



## GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

Reference: GAUT 002/22-23/E3437  
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### Cosmopolitan Projects Johannesburg (Pty) Ltd

P. O. Box 754  
Auckland Park  
2006

By Registered Mail

Email: [IanJ@cosmopro.co.za](mailto:IanJ@cosmopro.co.za)

Telephone Number : 011 541 3800 / 083 413 1329

GDARD  
Office of the HOD

31 JUL 2023 000027

Dear Mr. AW Janse van Rensburg

### ENVIRONMENTAL AUTHORISATION GRANTED: THE PROPOSED PALM RIDGE EXTENSION 43 RESIDENTIAL TOWNSHIP DEVELOPMENT ON PORTION 34 OF THE FARM RIETSPRUIT 152-IR, CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

With reference to the above application, please be advised that the Department has decided to grant environmental authorisation. An Environmental Authorisation (EA) and reasons for the decisions are attached herewith.

In terms of Regulation 4 (2) of the Environmental Impact Assessment Regulations, 2014, as amended, you must notify all registered interested and affected parties, in writing, within 14 days of the date of this EA, of the Department's decision in respect of your application, as well as the provisions that are contained on the Appeal Regulations regarding the submission of appeals. A copy of this EA must also be appended to the letter of notification to the registered interested and affected parties.

Your attention is drawn to Chapter 2 of the National Appeals Regulations, 2014, which prescribes the appeal procedure to be followed. Should any person wish to lodge an appeal against this decision or any aspect of this decision, he/she must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest on the matter within 20 days from the date that the notification of the decision was sent to the registered interested and affected parties by the applicant; or the date that the notification of the decision was sent to the applicant by the Department, whichever, is applicable. The appeal(s) must be submitted in writing by any of the following means

#### Postal Address:

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

**Physical Address**

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

Fax No: 011 240 3158/2700

Email Address: [appeals@gauteng.gov.za](mailto: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](mailto:tsholofelo.mere@gauteng.gov.za). The appeal form is also available from our website: [www.gauteng.gov.za](http://www.gauteng.gov.za). Should you have any queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Kindly take note that in terms of Section 43 (7) of the National Environmental Management Act, 1998 (NEMA), as amended, the lodging of appeal suspends environmental authorisation as well as its associated Environmental Management Programme. This means that the activity authorised by this EA must not commence until such time that the appeal is finalised.

Kind regards,



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**MS. MATILDA GASELA**  
**HEAD OF DEPARTMENT: AGRICULTURE, RURAL DEVELOPMENT AND ENVIRONMENT**

DATE: 31 July 2023



**GAUTENG PROVINCE**  
 AGRICULTURE AND RURAL DEVELOPMENT  
 REPUBLIC OF SOUTH AFRICA

## ENVIRONMENTAL AUTHORISATION

|   |  |                     |                      |
|---|--|---------------------|----------------------|
| <b>Reference Number:</b>                  | GAUT 002/22-23/E3437   |                     |                      |
| <b>Holder of Authorisation:</b>           | Cosmopolitan Projects Johannesburg (Pty) Ltd   |                     |                      |
| <b>Location of Activity / Activities:</b> | Portion 34 of the farm Rietspruit 152-IR, City of Ekurhuleni Metropolitan Municipality |                     |                      |
| <b>Coordinates:</b>                       |  | <b>Latitude (S)</b> | <b>Longitude (E)</b> |
|   |  | 26° 24' 29.61000"   | 28° 07' 46.88000"    |
| <b>21 Digit SG Numbers</b>                | T0IR00000000015200034  |                     |                      |

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**1. Decision**

The Department is satisfied, based on the 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**

Under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014, the Department hereby authorises-

**Cosmopolitan Projects Johannesburg (Pty) Ltd** (hereafter referred to as the Applicant)

with the following contact details:

P.O. Box 754  
**Auckland Park**  
 2006

**Telephone Number:** 011 541 3800 / 083 413 1329

**Email:** lanJ@cosmopro.co.za

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to undertake the activities (hereafter referred to as “activity”) listed in the table below

| <b>Activity No and description</b>  | <b>Description of the development related to the listed activity</b>  |
|---|---|
| <p><b>GN. R 983, Activity 27, Listing Notice 1</b></p> <p>The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-</p> <ul style="list-style-type: none"> <li>(i) The undertaking of a linear activity; or</li> <li>(ii) Maintenance purposes are undertaken in accordance with a maintenance management plan.</li> </ul>               | <p>The total footprint of the proposed Residential Township will have a development footprint of 5.55 ha. A portion of the proposed site is within Ecological Support Area.</p> |
| <p><b>GN. R 983, Activity 12, Listing Notice 3</b></p> <p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan (c) in Gauteng (ii) Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans.</p> | <p>The total footprint of the proposed Residential Township will have a development footprint of 5.55 ha. A portion of the proposed site is within Ecological Support Area.</p> |

- for the proposed construction of Palm Ridge Extension 43 Residential township on Portion 34 of the farm Rietspruit 152-IR, which falls within the jurisdiction of the City of Ekurhuleni Metropolitan Municipality.

## Scope of Environmental Authorisation.

### 3. Specific Conditions

- 3.1 Environmental Authorisation is granted for the proposed construction of Palm Ridge Extension 43 Residential Township on Portion 34 of the farm Rietspruit 152-IR, which falls within the jurisdiction of the City of Ekurhuleni Metropolitan Municipality. The proposed township development footprint is 5.5ha.
- 3.2 The construction area must be clearly demarcated before any construction activity takes place and signage must be displayed on all intersections and adjacent properties during the construction phase to inform the public about potential dangers on the site.
- 3.3 Vegetation clearance must be limited to the development footprint. No clearance is allowed outside the development footprint of 5.55ha.
- 3.4 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.
- 3.5 The storage and handling of hazardous substances such as solvents, lubricants, fuels and oils must be done on an impervious surface that can contain 110% of substance should a spillage occur.
- 3.6 Energy savings technologies (such as compact fluorescents, light emitting diodes lights, passive infra reds switches to switch off lighting when areas are unoccupied) and water savings technologies (such as rainwater harvesting) must be implemented to contribute in reducing the impact of climate change. Sustainable energy measures that include solar geysers, solar power lighting and heating must be incorporated into the entire development to reduce the carbon footprint of the development. 50% of energy must be obtained from the renewable energy sources.
- 3.7 Rainwater harvesting measures such as installation of water storage tanks must be included in the building designs. This water can then be used for flushing of surface areas and irrigate the landscaped areas. Note: this condition is in line with a water conservation drive as the country falls within a water scarce region.
- 3.8 The holder of the Environmental Authorisation must ensure that vehicles used for construction purposes are maintained in good condition to minimise noise, vehicle exhaust emissions, and the risk of soil contamination through the leakage of lubricants and hydraulic fluids.
- 3.9 If any soil contamination occurs during the construction phase of the proposed activity, the contaminated soil must be removed to a suitable waste disposal facility and the site must be rehabilitated. 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.
- 3.10 Should any heritage resources of any nature be uncovered during construction, the South African Heritage Resources Agency and/ or professional Heritage Specialists must be contacted immediately for investigations.
- 3.11 Upon completion of the project, all litter and construction debris must be removed from the site immediately.
- 3.12 The disturbed area during construction phase must be rehabilitated and re-vegetated to prevent soil erosion. Post development rehabilitation must make use of species indigenous or endemic to the area.

### 4. Commencement and completion of the activities

- 4.1 The development and construction of the authorised activities, including post development/construction rehabilitation must be concluded within a period of 10 years from the date of signature of this environmental authorisation. If the authorised activity / activities have not been concluded within that period, the authorisation lapses and a new application for environmental authorisation must be made for the activities to be undertaken.

- 4.2 Continuation of the authorised activities after the lapsing period of this EA and where such continuation will meet the threshold of any listed activity or activities, will constitute an offense.
- 4.3 Commencement with one listed activity authorised in terms of this environmental authorisation constitutes commencement with all other authorised activities.

## 5. Management of the Activities

The Environmental Management Programme (“EMPr”) submitted as part of the application for EA is also authorised in terms of the EA and must be implemented. In addition to the submitted EMPr, the following is considered part of the subject EMPr:

- 5.1 Induction of the contractors, subcontractors, agents and other people working on the site about the contents of the EMPr and its objectives.
- 5.2 All waste streams to be generated during construction and operational phase must be managed in accordance with the hierarchy of waste management principles and disposal at an authorised landfill or waste disposal site must be the last option. Proof of disposal of waste must be kept on site and made available to the Department upon request
- 5.3 The surface storm water management plan must be based on Sustainable Urban Drainage Systems (SUDS) Principles and consider source, local and regional controls.
- 5.4 The applicant must submit recommendations to amend the EMPr where the findings of the environmental audit reports indicate insufficient mitigation of environmental impacts associated with the undertaking of the activity or insufficient levels of compliance with the environmental authorisation or the EMPr and where applicable, the closure plan.
- 5.5 The request to amend the EMPr must contain recommendations or mitigation to rectify the shortcomings identified in the environmental audit report.
- 5.6 The recommendation to amend the EMPr must be submitted to the Department for approval together with the environmental audit report in accordance with the regulations. Such updated EMPr must have been subjected to public participation process, which has been agreed to by the competent authority prior submission.
- 5.7 In assessing whether to grant approval of an amended EMPr because of an audit report, the competent authority may request such amendments to the EMPr as it deems appropriate to ensure that the EMPr or closure plan sufficiently provides for avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.

## 6. Monitoring and Reporting

- 6.1 An independent Environmental Control Officer (ECO) must be appointed to oversee the development activities and provide advice in terms of compliance with the conditions of this authorisation. An Environmental Control Officer (ECO) must submit compliance report if requested by the Department.
- 6.2 An ECO must be appointed prior to any commencement of the authorised activity or activities.
- 6.3 Once appointed, the name and contact details of the ECO must be submitted to the Department’s Compliance Monitoring Section in the Department; documentation such as audit/monitoring/compliance reports and notifications, required to be submitted, must be submitted thereto.
- 6.4 The applicant/ECO must keep record of all activities on the site, problems identified, transgressions identified / noted, and a task schedule of the functions undertaken by the ECO.
- 6.5 The environmental audit report must be compiled in accordance with appendix 7 of the EIA Regulations, 2014 and must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the environmental authorisation conditions as well as the requirements of the EMPr.

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6.6 Records relating to monitoring and auditing must be kept on the site and made available to any authorised person(s) acting on behalf of the relevant competent authority in respect of the development.

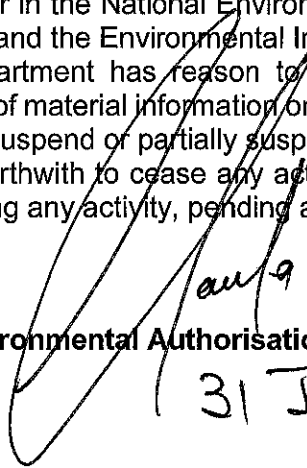
**7. Notification of commencement of activities**

7.1 A written notification of commencement of the activities, including site preparation, must be given to the Department 14 days prior to commencement of the activity on the site. The notice must include the date on which it is anticipated that the activity will commence as well as the EA reference number and be submitted to Director: Compliance Monitoring Ms. Sasa Sekhotha, the official of the Department at the email address: Sasa.Sekhotha@gauteng.gov.za

**8. General Conditions**

- 8.1 The conditions of this EA are binding on the holder of the EA ("The Holder"), 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 EA.
- 8.2 The activities authorised may only be carried out at the property or site indicated in this EA.
- 8.3 Any changes to, or deviation from, the activity or activities description set out in this EA must follow the appropriate amendment process described in the Environmental Impact Assessment Regulations, and be approved, in writing, by the Department before such changes or deviation are effected. In assessing whether to approve such changes 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 EA to apply for further authorisation in terms of the Regulations.
- 8.4 Where any of the applicant's contact details changes, including the name of the holder of the EA, the physical or postal address and/or telephonic details, the applicant must follow the relevant amendment process as prescribed in the Environmental Impact Assessment Regulations, by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 8.5 This EA does not negate the holder's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
- 8.6 This EA and EMPr must be kept at the property or site where the activity or activities will be undertaken. The 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 EA who works or undertakes work at the property.
- 8.7 Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations.
- 8.8 If the Department has reason to believe that the EA 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 EA and direct the holder of such EA forthwith to cease any activities that have been commenced with or to refrain from commencing any activity, pending a decision to withdraw the EA.

Date of the Environmental Authorisation:

*au-9*  


31 July 2023

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## ANNEXURE 1: REASON FOR DECISION

### 1. Background

The applicant, **AW Janse van Rensburg**, applied for EA to undertake the activities listed as Activity 27 of Listing Notice 1 and Activity 12 of Listing Notice 3 of the Environmental Impact Assessment Regulations, promulgated in terms of the National Environmental Management Act, 1998, (Act No. 107 of 1998) (as amended) the proposed development of a Residential Township. The development will take place on Portion 34 of the farm Rietspruit 152-IR, which falls within the jurisdiction of the City of Ekurhuleni Metropolitan Municipality.

The applicant appointed **iSquare Environmental Planning and GIS** 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:

- 2.1 The information contained in the Basic Assessment Report received by the Department on 17 April 2023 including:
  - 2.1.1 Terrestrial Biodiversity (Flora & Fauna) Assessment Report;
  - 2.1.2 Heritage Impact Assessment;
  - 2.1.3 Palaeontological Impact Assessment;
  - 2.1.4 Geotechnical Investigation;
  - 2.1.5 Preliminary Investigation Services Outline Scheme Report;
  - 2.1.6 Traffic Impact Assessment; and
  - 2.1.7 Environmental Management Programme.
- 2.2 The relevant information contained in the Departmental information base including the Geographical Information System (GIS), Gauteng Conservation Plan Version 3.3 and the Gauteng Provincial Environmental Management Framework (GPEMF), 2021.
- 2.3 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).
- 2.4 Screening tool report dated 16 January 2023.
- 2.5 The findings of the site inspection undertaken by Siboniso Mpanza, the official of the Department on 24 February 2023.

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### 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.

- 3.1 The current nature/condition of the proposed site.
- 3.2 Potential negative impacts of the proposed construction including dust and noise to surrounding developments.
- 3.3 Public participation process undertaken for the proposed development.

### 4. Findings

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



- 4.1 The site is relatively disturbed; however, adequate mitigation measures have been provided to ensure that impacts on the surrounding community, ground water and surface water are minimal.
- 4.2 Potential negative impact such as noise and dust during construction will be short-lived and satisfactorily mitigated.
- 4.3 The public participation process was undertaken in accordance with the requirements of the EIA Regulations, 2014. Comments from interested and affected parties have been considered. The advertisement was placed in "The Citizen" newspaper on Monday 14 November 2022, site notices were placed on various conspicuous places on site and written notices were sent to various stakeholders.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in this EA, the activities will not conflict with the general objectives of integrated environmental management laid down in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) 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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