex Development**



## 07 The Wilds, Pretoria



*Bokamoso*

05 Landscape Projects – Completed

055 Residential



## 08 The Wilds, Pretoria



*Bokamoso*

055 Landscape Projects – Completed

055 Residential



09 The Wilds, Pretoria



*Bokamoso*

05 Landscape Projects – Completed  
055 Residential





## 010 The Wilds, Pretoria



*Bokamoso*

05 Landscape Projects – Completed

055 Residential



# 011 Governor of Reserve Bank's Residence, Pretoria



## Plant Palette



## Option 1



## Option



## 05 Landscape Projects – Conceptual

055 Residential



# 012 House Ismail, Pretoria



## Front Garden



## 055 Landscape Projects - Conceptual 055 Residential





# 013 Forest Garden, Pretoria



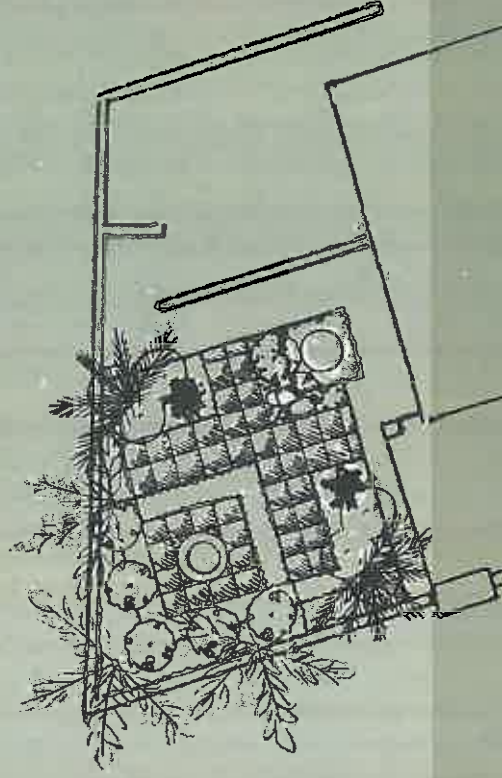
*Bokamoso*

055 Landscape Projects – Completed  
055 Residential





## 015 Forest Garden, Pretoria



*Bokamoso*

05 Landscape Projects - Completed  
055 Residential



## 01 Safari Garden Expo

Received a Silver Certificate at the Safari Garden Expo, 2010



*Bokamoso*

06 Corporate Highlights

061 Awards

**02 UNISA Sunnyside Campus, Pretoria**  
**Best Commercial Paving Plan in Gauteng, 1997**



**06 Corporate Highlights**

**061 Awards**



Project Name	Status	Project
<b>Environmental Impact Assessment(EIA) and Scoping Report</b>		
Junction 21	ROD	EIA
5 O'clock site access	In Progress	EIA
Bokamoso X 1	In Progress	Scoping & EIA
Doornvallei Phase 6 & 7	In Progress	EIA
Engen Interchange	In Progress	Scoping & EIA
Erasmia X15	In Progress	EIA
Franschklouf	In Progress	EIA
K113	Amendment of ROD	EIA
K220 East	ROD	EIA
K220 West	ROD	EIA
K54 ROD conditions	In Progress	EIA
Knopjeslaagte 95/Peachtree	ROD	EIA
Knopjeslaagte portion 20 & 21	ROD	EIA
Lillieslief/Nooitgedacht	In Progress	EIA
Mooipleats 70 (Sutherland)	In Progress	EIA
Naaupoort 1 - 12/Valley View	In Progress	EIA
PeachTree X5	In Progress	EIA
Strydfontein 60	In Progress	EIA
Thabe Motswere	In Progress	Scoping & EIA
Vakplaats	In Progress	EIA
Waterval Valley	In Progress	EIA
<b>Environmental Opinion</b>		
Doornklouf 68 (Ross)	In Progress	Opinion
Manavort X 53	In Progress	SA & Opinion
Mackloof (USX)	In Progress	Opinion
Nieuwoudtville/Kamagatjuit	In Progress	Opinion
Rivierland X4	In Progress	Opinion
Rivierland X5	In Progress	Opinion
Rivierland X6	In Progress	Opinion
Rivierland X7	In Progress	Opinion
Rivierland X8	In Progress	Opinion
Rivierland X9	In Progress	Opinion
Rivierland X10	In Progress	Opinion
Rivierland X11	In Progress	Opinion
Rivierland X12	In Progress	Opinion
Rivierland X13	In Progress	Opinion
Rivierland X14	In Progress	Opinion
Rivierland X15	In Progress	Opinion
Rivierland X16	In Progress	Opinion
Rivierland X17	In Progress	Opinion
Rivierland X18	In Progress	Opinion
Rivierland X19	In Progress	Opinion
Rivierland X20	In Progress	Opinion
Rivierland X21	In Progress	Opinion
Rivierland X22	In Progress	Opinion
Rivierland X23	In Progress	Opinion
Rivierland X24	In Progress	Opinion
Rivierland X25	In Progress	Opinion
Rivierland X26	In Progress	Opinion
Rivierland X27	In Progress	Opinion
Rivierland X28	In Progress	Opinion
Rivierland X29	In Progress	Opinion
Rivierland X30	In Progress	Opinion
Rivierland X31	In Progress	Opinion
Rivierland X32	In Progress	Opinion
Rivierland X33	In Progress	Opinion
Rivierland X34	In Progress	Opinion
Rivierland X35	In Progress	Opinion
Rivierland X36	In Progress	Opinion
Rivierland X37	In Progress	Opinion
Rivierland X38	In Progress	Opinion
Rivierland X39	In Progress	Opinion
Rivierland X40	In Progress	Opinion
Rivierland X41	In Progress	Opinion
Rivierland X42	In Progress	Opinion
Rivierland X43	In Progress	Opinion
Rivierland X44	In Progress	Opinion
Rivierland X45	In Progress	Opinion
Rivierland X46	In Progress	Opinion
Rivierland X47	In Progress	Opinion
Rivierland X48	In Progress	Opinion
Rivierland X49	In Progress	Opinion
Rivierland X50	In Progress	Opinion
Rivierland X51	In Progress	Opinion
Rivierland X52	In Progress	Opinion
Rivierland X53	In Progress	Opinion
Rivierland X54	In Progress	Opinion
Rivierland X55	In Progress	Opinion
Rivierland X56	In Progress	Opinion
Rivierland X57	In Progress	Opinion
Rivierland X58	In Progress	Opinion
Rivierland X59	In Progress	Opinion
Rivierland X60	In Progress	Opinion
Rivierland X61	In Progress	Opinion
Rivierland X62	In Progress	Opinion
Rivierland X63	In Progress	Opinion
Rivierland X64	In Progress	Opinion
Rivierland X65	In Progress	Opinion
Rivierland X66	In Progress	Opinion
Rivierland X67	In Progress	Opinion
Rivierland X68	In Progress	Opinion
Rivierland X69	In Progress	Opinion
Rivierland X70	In Progress	Opinion
Rivierland X71	In Progress	Opinion
Rivierland X72	In Progress	Opinion
Rivierland X73	In Progress	Opinion
Rivierland X74	In Progress	Opinion
Rivierland X75	In Progress	Opinion
Rivierland X76	In Progress	Opinion
Rivierland X77	In Progress	Opinion
Rivierland X78	In Progress	Opinion
Rivierland X79	In Progress	Opinion
Rivierland X80	In Progress	Opinion
Rivierland X81	In Progress	Opinion
Rivierland X82	In Progress	Opinion
Rivierland X83	In Progress	Opinion
Rivierland X84	In Progress	Opinion
Rivierland X85	In Progress	Opinion
Rivierland X86	In Progress	Opinion
Rivierland X87	In Progress	Opinion
Rivierland X88	In Progress	Opinion
Rivierland X89	In Progress	Opinion
Rivierland X90	In Progress	Opinion
Rivierland X91	In Progress	Opinion
Rivierland X92	In Progress	Opinion
Rivierland X93	In Progress	Opinion
Rivierland X94	In Progress	Opinion
Rivierland X95	In Progress	Opinion
Rivierland X96	In Progress	Opinion
Rivierland X97	In Progress	Opinion
Rivierland X98	In Progress	Opinion
Rivierland X99	In Progress	Opinion
Rivierland X100	In Progress	Opinion

The adjacent list host the status of our current projects. Only a selected amount of projects are displayed.



Project Name	Status	Project
<b>Basic Assessment(BA)</b>		
Annilin X 138	In Progress	BA
Clubview X 29	ROD	BA
Darrenwood Dam	In Progress	BA
Durley Holding 90 & 91	In Progress	BA
Elim	In Progress	BA
Fochville X 3	In Progress	BA
Hartebeeshoek 251	In Progress	BA
Klerksdorp (Matlosana Mall)	In Progress	BA
Monavoni External Services	ROD	BA
Monavoni X 45	Amendment of ROD	BA
Montana X 146	In Progress	BA
Rooihuiskraal X29	In Progress	BA
Thorn tree Mall	In Progress	BA

#### Environmental control officer (ECO)

Grace Point Church	In Progress	ECO
R 81	In Progress	ECO
Highveld X 61	In Progress	ECO
Mall of the North	In Progress	ECO
Olievenhoutbosch Road	In Progress	ECO
Orchards 39	In Progress	ECO
Pieter van Rynveld Reservoir	In Progress	ECO
Project Shelter	In Progress	ECO

<b>S24 G</b>		
Monavoni	In Progress	S24 G
Orchards 39	Completed	S24 G

07 Current Environmental Projects

072 BA, ECO & S24 G





Project Name	Status	Project
<b>Objection</b>		
Colesberg WWTW	In Progress	Objection
Nigel Steelmill	Completed	Objection
Chantilly Waters	Completed	Objection
<b>Development facilitation Act- Input (DFA)</b>		
Burgersfort	In Progress	DFA & BA
Doornpoort Filling Station	In Progress	DFA & EIA & Scoping
Eastwood Junction	In Progress	DFA
Ingersol Road (Erf 78, 81 - 83)	In Progress	DFA
Roos Senekal	In Progress	DFA & EIA & Scoping
Thaba Meetse 1	In Progress	DFA & EIA & Scoping

<b>Water Use License Act (WULA)</b>		
Britstown Bulk Water Supply	In Progress	WULA
Celery Road / Green Channel	In Progress	WULA
Clayville X 46	In Progress	WULA
Dindingwe Lodge	In Progress	WULA
Doornpoort Filling Station	In Progress	WULA+DFA+EIA+SC
Eco Park Dam	In Progress	WULA
Groote Drift Poth	In Progress	WULA
Jozini Shopping Centre	In Progress	WULA+BA
K60	Completed	WULA
Maletso Roads	In Progress	WULA
Kwazele Sewage Works	In Progress	WULA
Semakwini External Services	In Progress	WULA+BA
Modiba Eco Estate	In Progress	WULA
Phahla Quarts X 8	In Progress	WULA



Project Name	Status	Project
Environmental Management Plan(EMP)		
Heidelberg X 12	ROD	EMP
Monavoni Shopping Centre	Completed	EMP
Forest Hill Development	Completed	EMP
Weltevreden Farm 105KQ	Completed	EMP+EIA
Raslouw Holding 93	Completed	EMP+BA
Durley Development	Completed	EMP+BA
Rooihuiskraal North X 28	Completed	EMP

Rehabilitation Plan		
Norwood Mall/Sandspruit	In Progress	Rehabilitation
Project Shelter Heidelberg	In Progress	Rehabilitation
Sagewood Attenuation Pond	ROD	Rehabilitation
Velmore Hotel	Completed	Rehabilitation
Grace Point Church	Completed	Rehabilitation
Mmamelodi Pipeline	Completed	Rehabilitation

Visual Impact Assessment		
Swazkop Industrial Development	Completed	Assessment + DFA
Erasmia	Completed	Assessment

Signage Application		
Mantym Advertising	Completed	Signage
The Villa Mall	Completed	Signage + EMP+BA

## 07 Current Environmental Projects

EMP, Rehabilitation, Waste Management & Signage Application






- Billion Property Group
- Cavaleros Developments
- Centro Developers
- Chaimberlains
- Chieftain
- Century Property Group
- Coca Cola
- Elmado Property Development
- Flanagan & Gerard
- Gautrans
- Hartland Property Group
- Moolman Group
- MTN
- M&T Development
- Old Mutual
- Property Investment Company
- Petroland Developments
- RSD Construction
- SAND
- Stephan Parsons
- Twin City Developments
- Urban Construction
- USN



08 Indicative Clients

- 
- Adobe Illustrator CS3
  - Adobe Photoshop CS3
  - Adobe InDesign CS3
  - AutoCAD
  - Google SketchUP
  - GIS
  - Microsoft Office Word
  - Microsoft Office Excel
  - Microsoft Office Publisher
  - Microsoft Office Power Point

*Bokamoso*



# Qualifications And Experience In The Field Of Environmental Planning And Management (Lizelle Gregory (Member Bokamoso)):

## Qualifications:

- Qualified as **Landscape Architect** at UP 1991;
- Qualified as **Professional Landscape Architect** in 1997;
- A Registered Member at The **South African Council for the Landscape Architect Profession (SACLAP)** with Practise Number: **PrLArch97078**;
- A Registered Member at the **International Association for Impact Assessment Practitioners (IAIA)**;
- Qualified as an **Environmental Auditor** in July 2008 and also became a Member of the International Environmental Management Association (IEMAS) in 2008.

## Working Experience:

- Worked part time at Eco-Consult – 1988-1990;
- Worked part time at **Plan Associates as Landscape Architect in training** – 1990-1991;
- Worked as Landscape Architect at **Environmental Design Partnership (EDP)** from 1992 - 1994
- Practised under **Lizelle Gregory Landscape Architects** from 1994 until 1999;
- Lectured** at Part-Time at **UP** (1999) – Landscape Architecture and **TUT** (1998- 1999)- Environmental Planning and Plant Material Studies;
- Worked as **part time Landscape Architect and Environmental Consultant at Plan Associates and managed their environmental division for more that 10 years** – 1993 – 2008 (assisted the **PWV Consortium** with various road planning matters which amongst others included environmental Scans, EIA's, Scoping reports etc.)
- Renamed business as **Bokamoso in 2000** and is the only member of Bokamoso Landscape Architects and Environmental Consultants CC;
- More than 20 years experience in the compilation of Environmental Reports**, which amongst others included the compilation of various **DFA Regulation 31 Scoping Reports**, EIA's for EIA applications in terms of the applicable environmental legislation, Environmental Management Plans, Inputs for Spatial Development Frameworks, DP's, EMF's etc. Also included EIA Application on and adjacent to mining land and slimes dams (i.e. Brahm Fisherville, Doornkop)

# Qualifications And Experience In The Field Of Landscape Architecture (Lizelle Gregory (Member Bokamoso)):

## Landscape Architecture:

-Compiled landscape and rehabilitation plans for more than 22 years.

### **The most significant landscaping projects are as follows:**

- Designed the Gardens of the Witbank Technicon (a branch of TUT). Also supervised the implementation of the campus gardens (2004);
- Lizelle Gregory was the Landscape Architect responsible for the paving and landscape design at the UNISA Sunnyside Campus and received a Corobrick Golden Award for the paving design at the campus (1998-2004);
- Bokamoso assisted with the design and implementation of a park for the City of Johannesburg in Tembisa (2010);
- The design and implementation of the landscape gardens (indigenous garden) at the new Coca-Cola Valpre Plant (2012-2013);
- Responsible for the rehabilitation and landscaping of Juksei River area at the Norwood Shopping Mall (Johannesburg) (2012-2013);
- Designed and implemented a garden of more than 3.5ha in Randburg (Mc Arthurpark). Bokamoso also seeded the lawn for the project (more than 2.5 ha of lawn successfully seeded) (1999);
- Bokamoso designed and implemented more than 800 townhouse complex gardens and submitted more than 500 Landscape Development Plans to CTMM for approval (1995 – 2013);
- Assisted with Landscape Designs and the Masterplan at Eco-Park (M&T Developments) (2005-2011);
- Bokamoso designed and implemented an indigenous garden at an office park adjacent to the Bronberg. In this garden it was also necessary to establish a special garden for the Juliana Golden Mole. During a recent site visit it was established that the moles are thriving in this garden. Special sandy soils had to be imported and special indigenous plants had to be established in the natural section of the garden.
- Lizelle Gregory also owns her own landscape contracting business. **For the past 20 years she trained more than 40 PDI jobless people (sourced from a church in Mamelodi)** to become landscape contracting workers. All the workers are (on a continuous basis) placed out to work at nurseries and other associated industries;
- Over the past 20 years the Bokamoso team compiled more than 800 landscape development plans and also implemented most of the gardens. Bokamoso also designed and implemented the irrigation for the gardens (in cases where irrigation was required). Lizelle regarded it as important to also obtain practical experience in the field of landscape implementation.



# PLAN OF STUDY FOR EIA

ANNEXURE D



LEBOMBO GARDENS BUILDING  
38 LEBOMBO ROAD  
ASHLEA GARDENS  
0081

P.O. BOX 11375  
MAROELANA  
0181

Tel: (012) 346 3810  
Fax: 086 570 5659  
E-mail: lizelleg@rweb.co.za  
Website: www.Bokamoso.net



Landscape Architects, Environmental Consultants,  
Environmental Auditing, Water License Applications

November 2013

**PLAN OF STUDY FOR EIA: PROPOSED TOWNSHIP DEVELOPMENT ON THE PORTION  
73 AND THE REMAINING EXTENT OF PORTION 27 OF THE FARM NIETGEDACHT  
535 JQ TO BE KNOWN AS LANSERIA EXTENSION 53.**

**1. INTRODUCTION**

**Bokamoso Landscape Architects and Environmental Consultants CC** was appointed by **Extension 24 Commercial Leasing Co (Pty) Ltd.** to submit a Scoping Report for the above-mentioned project. The Scoping Report has been prepared to comply with provision of Regulations 29 of NEMA, 1998 (Act 107 of 1998). The compilation of this Scoping Report has also taken cognisance of recently developed Guidelines issued by the National Department of Environmental Affairs (DEA). In addition the report has been prepared to appropriately inform registered Interested and Affected parties and the relevant decision making authorities of the potential environmental impacts to inform a comprehensive Environmental Impact Assessment (EIA) Process. The EIA process will be prepared according to Regulations 32 of NEMA, 1998 (Act 107 of 1998) and Regulation 21 of the DFA, 1995 (Act 67 of 1995).

## **2. PROJECT DESCRIPTION**

**2.1 Project Title:** Lanseria Extension 53

### **2.2 Property Description**

Portion 73 and the Remaining Extent of Portion 27 of the Farm Nietgedacht 535 JQ. The Property is registered in the name of Extension 24 Commercial Leasing Co (Pty) Ltd.

### **2.3 Name and Address of the Applicant**

Extension 24 Commercial Leasing Co (Pty) Ltd  
1<sup>st</sup> Floor NW Block, 5 Wessels Rd, Rivonia, 2128  
PO Box 651099  
Benmore  
2010

Contact person: Mr. Chris Harris  
Cell: 083 376 1696  
Tel: (011) 803 9233  
Fax: (011) 803 9550  
E-mail: [chris@syndev.co.za](mailto:chris@syndev.co.za)

### **2.4 Name and Address of Consultants**

Bokamoso Landscape Architects and Environmental Consultants CC  
P.O.Box 11375  
Maroelana  
0161  
Contact Person: Lizelle Gregory  
Cell: 083 255 8384

Tel: (012) 346 3810

Fax: 086 570 5659

E-mail: [lizelleg@mweb.co.za](mailto:lizelleg@mweb.co.za)

## **2.5 Nature of Activity**

The establishment of a **mixed use development (township)** consisting of the following land uses:

One Erf zoned: "Public Open Space", and three erven zoned: "Special", to accommodate the following land uses: Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial Industrial.

## **2.6 Project Location**

The proposed development will take place on the Portion 73 and the Remaining Extent of Portion 27 of the Farm Nietgedacht 535 JQ.

The study area is situated on the north-west corner of the crossing between the N14 Freeway and the K33 Provincial Road.

## **2.7 Size**

The total area for the proposed development is **30, 2649** ha in extent.

## **2.8 Current Land use**

The site is zoned "Undetermined", in terms of the Peri-Urban Areas Town Planning Scheme, 1975, and comprises of vacant land and a derelict farm house. Areas surrounding the site comprises of large portions of vacant land, rural and low density residential dwellings, a crocodile farm and agricultural industrial uses.



## **2.9 Relevant Phases of the Development**

### **2.9.1 Preparation Phase**

- Geological, Fauna & Flora, Wetland, Floodline, Archaeological, Agricultural, Market, Traffic, Civil Engineering, Electrical and other studies;
- Environmental process including public participation; and
- Planning and Environmental Approvals.

### **2.9.2 Construction Phase**

- Installation and construction of the proposed activity.

### **2.9.3 Operational Phase**

- Operation of the development.

## **3. DESCRIPTION OF TASKS TO BE PERFORMED DURING THE EIA PROCESS**

### **3.1 Methodology**

An investigative approach will be followed and the relevant Physical, Biological, Social, Cultural and Economic aspects of the environment will be assessed in the EIA. All the environmental issues that were identified during the Scoping Process will be discussed. The significance of each issue and an indication of the extent to which the issue can be addressed, by the adoption of mitigation measures, will also be described.

An assessment of each identified potentially significant impact will be made including:

- i) Cumulative impacts;
- ii) The nature of the impact;
- iii) The extent and duration of the impact;
- iv) The probability of the impact occurring;
- v) The degree to which the impact can be reversed;
- vi) The degree to which the impact may cause irreplaceable loss of resources; and
- vii) The degree to which the impact can be mitigated.

Furthermore a description of any assumptions, uncertainties and gaps in knowledge must be noted.

Information that would provide the reader with an objective view of the proposed development will be gathered in the following manner:

- The EIA will be prepared in terms of the principles as set out in the EIA Regulations Guideline Document and the Environment Conservation Act, 1989 (Act 73 of 1989) and according to the new National Environment Management Act, 1998 (Act No. 107 of 1998) as amended.
- The applicant must appoint several specialists to undertake studies needed for proper planning. Therefore, it is safe to assume that plentiful information are and will be available for the evaluation of the project;
- The written comments (if any) submitted by the I&AP's will inform and help to identify the key issues to needs be mitigated;
- The socio-economic and biophysical environment will be investigated;
- A sensitivity map, providing a clear indication of areas of high, medium and low sensitivity will be included in the EIA report;

- An Environmental Issues map will be included in the EIA report.

### **3.2 Bokamoso's Impact Identification Methods Include**

- Listing all possible issues under the headings of Biophysical, Biological, Cultural and Socio-economic Environment; and
- Besides professional experience in identifying impacts, the inputs given by the I&AP's will be assessed and an explanation will be provided in the EIA as to why certain issues raised by I&AP's were deemed as insignificant and others as significant. The key issues will be evaluated and prioritised with inputs from the Project Team.

### **3.3 Alternatives Identified**

#### **3.3.1 The "No-Go" Option**

A comparative assessment between the "No-Go" option and the environmental costs of the proposed development is included as a land use alternative and will be included as part of the EIA.

#### **3.3.2 Locality Alternatives**

Other proposed locality alternatives for the proposed development will be addressed in the EIA Report.

#### **3.3.3 Land-Use Alternatives**

Three land use alternative were identified, namely:

Alternative 1: "No Go" option, land use remains in its present condition.

The site is currently vacant with only a derelict farm building on.

Alternative 2: "Residential Only"

Alternative 3: "Mixed Use" development.

The proposed land uses and the preferred land use for the proposed development will be addressed in the EIA Report.

### **3.3.4 Layout Alternatives**

Other proposed layout alternatives and the final layout for the proposed development will be addressed in the EIA Report.

### **3.3.5 Services Alternatives**

Services alternative for the proposed development will be addressed in the EIA Report.

## **3.4 Priority Issues Identified**

It was possible to identify certain issues that will have to be investigated in more detail through preliminary site visits, by attending some of the project meetings and by analysing the available data on the study area. These issues include:

### **3.4.1 Natural Environment**

- Hydrology



- Geology and Soils
- Fauna and Flora

### **3.4.2 Social Environment**

- Services
- Traffic
- Safety and security
- Public Participation
- Possible noise, visual and air pollution caused by the proposed development on the surrounding environment

### **3.4.3 Economic Environment**

- Viability of the proposed project
- Impact of the proposed development on the adjacent land-values and activities.

## **3.5 Methods of Assessing the Significance of Impacts**

### **• Geotechnical Survey**

Geotechnical survey must indicate sensitive/weak zones;

- Identification of geological and soil issues for the design of foundations etc.;
- Impact identification of proposed development on geology and soils of study area; and
- Mitigation measures and recommendations.

### **• Hydrology/ Storm Water Specialist**

Identification of most significant hydrological issues;

- Impact identification of proposed development on hydrology of study area and its surroundings;

- An environmentally appropriate storm water management plan
  - Mitigation measures and recommendations.
- **Geohydrological Survey**
    - Identification of most significant Geohydrological issues;
    - Impact Identification of proposed development on geohydrology of study area and its surroundings;
    - Mitigation measures and recommendations.

Additional surveys to be done:

- **Stormwater Management Plan**
- **Traffic Impact Study**
- **Wetland Delineation and Assessment**
- **Flora and Fauna Habitat Assessment**
- **Engineering Services Report**

#### **4. TIME SCHEDULE FOR TASKS AND ADVERTISING**

##### **4.1 Compilation of Report**

- Assessment of Physical, Biological, Social, Cultural and Economic environmental aspects: 4 weeks
- Discussion with provincial authorities, local authorities, other interested and affected parties: 2 weeks
- Site survey and photographic recording: 1 week
- Completion of report: 6 – 8 weeks

## **5. PUBLIC PARTICIPATION PROCESS**

The Draft Scoping Report was available for review by I&AP for a period of 30 days. Issues raised will be listed in the final SR and will be addresses in the EIA Report.

Registered I&APs will be notified of the EIA process and the EIA Report will be available for review by I&AP.

### **5.1 CONSULTATION PROCESS:**

#### **5.1.1 Province**

**The relevant authority (GDARD) will be consulted during the following stages:**

- Once the Department has received the Scoping Report for revision and they have given us permission to proceed with the EIA process;
- Accepting the plan of study for the EIA;
- Review compliance of EIA; and
- Consideration of application.

#### **5.1.2 The City of Tshwane**

They will be provided with

- A copy of the draft Scoping Report
- A copy of the final Scoping Report
- A copy of the draft EIA Report
- A copy of the final EIA Report

Their comments will be provided to GDARD.

### **5.1.3 Department of Water Affairs**

They will be provided with

- A copy of the draft Scoping Report
- A copy of the final Scoping Report
- A copy of the draft EIA Report
- A copy of the final EIA Report

Their comments will be provided to GDARD.

## **6. PROPOSED METHOD OF IDENTIFYING ENVIRONMENTAL ISSUES AND ALTERNATIVES**

The environmental issues and alternatives will be described and assessed in terms of criteria that have been defined as follows:

### **6.1 Status**

Whether the impact is:

- positive (a benefit);
- negative (a cost); or
- neutral.

### **6.2 Duration**

Whether the lifespan of the impact will be:

- short term (0 – 5 years),
- medium term (5 – 15 years),
- long term (greater than 15 years with the impact ceasing after the operational life of the development), or
- considered permanent.



### **6.3 Intensity**

Whether the intensity (magnitude/size) of the impact is high, medium, low or negligible (no impact).

### **6.4 Importance**

The importance of the identified impacts on components of the affected environment shall be described as:

- |               |   |   |
|---------------|---|---|
| <b>Low</b>    | - | Where the impact will not have an influence on, or require significant accommodation in the project design.                           |
| <b>Medium</b> | - | Where it could have an influence on the environment, which will require modification of the project design or alternative mitigation. |
| <b>High</b>   | - | Where it could have a "no-go" implication on the project regardless of any possible mitigation.                                       |

### **6.5 Probability of Occurrence:**

The probability of the impact actually occurring:

- Improbable – low likelihood,
- probable – distinct possibility,
- highly probable – most likely, or
- definite – impact will occur regardless of prevention measures.

### **6.6 Extent**

The scale on which the impact will occur i.e. whether it will:

- be confined to the immediate areas of the development activity;

- be within 5 km of the development;
- affect the region as a whole; or
- occur on a national or international scale.

## **7. MAPS THAT WILL BE INCLUDED AS FIGURES**

(not necessarily limited to / or in this order)

- Locality map of the site;
- Aerial map of the site;
- Locality of the site with regards to the urban edge;
- Surrounding land uses;
- Social facilities map;
- Agricultural potential;
- Hydrology of the proposed development area;
- Geotechnical map;
- Soils map;
- Sensitivity map;
- External services; and
- Proposed roads.

## **8. ANNEXURES TO BE INCLUDED**

(not necessarily limited to / or in this order)

Annexure A:	CV of Lizelle Gregory and Company Profile
Annexure B:	Final Layout
Annexure C:	Engineering Geological and Stability Investigation
Annexure D:	Engineering/Civil Services Report
Annexure E:	Feasibility & Traffic Engineering Study
Annexure F:	Public Participation
Annexure G:	Environmental Management Plan

Annexure H:	Stormwater Management Plan
Annexure I:	Amended plan of study (if necessary)
Annexure J:	Photos taken inside and outside the periphery of the site
Annexure K:	Wetland Delineation and Assessment
Annexure L:	Flora and Fauna Habitat Assessment
Annexure M:	Town Planning Application

We trust that you find this Plan of Study for EIA in order and would gladly supply any additional information. Please do not hesitate to contact us if there are any queries on this subject.

Yours Sincerely,

  
Lizelle Gregory.

## PUBLIC PARTICIPATION

- E i Proof of site notices
- Eii Notices distributes
- Eiii Newspaper  
Advertisement
- Eiv List of I&AP'S
- Ev Communication to and  
from I&AP'S

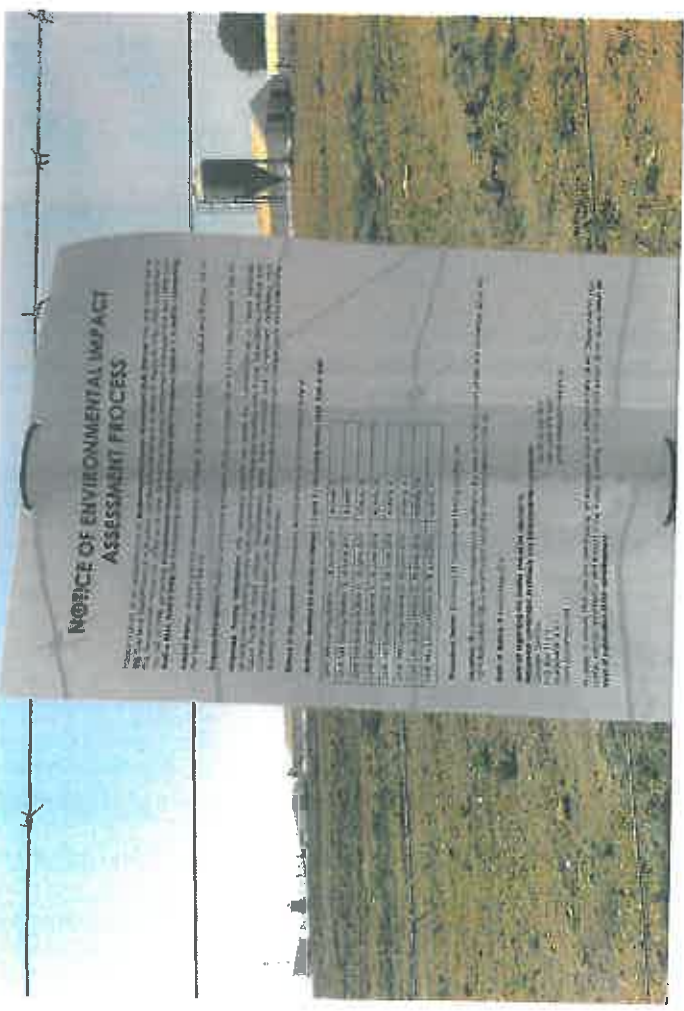




# PUBLIC PARTICIPATION

E i Proof of site notices





# NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

Notice is given of an application for an **Environmental Impact Assessment (EIA) Process** that was submitted to the Gauteng Department of Agriculture and Rural Development, in terms of Regulation No. R543 published in the Government Notice No. 33306 of 18 June 2010 of the National Environment Management Act, 1998 (Act No. 107 of 1998) governing **Environmental Impact Assessment (EIA) Procedures (Notice 1, 2 and 3 – Governing Notice R544, R545 & R546)** for the following activity:

**Project Name:** Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ.

**Property Description:** Portions 27 and 73 of the Farm Nietgedacht 535 JQ.

**Proposed Zoning Information:**

The proposed activity will entail the construction of a mixed land-use development consisting of the following land-uses: Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial Industrial land- uses. The activity will also include the construction of infrastructure associated and required for the above mentioned land-uses.

**Extend of Development:** The development area is 30, 46 hectares.

**Activities applied for in terms of Notice 1, 2 and 3 – Governing Notice R544, R545 & R546**

GNR 544 (Listing Notice 1), 18 June 2010	Activity 9
GNR 544 (Listing Notice 1), 18 June 2010	Activity 11
GNR 544 (Listing Notice 1), 18 June 2010	Activity 18
GNR 544 (Listing Notice 1), 18 June 2010	Activity 28
GNR 545 (Listing Notice 2), 18 June 2010	Activity 15
GNR 545 (Listing Notice 2), 18 June 2010	Activity 18
GNR 546 (Listing Notice 3), 18 June 2010	Activity 4
GNR 546 (Listing Notice 3), 18 June 2010	Activity 6
GNR 546 (Listing Notice 3), 18 June 2010	Activity 13

**Proponent Name:** Extension 24 Commercial Leasing Co. (Pty) Ltd

**Location:** The proposed township is situated to the east of the R512, north of the N14 on Portion 27 and 73 of the Farm Nietgedacht 535 JQ.

**Date of Notice:** 8 September 2011

**Queries regarding this matter should be referred to:**

**Bokamoso Landscape Architects and Environmental Consultants**

George Gericke

P.O. Box 11375

Maroelana 0161

www.bokamoso.net

Tel: (012) 346 3810

Fax: (086) 570 5659

email: lizelleg@mweb.co.za

In order to ensure that you are identified as an Interested and/or Affected Party (I&AP'S) please submit your name, contact information and interest in the matter, in writing, to the contact person given above within **40 days of publication of this advertisement.**

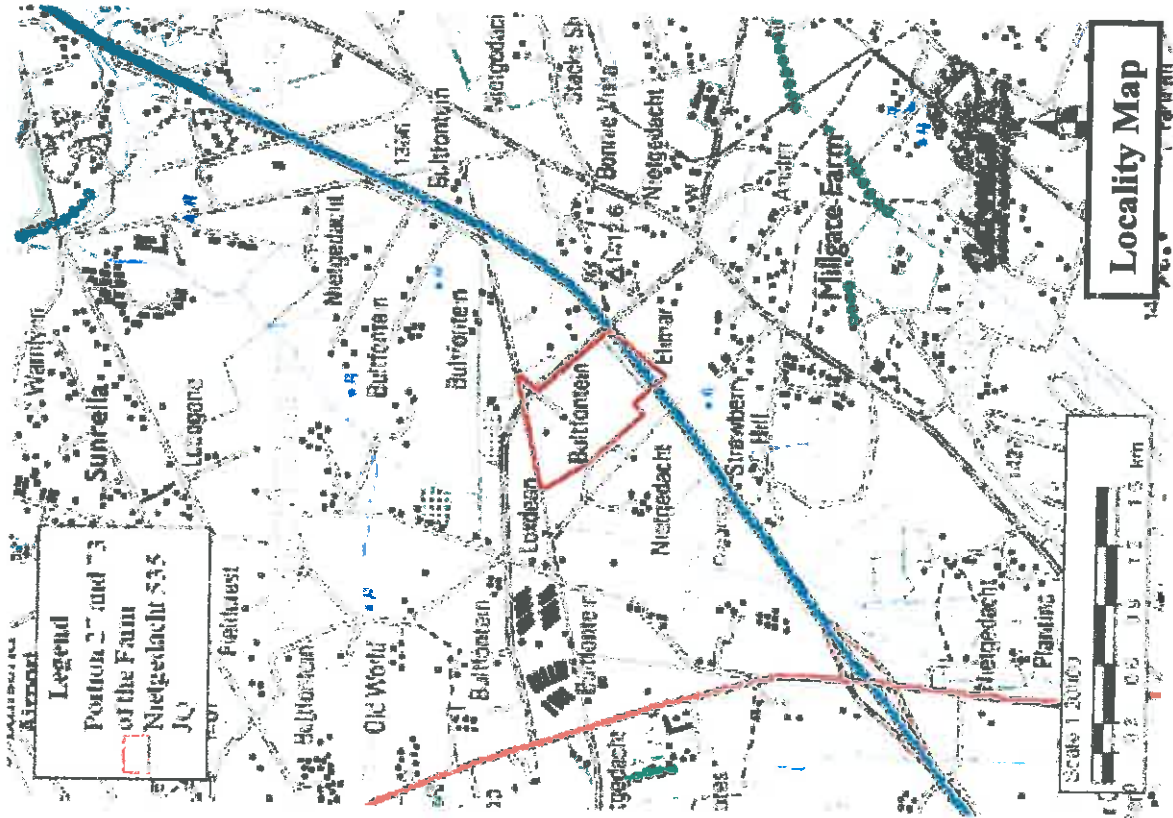
# PUBLIC PARTICIPATION

E ii Notices distributes





## Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535-JQ.



### NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

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**Proponent Name:** Extension 24 Commercial Leasing Co. (Pty) Ltd

**Location:** The proposed township is situated to the east of the R512, north of the N14 on Portion 27 and 73 of the Farm Nietgedacht 535-JQ.

**Date of Notice:** 13 September 2011

**Queries regarding this matter should be referred to:**

Bokamoso Landscape Architects and Environmental Consultants

George Gericke

P.O. Box 11375

Maroelana 0161

[www.bokamoso.net](http://www.bokamoso.net)

Tel: (012) 346 3810

Fax: (086) 570 5659

e-mail: [lizelle@mwweb.co.za](mailto:lizelle@mwweb.co.za)

In order to ensure that you are identified as an Interested and/or Affected Party (I&AP) please submit your name, contact information and interest in the matter, in writing, to the contact person given above **within 40 days of publication of this advertisement.**

**List of REGISTERED LETTERS**  
**Lys van GEREISTREERDE BRIEWE**  
 (With an insurance option/met 'n versekeringsopsie)

Nietgedaant / Bultfontein  
 Sunderland Ridge 18  
 Velmor.



Full tracking and tracing/Volledige volg en spoor

Name and address of sender  
 Naam en adres van afsender

Bokamoso, P.O. Box 11375,  
 Marcelona 0161

Express delivery  
 Toll free number  
 Tolvry nommer  
 0800 111 502

No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versekerde bedrag	Insurance fee Versekeringsgeld	Postage Posgeld	Service fee Diensgeld	Affix Track and Trace customer copy Plak Volg-en-Spoor-kliëntafskrif
1	Maritz HC PO Box 34109 Erasmia 0023					<b>REGISTERED LETTER</b> (with a domestic insurance option) ShareCall 0800 111 502 www.spoor.co.za RD 585 454 666 ZA CUSTOMER COPY 301020R
2						
3						
4						
5						
6						
7						
8						
9						
10						
Total Totaal		R	R	R	R	

Number of letters posted  
 Getal briewe gepos

Signature of client

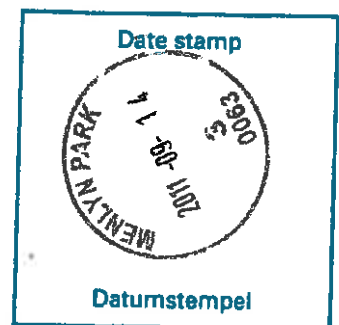
Handtekening van klient

Signature of accepting officer

Handtekening van aanneembeampte

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100,00. No compensation is payable without documentary proof. Optional insurance of up to R2 000,00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100,00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2 000,00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.



**List of REGISTERED LETTERS**  
**Lys van GEREISTREERDE BRIEWE**  
**(With an insurance option/met 'n versekeringsopsie)**



Full tracking and tracing/Volledige volg en spoor

Name and address of sender  
 Naam en adres van afsender: Bolamose PO Box 11375,  
Marcelana 0161

Enquiries/Verke  
 Toll free number  
 Telvry nommer  
**0800 111 502**

No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versekerde bedrag	Insurance fee Versekeringsgeld	Postage Posgeld	Service fee Diensgeld	Affix Track and Trace customer copy Plak Volg-en-Spoor-klantafskrif
1	Lawrence, RD PO Box 560 Fairways 2055					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 462 ZA
2	Liebenberg, JM PO Box 3885 Randburg, 2135					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 459 ZA
3	Croft, A PO Box 1858 Bromhof, 2154					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 480 ZA
4	Hertford Estates, Gamsky, D PO Box 2907 Parklands, 2121					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 476 ZA
5	Orange County Investments PO Box 1745 Pinegowrie 2123					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 502 ZA
6	Cradel City Van Wyk, AP PO Box 268 Florida Hills 1716					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 493 ZA
7	Barnard, MC PO Box 786 Lanseria, 1748					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 520 ZA
8	Coral Investment Property Shtein, J PO Box 1163 Houghton 2041					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 516 ZA
9	Croft A PO Box <del>3885</del> 1858 Bromhof 2154					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 547 ZA
10	Maritz PT PO Box 50581 Wierda Park 0149					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 533 ZA
Total Totaal		R	R	R	R	

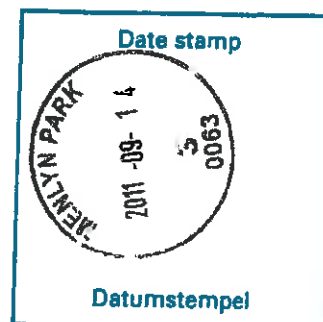
Number of letters posted  
 Getal briewe gepos

Signature of client  
 Handtekening van klient

Signature of accepting officer  
 Handtekening van aanneembeampte

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**List of REGISTERED LETTERS**  
**Lys van GEREgistreerde BRIEWE**  
**(With an insurance option/met 'n versekeringsopsie)**



Full tracking and tracing/Volledige volg en spoor

Name and address of sender  
 Naam en adres van afsender

Botamase PO Box 11375,  
 Morcelana 0161

Enquiries/Reklame  
 Toll-free number  
 Tolvry nommer

0800 111 502

No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versekerde bedrag	Insurance fee Versekeringsgeld	Postage Posgeld	Service fee Diensgeld	Affix Track and Trace customer copy Plak Volg-en-Spoor-klantekopie
1	Van Biljon, SDH PO Box 765 Rivonia 2128					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 555 ZA CUSTOMER COPY 301028R
2	Chieftain Real Estate Inc in Ireland PO Box 181 Polokwane 0699					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 564 ZA
3	Falcon Forest Trading 73 Sanderson, R PO Box 52368 Saxonwold 2132					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 581 ZA
4	Chieftain Real Estate Inc in Ireland PO Box 181 Polokwane 0699					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 578 ZA
5	Van Biljon SDH PO Box 765 Rivonia 2128					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 604 ZA
6	Dargawi Foundation Fakir, M PO Box 34027 Erasmia 0023					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 595 ZA
7	Steinberg, HA PO Box 34071 Pretoria 0001					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 621 ZA
8	Viador SP Adam, Mohamed PO Box 55835 Arcadia 0007					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 618 ZA
9	Abdullah, ZB PO Box 14430 Laudium 0037					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 649 ZA
10	Naidoo LA PO Box 53211 Centurion 0046					CUSTOMER COPY 301028R REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 585 454 635 ZA
Total Totaal		R	R	R	R	

Number of letters posted  
 Getal briewe gepos

Signature of client

Handtekening van klient

Signature of accepting officer

Handtekening van aanneembeampte

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Date stamp

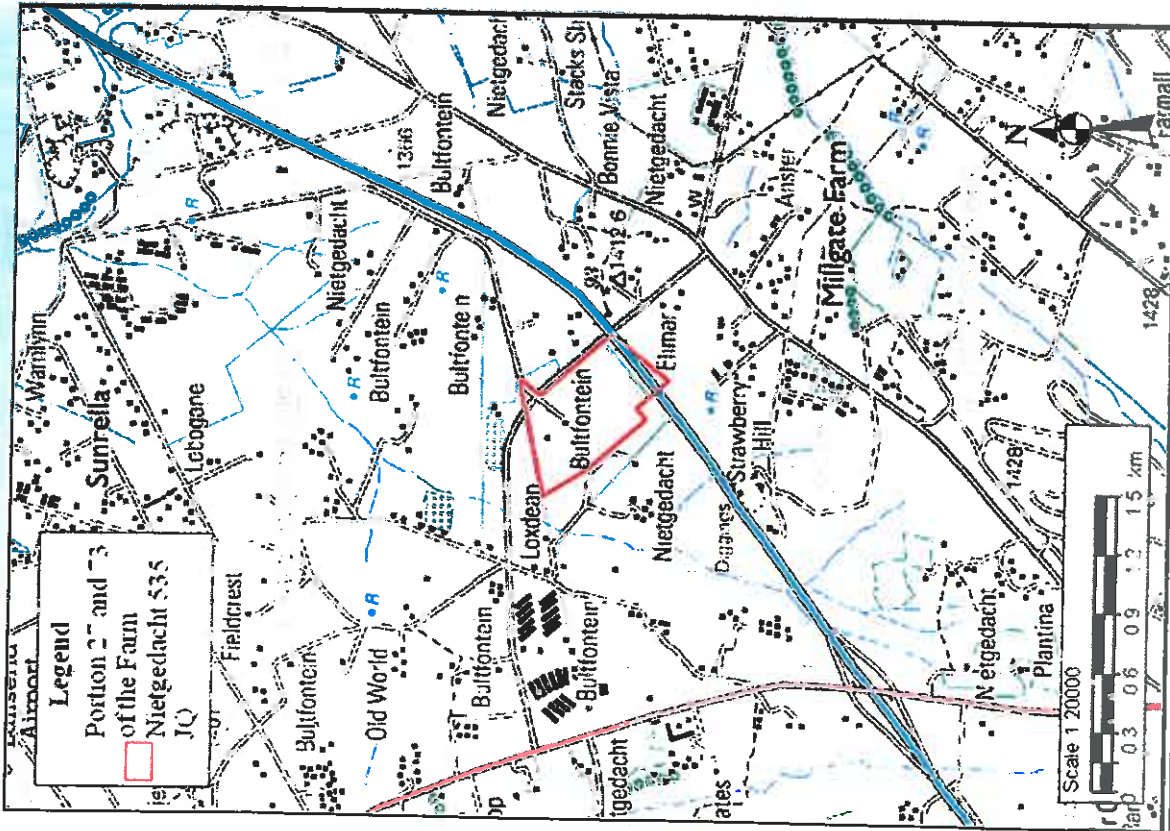


Datumstempel



# Draft Scoping Report for Review

## Lanseria Extension 53



All interested and affected parties are invited to review the development information and to register any issues and concerns to be included and addressed in the Final Scoping Report.

**Venue:** Hertford Country and Function Venue at the Reception.

**Tel:** 084 761 1017

**Date:** 4<sup>th</sup> July – 12<sup>th</sup> August 2012

**Website:** [www.bokamoso.net](http://www.bokamoso.net)

Please do not hesitate to contact us if there are any questions in connection with the above-mentioned development.

Contact Person: Juanita De Beer  
Tel (012) 346 3810 Fax (086) 570 5659  
E-mail: [lizelleg@mweb.co.za](mailto:lizelleg@mweb.co.za)  
Website: [www.bokamoso.net](http://www.bokamoso.net)

# PUBLIC PARTICIPATION

## E iii Newspaper Advertisement

ANNEXURE E



## 12-670-7

# PUBLIC PARTICIPATION

E iv List of I&AP'S





Public Participation - Interested and Affected Parties - Issues and Response List for Portion 27 and Portion 73 of the Farm Nietgedacht 535-JQ

[illegible]

# PUBLIC PARTICIPATION

Ev Communication to and  
from I&AP'S



User3

**From:** Lizelle Gregory <lizelleg@mweb.co.za>  
**Sent:** 20 September 2011 12:12 PM  
**To:** 'floram@joburg.org.za'; 'floram@joburg.gov.za'  
**Subject:** FW: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes  
**Attachments:** Public Notice.pdf; Public Notice 1.pdf

To whom it may concern

For the past two weeks now I tried to contact the CoJ Region A in order to determine the details of the relevant ward councillor for the Lanseria area (Region A). Please forward the attached information to the relevant councillor, or provide me with his/her details as soon as possible.

Please refer to the attached Background Information Documents (BID) for the following proposed projects:

- **Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nooitgedacht 534 JQ.**
- **Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ.**

Please don't hesitate to contact us for any additional information or queries.

Kind regards

George Gericke

**Environmental Consultants &  
Landscape Architects**

01 271 273 46 30 00 01 2736 470 50 59  
36 Tebamba Road Ashlea Gardens, Pretoria



### User3

---

**From:** Lizelle Gregory <lizelleg@mweb.co.za>  
**Sent:** 20 September 2011 11:59 AM  
**To:** 'gheath@geoscience.org.za'; 'njanuary@jhb.sahra.org.za';  
'maphata.ramphela@gauteng.gov.za'; 'justicem@dwaf.gov.za';  
'keetm@dwaf.gov.za'; 'central@eskom.co.za'; 'paia@eskom.co.za';  
'schmidk@nra.co.za'; 'chrisbu@gpg.gov.za'; 'customerservice@randwater.co.za';  
'info@wessanorth.co.za'  
**Subject:** Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes  
**Attachments:** Public Notice.pdf; Public Notice 1.pdf

To whom it may concern

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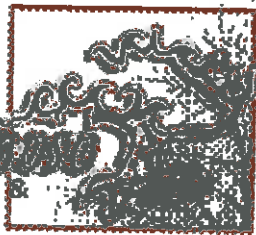
Please don't hesitate to contact us for any additional information or queries.

Kind regards

George Gericke

**Environmental Consultants &  
Landscape Architects**

**Bukhoma**  
0: [lizelleg@mweb.co.za](mailto:lizelleg@mweb.co.za) | F: +27(0)11 546 3306 | C: +2786 570 56 58  
36 Lechamba Road Ashlea Gardens, Pretoria





User3

---

**From:** Lizelle Gregory <lizelleg@mweb.co.za>  
**Sent:** 21 September 2011 08:56 AM  
**To:** 'justicem@dwaf.gov.za'; 'malulekej@dwa.gov.za'  
**Subject:** RE: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

Good morning Justice.

The proposed projects are located approximately 7 km south-west of Diepsloot, and approximately 2.6 km south of Lanseria Airport on the mentioned portions.

Kind regards

George Gericke



---

**From:** Maluleke Justice [<mailto:MalulekeJ@dwa.gov.za>]  
**Sent:** 20 September 2011 05:32 PM  
**To:** Lizelle Gregory  
**Subject:** RE: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

Dear Lizelle

It is not clear where this development is taking place, please clarify?

**Wisani Justice Maluleke**

**Department of Water Affairs**

**Crocodile/ Marico Water Management Area**

**Tel: 012 392 1409**

**Cell: 082 804 9817**

**Fax: 012 392 1486**

**e-mail: [teo@dwaf.gov.za](mailto:teo@dwaf.gov.za)**

**From:** Lizelle Gregory [<mailto:lizelleg@mweb.co.za>]

**Sent:** 20 September 2011 11:59 AM

**To:** [gheath@geoscience.org.za](mailto:gheath@geoscience.org.za); [njanuary@jhb.sahra.org.za](mailto:njanuary@jhb.sahra.org.za); [maphata.ramphele@gauteng.gov.za](mailto:maphata.ramphele@gauteng.gov.za); Maluleke Justice; Keet Marius (PTA); [central@eskom.co.za](mailto:central@eskom.co.za); [paia@eskom.co.za](mailto:paia@eskom.co.za); [schmidk@nra.co.za](mailto:schmidk@nra.co.za); [chrisbu@gpg.gov.za](mailto:chrisbu@gpg.gov.za); [customerservice@randwater.co.za](mailto:customerservice@randwater.co.za); [info@wessanorth.co.za](mailto:info@wessanorth.co.za)

**Subject:** Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

To whom it may concern

Please refer to the attached Background Information Documents (BID) for the following proposed projects:

- **Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nooitgedacht 534 JQ.**
- **Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ.**

Please don't hesitate to contact us for any additional information or queries.

Kind regards

George Gericke



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User3

---

**From:** Ontvangs  
**Sent:** 21 September 2011 08:19 AM  
**To:** George Gericke  
**Subject:** FW: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

---

**From:** Maluleke Justice [<mailto:MalulekeJ@dwa.gov.za>]  
**Sent:** 20 September 2011 05:32 PM  
**To:** Lizelle Gregory  
**Subject:** RE: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

Dear Lizelle

It is not clear where this development is taking place, please clarify?

**Wisani Justice Maluleke**

**Department of Water Affairs**

**Crocodile/ Marico Water Management Area**

**Tel: 012 392 1409**

**Cell: 082 804 9817**

**Fax: 012 392 1486**

**e-mail: [teo@dwaf.gov.za](mailto:teo@dwaf.gov.za)**

---

**From:** Lizelle Gregory [<mailto:lizelleg@mweb.co.za>]  
**Sent:** 20 September 2011 11:59 AM  
**To:** [gheath@geoscience.org.za](mailto:gheath@geoscience.org.za); [njanuary@jhb.sahra.org.za](mailto:njanuary@jhb.sahra.org.za); [maphata.ramphele@gauteng.gov.za](mailto:maphata.ramphele@gauteng.gov.za); Maluleke Justice; Keet Marius (PTA); [central@eskom.co.za](mailto:central@eskom.co.za); [paia@eskom.co.za](mailto:paia@eskom.co.za); [schmidk@nra.co.za](mailto:schmidk@nra.co.za); [chrisbu@gpg.gov.za](mailto:chrisbu@gpg.gov.za); [customerservice@randwater.co.za](mailto:customerservice@randwater.co.za); [info@wessanorth.co.za](mailto:info@wessanorth.co.za)  
**Subject:** Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

To whom it may concern

Please refer to the attached Background Information Documents (BID) for the following proposed projects:

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Kind regards

George Gericke



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**User3**

---

**From:** Ontvangs  
**Sent:** 03 October 2011 10:11 AM  
**To:** George Gericke; Stephan Barkhuizen  
**Subject:** FW: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

---

**From:** Maluleke Justice [<mailto:MalulekeJ@dwa.gov.za>]  
**Sent:** 03 October 2011 09:12 AM  
**To:** Lizelle Gregory  
**Cc:** Khambule Masego (PTA)  
**Subject:** RE: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

Dear Lizelle

Please send us a copy of the BAR for evaluations and comments.

**Wisani Justice Maluleke**

**Department of Water Affairs**

**Crocodile/ Marico Water Management Area**

**Tel: 012 392 1409**

**Cell: 082 804 9817**

**Fax: 012 392 1486**

**e-mail: [teo@dwaf.gov.za](mailto:teo@dwaf.gov.za)**

---

**From:** Lizelle Gregory [<mailto:lizelleg@mweb.co.za>]  
**Sent:** 21 September 2011 08:56 AM  
**To:** Maluleke Justice; Maluleke Justice  
**Subject:** RE: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

Good morning Justice.

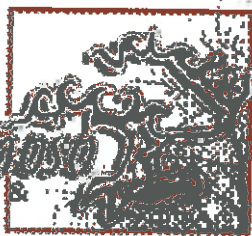
The proposed projects are located approximately 7 km south-west of Diepsloot, and approximately 2.6 km south of Lanseria Airport on the mentioned portions.

Kind regards

George Gericke

**Bokamoso**  
Environmental Consultants &  
Landscape Architects

011 771 7546/50101/2 • 011 86 970 50 59  
36 Lelembu Road Ashlea Gardens, Pretoria



---

**From:** Maluleke Justice [<mailto:MalulekeJ@dwa.gov.za>]  
**Sent:** 20 September 2011 05:32 PM  
**To:** Lizelle Gregory  
**Subject:** RE: Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

Dear Lizelle

It is not clear where this development is taking place, please clarify?

**Wisani Justice Maluleke**

**Department of Water Affairs**

**Crocodile/ Marico Water Management Area**

**Tel: 012 392 1409**

**Cell: 082 804 9817**

**Fax: 012 392 1486**

**e-mail: [teo@dwaf.gov.za](mailto:teo@dwaf.gov.za)**

---

**From:** Lizelle Gregory [<mailto:lizelleg@mweb.co.za>]  
**Sent:** 20 September 2011 11:59 AM  
**To:** [gheath@geoscience.org.za](mailto:gheath@geoscience.org.za); [njanuary@jhb.sahra.org.za](mailto:njanuary@jhb.sahra.org.za); [maphata.ramphele@gauteng.gov.za](mailto:maphata.ramphele@gauteng.gov.za); Maluleke Justice; Keet Marius (PTA); [central@eskom.co.za](mailto:central@eskom.co.za); [paia@eskom.co.za](mailto:paia@eskom.co.za); [schmidk@nra.co.za](mailto:schmidk@nra.co.za); [chrisbu@gpg.gov.za](mailto:chrisbu@gpg.gov.za); [customerservice@randwater.co.za](mailto:customerservice@randwater.co.za); [info@wessanorth.co.za](mailto:info@wessanorth.co.za)  
**Subject:** Nietgedacht & Bultfontein Public Notices - Environmental Scoping Processes

To whom it may concern

Please refer to the attached Background Information Documents (BID) for the following proposed projects:

- **Mixed Land-Use Development on Portion 22 of the Farm Bultfontein 533JQ and Portion 164 of the Farm Nooitgedacht 534 JQ.**

- **Mixed Land-Use Development on Portion 27 and 73 of the Farm Nietgedacht 535 JQ.**

Please don't hesitate to contact us for any additional information or queries.

Kind regards

George Gericke



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User3

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**From:** Stephan Barkhuizen  
**Sent:** 26 September 2011 10:13 AM  
**To:** George Gericke  
**Subject:** FW: Ptn 27 and Ptn 73 of the Farm Nietgedacht 535 JQ

---

**From:** Ontvangs  
**Sent:** 26 September 2011 10:12 AM  
**To:** Stephan Barkhuizen  
**Subject:** FW: Ptn 27 and Ptn 73 of the Farm Nietgedacht 535 JQ

Elsa Viviers  
Namens/on behalf of  
Lizelle Gregory

*Bokamoso*

Environmental Consultants &  
Landscape Architects

Tel: 27 (0) 21 446 3810 | F: 27 86 570 5659 | C: 083 255 8384  
e: [lizelle@bokamoso.co.za](mailto:lizelle@bokamoso.co.za) | 36 Telokombe Road Ashlea Gardens, PTJ



**From:** [EtienneA@joburg.org.za](mailto:EtienneA@joburg.org.za) [<mailto:EtienneA@joburg.org.za>]  
**Sent:** 26 September 2011 09:48 AM  
**To:** [lizelle@mweb.co.za](mailto:lizelle@mweb.co.za)  
**Subject:** Ptn 27 and Ptn 73 of the Farm Nietgedacht 535 JQ



Lizelle

Kindly register the City of Johannesburg as an I & AP.

A hard copy as well as an electronic copy of the report must be forwarded to this department.

Kind regards



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User1

---

**From:** User3 <user3@bokamoso.net>  
**Sent:** Tuesday, July 03, 2012 3:27 PM  
**To:** EtienneA@joburg.org.za  
**Subject:** Review Notice : Lanseria Extension 53  
**Attachments:** Review Notice.pdf

To whom it may concern

Please refer to the attached invitation to review the Draft Scoping Report for the proposed **Lanseria X53** project. Also note that the draft report can also be downloaded from [www.bokamoso.net](http://www.bokamoso.net).

Please don't hesitate to contact our offices for any additional information or queries.

Kind Regards

Juanita De Beer

The logo for Bokamoso, featuring the word 'Bokamoso' in a stylized, cursive font, with a graphic of a tree or plant to its right.  
**Environmental Consultants &  
Landscape Architects**

e: [lizelle@web.co.za](mailto:lizelle@web.co.za) | t: +27 (0) 11 36 1810 | f: +27 06 570 56 59  
36 Lebombo Road Ashlea Gardens, Pretoria

LEBOMBO GARDENS BUILDING  
36 LEBOMBO ROAD  
ASHLEA GARDENS  
0081

P.O. BOX 11375  
MAROELANA  
0161

Tel: (012) 346 3810  
Fax: 085 579 5659  
Email: lizelleg@iweb.co.za  
Website: www.bokamoso.net



Landscape Architects, Environmental Consultants,  
Environmental Audits, Water License Applications

## Acknowledgement of Receipt

*DATE*

Gauteng Department of Agriculture and Rural Development  
18<sup>th</sup> Floor Glencairn building  
73 Market Street  
Johannesburg  
2000

ATTENTION: Justine Chan

29 June 2012

**RE: DRAFT SCOPING REPORT FOR THE PROPOSED LANSERIA X 53 ON  
PORTION 27 AND 73 OF THE FARM NIETGEDACHT 535 JQ. (REFERENCE  
NUMBER: Gaut 002/11-12/E0123).**

Please find 2 x electronic copies of the Draft Scoping Report for the  
above-mentioned project.

### By Courier

Name and Surname : Malashwane (Receiver)

Date: 29/06/12

Where: CEDAR

Signature: meg.

Sender: Anè Agenbacht

**PLEASE  
COLLECT ON  
DELIVERY**

REG NO. CK 2000/054190/23  
VAT REG NO. 440792781  
BOKAMOSO LANDSCAPE CC  
MEMBER: Lizelle Gregory

LEBOMBO GARDENS BUILDING  
36 LEBOMBO ROAD  
ASHILEA GARDENS  
0081

P.O. BOX 11375  
MAROELANA  
0161

Tel: (012) 346 3810  
Fax: 086 570 5859  
E-mail: lizella@bokamoso.net  
Website: www.Bokamoso.net

**Bokamoso**  
ENVIRONMENTAL

Landscape Architects, Environmental Consultants,  
Environmental Auditing, Water License Applications

## Acknowledgement of Receipt

Department of Water Affairs  
Bothongo Plaza East  
285 Schoeman Street  
Pretoria

ATTENTION: Mr. T.L. Mathebe

29 June 2012

**RE: DRAFT SCOPING REPORT FOR LANSERIA X 53 ON PORTION 27 AND 73 OF  
THE FARM NIETGEDACHT 535 JQ (REFERENCE NUMBER: Gaut 002/11-  
12/E0123).**

Please find 1 x hard copy and 1 x electronic copy of the Draft Basic Assessment Report for the abovementioned project.

### **By Courier**

Name and Surname : Stephan Bester (Receiver)

Date: 29/06/12

Where: Bothongo Plaza East

Signature: Bester

Sender: Anè Agenbacht

REG NO: CK 2009/054190/23  
VAT REG NO: 4440192781  
BOKAMOSO LANDSCAPE CC  
MEMBER: Lizella Gregory





## **water affairs**

Department:  
Water Affairs  
REPUBLIC OF SOUTH AFRICA

**OFFICE OF THE REGIONAL CHIEF DIRECTOR: NORTH WEST**  
Bothongo Plaza East, 285 Schoeman Street, Pretoria

F	086 573 2897 / 012 392-1486	✉ P/Bag X995	✉ T.L Mathebe
		PRETORIA	☎ (012) 392 1406
E	<a href="mailto:mathebet@dwa.gov.za">mathebet@dwa.gov.za</a>	0001	📁 16/2/7/A210/N314

Bokamoso Environmental Consultants  
P.O Box 11375  
Maroelana  
0161

For Attention: Ane Agenbacht

**DRAFT SCOPING REPORT FOR THE PROPOSED LANSERIA X 53 ON PORTION 27  
AND 73 OF THE FARM NIETGEDACHT 535 JQ.**

Reference is made to the above-mentioned proposed development; this office would like to acknowledge receipt of the above mentioned document and would like to respond as follows.

1. It is mentioned in the report that the study area is affected by a non-perennial river on the western and southern sides, and there is also a wetland present on site. Please note that section 21 (c) & (i) of the National water Act, 1998 (Act 36 of 1998) requires that a water use licence be applied for, for any development taking place within and/or impacting any water resource as is the case in this proposed development. The application need to be lodged with this Department and authorization granted prior to commencing with those activities. License application forms (part 1 & 2) are available on the Department website [www.dwa.gov.za](http://www.dwa.gov.za) and should be fully completed by the proponent and submitted to this Department. For more information and guidance on water use applications, an external guideline for the application of Water Use Authorization is also available on the Department website.
2. Please note that a detailed geotechnical investigation and dolomite stability investigation of the study area must be conducted and be part of the Environmental Impact Assessment (EIA) Report which will be submitted to this Department.
3. Stormwater management plans must be submitted to the relevant municipality for approval. Such approval must be submitted to this Department together with a copy of the original stormwater management plans.

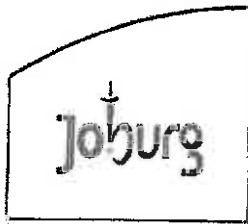
4. The developer must obtain a letter from the municipality indicating that there is available capacity to cater for the sewage effluent to be generated by the development at the wastewater treatment works.
5. The developer must ensure that no wastewater may run freely into any of the surrounding streets or naturally vegetated areas and also ensure the correct positioning of construction camps and their sanitation facilities.
6. No construction or dumping activities should take place within the 1:50 year or 1:100 year floodline or a horizontal distance of 100m from a water resource unless authorized by this Department.
7. The storage and use of fuel and other chemicals on site must be adequately managed to prevent soil and water pollution. The developer must provide containment areas for potential pollutants at refueling depots, and must ensure that transport, storage, handling and disposal of hazardous substances is adequately controlled and managed.
8. If any pollution incident is experienced, this office must be notified immediately.
9. Mitigatory measures must be made on site to prevent pollution of the water resources including ground water component from occurring as per requirement of section 19 of the National Water Act, 1998 (Act 36 of 1998).

Any query regarding the content of this letter can be directed to the above-mentioned contact details.

Yours Faithfully

  
Regional Head North West

DATE: 08/08/2012



City of Johannesburg

116 Jonsson Street  
Maroelana House  
Braamfontein

P.O. Box 1049  
Johannesburg  
South Africa  
2000

Tel +27 (0) 11 587 4210  
Fax +27 (0) 8662 7516

[www.joburg.org.za](http://www.joburg.org.za)

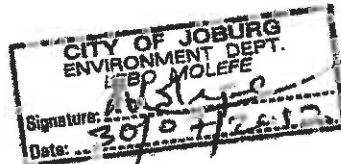
## ENVIRONMENTAL REGULATORY SERVICES

Our Reference: **ELM 07/04**  
Contact: **Etienne Ailers**  
CoJ Region: **A**  
Tel: **(011) 587 4230**  
Fax: **0866277516**

Date: 11 July 2012

**Bokamosa Environmental**  
P O Box 11375  
Maroelana  
0161

Attention: **Lizelle Gregory**



**DRAFT SCOPING REPORT: PROPOSED LANSERIA EXT.53 (GAUT 002/11-12/E0123).**

The draft Scoping Report dated 29 June 2012 refers. This Department only received the report on 3 July 2012.

### **Description of the project:**

The proposed Lanseria Extension 53 will be a mixed use development consisting of the following land uses and zonings:

"Special", including Residential dwelling units, Hotels, Educational, Medical and Social Facilities, Retail, Offices, Entertainment, Motor Trade, Municipal and Government Institutions and Commercial and Industrial uses.

### **Guidelines, by-laws, Precinct Plans and policies:**

The Report takes into account all relevant policies, by-laws and strategies. The study area falls within Sub-area 1 of the RSDF for Region A and the objectives of this sub-area is to "promote the development of a sound spatial structure to increase the efficiency of the urban system" and to "stimulate the economic development potential of Sub Area 1".

It should be noted that according to the Lanseria Development Framework 2020, the applicant/developer must provide their own bulk services or access to existing municipal bulk service networks.

### **Recommendations:**

- The specialist studies that will form part of the EIA Phase should adequately address issues of concern e.g. loss of biodiversity; topographical change; loss of sensitive habitats etc. The recommendations should also be included in the EMP.
- It should be noted that in terms of the approved COJ Catchment Management Policy the site is affected by a hillslope seep wetland. No development will be permitted within the wetland and riparian zone as well as a buffer area of 30 m from the edge of the riparian area or wetland. The draft layout plan for the proposed development must be included in the EIR. This layout must clearly show the delineated 30m buffer that is excluded from the development.
- Provision for attenuation of storm water will also need to be made within the site and it should be noted that attenuation facilities or infrastructure will not be permitted within the delineated wetland area. A stormwater management plan would need to be submitted for the approval by both the Johannesburg Roads Agency and Environmental Management Department prior to the approval of the final Site Development Plan. Such plan would be required to meet the following criteria/standards:

Peak discharge	- no increase in discharge for any event of any duration up to the 25 year RI event
Volume of runoff	- no increase up to the annual 10 year rainfall
Runoff frequency	- no surface runoff for the 1 yr RI event of any duration
Water Quality	- no deterioration
- The outcome of the specialist studies should inform the township layout.
- Written confirmation should be obtained from Johannesburg Water regarding the capacity of the involved Waste Water Treatment Works in order to ensure available capacity for this development.

Should you have any queries please do not hesitate to contact Etienne Allers on the numbers indicated above.

Yours faithfully

  
Signature: \_\_\_\_\_  
Date: 30/01/2012

**LEBO MOLEFE**  
**DIRECTOR: ENVIRONMENTAL REGULATORY SERVICES.**  
E-mail: Lebomol@joburg.org.za  
Tel: (011) 587 4204  
Fax: 086 6277516



# PRELIMINARY LAYOUT

ANNEXURE F



# Floodline Certification

In accordance with Section 144 of Act 36 of 1998, it is hereby certified that the township shown on this plan is affected by the maximum flood in any public stream which would be caused by storms of recurrence intervals of 50 to 100 years

Name of Engineer Registration No. Date

X +2 873 500

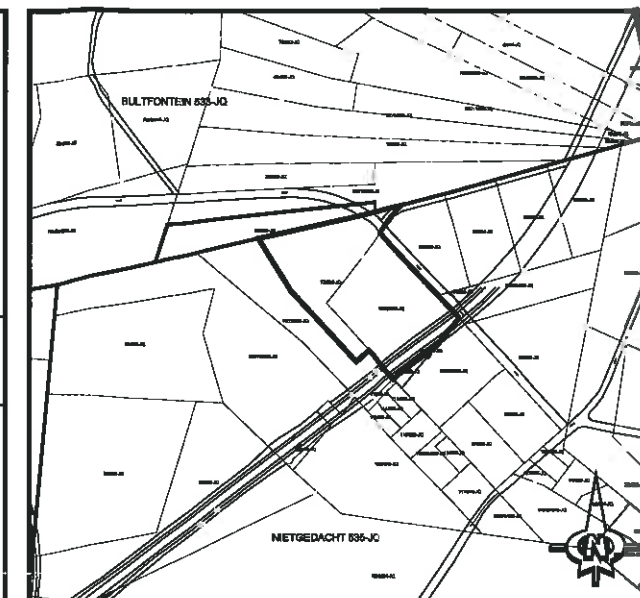
X +2 873 500

X +2 874 000

X +2 874 000

X +2 874 500

X +2 874 500



## LOCALITY PLAN

## TOWNSHIP DATA

LAND-USE	No. OF ERVEN	ERF No'S	AREA (ha)	OF TOTAL AREA
SPECIAL	3	1 TO 3	22,3891	73,98
PUBLIC OPEN SPACE	1	4	2,3958	7,91
ROAD K33			3,2787	10,83
ROAD N12			2,2013	7,28
TOTAL	4		30,2649	100,00

## NOTES

- All areas and dimensions are approximate, being subject to final survey.
- Contours are in accordance with the standards laid down in regulation 18(2) of the Town Planning and Townships (Ordinance 15, 1986)
- Datum plane - Mean Sea Level; interval 1m
- Co-ordinate system: WGS 84 Lo. 29°
- The figure lettered ABCDEFA represents Portion 73 Nietgedacht 533 JQ, being 13,1349Ha in extent and the figure GHJKLMNODCG represents Remainder of Portion 27 Nietgedacht 535 JQ, being 17,1300Ha in extent
- The township falls under the jurisdiction of City of Johannesburg

Line of No Access

## PROPOSED TOWNSHIP

# LANSERIA EXTENSION 53

REMAINDER OF PORTION 27 NIETGEDACHT 535 JQ AND PORTION 73 OF THE FARM NIETGEDACHT 535 JQ

## TINIE BEZUIDENHOUT AND ASSOCIATES Town Planning Consultants

Physical Address  
Unit 50, Thembu Place Office Park  
Calderwood Road  
Lone Hill

Postal Address  
P.O. Box 98558  
Sloane Park  
2152

Phone (011) 467-1004 Telefax (011) 467-1170 e mail tiniebez@iafrica.com

DATE: MAY 2012

PLAN NO. 7092/L1