



GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE HEAD OF DEPARTMENT (HOD)
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Reference: Gaut 002/17-18/E0021
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BY FACSIMILE: 011 615 6164
BY EMAIL: William@Reeflords.co.za

BY REGISTERED MAIL

Reeflords Property Development (Pty) Ltd.
P.O. Box 4724
DAINFERN
2055

Telephone No.: 011 516 0057

Dear Mr. Hongjie Zhang

GDARD
Office of the HOD
13 SEP 2017 000022

ENVIRONMENTAL AUTHORISATION GRANTED: THE PROPOSED RESIDENTIAL TOWNSHIP DEVELOPMENT ON HOLDING 87 AT NORTH RIDING AGRICULTURAL HOLDINGS, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

With reference to the above-mentioned application, please be advised that the Department has decided to grant environmental authorisation. The Environmental Authorisation and reasons for the decision are attached herewith as Annexure 1.

In terms of Regulation 4 (2) of the Environmental Impact Assessment Regulations, 2014, you are instructed to notify all registered interested and affected parties, in writing and within **fourteen (14) days** of the date of this letter, of the Department's decision in respect of your application as well as the provisions regarding the making of appeals that are provided for in the regulations.

Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014 which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within **twenty (20) days** of the date of notification of the decision submit your appeal including supporting documents to the appeal administrator by any of the following means:

Postal Address:

The Appeals Administrator
Department of Agriculture and Rural Development
P.O. Box 8769
Johannesburg
2000

Physical Address:

The Appeals Administrator
Department of Agriculture and Rural Development
56 Eloff Street, Umnotho House, 23rd Floor
Johannesburg
2000

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms. Tsholofelo Mere at telephone number 011 240 3204 or email address Tsholofelo.mere@gauteng.gov.za. The appeal form is also available from our website: www.gdard.gpg.gov.za. Should you have queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Yours faithfully



MR BN NKONTWANA

HEAD OF DEPARTMENT: AGRICULTURE AND RURAL DEVELOPMENT

DATE: 11/9/2017

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13 SEP 2017 000022



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AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Environmental Authorisation

Reference Number:	Gaut 002/17-18/E0021
Holder of authorisation:	Reeflods Property Development (Pty) Ltd
Co-ordinates:	26°01'57.04" S 27°58'09.39" E
Location of activities:	Holding 87 North Riding Agricultural Holding; City of Johannesburg Metropolitan Municipality

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1. Decision

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this Environmental Authorisation, that the applicant should be authorised to undertake the activities specified below.

2. Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014, the Department hereby authorises- **Reeflords Property Development (Pty) Ltd.** with the following contact details –

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Telephone No.: 011 516 0057

to undertake the activities listed as GN R. 983 Activities 12, 19 and 27 and GN R. 985 Activity 12 of Environmental Impact Assessment Regulations, 2014 promulgated in terms of Sections 24 (2) (a) of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998, as amended), as described in the application form / Basic Assessment Report dated 03 July 2017 at the location stated below:

Proposal	Latitude(S)	Longitude(E)
	26°01'57.04"	27°58'09.39"

for the establishment of a medium density residential development inclusive of internal roads, services and infrastructure on Holding 87 at North Riding Agricultural Holdings. The site measures approximately 3, 12 hectares in extent and falls within the jurisdiction of the City of Johannesburg Metropolitan Municipality.

The granting of this Environmental Authorisation is subject to the conditions set out below.

3. Specific Conditions of Authorisation

- 3.1 Environmental Authorisation is granted for the above mentioned activities (the proposal) on the above-mentioned site that measures approximately 3, 1 hectares in extent.
- 3.2 A **fourteen (14) days** written notice must be given to the Department that the activities will commence. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activities will commence.
- 3.3 The construction area must be clearly demarcated before any construction activity takes place and signage must be displayed during the construction phase to inform the general public about potential dangerous conditions on site.
- 3.4 Site clearing must be strictly limited to the construction area, and no damage to sensitive environmental features is permitted outside the construction footprint.
- 3.5 The construction camp-site and/or storage area for construction material and machinery must be kept away from the watercourse (wetland) and its buffer zone.
- 3.6 No development other than the authorised activities (stormwater inlet structures) will be allowed within the watercourse or 30 meters buffer of the watercourse, measured from the edge of a watercourse/ temporary wetland zone.

- 3.7 Two Declining (*Callilepis leptophylla* and *Crinum bulbispermum*) plant species were recorded on site. A plant rescue plan must be compiled to provide management measures for such. The species must be protected and/or relocated to a safe area before commencement of any activities on site. Relocation must be done by a qualified ecologist before commencement of any activities on site.
- 3.8 An email entitled "request for medicinal plant rescue operation" must be sent to calvin.jonhasi@gauteng.gov.za a minimum of six weeks prior to site clearance. The following documents must be attached to the email: (1) A scanned version of the Environmental Authorisation, (2) a map clearly showing the location of the site, (3) a plant species list for the site, (4) the site layout plan, clearly indicating which areas are to be retained as natural open space. The email should also indicate (1) the size of the site, (2) the contact details (telephone, fax and email) of the environmental control officer, who must make themselves available during the rescue operations and (3) the contact details (telephone, fax and email) of the project proponent and/or landowner.
- 3.9 The final layout plan (in-colour) overlaid by a composite sensitivity map that takes into consideration Figure 29 (page 51) and the recommendations on page 52 of the Wetland Identification and Hydropedology Assessment Report by Terra Soil Science dated 13 March 2017 must be compiled and submitted to the Department for review and comments before the commencement of any development activity on site. Furthermore, the layout plan must indicate all the activities authorised in order to ascertain the exact location of the township on site.
- 3.10 Any mixing of cement, solvents, asphalts, sealants, adhesives, paints, chemical or other noxious materials must be done on an impervious surface designated for such in order to avoid seepage into the soil.
- 3.11 The storage and handling of hazardous substances such as solvents, lubricants, fuels and oils must be done on an impervious surface that is able to contain 110% of substance should a spillage occur.
- 3.12 If any soil contamination occurs during the construction and operational phases of the proposed activities, the contaminated soil must be removed to a suitable waste disposal facility and the site must be rehabilitated to the satisfaction of this Department. The opportunity for the on-site remediation and re-use of contaminated soil must be investigated prior to disposal and this Department must be informed in this regard.
- 3.13 The holder of the Environmental Authorisation must ensure that vehicles used for construction purposes are maintained in good condition in order to minimise noise, vehicle exhaust emissions, and the risk of soil contamination through the loss of lubricants and hydraulic fluids.
- 3.14 Should any heritage resources of any nature be uncovered during the construction, the development must be halted and SAHRA and/or professional Heritage Specialists be contacted immediately for investigations.
- 3.15 On completion of the project, all litter and construction debris must be removed from the site immediately. All waste streams to be generated must be managed in accordance with the hierarchy of waste management principles and disposal at a licensed landfill site permitted to receive waste of that class must be the last option. Proof of disposal of waste must be kept on site and made available to the Department upon request. All waste must be disposed of at a registered or permitted waste disposal site for the type of waste produced.
- 3.16 To reduce the carbon footprint of the proposed development, energy efficient light bulbs and solar geysers/panels must be installed throughout the top units of the development. If not, other alternative energy saving measures must be considered and implemented with easily attainable evidence.
- 3.17 Post development rehabilitation must make use of species which are indigenous to the area.

4. Management of the activities

- 4.1 The Environmental Management Programme ("EMPr") submitted as part of the application for environmental authorisation must be implemented. In addition to the submitted EMPr, the following must be implemented and be considered part of the subject EMPr:

- a) Noise generated from construction activities must not exceed the recommended noise level of 85dB as required by the Occupational Health and Safety Standards.
- b) Dust mitigation measures must be implemented throughout the construction phase.

5. Monitoring and Reporting

- 5.1 A copy of the approved EMPr & Environmental Authorisation must be kept on site during the construction phase of the development.
- 5.2 An Environmental Control Officer (ECO) must be appointed by the Environmental Authorisation holder for the duration of the construction phase to ensure that the conditions as stipulated in the Environmental Authorisation as well as the approved EMPr are adhered to. The contact details of the ECO must be forwarded to the Department (Compliance and Monitoring), prior the commencement of the activities.

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6. General conditions

- 6.1 Conditions of this Environmental Authorisation are binding on the holder of the Environmental Authorisation, including any person acting on his or her behalf, including but not limited to, an agent, sub-contractor, employee or person rendering a service to the holder of the Environmental Authorisation.
- 6.2 The activities authorised may only be carried out at the properties or sites indicated in this Environmental Authorisation.
- 6.3 These activities must commence within a period of **ten (10) years** from the date of issue of this Environmental Authorisation.
- 6.4 If commencement of the activities does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activities to be undertaken.
- 6.5 Any changes to, or deviations from, the activities description set out in this Environmental Authorisation must follow the amendment process as prescribed in Chapter 4 (Part 1 and 2) of the NEMA EIA Regulations, 2014 and be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the Environmental Authorisation to apply for further authorisation in terms of the Regulations.
- 6.6 This Environmental Authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
- 6.7 This Authorisation and EMPr must be kept at the property/site where the activities will be undertaken. These documents must be produced to any authorised official of the Department who requests to inspect them and must also be made available for inspection by any employee or agent of the holder of the Environmental Authorisation who works or undertakes work at the property.
- 6.8 Where any of the applicant's contact details change, including the name of the responsible holder of the Environmental Authorisation, the physical or postal address and/ or telephonic details, the applicant must follow an amendment process as prescribed in the Environmental Impact Assessment Regulations, 2014 by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 6.9 Non-compliance with a condition of this Environmental Authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (as amended) and the regulations.
- 6.10 The holder of the Environmental Authorisation must notify the Department, in writing and within twenty four (24) hours, if the conditions of this Environmental Authorisation cannot be or are not adhered.

- 7.1 If the Department has reason to believe that the Environmental Authorisation was obtained through fraud, non-disclosure of material information or misrepresentation of a material fact, the Department may, in writing, suspend or partially suspend, with immediate effect, the Environmental Authorisation and direct the holder of such Environmental Authorisation forthwith to cease any activities that have been commenced or to refrain from commencing any activities, pending a decision to withdraw the Environmental Authorisation.

Date of Environmental Authorisation: 11/9/2017

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Annexure 1: Reasons for Decision

1. Background

The applicant, **Reeflords Property Development (Pty) Ltd.** applied for authorisation to undertake the following activities listed as GN R. 983 Activities 12, 19 and 27 and GN R. 985 Activity 12 of Environmental Impact Assessment Regulations, 2014 for the proposed medium density residential development inclusive of internal roads, services and infrastructure on Holding 87 North Riding Agricultural Holdings which falls within the jurisdiction of the City of Johannesburg Metropolitan Municipality.

The applicant appointed **Seaton Thomson and Associates CC.** to undertake a Basic Assessment process.

2. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration –

- a) The information contained in the Basic Assessment Report dated June 2017 and received by the Department on 3 July 2017, including –
 - Vegetation and Flora Assessment;
 - Wetland Identification and Hydroponology Assessment Report;
 - Traffic Impact Study and
 - Environmental Management Programme (EMPr).
- b) The comments received from interested and affected parties as included in the Final Basic Assessment Report received by the Department on 3 July 2017.
- c) Relevant information contained in the Departmental information base including Geographical Information System (GIS), Conservation Plan Version 3.3 and Gauteng Provincial Environmental Management Framework (GPEMF), 2015.
- d) The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended).
- e) The findings of the site inspection undertaken by Nozipho Mthembu on 14 July 2017.

3. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) Environmental attributes of the proposed site.
- b) Impacts of the proposed development on the watercourse.
- c) Public Participation process.

4. Findings

After consideration of the information and factors listed above, the Department made the following findings -

- a) The Departmental Conservation Plan Version 3.3 depicts the presence of Endangered Threatened Ecosystem. Page 24 of the Vegetation and Flora assessment by David Hoare Consulting CC. dated 27 October 2016, states that the site contains some natural grassland that is mostly in good condition, high indigenous species richness, moderately high habitat diversity for the size of the site. However; the site is relatively small, is mostly disconnected from other natural areas and surrounded by natural disturbances.

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- b) The Wetland Identification and Hydropedology Assessment report by Terra Soil Sciences dated 13 March 2017, found that the wetland identified on site is classified as a man-induced storm water wetland that is sustained by the current storm water dynamics, water runoff from the site, rubble and the current retention structures. The Storm water management areas can be vegetated and stabilised against erosion pressures. In addition to that, a boundary wall and berm will be upgraded to contain adequate storm water quantities and that the structure will release water at a slow rate, so that damage is not caused to the downslope structures and to ensure attenuated water flows from the site into the Olienhoutspoortspuit.
- c) Potential negative impact such as dust and noise during construction will be short-lived and satisfactorily mitigated.
- d) The public participation process complied with the requirements of the EIA Regulations, 2014 and the comments from the organs of state and interested and affected parties have been included in the BAR dated June 2017. The interested and affected parties' consultation process included the placing of advertisement in the "Citizen" Newspaper dated 22 September 2016. Site notices were placed on various conspicuous places around the site.
- e) A detailed storm water management plan will be compiled and submitted to the City of Johannesburg Metropolitan Municipality (COJMM) and the Johannesburg Roads Agency (JRA) for approval.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the Environmental Authorisation, the activities will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to acceptable levels. The Environmental Authorisation is **accordingly granted**.

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