



TOWN & REGIONAL PLANNERS
VAALPLAN

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SAHRA

PORTION 14 OF THE FARM TWEESPRUIT 198, PARYS, FREE STATE PROVINCE

An application is submitted in terms of Section 24G of the National Environmental Management Act of 1998 to the Department of Environmental Affairs for the rectification of unlawful activities on the above mentioned property

The owner envisages an eco-friendly private holiday estate where the density of the development would be approximately 1 residential unit per ± 5 hectares which constitute a low density development. The holiday estate is in the form of a Sectional Title development.

The footprint area of the existing units and infrastructure is only $\pm 6000\text{m}^2$ in extent.

The total size of the property is 34,1488 hectares.

Currently three existing dwelling units are found on the property and after notification by the Department of Environmental Affairs that the existing units were built without obtaining the necessary Environmental Authorisation no further construction on the property took place.

Portion 14 of the farm Tweespruit is situated adjacent to a similar eco-friendly development and in essence forms part of a greater development known as Jumanji.

The three existing units are used as weekend/holiday/leisure dwellings by the owners of these units.

The 3 (three) existing dwelling units were built on the property by the owner, "Gedeelte A van Tweespruit 198 BK". The members of the company explained that they were unaware thereof that Environmental Authorisation is required for the development.

The first unit was erected in November 2002, the second unit was built at the end of 2003 and the last unit was erected between July and December 2004. After an inspection by the Free State Department of Tourism, Environment and Economic Affairs it was brought under the attention of the owner that the three units were built without the necessary Environmental Authorisation and it is therefore unlawful.

As soon as the unlawful development activity came under the attention of the owner, Vaalplan Town & Regional Planners were immediately appointed to undertake the necessary application process for rectification of the unlawful activity.

The Section 21 application in terms of the old Environmental Conservation Act, 1989 (ECA) was submitted the first time to the Free State Department of Environmental Affairs on the 25th of May 2006 and the executing official appointed was Mr B.A. Lepaku (reference number: EM1/2/(c)/06/159). Unfortunately the application was misplaced by the Department and the application was subsequently submitted again on the 1st of September 2007 and the executing official appointed was Mr D.E. Krynauw. The report was then distributed to Arcus Gibb Consultants for review. Final processing of the application was however never completed and it was again referred back to the Free State Department of Environmental Affairs for review.

After numerous meetings and inquiries for information, the application was again given to a new executing official at the Free State Department of Environmental Affairs, Me. BoipeloMogorosi. This official decided that the property falls within a heritage area, the Vredefort Dome Conservancy.

The applicant and Vaalplan however disagree with the finding that the property is situated within a conservancy as the property is situated just outside Parys and only a small portion of the concerned property is situated in the proposed **demarcated**

buffer area of the proposed Vredefort Dome Conservancy. The Vredefort Dome Conservancy has not been proclaimed as such to date and it therefore effectively does not exist. However, the application was then subsequently referred to the National Department of Environmental Affairs by Me. BoipeloMogorosi for finalization and an acknowledgement of receipt was received from this Department on the 24th of August 2011.

The National Department of Environmental Affairs requested that an Environmental Impact Assessment Report be submitted in order for the application to be finalized.

A Specialist, Jaco van der Walt from Heritage Contracts and Archaeological Consulting CC (HCAC), compiled an Archaeological Impact Assessment on the property. According to him and based on the results of the study there are no significant archaeological risks associated with the development. The recently built houses have not impacted at all on any cultural resources on the site. Three sites have been recorded consisting of the demolished remains of farm labourer housing that is younger than 60 years. These sites are located outside of the development zone and no further action is necessary for these sites.

A second site consisting of MSA artefacts that are exposed by a gravel road were also recorded. Based on the layout of the site, the site is also located outside of the development zone and no mitigation is necessary for this site.

If any possible finds such as tool scatters, bone or fossil remains are exposed or noticed, a qualified archaeologist must be contacted to assess the find. The recently build houses have not impacted at all on any cultural resources on the site.

No buildings older than 60 years exist on the site and no cultural landscape elements were noted. Visual impacts to scenic routes and sense of place are also considered to be low. No further mitigation is recommended for this aspect.

Due to the subsurface nature of archaeological material and graves the possibility of occurrence of unmarked or informal graves and subsurface finds cannot be excluded. If during construction any possible finds such as stone tool scatters,

artefacts or bone and fossil remains are made, the operations must be stopped and a qualified archaeologist must be contacted for an assessment of the find.

There were no red flags identified during the Archaeological Impact Assessment (AIA) and subject to approval from SAHRA there is from an archaeological point of view no reason why the development should not proceed if the recommendations as made in this report are adhered by.

We therefore humbly request your comment as a matter of urgency.

Should you require any further information please do not hesitate to contact our offices.

Yours faithfully

Rabuschagne

HL JANSE VAN RENSBURG (TRP)SA