

FINAL BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE X21 & X22

BOOK 1 OF 2

Portion 105, 109 and 331 of the Farm Knopjeslaagte
385 -JR



BOKAMOSO
LANDSCAPE ARCHITECTS & ENVIRONMENTALCONSULTANTS
P.O. BOX 11375
MAROELANA
0161
TEL: (012) 346 3810
Fax: 086 570 5659
Email: Lizelleg@mweb.co.za



March 2017



Basic Assessment Report in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2014 (Version 1)

Kindly note that:

1. This **Basic Assessment Report** is the standard report required by GDARD in terms of the EIA Regulations, 2014.
2. This application form is current as of 8 December 2014. 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. **A draft Basic Assessment Report must be submitted, for purposes of comments within a period of thirty (30) days, to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken.**
4. **A draft Basic Assessment Report (1 hard copy and two CD's) must be submitted, for purposes of comments within a period of thirty (30) days, to a Competent Authority empowered in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended to consider and decide on the application.**
5. Five (5) copies (3 hard copies and 2 CDs-PDF) of the final report and attachments must be handed in at offices of the relevant competent authority, as detailed below.
6. The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
7. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
8. An incomplete report may lead to an application for environmental authorisation being refused.
9. **Any report that does not contain a titled and dated full colour large scale layout plan of the proposed activities including a coherent legend, overlain with the sensitivities found on site may lead to an application for environmental authorisation being refused.**
10. 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 application for environmental authorisation being refused.
11. No faxed or e-mailed reports will be accepted. Only hand delivered or posted applications will be accepted.
12. 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/EAP must provide any interested and affected party with the information contained in this application on request, during any stage of the application process.
13. Although pre-application meeting with the Competent Authority is optional, applicants are advised to have these meetings prior to submission of application to seek guidance from the Competent Authority.

DEPARTMENTAL DETAILS

Gauteng Department of Agriculture and Rural Development
Attention: Administrative Unit of the of the Environmental Affairs Branch
P.O. Box 8769
Johannesburg
2000

Administrative Unit of the of the Environmental Affairs Branch
Ground floor Diamond Building
11 Diagonal Street, Johannesburg

Administrative Unit telephone number: (011) 240 3377
Department central telephone number: (011) 240 2500

(For official use only)

NEAS Reference Number:						
File Reference Number:						
Application Number:						
Date Received:						

If this BAR has not been submitted within 90 days of receipt of the application by the competent authority and permission was not requested to submit within 140 days, please indicate the reasons for not submitting within time frame.

N/A

Is a closure plan applicable for this application and has it been included in this report?

No

if not, state reasons for not including the closure plan.

N/A

Has a draft report for this application been submitted to a competent authority and all State Departments administering a law relating to a matter likely to be affected as a result of this activity?

Yes

Is a list of the State Departments referred to above attached to this report including their full contact details and contact person?

Yes

If no, state reasons for not attaching the list.

--

Have State Departments including the competent authority commented?

Yes

If no, why?

N/A

--

SECTION A: ACTIVITY INFORMATION

1. PROPOSAL OR DEVELOPMENT DESCRIPTION

Project title (must be the same name as per application form):

PROPOSED PEACH TREE X 21 & 22 INDUSTRIAL TOWNSHIP (LIGHT INDUSTRIAL)

Select the appropriate box

The application is for an upgrade
of an existing development

☐

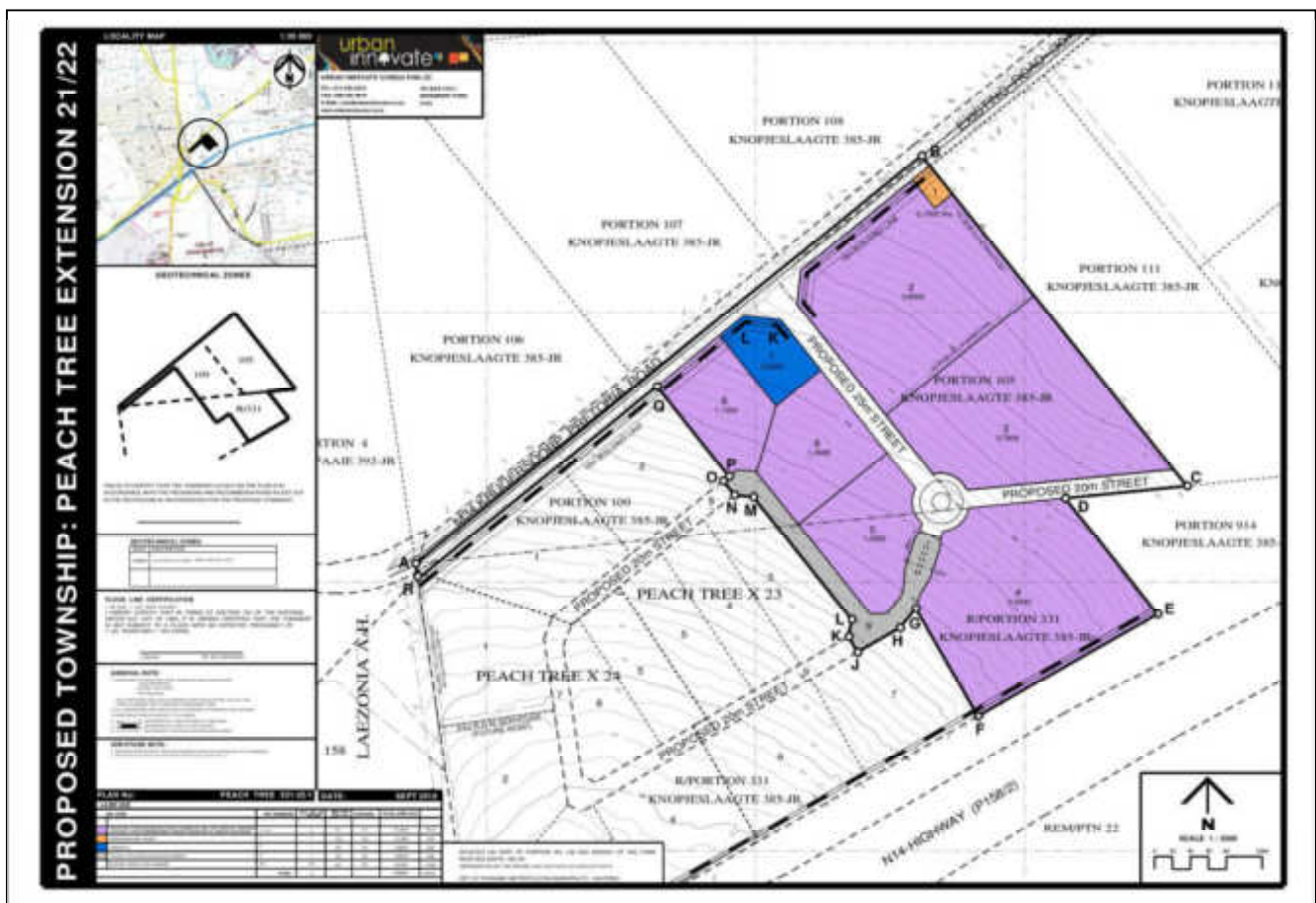
The application is for a new
development

☒

Other,
specify

The proposed development is for the establishment of a light industrial township on Portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR, to be known as **Peach Tree X21 & 22**. The proposed development comprises an area of approximately 19,5953 hectares. The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. The proposed township will comprise of nine erven to be zoned as follows:

- Six erven zoned as "Industrial 2" for the main purposes of "Commercial Use, "Light Industry", Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops;
- One erf zoned for "Infrastructure Works";
- One erf zoned for "Municipal" for the purposes of a "Fire Station"; and
- One erf zoned as "Special" – for the purposes of access and access control.



Activities Applied for in terms of NEMA:

In terms of Regulation No. R982 published in the Government Notice No. 38282 of 04 December 2014 of the National Environment Management Act (Act No. 107 of 1998) a specific list of activities was identified which could have a detrimental impact on the receiving environment. These listed activities require Environmental Authorization from the Competent Authority, i.e. the Gauteng Department of Agricultural and Rural Development (GDARD).

The application will be submitted for the following activities in terms of the Government Listing Notice 1 (R983), 04 December 2014:

Indicate the number and date of the relevant notice:	Activity No (s) (in terms of the relevant notice) :	Describe each listed activity as per project description:	
R. 983 December 2014	Listing Notice 1 Activity 9	The development of infrastructure exceeding 1000 metres in length for the bulk transportation of water or stormwater- (i) with an internal diameter of 0,36 metres or more; or (ii) ...- (a) ...; or (b) ...	
R. 983 December 2014	Listing Notice 1 Activity 10	The development and related operation of infrastructure exceeding 1000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes (i) with an internal diameter of 0,36 metres or more; or (ii) ...- (a) ...; or (b) ...	
R. 983 December 2014	Listing Notice 1 Activity 27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, ...	
R. 985 December 2014	Listing Notice 3 Activity 4	The development of a road wider than 4 metres with a reserve less than 13,5 metres.	In Gauteng: i. ... ii. ... iii. ... iv. Sites identified as Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) in Gauteng Conservation Plan or in bioregional plans; v. ... vi. ... vii. ... viii. ... ix. ... x. ...

			xi. ... xii. ...
R. 985 December 2014	Listing Notice 3 Activity 12	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.	(a) In ..., Gauteng, ... i. ... ii. Within critical biodiversity areas identified in bioregional plans; iii. ... iv. ...

Does the activity also require any authorisation other than NEMA EIA authorisation?

YES	NO
	X

If yes, describe the legislation and the Competent Authority administering such legislation

--

If yes, have you applied for the authorisation(s)?



If yes, have you received approval(s)? (attach in appropriate appendix)

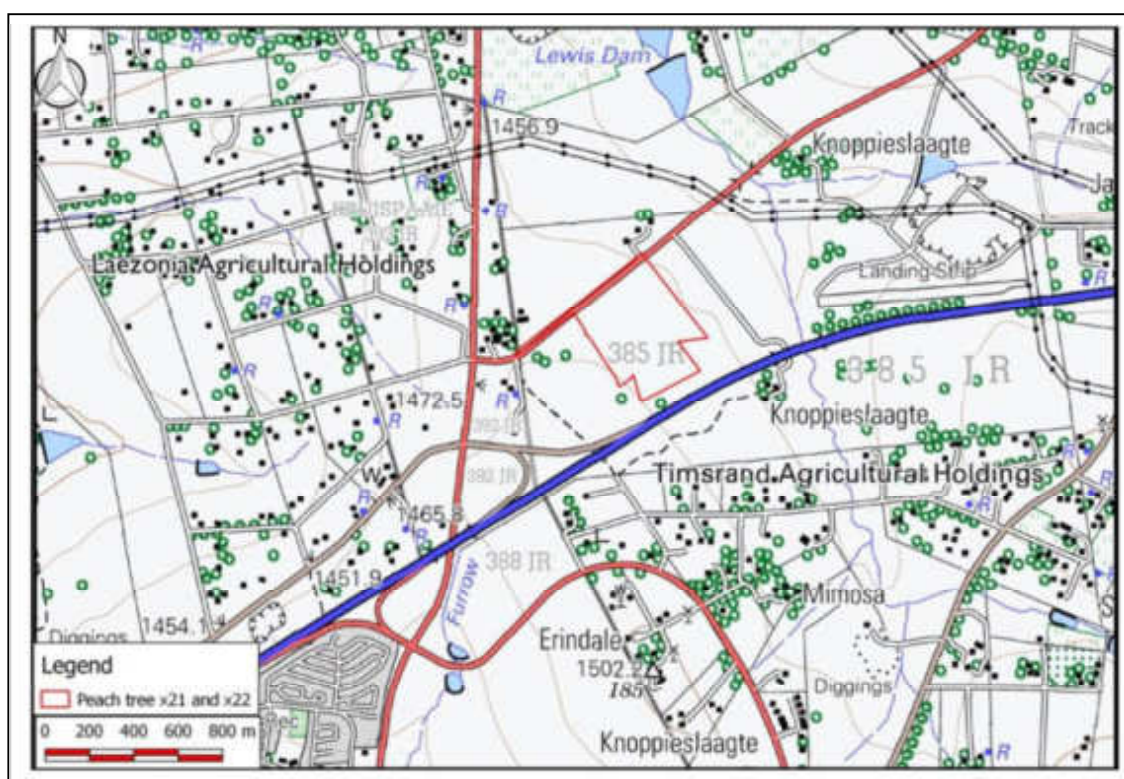


Figure 2: Locality Map



Figure 3: Aerial Map

2. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations:

Title of legislation, policy or guideline:

Administering authority:

Promulgation
Date:

National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended).	National & Provincial	27 November 1998
--	--------------------------------------	-----------------------------

The NEMA is primarily an enabling Act in that it provides for the development of environmental implementation plans and environmental management plans. The principles listed in the act serve as a general framework within which environmental management and implementation plans must be formulated.

The Minister of Environmental Affairs and Tourism passed (in April 2006) Environmental Impact Assessment Regulations¹ (the Regulations) in terms of Chapter 5 of the National Environmental Management Act, 1998² (NEMA). The new Regulations came into effect on 3 July 2006.

The Minister of Environmental Affairs passed (in June 2010) the Amended Environmental Impact Assessment Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA). The Regulations were amended once again in 2014. The Amended Regulations came into effect on 8 December 2014, and therefore all new applications must be made in terms of the Amended NEMA regulations and not in terms of the 2010 NEMA Regulations. The purpose of this process is to determine the possible negative and positive impacts of the proposed development on the surrounding environment and to provide

measures for the mitigation of negative impacts and to maximize positive impacts.

Notice **No. R 983, R 984 and R 985** of the Amended Regulations list the activities that indicate the process to be followed. The activities listed in Notice No. R 983 requires that a Basic Assessment process be followed and the Activities listed in terms of Notice No. R 984 requires that the Scoping and EIA process be followed. Notice No. 985 has been introduced to make provision for Activities in certain geographical and sensitive areas.

Implications for the development:

Significant-The Application for the proposed industrial township (light industrial) consists of activities listed under Notice R. 983 (Listing No. 1) and R. 985 (Listing No. 3) and therefore a Basic Assessment Report will be submitted to GDARD for consideration.

National Water Act (Act No. 36 of 1998)	National & Provincial	20 August 1998
--	----------------------------------	-----------------------

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

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

In terms of the section 21 of the National Water Act, the developer must obtain water use licences 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 water course;**
- 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 pipeline, 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 which contains waste from or which has been heated in any industrial or power generation process;
- i) Altering the bed, banks, course or disposing of water found underground if it is necessary for the safety of people;**
- 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.

Implications to the development:

Not Significant – the proposed development is not subjected to flood lines of any natural stream or water course within an expected frequency of 1:50 and 1:100 years and therefore in terms of Section 21 of the National Water Act, the developer will not need any water-use licenses for the proposed development. **Refer to Figure 4 for the Wetland Map.**



Figure 4: Wetland Map

National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)

National & Provincial

2004

The NEMA: AQA serves to repeal the Atmospheric Pollution Prevention Act (45 of 1965) and various other laws dealing with air pollution and it provides a more comprehensive framework within which the critical question of air quality can be addressed.

The purpose of the Act is to set norms and standards that relate to:

- ❑ Institutional frameworks, roles and responsibilities
- ❑ Air quality management planning
- ❑ Air quality monitoring and information management
- ❑ Air quality management measures
- ❑ General compliance and enforcement.

Amongst other things, it is intended that the setting of norms and standards will achieve the following:

- The protection, restoration and enhancement of air quality in South Africa
- Increased Public Participation in the protection of air quality and improved public access to relevant and meaningful information about air quality.
- The reduction of risks to human health and the prevention of the degradation of air quality.

The Act describes various regulatory tools that should be developed to ensure the implementation and enforcement of air quality management plans. These include:

- Priority Areas, which are air pollution 'hot spots'.

- Listed Activities, which are 'problem' processes that require an Atmospheric Emission Licence.
- Controlled Emitters, which includes the setting of emission standards for 'classes' of emitters, such as motor vehicles, incinerators, etc.
- Control of Noise.
- Control of Odours.

Implications to the development:

Significant – During the construction phase, dust and the generation of noise can become a significant factor, especially to the surrounding landowners. However if the development is well planned and the mitigation measures are successfully implemented the proposed township's contribution to air pollution and the generation of air pollution can become less significant. None of the listed activities, according to this Act, have been triggered.

National Heritage Resources Act (Act No. 25 of 1999)	National & Provincial	1999
---	--------------------------------------	-------------

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

Implications to the development:

Significant – A Heritage specialist have been appointed to conduct a Heritage Impact Assessment which will be included within the FBAR. Due to the study area being in close proximity to the Cradle of Humankind we thought it necessary to conduct a Heritage Impact Assessment. **Refer to Figure 5 for the Cradle of Humankind map.**

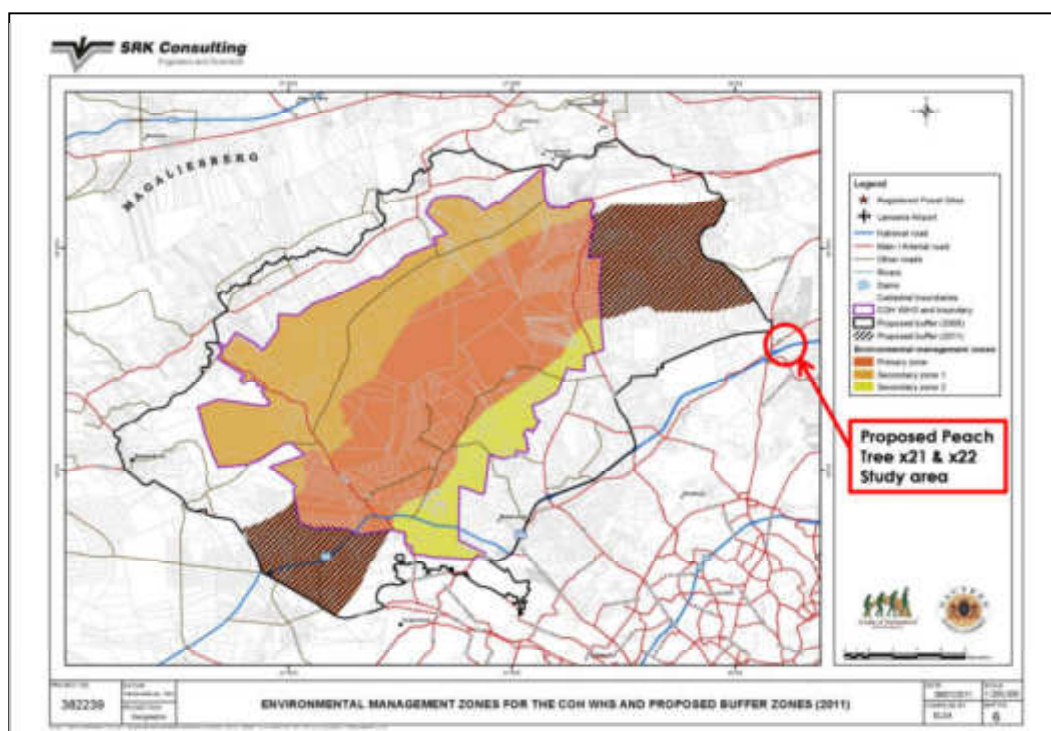


Figure 5: Cradle of Humankind

Please refer o Appendix E for the comments received from SAHRA.

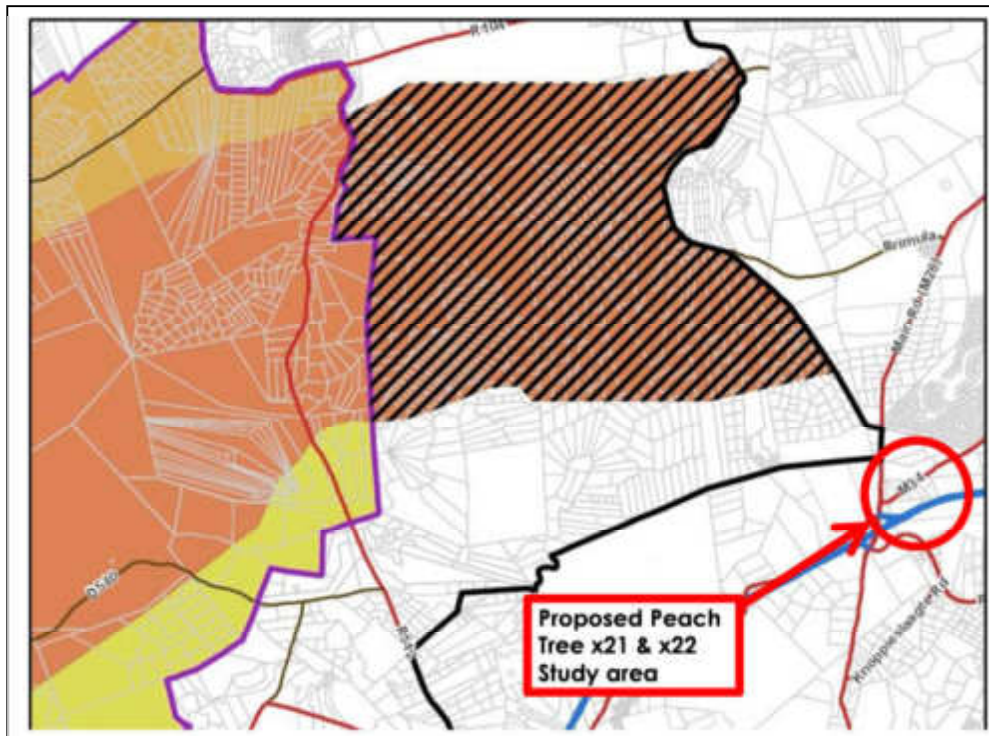


Figure 5a: Enlargement of the Cradle of Humankind

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

National

2003

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

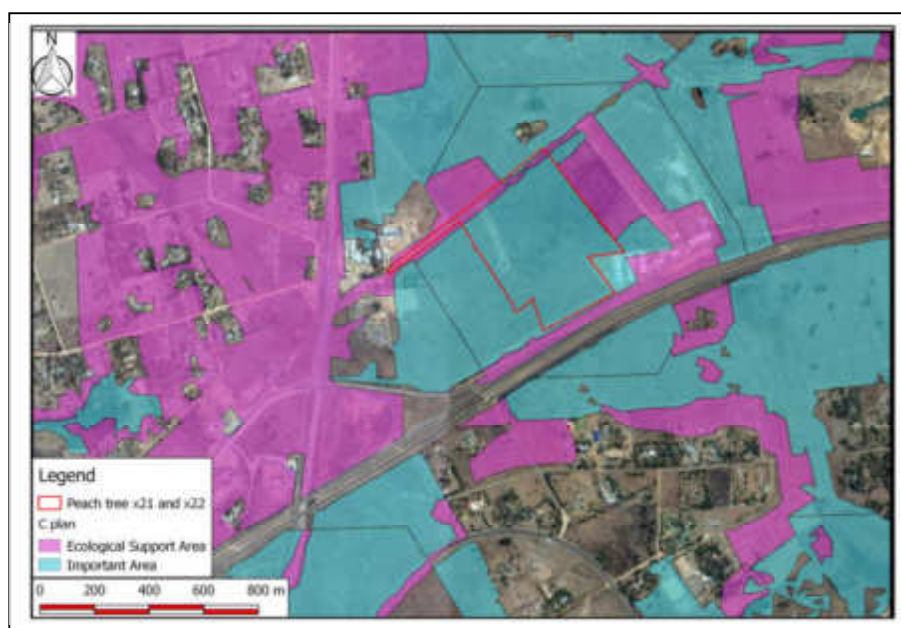


Figure 6: Protected Areas

Implication to the development:

Not Significant – The proposed development is not subject to any protected areas.

Please refer to Figure 6.

National Biodiversity Act (Act 10 of 2004)	Environmental Management:	National	2004
---	----------------------------------	-----------------	-------------

The Biodiversity Act provides for the management and protection of the country's biodiversity within the framework established by NEMA. It provides for the protection of species and ecosystems in need of protection, sustainable use of indigenous biological resources, equity, and bio-prospecting, and the establishment of a regulatory body on biodiversity- **South African National Biodiversity Institute.**

Objectives of the Act:

(a) With the framework of the National Environmental Management Act, to provide for:

- (i) The management and conservation of biological diversity within the Republic and of the components of such biological diversity;
- (ii) The use of indigenous biological resources in a sustainable manner; and
- (iii) The fair and equitable sharing among stakeholders of benefits arising from bio-prospecting involving indigenous biological resources;

(b) To give effect to ratified international agreements relating to biodiversity which are binding on the republic;

(c) To provide for co-operative governance in biodiversity management and conservation; and

(d) To provide for a South African National Biodiversity Institute to assist in achieving the objectives of this Act.

Under this Act notices are published in terms of alien and invasive species or threatened ecosystems in order to promote the biodiversity of natural resources and protect species endemic to South Africa.

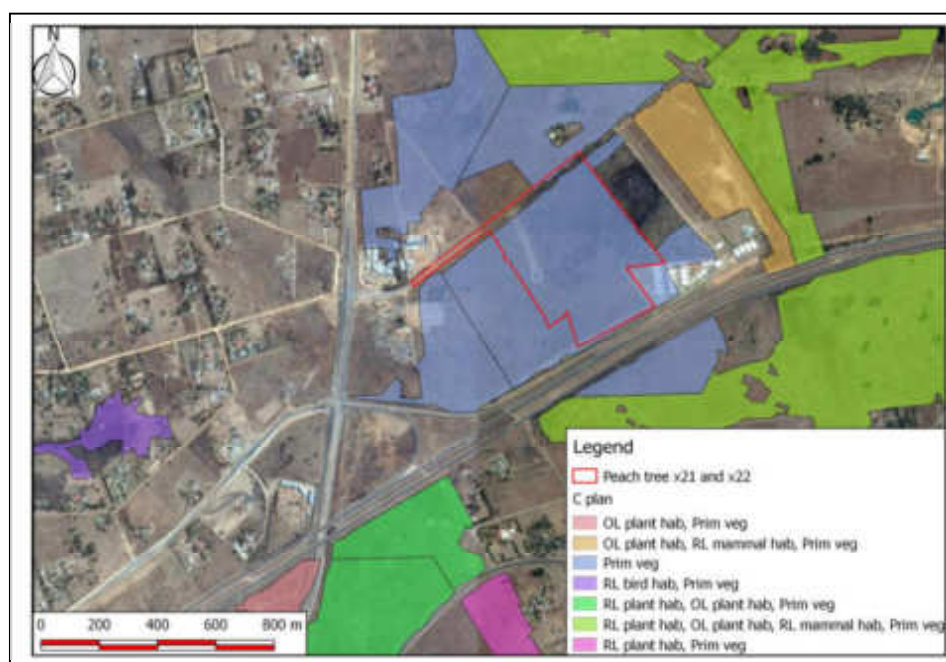


Figure 7: C-Plan Irreplaceable

Implications to the development:

Not significant – The study area consists of only one study unit, dominated by the graminoid vegetation layer. Although one Orange Listed Species were observed, the study site cannot be deemed ecological high sensitive, on account of agricultural and urban development threatening this ecosystem.

GDARD Draft Ridges Policy**Provincial****2001**

The biodiversity and socio-cultural value of ridges and their essential role in ecosystem processes will be established in order to show why it is absolutely imperative that the Department adopts a “No-Go” development policy for the ridges of Gauteng. It is important to remember that the quartzite ridges of Gauteng, together with the Drakensberg Escarpment, should be regarded as one of the most important natural assets in the entire region of the northern provinces of South Africa. They are characterized by a unique plant species composition that is found nowhere else in South Africa or the world (Bredenkamp & Brown, 1998). Ridges are important for biodiversity hotspots, Red Data/threatened species, invertebrates, wildlife corridors, ecosystem processes and socio-cultural value (aesthetic value).

A ridge is defined as any topographic feature in the landscape that is characterized by slopes of 5° or more, as determined by means of a GIS digital elevation model.

Implications for the development:

Not Significant - There are ridges and transformed ridges situated north-west of the study area. According to the data there are no ridges (or transformed ridges) on the study area.



Figure 8: Ridges Map

Conservation of Agricultural Resources Act (Act No. 43 of 1983)**National****1 June 1983**

This act provides for control over the utilization of natural agricultural resources of

South Africa in order to promote the conservation of soil, water sources and the vegetation as well as the combating of weeds and invader plants; and for matters connecting therewith.

Implications for the development:

Not Significant – According to the Gauteng Agricultural Potential Atlas (GAPA 3), the Proposed Peach Tree X21 & X22 is located on land with low agricultural potential. The study area does not fall within any of the Seven Agriculture Hubs identified for the Gauteng Province.



Figure 9: Agricultural Potential

GDARD Agricultural Hub Policy

Provincial

2006

GDARD identified 7 Agricultural Hubs in Gauteng Province. These hubs are earmarked for agricultural activities and there are policies and guidelines that should be taken into consideration when one plans to develop in these hubs' areas. Urban development is usually not supported in these hubs.

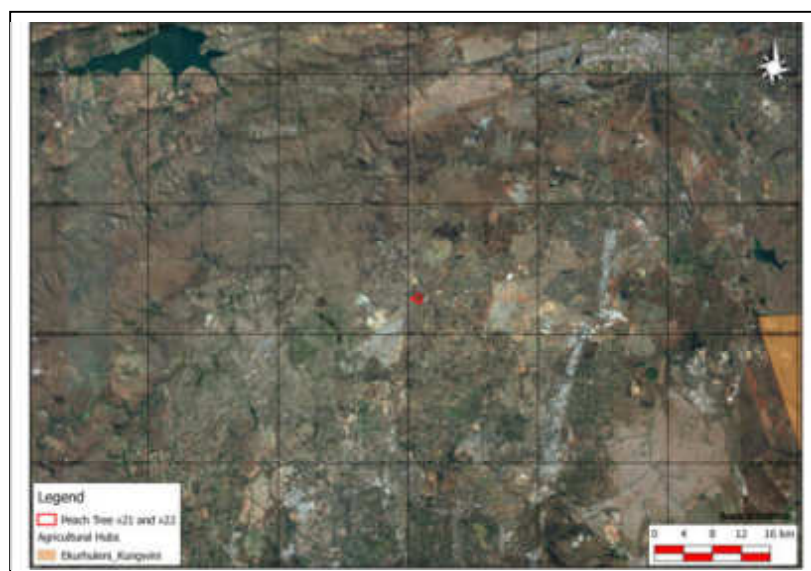


Figure 10: Agricultural Hubs

Implications for the development:

Not significant - The study area is not situated within any of the 7 agricultural hubs identified for Gauteng.

Gauteng Urban Edge**Provincial****2011**

According to the Gauteng Department of Economic Development the urban edge is now delineated on a yearly basis and it is the responsibility of the local authorities to request for a yearly amendment to the urban edge. The aim of the Urban Edge Policy is to curb unbridled urban growth.



Figure 11: Urban Edge

Implications to the development:

Not Significant - The proposed development site does not fall within the Gauteng Urban Edge. The proposed development is however in very close proximity of urban development.

National Environmental Management: Waste Act (Act 59 of 2008)**National****2008**

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

- The establishment of a national waste management strategy, and national and provincial norms and standards, for amongst other, the classification of waste, waste service delivery, and tariffs for such waste services;
- Addressing reduction, re-use, recycling and recovery of waste;
- The requirements for industry and local government to prepare integrated waste management plans;
- The establishment of control over contaminated land;
- Identifying waste management activities that requires a license, which currently include facilities for the storage, transfer, recycling, recovery, treatment and disposal of waste on land;
- Co-operative governance in issuing licenses for waste management facilities,

by means of which a licensing authority can issue an integrated or consolidated license jointly with other organs of state that has legislative control over the activity; and

- The establishment of a national waste information system.

On 29 November 2013 the Minister of Environmental Affairs and Tourism amended the list of waste management activities that might have a detrimental effect on the environment.

Implication for the development:

Not significant – No waste management license will be required during the construction or operational phases of the proposed township. Due to the fact that a small amount of solid construction waste will be stored and handled on the site, before it is hauled away and dumped at the nearest registered landfill site.

Red Listed Plant Species Guidelines

Provincial

26 June 2006

The purpose of these guidelines is to promote the conservation of Red Listed Plant Species in Gauteng, which are species of Flora that face risk of extinction in the wild. By protecting Red Listed Plant Species, conservation of diverse landscapes is promoted which forms part of the overall environmental preservation of diverse ecosystems, habitats, communities, populations, species and genes in Gauteng.

These Guidelines are intended to provide a decision-making support tool to any person or organization that is responsible for managing, or whose actions affect, areas in Gauteng where populations of Red Listed Plant Species grow, whether such person or organization be an organ of state or private entity or individual; thereby enabling the conservation of the Red Listed Plant Species that occur in Gauteng.

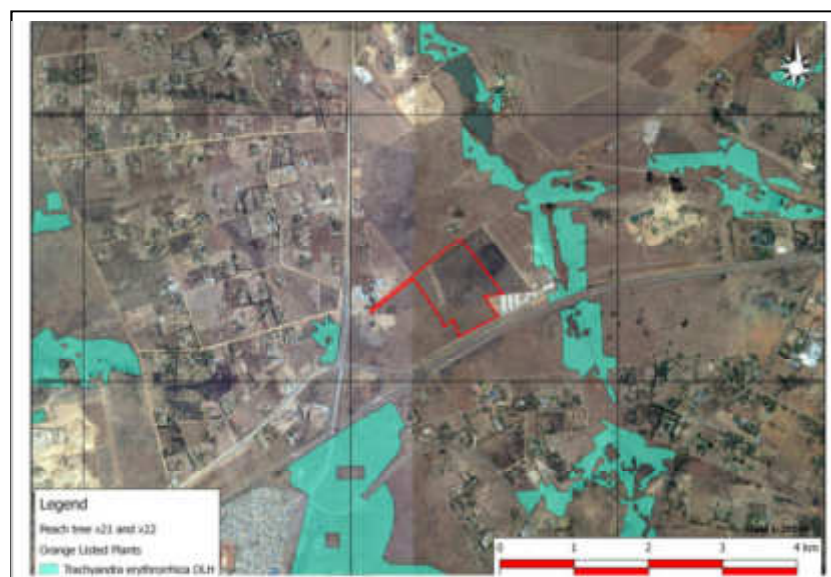


Figure 12: Orange Species Vegetation

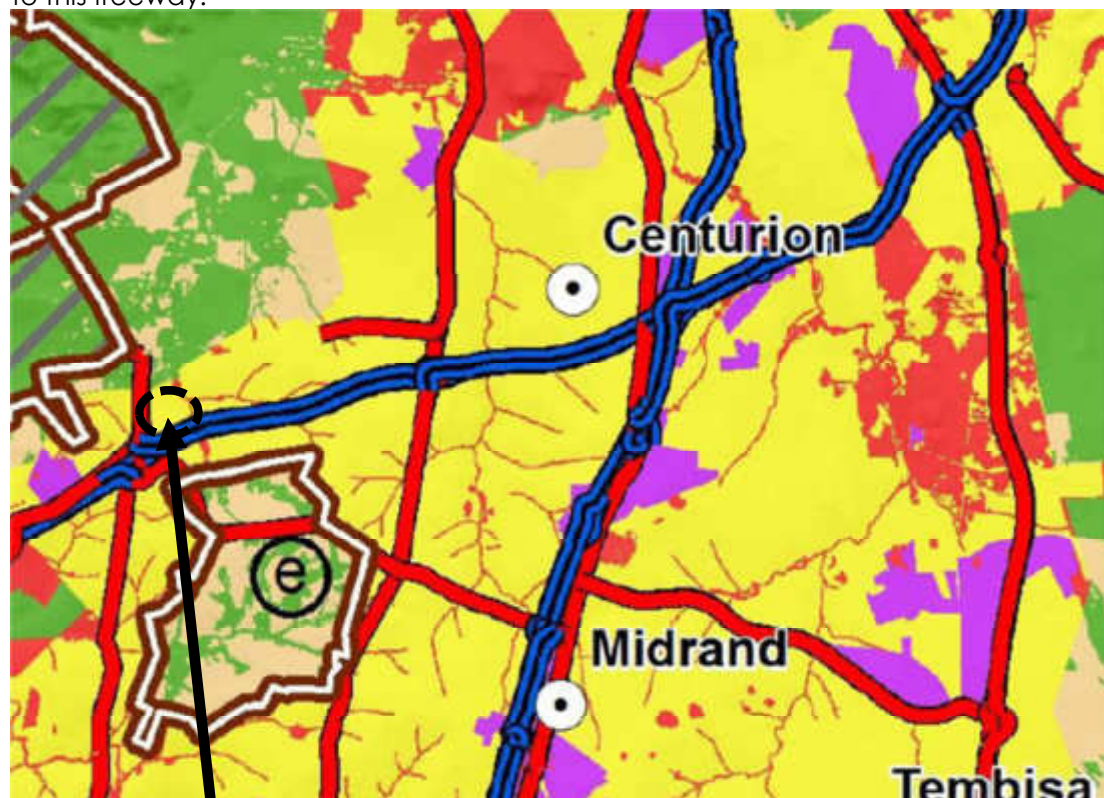
Implication for the development:

Significant – Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea* was recorded on the study site. This Orange-Listed Plant Species need to be removed

and re-planted prior to construction.		
Gauteng Noise Control Regulations	Provincial	1999
<p>The regulation controls noise pollution. According to the acceptable noise levels in a residential area situated within an urban area is 55dBA and the maximum acceptable noise levels in a rural area is 45dBA.</p> <p>Implication for the development:</p> <p>Not Significant - Within the construction phase of the proposed development, the impact of noise could be problematic, but such impacts are generally short term. One should note that practical mitigation measures for noise pollution are low, but certain measures can be implemented to mitigate the severity. During the operational phase, there will be no noise impacts. (Please Refer to Appendix H (EMP) for a list of suitable guidelines and mitigation measures).</p>		
Gauteng Transport Infrastructure Act	Provincial	2001
<p>The act was created to consolidate the laws relating to roads and other types of transport infrastructure in Gauteng; and to provide for the planning, design, development, construction, financing, management, control, maintenance, protection and rehabilitation of provincial roads, railway lines and other transport infrastructure in Gauteng; and to provide for matters connected therewith.</p> <p>In terms of Section 46 of the Act, no person may erect, construct, or lay, or establish a structure or object on or over, or below the surface of a provincial road or railway line or land in a building restriction area.</p> <p>This Act was then amended in 2003, the Gauteng Transport Infrastructure Amendment Act. The aim of this Amendment Act is to amend the Gauteng Transport Infrastructure Act, 2001 so as to amend and insert certain definitions; to provide for the necessary land-use rights with respect to stations and for the necessary powers of the MEC to enter into contracts for road and rail projects; to amend the procedure in relation to route determination; to make a second environmental investigation at the stage of preliminary design of a road or railway line unnecessary where the competent environmental authority decides that the environmental investigation at the stage of route determination is adequate; and to provide for incidental matters.</p> <p>Implication for the development:</p> <p>Not Significant - All developments in Gauteng must take the Gauteng Road Network as published into consideration and no development may be planned across any provincial or K-route.</p>		
Occupational Health & Safety Act, 85 of 1993	National & Provincial	1993
<p>The Act was created to provide for the health and safety of persons at work and for the health and safety of persons in connection with the use of plant and machinery; the protection of persons other than persons at work against hazards to health and safety arising out of or in connection with the activities of persons at work; to establish an advisory council for occupational health and safety; and to provide for matters connected therewith.</p> <p>Implication to the development:</p> <p>Significant - Considering the proposed development will occur within an urban environment next to a provincial road, the Act not only applies to the persons who will be responsible for construction, but also to the safety of members of the public.</p>		

Gauteng Conservation Plan (C-Plan) Version 3.3	Provincial	March 2014
<p>Gauteng Nature Conservation (hereafter Conservation), a component of the Gauteng Department of Agriculture and Rural Development (GDARD) produced the Gauteng Conservation Plan Version 3 (C-Plan 3) in December 2010. The conservation plan was edited on three occasions since then: C-Plan 3.1 was released in July 2011 after it became apparent that some areas were not desirable in Critical Biodiversity Areas (CBAs hereafter). Not all areas were addressed in the first round of editing, so this was done during September 2011 resulting in C-Plan Version 3.2. It was soon released however, that some CBAs became separated by the removal of undesirable areas causing some attributes not to be completely reflective of that CBAs any longer. C-Plan 3.3 became available in October 2011 after this issue was addressed.</p> <p>The main purposes of C-Plan 3.3 are:</p> <ul style="list-style-type: none"> • to serve as the primary decision support tool for the biodiversity component of the Environmental Impact Assessment (EIA) process; • to inform protected area expansion and biodiversity stewardship programs in the province; • To serve as a basis for development of Bioregional Plans in municipalities within the province. <p>Implication to the development:</p> <p>The proposed development has an Ecological Support area classified on the study area in terms of the Gauteng Conservation Plan. Some Important areas are situated on the boundary and further to the north and east of the study area.</p>		
Gauteng Provincial Environmental Management Framework	Provincial	2014
<p>The Gauteng Department of Agriculture and Rural Development (GDARD) decided to produce an Environmental Management Framework for the whole of Gauteng (GPEMF). The GPEMF replaces all other EMFs in Gauteng with the exception of the Cradle of Humankind World Heritage Site which is incorporated within the GPEMF.</p> <p>The objective of the GPEMF to guide sustainable land-use management within the Gauteng Province. The GPEMF, inter alia, serve the following purposes:</p> <ul style="list-style-type: none"> • To provide a strategic and overall framework for environmental management in Gauteng; • Align sustainable development initiatives with the environmental resources, developmental pressures, as well as the growth imperatives of Gauteng; • Determine geographical areas where certain activities can be excluded from an EIA process; and • Identify appropriate, inappropriate and conditionally compatible activities in various Environmental Management Zones in a manner that promotes proactive decision-making. <p>The Province has been divided into 5 management zones of which Zone 1: Urban Development Zone and Zone 5: Industrial and Large Commercial focus zone, proposes the exclusion of certain NEMA listed activities in order to streamline development.</p> <p>Implication to the development:</p> <p>Significant - The proposed site occurs within Zone 1 of the GPEMF i.e. urban development zone. The study area is situated immediately adjacent to the busy a busy freeway (The N14) and it is furthermore wedged between the N14, R511</p>		

(provincial road), the R114 and the Centurion Flight Academy. A north-south stretching watercourse runs to the east of the flight academy. No watercourse or ridge is present on the study area and the study area is subject to edge effects associated with the surrounding activities, which isolates the study area from other open space areas/ systems. The N14 is also regarded as an activity spine in Gauteng and various land-uses associated with urban development already occurs adjacent to this freeway.



Study Area Located within Zone 1 (Urban Development zone) of the GPEMF

Figure 13: Gauteng Provincial EMF (GPEMF)

Description of compliance with the relevant legislation, policy or guideline:

Legislation, policy of guideline	Description of compliance
National Environmental Management Act No. 107 of 1998 (as amended)	The application for the proposed township consist of activities listed under Notice R. 983 (Listing No. 1) and R. 985 (Listing No. 3) and therefore a Basic Assessment Report will be submitted to GDARD for consideration of environmental authorisation.
National Water Act (Act No. 36 of 1998)	The proposed development is not subjected to flood lines of any natural stream or water course within an expected frequency of 1:50 and 1:100 years and therefore in terms of Section 21 of the National Water Act, the developer will not need any water- use licenses for the proposed development. Refer to Figure 4 for the Wetland Map.
National Environmental Management:	During the construction phase, dust and the generation of noise can become a significant factor, especially to the surrounding landowners. However if the development is well planned and the

Air Quality Act, 2004 (Act 39 of 2004)	mitigation measures are successfully implemented the proposed township's contribution to air pollution and the generation of air pollution can become less significant. None of the listed activities, according to this Act, have been triggered.
National Resources Act (Act No. 25 of 1999)	A Heritage specialist has been appointed to conduct a Heritage Impact Assessment which will be included within the FBAR. Due to the study area being in close proximity to the Cradle of Humankind we thought it necessary to conduct a Heritage Impact Assessment. Refer to Figure 5 for the Cradle of Humankind map.
National Environmental Management Protected Areas Act (Act No. 57 of 2003)	The proposed development is not subject to any protected areas. Please refer to Figure 6.
National Environmental Management: Biodiversity Act (Act 10 of 2004)	The study area consists of only one study unit, dominated by the graminoid vegetation layer. Although one Orange Listed Species were observed, the study site cannot be deemed ecological high sensitive, on account of agricultural and urban development threatening this ecosystem.
GDARD Draft Ridges Policy	There are ridges and transformed ridges situated north-west of the study area. According to the data there are no ridges (or transformed ridges) on the study area.
Conservation of Agricultural Resources Act (Act No. 43 of 1983)	According to the Gauteng Agricultural Potential Atlas (GAPA 3), the proposed Peach Tree X21 & X22 are located on land with low agricultural potential. The study area does not fall within any of the Seven Agriculture Hubs identified for the Gauteng province.
GDARD Agricultural Hub Policy	The study area is not situated within any of the 7 agricultural hubs identified for Gauteng.
Gauteng Urban Edge	The proposed development site does not fall within the Gauteng Urban Edge. The proposed development is however in very close proximity of urban development.
National Environmental Management: Waste Act (Act 59 of 2009)	No waste management license will be required during the construction or operational phases of the proposed township. Due to the fact that a small amount of solid construction waste will be stored and handled on the site, before it is hauled away and dumped at the nearest registered landfill site.
Gauteng Guidelines on Red Listed Plant Species	Only one Orange Listed Plant Species namely <i>Hypoxis hemerocallidea</i> was recorder on the study site. This Orange-Listed plant species need to be removed and re-planted prior to construction.
Gauteng Noise Control Regulations	Within the construction phase of the proposed development, the impact of noise could be problematic, but such impacts are generally short term. One should note that practical mitigation measures for noise pollution are low, but certain measures can be implemented to mitigate the severity. During the operational phase, there will be no noise impacts. (Please Refer to Appendix H (EMP) for a list of suitable guidelines and mitigation measures).
Gauteng Transport Infrastructure Amendment Act	All developments in Gauteng must take the Gauteng Road Network as published into consideration and no development may be planned across any provincial or K-route.
Occupational Health & Safety	Considering the proposed development will occur within an urban environment next to a provincial and national road, the Act not only

Act, 85 of 1993	applies to the persons who will be responsible for construction, but also to the safety of members of the public.
Gauteng Conservation Plan (C-Plan) Version 3.3	The proposed development has an Ecological Support area classified on the study area in terms of the Gauteng Conservation Plan. Some Important areas are situated on the boundary and further to the north and east of the study area.
Gauteng Provincial Environmental Management Framework	In terms of the GPEMF, the study area is situated within an urban development zone (Zone 1). The study area is subject to edge effects is not linked to any conservation areas, watercourses or ridges. Development on this site will be regarded as a mere extension of the existing urban fibre and cannot be regarded as urban sprawl.

3. ALTERNATIVES

Describe the proposal and alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished. The determination of whether the site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment.

The no-go option must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. **Do not include the no go option into the alternative table below.**

Note: After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

Please describe the process followed to reach (decide on) the list of alternatives below

The study area is ideal for industrial development (light industrial). The application site has been earmarked by the applicant for an industrial development due to its location, accessibility and the need for this type of development in the area.

The study area is situated to the immediate north of the N14, which is an ideal location for light industrial development. The study area is also located in close proximity of the Sunderland Ridge Industrial Area, which also includes heavy industrial land-uses. The proposed light industrial land-use in this area will compliment the Sunderland Ridge Industrial area. The proposed land-use for the study area is similar to the light industrial land-uses along the N1 freeway.

Even though the study area is situated in close proximity of the Sunderland Ridge Industrial Area, the study area is not regarded as suitable for "heavy industrial" land-uses. The local authority and GDARD also indicated in their planning frameworks that the study area is not regarded as suitable for heavy industrial land-uses.

Separate applications for light industrial developments on properties adjacent to the study area have also been submitted to GDARD for consideration. This application is for the proposed Peach Tree x 21 and 22 townships.

The applications for the land adjacent to the study area is for the proposed Peach Tree x 23 and x 24 Townships. Different development companies applied for the other two separate industrial development clusters, which will not be developed in phases.

The intention is to rather split the industrial clusters, which will be developed when the time arises and when a property deal was made with a suitable tenant/developer or buyer. The liabilities in terms of compliance with the Environmental Authorisations (EAs) issued and with the EMPs will then also be more development specific and easier to manage and monitor.

The study area is not regarded as suitable for conservation purposes or residential developments, because it is not linked to open space systems and the noise levels associated with the surrounding roads and the flight academy are higher than the acceptable levels for residential areas.

The agricultural potential of the study area is furthermore regarded as low and it is not situated within any of the 7 agricultural hubs identified for Gauteng Province.

Provide a description of the alternatives considered

No.	Alternative type, either alternative: site on property, properties, activity, design, technology, energy, operational or other (provide details of "other")	Description
1	Proposal	<p>The proposed township will comprise of nine erven zoned as follows:</p> <ul style="list-style-type: none"> • Six erven zoned as "Industrial 2" for the main purposes of "Commercial Use, "Light Industry", Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops; • One erf zoned for "Infrastructure Works"; • One erf zoned for "Municipal" for the purposes of a "Fire Station"; and • One erf zoned as "Special" – for the purposes of access and access control. <p>Refer to Figure 1 for the layout of the proposed development. Refer to Appendix C for the proposed layout.</p>
2	Alternative 1	Heavy Industrial Township
3	Alternative 2	
	Etc.	

In the event that no alternative(s) has/have been provided, a motivation must be included in the table below.

The study area is ideal for industrial development (light industrial). The application site has been earmarked by the applicant for an industrial development due to its location, accessibility and the need for this type of development in the area. The study area is situated north of the N14 which is an ideal location for light industrial development.

The agricultural potential of the study area is low and the applicant does not specialize in agricultural activities and will therefore not purchase strategically located properties for agricultural purposes. Therefore, the agricultural uses were not considered as an alternative.

The applicant also considered a heavy industrial township, however due to the study area situated in close proximity of residential developments this will not be the preferred alternative. A heavy industrial development will have major impacts such as noise, visual and security impacts on the surrounding residents.

4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the total physical size (footprint) of the proposal as well as alternatives. Footprints are to include all new infrastructure (roads, services etc), impermeable surfaces and landscaped areas:

Proposed activity (**Total environmental (landscaping, parking, etc.) and the building footprint**)

Size of the activity:

19.5953 ha

Alternatives:

Alternative 1 (if any)

19.5953 ha

Ha/ m²

or, for linear activities:

Proposed activity

Length of the activity:

19.5953 ha

Alternatives:

Alternative 1 (if any)

19.5953 ha

m/km

Indicate the size of the site(s) or servitudes (within which the above footprints will occur):

Proposed activity

Size of the site/servitude:

Alternatives:

Alternative 1 (if any)

Alternative 2 (if any)

Ha/m²

5. SITE ACCESS

Proposal

Does ready access to the site exist, or is access directly from an existing road?

YES

X

However
the existing
road will
need to be
upgraded

m

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

Access to the proposed development will be from a 25m wide road linking from the R114. **Refer to Figure 14, for the site access map.**

The R511 is a Class 2 road and was recently upgraded all the way to Erasmia. This road is also known as the future K46 with intersection spacing of 600m. The R114 (M34) is a Class 2 road. This road is a normal provincial road and should have intersection spacing of 600m.

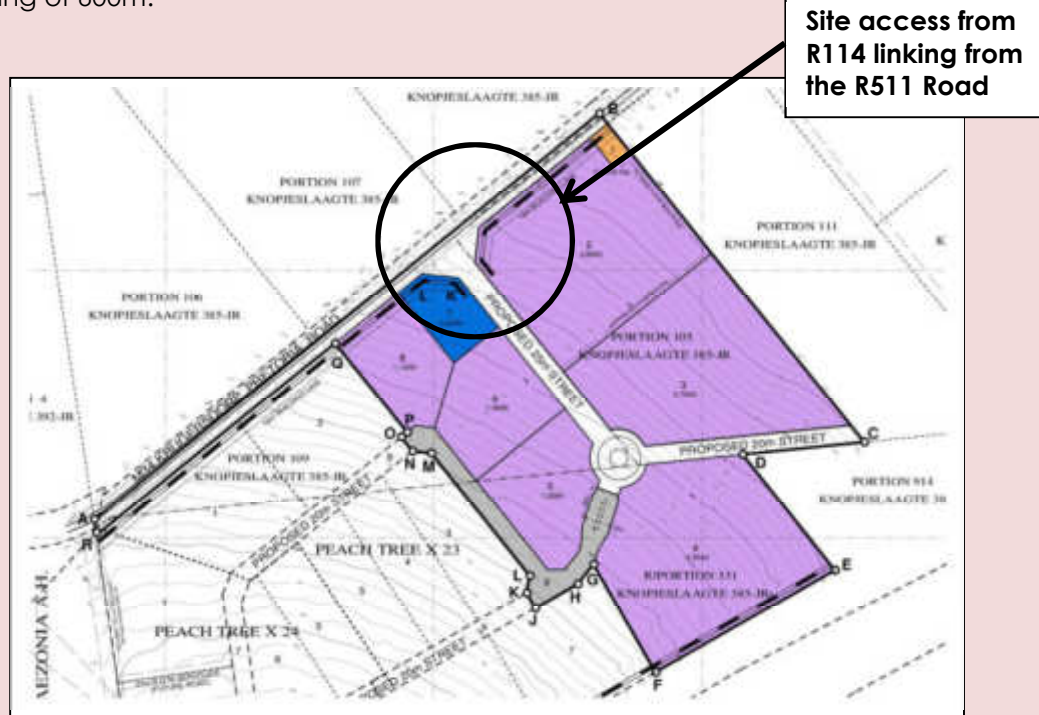


Figure 14: Access Road

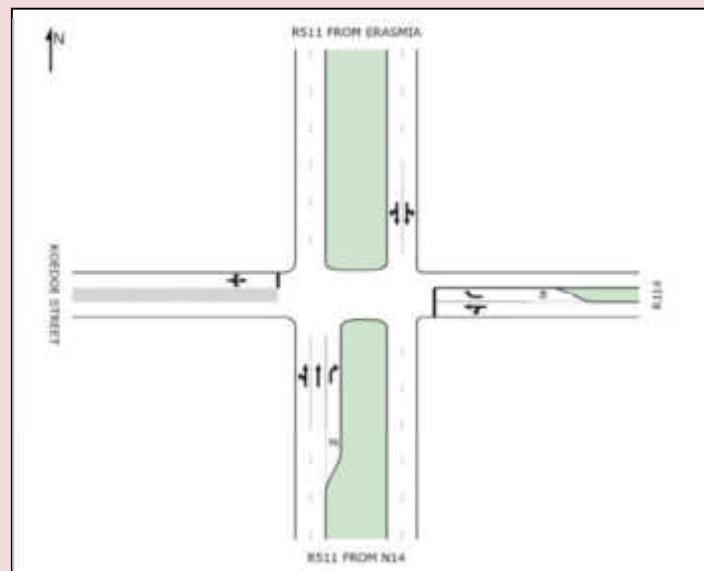


Figure 14a: Additional lane illustration Map

The traffic study confirmed that the development's traffic that will be generated by 2017 & 2021 will considerably improve the intersection's operation traffic signals. The proposed

layout is shown below with an additional northbound right turning lane. **Refer to Figure 14a for the additional lane illustration.**

Take note that the I&APs indicated in their comments that the applicant already commenced with the construction of the internal access road for the proposed Township. This matter was discussed with the applicant and the applicant confirmed that he only purchased the property after the clearance of the road took place on the study area. The applicant and the applicant's project manager also indicated that the road clearance which took place is not even in line with the proposed layout.

Even though the applicant confirmed that he was not responsible for the scraping of the dirt road on the property, Bokamoso requested that the applicant rather rehabilitate the areas that were cleared. This matter was discussed with the GDARD compliance and enforcement division and GDARD requested that Bokamoso also discuss this rehabilitation proposal with the City of Tshwane Metropolitan Municipality (CoTMM), because the CTMM raised this matter in their comments regarding the DBAR.

The relevant official at the CTMM undertook to discuss the matter with her supervisor, but unfortunately, we received no feedback from the relevant official or her supervisor. Bokamoso tried to contact the official and her supervisor on various occasions, because the NEMA EIA Regulations now enforces deadlines for the submission of application reports, but we are still awaiting feedback from CTMM.

This matter was discussed with GDARD if the department indicated that Bokamoso must submit the FBAR before or on the deadline date as set in the Regulations. GDARD also requested that Bokamoso submit the rehabilitation plan for the disturbed area to the compliance and enforcement division of GDARD.

Include the position of the access road on the site plan (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 1

Does ready access to the site exist, or is access directly from an existing road?

YES X However the existing road will need to be upgraded	
m	

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

Access to the proposed development will be from a 25m wide road linking from the R114. **Refer to Figure 14, for the site access map.**

The R511 is a Class 2 road and was recently upgraded all the way to Erasmia. This road is also the future K46 with intersection spacing of 600m. The R114 (M34) is a Class 2 road. This road is a normal provincial road and should have intersection spacing of 600m.

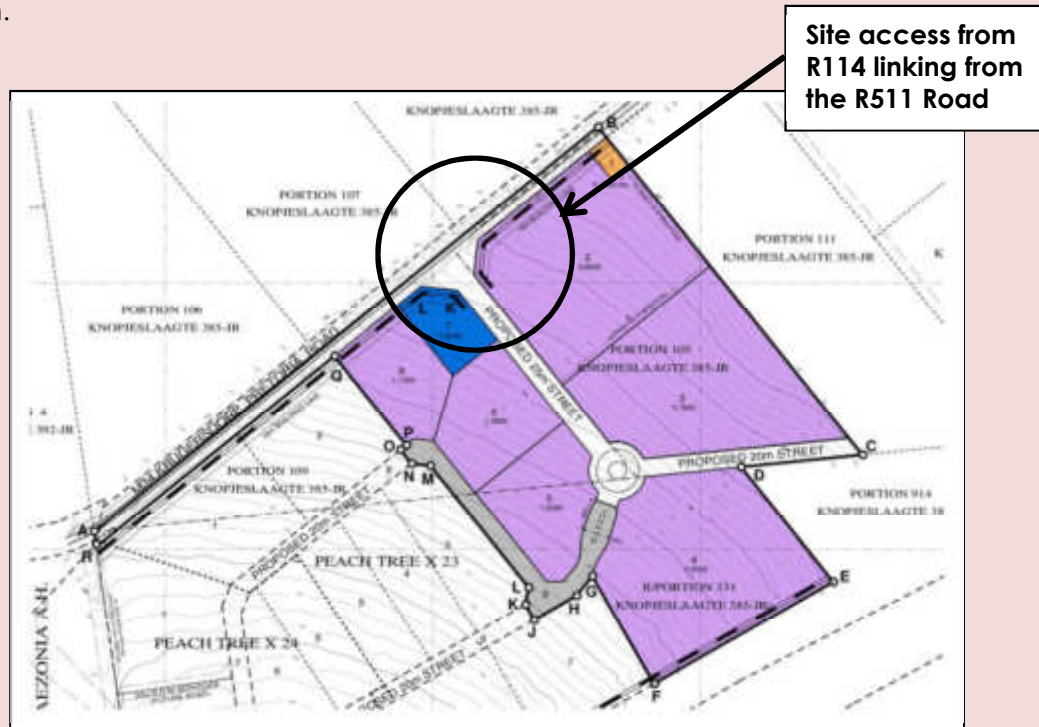


Figure 14: Access Road

The traffic study confirmed that the development's traffic that will be generated by 2017 & 2021 will considerably improve the intersection's operation traffic signals. The proposed layout is shown below with an additional northbound right turning lane. ***Refer to Figure 14a for the additional lane illustration.***

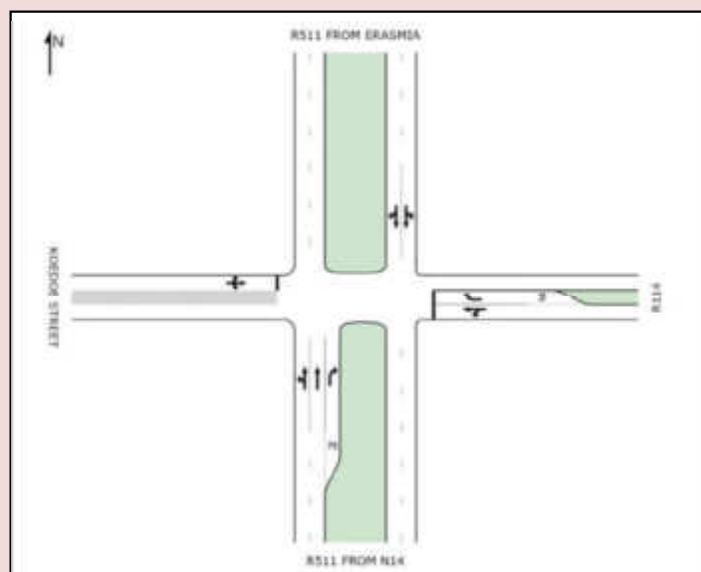


Figure 14a: Additional lane illustration Map

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 2

Does ready access to the site exist, or is access directly from an existing road?

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

m

N/A

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

PLEASE NOTE: Points 6 to 8 of Section A must be duplicated where relevant for alternatives

Section A 6-8 has been duplicated

0

Number of times

(only complete when applicable)

6. LAYOUT OR ROUTE PLAN

A detailed site or route (for linear activities) plan(s) must be prepared for each alternative site or alternative activity. It must be attached to this document. The site or route plans must indicate the following:

- the layout plan is printed in colour and is overlaid with a sensitivity map (if applicable);
- layout plan is of acceptable paper size and scale, e.g.
 - A4 size for activities with development footprint of 10sqm to 5 hectares;
 - A3 size for activities with development footprint of > 5 hectares to 20 hectares;
 - A2 size for activities with development footprint of >20 hectares to 50 hectares;
 - A1 size for activities with development footprint of >50 hectares;
- The following should serve as a guide for scale issues on the layout plan:
 - A0 = 1: 500
 - A1 = 1: 1000
 - A2 = 1: 2000
 - A3 = 1: 4000
 - A4 = 1: 8000 (±10 000)
- shapefiles of the activity must be included in the electronic submission on the CD's;
- the property boundaries and Surveyor General numbers of all the properties within 50m of the site;
- the exact position of each element of the activity as well as any other structures on the site;
- the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, sewage pipelines, septic tanks, storm water infrastructure;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites (including the relevant buffers as prescribed by the competent authority) including (but not limited thereto):
 - Rivers and wetlands;
 - the 1:100 and 1:50 year flood line;
 - ridges;
 - cultural and historical features;
 - areas with indigenous vegetation (even if it is degraded or infested with alien species);
- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the position of the relevant buffer from the bank to be clearly indicated)

FOR LOCALITY MAP (NOTE THIS IS ALSO INCLUDED IN THE APPLICATION FORM REQUIREMENTS)

- the scale of locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map;
- the locality map and all other maps must be in colour;
- locality map must show property boundaries and numbers within 100m of the site, and for poultry and/or piggery, locality map must show properties within 500m and prevailing or predominant wind direction;
- for gentle slopes the 1m contour intervals must be indicated on the map and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the map;
- areas with indigenous vegetation (even if it is degraded or infested with alien species);
- locality map must show exact position of development site or sites;
- locality map showing and identifying (if possible) public and access roads; and
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites.

Refer to Appendix A

7. SITE PHOTOGRAPHS

Colour photographs from the center of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under the appropriate Appendix. It should be supplemented with additional photographs of relevant features on the site, where applicable.

Refer to Appendix B

8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity to be attached in the appropriate Appendix.

Refer to Appendix C

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

Note: Complete Section B for the proposal and alternative(s) (if necessary)

PLEASE NOTE: THIS SECTION IS FOR BOTH THE PROPOSED ALTERNATIVE AND ALTERNATIVE 1 AS BOTH ALTERNATIVES ARE SITUATED ON THE SAME STUDY AREA. THE ENVIRONMENTAL INVESTIGATIONS ARE APPLICABLE TO BOTH ALTERNATIVES.

Instructions for completion of Section B for linear activities

- 1) For linear activities (pipelines etc) it may be necessary to complete Section B for each section of the site that has a significantly different environment.
- 2) Indicate on a plan(s) the different environments identified
- 3) Complete Section B for each of the above areas identified
- 4) Attach to this form in a chronological order
- 5) Each copy of Section B must clearly indicate the corresponding sections of the route at the top of the next page.

Section B has been duplicated for sections of the route times

Instructions for completion of Section B for location/route alternatives

- 1) For each location/route alternative identified the entire Section B needs to be completed
- 2) Each alternative location/route needs to be clearly indicated at the top of the next page
- 3) Attach the above documents in a chronological order

Section B has been duplicated for location/route alternatives times (complete only when appropriate)

Instructions for completion of Section B when both location/route alternatives and linear activities are applicable for the application

Section B is to be completed and attachments order in the following way

- All significantly different environments identified for Alternative 1 is to be completed and attached in a chronological order; then
- All significantly different environments identified for Alternative 2 is to be completed and attached chronological order, etc.

Section B - Section of Route (complete only when appropriate for above)

Section B – Location/route Alternative No. (complete only when appropriate for above)

1. PROPERTY DESCRIPTION

Property description:
(Including Physical Address and Farm name, portion etc.)

The proposed Peach Tree X21 & X22 Development is for the establishment of an Industrial Township (light industrial) which is situated on **Portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR**, City of Tshwane, Gauteng.

The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station.

2. 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°54'17.83"S

28°01'04.91 "E

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):

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

The 21 digit Surveyor General code of each cadastral land parcel

PROPOSAL	T	0	J	R	0	0	0	0	0	0	0	0	0	3	8	5	0	0	1	0	5
	T	0	J	R	0	0	0	0	0	0	0	0	0	3	8	5	0	0	1	0	9
	T	0	J	R	0	0	0	0	0	0	0	0	0	3	8	5	0	0	3	3	1
ALT. 1																					
ALT. 2																					
etc.																					

3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
------	-------------	--------------------	-------------	--------------	-------------	------------------

4. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site.

Ridgeline	Plateau	Side slope of hill/ridge	Valley	Plain	Undulating plain/low hills	River front
-----------	---------	--------------------------	--------	--------------	----------------------------	-------------

5. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

a) Is the site located on any of the following?

Shallow water table (less than 1.5m deep)

Dolomite, sinkhole or doline areas

Seasonally wet soils (often close to water bodies)

Unstable rocky slopes or steep slopes with loose soil

Dispersive soils (soils that dissolve in water)

Soils with high clay content (clay fraction more than 40%)

Any other unstable soil or geological feature

An area sensitive to erosion

	NO
	NO
Yes X Maybe	
	NO
	NO
	NO
	NO
	NO

(Information in respect of the above will often be available at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

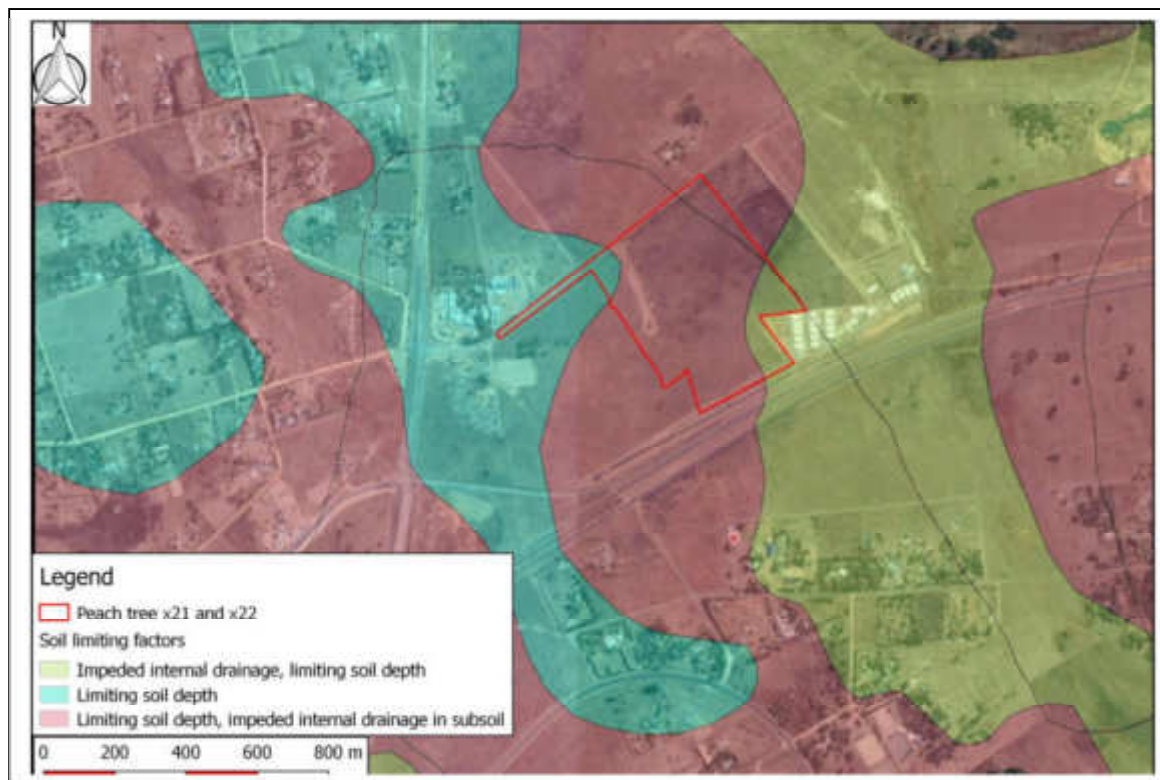


Figure 15: Soils Map

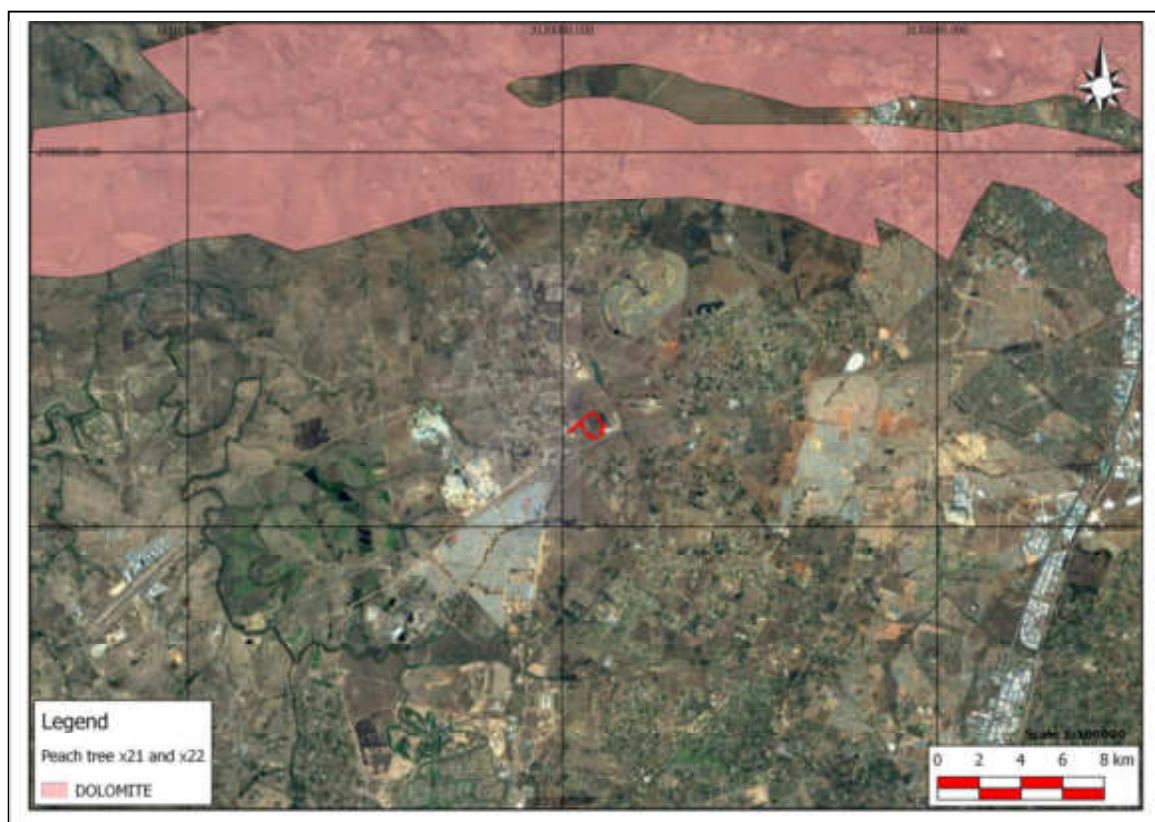


Figure 16: Dolomite Map

b) are any caves located on the site(s)

NO

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):

Longitude (E):

--	--

c) are any caves located within a 300m radius of the site(s)

NO

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):

Longitude (E):

--	--

d) are any sinkholes located within a 300m radius of the site(s)

NO

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):

Longitude (E):

--	--

If any of the answers to the above are "YES" or "unsure", specialist input may be requested by the Department

According to the 1: 50 000 scale geological map the site is underlain by migmatite gneiss (granite) of the Halfway House Suite. The geology of the site was confirmed during this investigation, granite bedrock was encountered in the test pits. The following materials were encountered on the site:

Ferricrete

Slightly moist, dark brown becoming yellow mottled orange and black, loose, silty, sandy, fine and medium gravel consisting of hard, round, intact, nodular ferricrete and medium ferricrete concretions and with scattered medium sized quartz cobbles was encountered in twenty-three test pits from an average depth of 0,4 meters up to an average depth of 1,0 meters. In nine test pits the back actor refused hardpan ferricrete at an average depth of 0,7 meters.

Granite

Residual granite consisting of slightly moist, greyish white mottled orange and black, firm, intact, clayey sand with medium and large ferricrete concretions and with patches of very soft rock granite was encountered in three test pits from an average depth 0,7 meters up to an average depth of 1,3 meters and slightly moist, greyish white mottled orange, firm, intact, silty sand with very soft rock fragments was encountered in two test pits from an average depth 1,0 meters up to an average depth of 1,6 meters. Very soft rock granite was encountered in sixteen test pits from an average depth of 1,3 meters up to an average depth of 1,7 meters.

The back actor refused on soft- to medium hard rock granite in sixteen test pits at an average depth of 1,4 meters.

The condition encountered on site is very favourable for commercial and light industrial development. Most of the disturbed material will be re-used in the platforms that is typically associated with warehouse type structures.

The site slopes at an average of 4% towards the north east. No ground water was encountered during the investigation. The presence of pedogenic material however indicates that a perched water table could be present during and after periods of high rainfall.

It is important to note that the recommendations are based on the profiling of test pits and the interpolation of information. It is therefore possible that variations from the expected conditions can occur.

Recommendations as per the Geotechnical Report should be followed concerning all construction activities to the site. **Please refer to Appendix G3 for the Geotechnical Report.**

6. AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 4)?

NO

Please note: The Department may request specialist input/studies in respect of the above.



Figure 9: Agricultural Potential

7. GROUNDCOVER

To be noted that the location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Indicate the types of groundcover present on the site and include the estimated percentage found on site

Natural veld - good condition % = 35%	Natural veld with scattered aliens % =	Natural veld with heavy alien infestation % =	Veld dominated by alien species % = 65%	Landscaped (vegetation) % =
Sport field % =	Cultivated land % =	Paved surface (hard landscaping) % =	Building or other structure % =	Bare soil % =

Please note: The Department may request specialist input/studies depending on the nature of the groundcover and potential impact(s) of the proposed activity/ies.

Are there any rare or endangered flora or fauna species (including red list species) present on the site

**NO
X**

If YES, specify and explain:

Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea* was recorded on the study site. This Orange Listed Plant Species need to be removed and re-planted prior to construction.

Are there any rare or endangered flora or fauna species (including red list species) present within a 200m (if within urban area as defined in the Regulations) or within 600m (if outside the urban area as defined in the Regulations) radius of the site.

NO
X

If YES, specify and explain:

--

Are there any special or sensitive habitats or other natural features present on the site?

YES
X

If YES, specify and explain:

--

Flora:

According to the Ecologist, the study site lies in the Quarter Degree Square (QDS) 2528CC. Mucina and Rutherford (2006) which forms part of the Egoli Granite Grassland. This vegetation unit is considered Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011 (Government Gazette no. 34809, 2011).

The authors described the landscape of the Egoli Granite Grassland as low hills and moderately undulating plains, which support tall grass species such as *Hyparrhenia hirta*, dominating the area. Scattered rocky outcrops and rock sheets form suitable habitats for woody species.

This study unit is regarded as moderate sensitive, on account of the high number of species recorded and suitable habitat it provides for several Red List species known to occur in the QDS 2528CC. According to the GDARD five Red List species occur within a 5 km radius from the study site.

The study site was not considered ecological sensitive, due to anthropogenic influences such as urban development threatening this ecosystem. **Refer to Figure 17, for the vegetation sensitivity map.**

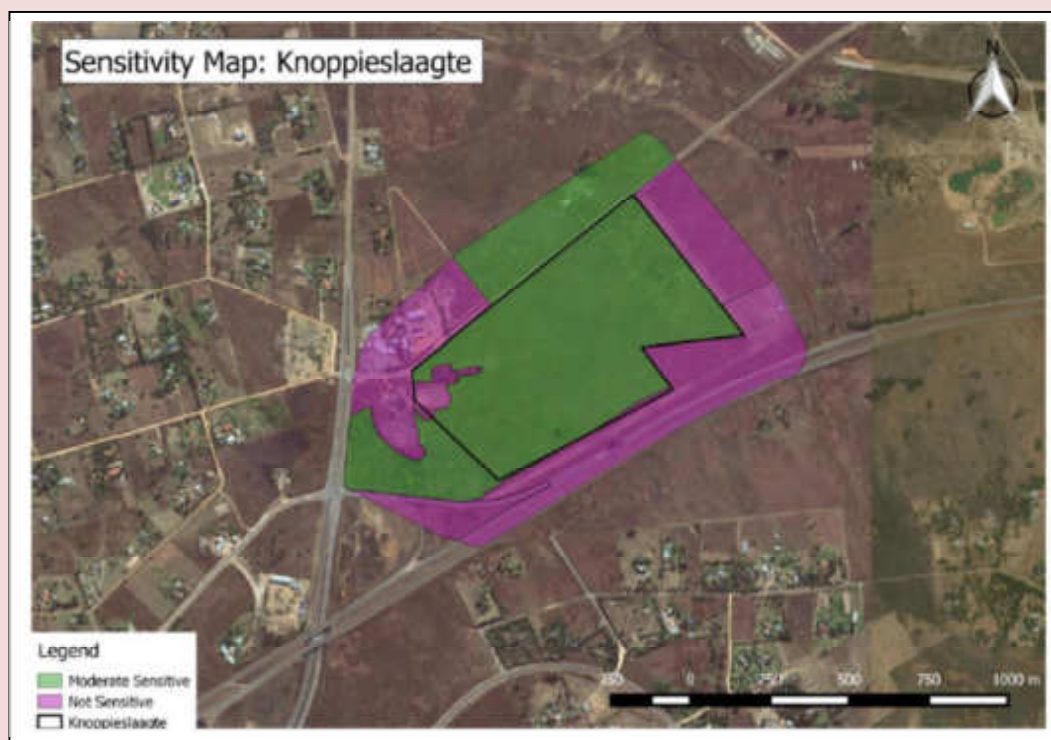


Figure 17: Vegetation Sensitivity Map

Twenty two Red and Orange Listed Species are known to occur in the QDS 2528CC, from which only one Orange Listed Plant Species (*Hypoxis hemerocallidea*) were found on the study site.

The following recommendations have been made by the specialist;

- The above sensitivity map should be used as a decision tool to guide the layout design (**Figure 4**).
- A pre- and post-construction alien invasive control, monitoring and eradication

programme must be implemented along with an on-going programme to ensure persistence of indigenous species. A qualified botanist/ecologist should compile and supervise the implementation of this programme.

- Rehabilitation of natural vegetation should proceed in accordance with a rehabilitation plan compiled by a specialist registered in terms of the Natural Scientific Professions Act (No. 27 of 2003) in the field of Ecological Science.
- Where active rehabilitation or restoration is mandatory, it should make use of indigenous plant species native to the study area. The species selected should strive to represent habitat types typical of the ecological landscape prior to construction. As far as possible, indigenous plants naturally growing within the vicinity of the study area, but would otherwise be destroyed during construction, should be used for re-vegetation/landscaping purposes.
- Only plant species that are indigenous to the natural vegetation of the study site should be used for landscaping in communal areas. As far as possible, plants naturally growing on the development site, but would otherwise be destroyed during clearing for development purposes, should be incorporated into landscaped areas. Forage and host plants required by pollinators should also be planted in landscaped areas.
- In order to minimize artificially generated surface stormwater runoff, total sealing of paved areas such as parking lots, driveways, pavements and walkways should be avoided. Permeable material should rather be utilized for these purposes.
- A rescue plan for the Orange Listed Species, *Hypoxis hemerocallidea* needs to be incorporated into the EMP prior to construction.

It was concluded by the specialist that it should be mandatory that the Orange Listed Species *Hypoxis hemerocallidea* be removal and re-planting prior to construction. All alien species in the study site, especially Category 1b must be eradicated as a matter of urgency, to preclude their spreading during the construction phase.

Fauna:

One Faunal habitat type was identified in the study area, namely a Secondary Grassland.

- **Mammals**

The majority of the terrestrial habitats present on the study area experience anthropogenic disturbances, which decrease the probability occurrence of both the Serval (*Leptailurus serval*) and Southern African hedgehog (*Atelerix frontalis*). Isolation from similar natural habitats threatens this Disturbed and Secondary Grassland, as genetic variation amongst species will be reduced. The study area is deemed to have a moderate ecological sensitivity from a mammalian point of view.

- **Herpetofauna**

The specialist deemed the study area unsuitable for threatened and near threatened Herpetofauna. In addition, no suitable habitat for any threatened and/or near threatened Herpetofauna species such as the Striped Harlequin Snake (*Homoroselaps dorsalis*) was observed during the field survey.

- **Avifauna**

The secondary grassland habitat identified within the study area contained a low Avifaunal diversity and density. The majority of the species observed during the field survey are grassland associated species as well as widespread species adapted to a transformed and/or urban environment.

However, suitable breeding and foraging habitat for the regionally Vulnerable White-bellied Korhaan was confirmed to be present within the study area. None of the other

threatened and/or near threatened bird species previously recorded within the larger QDS are expected to be resident or rely on the study area for survival. As such it is not feasible to conserve this area since it is not viable as a sustainable habitat for bird species with conservation concerns in the long-term.

- **Invertebrate**

The Secondary Grassland provides suitable habitats for the Roodepoort Copper Butterfly (*Aloeides dentatis subsp. Dentatis*) as it prefers a predictable Grassland habitat where ant species are present.

No other Threatened or Near Threatened invertebrate, Avifauna or Herpetofauna species are expected to occur within the study area. The study area is not regarded as ecological sensitive from a Faunal perspective, thus construction will have a minimal influence on the biodiversity patterns of fauna species mentioned in this report.

Was a specialist consulted to assist with completing this section

YES
X

If yes complete specialist details

Name of the specialist:

Sampie van Rooyen

Qualification(s) of the specialist:

Hons BSc. Environmental Sciences: Restoration Ecology

Postal address:

P.O Box 11375, Maroelana, Pretoria

Postal code:

0161

Telephone:

012 346 3810

Cell:

-

E-mail:

corne@bokamoso.net

Fax:

086 570 5659

Are any further specialist studies recommended by the specialist?

NO
X

If YES, specify:

If YES, is such a report(s) attached?

YES

NO

If YES list the specialist reports attached below

Signature of specialist:

Date:

April 2016

Please note: If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

If yes complete specialist details

Name of the specialist:

Corné Niemandt

Qualification(s) of the specialist:

MSc Plant Science

Postal address:

P.O Box 11375, Maroelana, Pretoria

Postal code:

0161

Telephone:

012 346 3810

Cell:

-

E-mail:

corne@bokamoso.net

Fax:

086 570 5659

Are any further specialist studies recommended by the specialist?

YES

NO
X

If YES, specify:

If YES, is such a report(s) attached?

YES

NO

If YES list the specialist reports attached below

Signature of specialist:

Date:

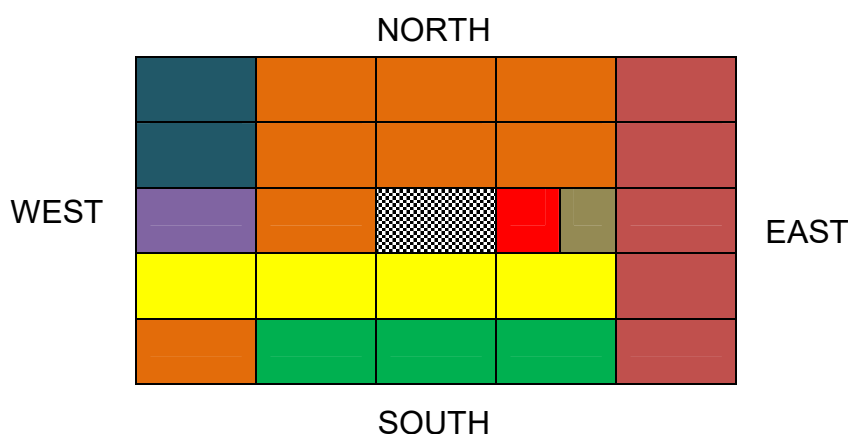
April 2016

8. LAND USE CHARACTER OF SURROUNDING AREA

Using the associated number of the relevant current land use or prominent feature from the table below, fill in the position of these land-uses in the vacant blocks below which represent a 500m radius around the site

1. Vacant land	2. River, stream, wetland	3. Nature conservation area	4. Public open space	5. Koppie or ridge
6. Dam or reservoir	7. Agriculture	8. Low density residential	9. Medium to high density residential	10. Informal residential
11. Old age home	12. Retail	13. Offices	14. Commercial & warehousing	15. Light industrial
16. Heavy industrial ^{AN}	17. Hospitality facility	18. Church	19. Education facilities	20. Sport facilities
21. Golf course/polo fields	22. Airport ^N	23. Train station or shunting yard ^N	24. Railway line ^N	25. Major road (4 lanes or more)^N
26. Sewage treatment plant ^A	27. Landfill or waste treatment site ^A	28. Historical building	29. Graveyard	30. Archeological site
31. Open cast mine	32. Underground mine	33. Spoil heap or slimes dam ^A	34. Small Holdings	
Other land uses (describe):				

NOTE: Each block represents an area of 250m X 250m, if your proposed development is larger than this please use the appropriate number and orientation of hashed blocks



Note: More than one (1) Land-use may be indicated in a block

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies. Specialist reports that look at health & air quality and noise impacts may be required for any feature above and in particular those features marked with an "A" and with an "N" respectively.

Have specialist reports been attached

YES
X

If yes indicate the type of reports below

Motivating Memorandum (Appendix G1)
Fauna and Flora Habitat Assessment (Appendix G2)
Geotechnical Report (Appendix G3)
Electrical Report (Appendix G4)
Services Report (Appendix G5)
Traffic Impact Study (Appendix G6)

9. SOCIO-ECONOMIC CONTEXT

Describe the existing social and economic characteristics of the area and the community condition as baseline information to assess the potential social, economic and community impacts.

The developer recognised the need and desirability for an industrial development (light industrial) to be known as Peach Tree X21 & X22.

The Centurion West Area is one of the fastest growing regions in the City, even in this current difficult economic climate. A substantial part of these developments are of a commercial and industrial nature, and are thus in a sense “job creator” land-uses. The development will contribute to the tax base of the City of Tshwane in the form of rates and taxes, as well as possible bulk services contributions payable to Tshwane.

The development can be regarded as being desirable and will have several beneficial social and economic impacts on the area, which can be summarised as follows:

- Optimum utilisation of services and infrastructure;
- Upgrading of existing roads and infrastructure;
- Promotion of infill development on fragmented and isolated portions of land earmarked by the GPEMF as land suitable for urban development;
- Increase in property values of surrounding properties; and
- Increased security.

This proposed development could play an important part in the unlocking of the inherent potential of the surrounding properties in the area. It will also contribute to the overall efficiency, sustainability and improved quality and liveability of the greater metropolitan area.

The Gauteng Spatial Development Framework (GSDF) is intended to serve as an instrument for addressing past spatial imbalances in Gauteng, while at the same time guiding development towards a sustainable, equitable and economically viable future settlement pattern. The objective of the GSDF is to provide an indication of the most desirable settlement pattern for the Gauteng Province. The GSDF is thus envisaged to be a tool that will contribute to the redressing of past spatial imbalances, while at the same time, guiding development towards a sustainable, equitable and economically viable future settlement pattern.

The Gauteng Spatial Development Framework identified critical factors for development in the province, namely:

❑ **Contained urban growth:**

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

This edge is however not set in stone and can be amended if development pressure in the area requires the alteration of this “line” or edge. Normally, areas identified for future development or as future development nodes are not included within the urban edge of a municipality. Amendments to the relevant spatial legislation and frameworks of the municipality usually later include these areas within the edge, so the development potential can be unlocked. Approval of net land-use rights and applications in an area indicates that the characteristics of the area have changed over the years.

❑ **Resourced based economic development:**

Resource based economic development should result in identification of the economic core. Development should be encouraged in close proximity to existing resources,

which includes infrastructure such as roads, water and electricity.

The proposed development is situated near existing and adjacent to approved proposed developments and infrastructure networks. Recent similar approved township establishment applications indicate that there is a growing economic base in the area.

❑ **Re-direction of urban growth:**

Developments in economically non-viable areas should be limited and thereby achieving growth within the economic growth sphere. Several new township applications have been approved in the Centurion West area in close proximity to the application site. In terms of the densification strategy, linear zones refer specifically to high activity areas that are located along major routes (M26/ Main Road).

❑ **Increased access and mobility:**

New land development areas should be planned/ design to increase access and mobility of these developments. The proposed land development area could be regarded as accessible due to its locality adjacent to Main Road/ M26, R511 and N14 Highway.

The application site can furthermore be regarded as strategically located due to its close proximity to existing residential (formal and informal) townships and it can therefore be argued that it addresses the spatial inequalities of the past through the provision of employment opportunities in close proximity to residences, with a variety of public transport systems being available to the public. The township will ensure employment opportunities for skilled; semi-skilled and unskilled employees during the construction and the operational phases, as discussed above.

The proposed development will have several beneficial social, economic and ecological impacts once the construction thereof is finalised, which can be summarised as follow:

- Reduction of potential dumping areas and informal settlements.
- Optimum utilisation of services and infrastructure.
- Expansion of municipal infrastructure and services
- Increase in property values of surrounding properties.
- Increased security.
- Eradication of invasive species.
- Compatibility with surrounding land-uses.
- Landscaping could improve fauna numbers and species.

As mentioned above, the proposed development will include community and will be easy accessible through public transport. The need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality. The development will provide much needed industrial facilities for the area, and thus make a positive contribution with regards to social welfare.

10. CULTURAL/HISTORICAL FEATURES

Please be advised that if section 38 of the National Heritage Resources Act 25 of 1999 is applicable to your proposal or alternatives, then you are requested to furnish this Department with written comment from the South African Heritage Resource Agency (SAHRA) – Attach comment in appropriate annexure

38. (1) *Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorized as-*

- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- (b) the construction of a bridge or similar structure exceeding 50m in length;
- (c) any development or other activity which will change the character of a site-
 - (i) exceeding 5 000 m² in extent; or
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- (d) the re-zoning of a site exceeding 10 000 m² in extent; or
- (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

Are there any signs of culturally (aesthetic, social, spiritual, environmental) or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site?

No

If YES, explain:

If uncertain, the Department may request that specialist input be provided to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist if one was already appointed:

A Heritage specialist has been appointed to conduct a Heritage Impact Assessment which will be included within the FBAR. Due to the study area being in close proximity to the Cradle of Humankind it was requested that a heritage specialist conduct a Heritage Impact Assessment. **Refer to Figure 5 for the Cradle of Humankind map.**

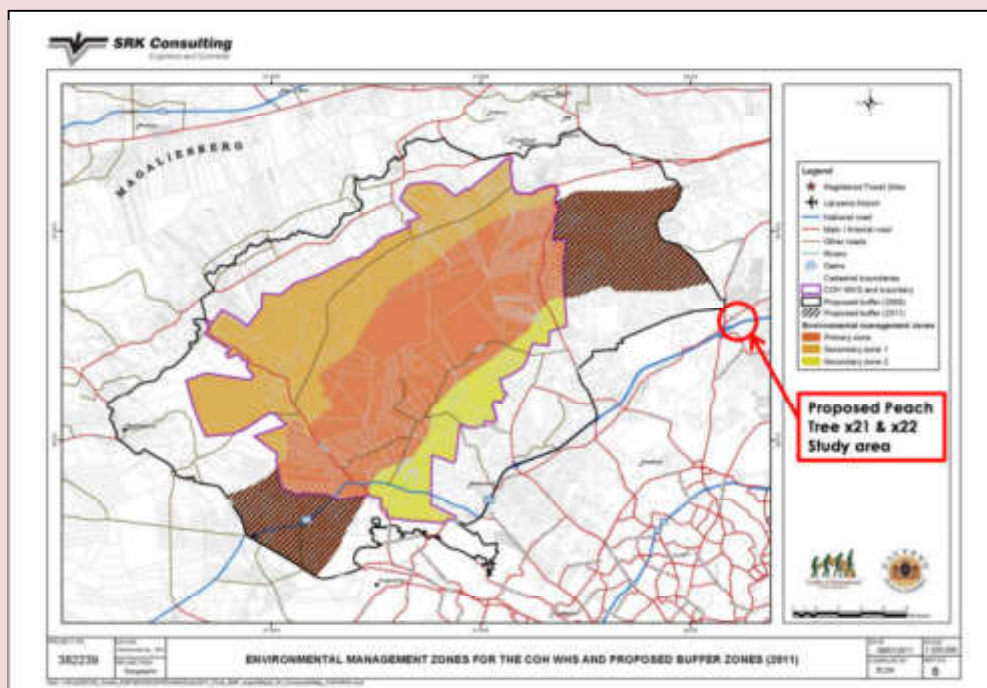


Figure 5: Cradle of Humankind

Refer to Appendix E for the comments received from SAHRA.

Will any building or structure older than 60 years be affected in any way?

NO
X

Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?

NO
X

If yes, please attached the comments from SAHRA in the appropriate Appendix

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.

2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.

Was the draft report submitted to the local authority for comment?

YES
X

If yes, has any comments been received from the local authority?

YES
X

If "YES", briefly describe the comment below (also attach any correspondence to and from the local authority to this application):

Refer to Appendix E and Appendix I (iii) for comments from the local authority. Apparently I&APs informed the local authority of construction activities, which commenced on the study area prior to the issuing of the Decision. CTMM indicated in their comment letter that construction commenced on the site and therefore they decided not to supply comments. CTMM indicated that it will be necessary for the applicant to compile and submit a S24G application to the GDARD compliance and enforcement division.

As mentioned above, this matter was discussed with the applicant and the applicant confirmed that the access road referred to by the CTMM and I&APs in their correspondence was constructed before the applicant purchased the property. The project manager of the applicant also illustrated to Bokamoso that the internal access road, which was scraped did not even correspond with the layout plan for the proposed development.

Bokamoso decided not to enter into any disputes and recommended that the applicant rather rehabilitate the disturbed area to the satisfaction of the GDARD compliance and enforcement division. This matter was discussed with the GDARD compliance and enforcement division and this division requested that this matter also be discussed with the CTMM prior to the commencement with the rehabilitation works.

Bokamoso discussed this matter with the commenting official at CTMM and such official undertook to discuss the matter with her supervisor. She undertook to contact Bokamoso after her discussion. Bokamoso never received any feedback from the CTMM. Bokamoso also tried to contact the relevant official on several occasions, but unfortunately without any success.

Due to the lack of feedback from CTMM, Bokamoso tried to obtain a further extension of time for the submission of the FBAR, but GDARD indicated that the FBAR had to be submitted before the deadline date as set in the Regulations.

Bokamoso was recently informed that he proposed light industrial development on the study area is supported by the CTMM economic development divisions and that the proposed light industrial development on the property is regarded as an important project for the CTMM for a socio-economic point of view.

It is therefore requested that GDARD discuss this matter with CTMM and with the GDARD compliance and enforcement divisions. As stated Bokamoso recommended that the disturbed areas on the study area rather be rehabilitated by the applicant. This rehabilitation works must be done to the satisfaction of Bokamoso, the CTMM and GDARD. Bokamoso already compiled a rehabilitation plan, which requires that the study area be rehabilitated with a natural seed mixture "Potch mixture" and autumn and spring are regarded as suitable periods for such rehabilitation works. Bokamoso requested that the applicant rather wait until GDARD agree with the proposed rehabilitation works before commencement with such works.

The existing internal road for which clearance was done differs from the applicant's development layout and therefore the applicant is not planning to submit a S24G application.

If "NO" briefly explain why no comments have been received or why the report was not submitted if that is the case.

3. CONSULTATION WITH OTHER STAKEHOLDERS

Any stakeholder that has a direct interest in the activity, site or property, such as servitude holders and service providers, should be informed of the application at least **thirty (30) calendar days** before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders?

	Yes X
--	------------------------

If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

If "NO" briefly explain why no comments have been received

Refer to Appendix E for comments and response report. The issues as raised by the I&APs are addressed in the comments and response report.

Bokamoso received comments from the surrounding residents and land-owners and most of the comments were against the proposed light industrial development.

4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation process is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees and ratepayers associations. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was flawed.

The EAP must record all comments and respond to each comment of the public / interested and affected party before the application report is submitted. The comments and responses must be captured in a Comments and Responses Report as prescribed in the regulations and be attached to this application.

5. APPENDICES FOR PUBLIC PARTICIPATION

All public participation information is to be attached in the appropriate Appendix. The information in this Appendix is to be ordered as detailed below

Appendix 1 – Proof of site notice

Appendix 2 – Written notices issued as required in terms of the regulations

Appendix 3 – Proof of newspaper advertisements

Appendix 4 – Communications to and from interested and affected parties

Appendix 5 – Minutes of any public and/or stakeholder meetings

Appendix 6 - Comments and Responses Report

Appendix 7 –Comments from I&APs on Basic Assessment (BA) Report

Appendix 8 – Copy of the register of I&APs

Refer to Appendix E for the Public Participation information.

SECTION D: RESOURCE USE AND PROCESS DETAILS

Note: Section D is to be completed for the proposal and alternative(s) (if necessary)

PLEASE NOTE: THIS SECTION IS FOR THE PREFERRED ALTERNATIVE

Instructions for completion of Section D for alternatives

- 1) For each alternative under investigation, where such alternatives will have different resource and process details (e.g. technology alternative), the entire Section D needs to be completed
- 4) Each alternative needs to be clearly indicated in the box below
- 5) Attach the above documents in a chronological order

Section D has been duplicated for alternatives 2 times (Complete only when appropriate)

Section D Alternative No. Proposed Alternative
(Light Industrial) (complete only when appropriate for above)

1. WASTE, EFFLUENT, AND EMISSION MANAGEMENT

Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?

YES X	
Not yet available	

If yes, what estimated quantity will be produced per month?

How will the construction solid waste be disposed of (describe)?

During the construction phase the disposal of solid waste will be the responsibility of the developer. An area on the application site will be earmarked for dumping of solid waste to be disposed of dumping construction. In order not to have a visual impact on the surrounding residents the waste must be situated carefully. The demarcated area must be easily accessible for dumping trucks to collect waste. The waste will be carted to a registered landfill site.

Where will the construction solid waste be disposed of (describe)?

All construction waste will be disposed of at the nearest registered dumping site. No solid waste will be dumped on surrounding open areas or adjacent properties.

Will the activity produce solid waste during its operational phase?

	NO X
N/A	

If yes, what estimated quantity will be produced per month?

How will the solid waste be disposed of (describe)?

This will be the responsibility of the Local Municipality.

Has the municipality or relevant service provider confirmed that sufficient air space exists for treating/disposing of the solid waste to be generated by this activity?

	NO X
--	---------

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

The solid waste will be disposed to the nearest landfill site.

Note: If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

	NO X
--	---------

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?

NO
X

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Describe the measures, if any, that will be taken to ensure the optimal reuse or recycling of materials:

It is recommended that all construction waste materials be sorted into recyclable materials and non-recyclable materials and the recyclable materials should be re-used or disposed of by a recycling company.

Liquid effluent (other than domestic sewage)

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

NO
X

If yes, what estimated quantity will be produced per month?

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity (ies)?

Will the activity produce any effluent that will be treated and/or disposed of on site?

Yes
X

If yes, what estimated quantity will be produced per month?

If yes describe the nature of the effluent and how it will be disposed.

Note that if effluent is to be treated or disposed on site the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA

Will the activity produce effluent that will be treated and/or disposed of at another facility?

No
X

If yes, provide the particulars of the facility:

Facility name:			
Contact person:			
Postal address:			
Postal code:			
Telephone:		Cell:	
E-mail:		Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

Not applicable.

Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?

Yes
X
In the
longer
term

If yes, what estimated quantity will be produced per month?

N/A

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity (ies)?

NO

There is a possibility that an on-site treatment facility will be required in the short term/ until a municipal sewage connection

	<p>becomes available</p> <p>It has been confirmed that a proposal made to the council to allow a sewer treatment works on Potion 109 of Knopjeslaagte 385 JR was approved as a temporary solution. Refer to Annexure G5 for the approval letter.</p> <p>The proposal is therefore to install a sewer package plant (as a temporary solution) that will be designed and constructed to a specification that will be in line with council requirements and with sufficient capacity to service the proposed development until the council's main sewer connection is available.</p>
--	---

Will the activity produce any effluent that will be treated and/or disposed of on site?

YES
X

If yes describe how it will be treated and disposed off.

There are currently no formal sewer reticulations available in the vicinity of the proposed development.

Only effluent associated with the proposed sanitation facilities, kitchen facilities and other non-industrial effluent associated with light industrial uses will be generated. If no municipal sewer connection is available in the short term, the applicant will

dispose of such sewer in an on-site treatment facility, which will be supported by the National Department of Water and Sanitation (DWS). The amount of effluent to be generated by the proposed development will however be below the thresholds as set in the NEMA EIA Regulation and therefore such activity will not trigger a NEMA listed activity. The applicant will however apply for the necessary Section 21 Water-Use authorisations in terms of the National Water Act, 1998 for the proposed sewer treatment facility.

The applicant will also obtain the necessary approvals from the local authority for the required short term and long term sewer alternatives.

The preferred alternative will thus be to install a sewer package plant that will be designed and constructed to a specification that will be in line with council requirements and with sufficient capacity to service the proposed development until the council's main sewer connection is available. This plant is constructed as a mobile unit, consisting of skid mounted containers, 2X12m containers and 1X6m container. These units will be removed once the CoT connection is available.

The position of the proposed temporary plant is shown on the development layout of extension 21. **Refer to Annexure G5 for a full technical description of the proposed plant.**

The internal network will be provided with a 160mm and 200mm HDPE pipe. It will be connected to a sewer package plant that will be constructed on the north-eastern side of the development. The development will connect on the municipal sewer reticulation as soon as it is available as an alternative.

Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

<input checked="" type="checkbox"/>	NO
<input checked="" type="checkbox"/>	X
Not applicable	

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

The proposed development will not generate any emissions. Some additional vehicle/truck traffic during the construction phase may have an influence but this can be regarded as insignificant.

2. WATER USE

Indicate the source(s) of water that will be used for the activity

municipal	Directly from water board	groundwater	river, stream, dam or lake	Other	the activity will not use water
-----------	----------------------------------	-------------	----------------------------	-------	---------------------------------

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

Not applicable

If Yes, please attach proof of assurance of water supply, e.g. yield of borehole, in the appropriate Appendix

Does the activity require a water use permit from the Department of Water Affairs?

<input checked="" type="checkbox"/>	NO
<input checked="" type="checkbox"/>	X
Not the preferred water supply alternative	

If yes, list the permits required

No formal City of Tshwane water reticulation is available in the vicinity of the proposed development, however closer investigation revealed a bulk water line to the west of the study area.

According to the appointed civil engineer the water line belongs to the local authority and the local authority confirmed that it will be possible for the development to connect to this water pipeline for municipal water. The bulk line is located on Portion 331 of the Farm Knopjeslaagte 358 JR, which is situated to the west of the study area.

The proposed alternative is to supply the development with a water connection from the existing water line located over Portion 331. The proposed development's internal network will be supplied with an 110mm, 200mm and a 250mm HDPE pipe class 16. It will connect to the existing 250mm water pipe (proposed alternative).

As an **alternative** the development can connect as per the GLS report, however this will not be a cost effective option. The proposed route as identified by GLS in their report will also result in one watercourse/ river crossing of the Swartbooi Spruit, which will most probably trigger a General Authorisation (GA) in terms of the National Water Act, 1998 and this activity could also trigger a NEMA listed activity.

These proposed GLS upgrades alternative is thus not regarded as the preferred water supply alternative. A bulk water pipeline runs to the west of the study area and connection to such pipeline will not require any watercourse crossings.

If yes, have you applied for the water use permit(s)?

NO
X

If yes, have you received approval(s)? (attached in appropriate appendix)

3. POWER SUPPLY

Please indicate the source of power supply e.g. Municipality / Eskom / Renewable energy source

City of Tshwane: Energy & Electricity Department is in the process of establishing a new 11kV satellite substation in the close vicinity of the existing Copperleaf Golf Estate. This substation should be completed within the next nine months.

Therefore, due to the above-mentioned and the location of this satellite substation, negotiations will be entered into with the CoT, for the supply of bulk power to this proposed development.

If power supply is not available, where will power be sourced from?

Not applicable.

4. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

The following options must be considered:

- Where possible energy saving light bulbs must be used in all the units as well as outside.
- Time switches to be used for outdoor lighting.
- Geysers to be fitted with insulation blankets.
- The usage of solar panels for outdoor lighting and the heating of water in geysers must be considered.

The developer is committed to search and investigate more solutions and opportunities to increase the sustainability of this development making it a project that will be a landmark on many levels.

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

The following alternative energy sources can be considered:

Hydro Power

This option was rejected because the hydrological conditions required for hydro generation in this area could not be met i.e. water quantity, etc.

Wind turbines

This option was rejected because the wind conditions required cannot be met in this region.

Biomass

This option was rejected because the fuel required for producing electricity is not locally available, the distance between the source of biomass and the power plant must be short for economic viability.

Gas

This option was rejected because natural gas is not available and the energy spent in processing the gas and transporting it affects the viability of this process.

Coal fired generation

This option was rejected because of the distance from the coal fields and because pollution is not allowed in this area.

Nuclear

This option could not be considered due to South Africa's nuclear policy.

SECTION D: RESOURCE USE AND PROCESS DETAILS

Note: Section D is to be completed for the proposal and alternative(s) (if necessary)

PLEASE NOTE: THIS SECTION IS FOR ALTERNATIVE 1 (HEAVY INDUSTRIAL).

Instructions for completion of Section D for alternatives

- 1) For each alternative under investigation, where such alternatives will have different resource and process details (e.g. technology alternative), the entire Section D needs to be completed
- 4) Each alternative needs to be clearly indicated in the box below
- 5) Attach the above documents in a chronological order

Section D has been duplicated for alternatives
when appropriate)

2

times

(Complete only)

Section D Alternative No.

**Alternative 1
(Heavy Industrial)**

(complete only when appropriate for above)

1. WASTE, EFFLUENT, AND EMISSION MANAGEMENT

Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?

YES	
X	
Not yet available	

If yes, what estimated quantity will be produced per month?

How will the construction solid waste be disposed of (describe)?

During the construction phase the disposal of solid waste will be the responsibility of the developer. An area on the application site will be earmarked for dumping of solid waste to be disposed of dumping construction. In order not to have a visual impact on the surrounding residents the waste must be situated carefully. The demarcated area must be easily accessible for dumping trucks to collect waste. The waste will be carted to a registered landfill site.

Where will the construction solid waste be disposed of (describe)?

All construction waste will be disposed of at the nearest registered dumping site. No solid waste will be dumped on surrounding open areas or adjacent properties.

Will the activity produce solid waste during its operational phase?

	NO
	X
N/A	

If yes, what estimated quantity will be produced per month?

How will the solid waste be disposed of (describe)?

This will be the responsibility of the Local Municipality.

Has the municipality or relevant service provider confirmed that sufficient air space exists for treating/disposing of the solid waste to be generated by this activity?

	NO
	X

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

The solid waste will be disposed to the nearest landfill site.

Note: If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

	NO
	X

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?

NO
X

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Describe the measures, if any, that will be taken to ensure the optimal reuse or recycling of materials:

It is recommended that all construction waste materials be sorted into recycle-able materials and non-recycle-able materials and the recycle-able materials should be re-used or disposed of by a recycling company.

Liquid effluent (other than domestic sewage)

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

Yes
X

If yes, what estimated quantity will be produced per month?

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity (ies)?

Will the activity produce any effluent that will be treated and/or disposed of on site?

Yes
X

There is a possibility that heavy industrial activities will produce effluent that will be treated on site. Each heavy industrial site will be responsible for the individual treatment of effluent generated by the specific industrial activity.

If yes, what estimated quantity will be produced per month?

If yes describe the nature of the effluent and how it will be disposed.

Effluent generated by industrial processes can be hazardous and can pose water and soil pollution risks.

Note that if effluent is to be treated or disposed on site the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA

Will the activity produce effluent that will be treated and/or disposed of at another facility?

NO
X

If yes, provide the particulars of the facility:

Facility name:			
Contact person:			
Postal address:			
Postal code:			
Telephone:		Cell:	
E-mail:		Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

Purified water will be re-used for industrial processes on the study area.

Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?

If yes, what estimated quantity will be produced per month?

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity (ies)?

	NO X Not in the short term.
	N/A
	<p>NO</p> <p>There is a possibility that an on-site treatment facility will be required in the short term/ until a municipal sewage connection becomes available</p> <p>It has been confirmed that a proposal made to the council to allow a sewer treatment works on Portion 109 of Knopjeslaagte 385 JR was approved as a temporary solution. Refer to Annexure G5 for the approval letter.</p> <p>The proposal is therefore to install a sewer package plant (as a temporary solution) that will be designed and constructed to a specification that will be in line with council requirements and with sufficient capacity to service the proposed development until the council's main sewer connection is available.</p>

--	--

Will the activity produce any effluent that will be treated and/or disposed of on site?

YES
X

If yes describe how it will be treated and disposed off.

There are no formal sewer reticulations available in the vicinity of the proposed development. Therefore, the preferred alternative will be to install a sewer package plant that will be designed and constructed to a specification that will be in line with council requirements and with sufficient capacity to service the proposed development until the council's main sewer connection is available. This plant is constructed as a mobile unit, consisting of skid mounted containers, 2X12m containers and 1X6m container. These units will be removed once the CoT connection is available.

The position of the proposed temporary plant is shown on the development layout of extension 21. **Refer to Annexure G5 for a full technical description of the proposed plant.**

The internal network will be provided with a 160mm and 200mm HDPE pipe. It will be connected to a sewer package plant that will be constructed on the north-eastern side of the development. The development will connect on the municipal sewer reticulation as soon as it is available as an alternative.

Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

NO
X

If yes, is it controlled by any legislation of any sphere of government?

Not applicable

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

The proposed development will not generate any emissions. Some additional vehicle/truck traffic during the construction phase may have an influence but this can be regarded as insignificant.

2. WATER USE

Indicate the source(s) of water that will be used for the activity

municipal	Directly from water board	groundwater	river, stream, dam or lake	Other	the activity will not use water
-----------	----------------------------------	-------------	----------------------------	-------	---------------------------------

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

Not applicable

If Yes, please attach proof of assurance of water supply, e.g. yield of borehole, in the appropriate Appendix

Does the activity require a water use permit from the Department of Water Affairs?

NO
X

If yes, list the permits required

No formal City of Tshwane water reticulation is available in the vicinity of the proposed development, however closer investigation revealed a bulk water line to the west of the study area.

According to the appointed civil engineer the water line belongs to the local authority and the local authority confirmed that it will be possible for the development to connect to this water pipeline for municipal water. The bulk line is located on Portion 331 of the Farm Knopjeslaagte 358 JR, which is situated to the west of the study area.

The proposed alternative is to supply the development with a water connection from the existing water line located over Potion 331. The proposed development's internal network will be supplied with an 110mm, 200mm and a 250mm HDPE pipe class 16. It will connect to the existing 250mm water pipe (proposed alternative).

As an **alternative** the development can connect as per the GLS report, however this will not be a cost effective option. The proposed route as identified by GLS in their report will also result in one watercourse/ river crossing of the Swartbooi Spruit, which will most probably trigger a General Authorisation (GA) in terms of the National Water Act, 1998 and this activity could also trigger a NEMA listed activity.

These proposed GLS upgrades alternative is thus not regarded as the preferred water supply alternative. A bulk water pipeline runs to the west of the study area and connection to such pipeline will not require any watercourse crossings.

If yes, have you applied for the water use permit(s)?

NO
X

If yes, have you received approval(s)? (attached in appropriate appendix)

3. POWER SUPPLY

Please indicate the source of power supply e.g. Municipality / Eskom / Renewable energy source

City of Tshwane: Energy & Electricity Department is in the process of establishing a new 11kV satellite substation in the close vicinity of the existing Copperleaf Golf Estate. This substation should be completed within the next nine months.

Therefore, due to the above-mentioned and the location of this satellite substation, negotiations will be entered into with the CoT, for the supply of bulk power to this proposed development.

If power supply is not available, where will power be sourced from?

Not applicable.

4. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

The following options must be considered:

- Where possible energy saving light bulbs must be used in all the units as well as outside.
- Time switches to be used for outdoor lighting.
- Geysers to be fitted with insulation blankets.
- The usage of solar panels for outdoor lighting and the heating of water in geysers must be considered.

The developer is committed to search and investigate more solutions and opportunities to increase the sustainability of this development making it a project that will be a landmark on many levels.

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

The following alternative energy sources can be considered:

Hydro Power

This option was rejected because the hydrological conditions required for hydro generation in this area could not be met i.e. water quantity, etc.

Wind turbines

This option was rejected because the wind conditions required cannot be met in this region.

Biomass

This option was rejected because the fuel required for producing electricity is not locally available, the distance between the source of biomass and the power plant must be short for economic viability.

Gas

This option was rejected because natural gas is not available and the energy spent in processing the gas and transporting it affects the viability of this process.

Coal fired generation

This option was rejected because of the distance from the coal fields and because pollution is not allowed in this area.

Nuclear

This option could not be considered due to South Africa's nuclear policy.

SECTION E: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts as well as the impacts of not implementing the activity (Section 24(4)(b)(i)).

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

The Public Participation for the Peach Tree X21 & X22 was done in order to ensure that all Interested and Affected Parties register.

The proposed project was advertised in the Beeld Newspaper on Tuesday, 4 October 2016 (**Refer to Appendix Ei – Proof of Newspaper advertisement**). Site notices were also erected at prominent points adjacent to the application site on 3 October 2016. (**Refer to Appendix Eii – Proof of Site Notice**). Furthermore, flyers were also distributed to residents, land owners, tenants and stakeholders in the surrounding area (**Refer to Appendix Eiii – Written Notices**).

It is the opinion of Bokamoso that the Public Participation was extensive and transparent enough to ensure any comments or issues in regards to the proposed development to be addressed and to suggest possible mitigation measures.

Summary of response from the practitioner to the issues raised by the interested and affected parties (including the manner in which the public comments are incorporated or why they were not included)
(A full response must be provided in the Comments and Response Report that must be attached to this report):

Please refer to Appendix E for the Comments and Issues Register

2. IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION AND OPERATIONAL PHASE

Briefly describe the methodology utilised in the rating of significance of impacts

significance Description Methodology

The significance of Environmental Impacts was assessed 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:

Likelihood	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:

Intensity	Description	Rating
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:

Duration	Description	Rating
Short term	<1 to 5 years - Factor 2	2
Medium term	5 to 15 years - Factor 3	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 in any way or in such a time span be conducted 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:

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

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

Severity Factor	Severity	Rating
Calculated values 2 to 4	Low Severity	2
Calculated values 5 to 8	Medium Severity	3
Calculated values 9 to 12	High Severity	4
Calculated values 13 to 16	Very High severity	5

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

Significance	Rating	Influence
Low significance	Rating 4 to 6	Positive impact and negative impacts of low significance should have no influence on the proposed development project.
Medium 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	Rating 16 and more	Positive impact: Should weigh towards a decision to continue, should be enhanced in 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.

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the construction phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Proposal

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
PLANNING PHASE				
Adverse Impacts				
Cultural/Historical				
Low Potential for destroying potential paleontological finds.	Low	It is not anticipated that any graves or important cultural findings will be discovered during the construction of the external services.	Low	Low risk of study not being conducted.
Environmental legal compliance				
No financial provision for environmental management during construction and operational phase	Medium	Developer to budget for environmental mitigation measures such as eradication of alien plant within the development site, specialist that might be required if archaeological finds are unearthed during construction, or sensitive fauna or flora is identified during construction. Developer also to budget for ECO to be part of the development team.	Low	Developer might omit budgeting for environmental monitoring
Roads and Traffic				
Impact on provincial and national roads	Medium	Considering the proposed development is divided by a proposed provincial road, it is important to inform GDRT of the development.	Low	GDRT could object to the development
CONSTRUCTION PHASE				
Beneficial Impacts				
Fauna & Flora				
Eradication of invasive species.	High	Eradication of invasive species during the construction phase would benefit the biophysical environment. Not necessary to mitigate.	None	No risk due to positive impact
Social & Economic Environment				
Creation of Job opportunities.	High	The proposed development would create job opportunities during the construction phase. Should the local community not benefit from these opportunities, it could lead to an influx of people from other areas. Only employing people from the local community could mitigate the potential adverse impact.	None	No risk due to positive impact
Reduction of areas that have potential for informal settlements and illegal dumping.	High	The proposed township development will prevent informal settlements and illegal dumping on the proposed development areas.	None	No risk due to positive impact
Increase in the rates and taxes payable to the City of Tshwane Metropolitan Municipality.	High	More rates and taxes will be paid to the City of Tshwane Metropolitan Municipality.	None	No risk due to positive impact
Services				

Upgrading of existing services and the construction of new services.	High	The upgrading of existing services and the establishment of new services will be essential to support the proposed development. The developer will also maintain the existing and established services during the operational phase of the development.	None	No risk due to positive impact
Adverse Impacts				
Flora & Fauna				
Due to the fact that some services (temporary/permanent) will have to be installed the excavations for the proposed services will cause some areas to be exposed due to the loss of some of the existing vegetation coverage.	Medium	Areas where services are installed must be leveled, re-vegetated and rehabilitated as soon as possible to prevent any soil loss.	Low	Loss of some of the existing vegetation coverage could occur if mitigation is not implemented
Uncontrolled activities and access to sensitive areas in the vicinity.	Medium	<ul style="list-style-type: none"> Dumping of building rubble and other waste on these areas is strictly prohibited; and No vehicles must be allowed to move in or across sensitive areas. This leaves visible scars and destroys habitat. 	Low	Contractors could disobey signage.
Snaring and hunting of fauna species during the construction phase and the destruction of habitats can have a detrimental effect on some species.	Medium	<ul style="list-style-type: none"> Strict measures to prevent the hunting/snaring/scaring of fauna species should be implemented; The gathering of wood should not be allowed on site or on any adjacent properties; Any person that is caught hunting, snaring or damaging existing vegetation (earmarked to be retained) should be fined. The responsible contractor will also be fined and will have to replace the fauna or flora species as specified by the ECO at the time; The involved authorities should be informed of the activity, the fine and the replacement specifications; Caught animals should be relocated to conservation areas in the vicinity; During the construction phase, noise should be kept to a minimum to reduce the impact of the development on the fauna and the development should be done in phases to allow faunal species to temporarily migrate; and Where possible, work should be restricted to one area at a time. This will give the smaller fauna species a chance to weather the disturbance in an undisturbed zone close to their natural territories. 	Low	Contractors could disobey signage.
Uncontrolled fires may cause damage and loss to vegetation and fauna in the area.	Medium	<ul style="list-style-type: none"> If fires are required for cooking and heating purposes, these fires will only be permitted in designated areas on site. The fire area should be an exposed area (no natural veld grass should be in close proximity of the fire area). Construction workers should only be allowed to smoke in the fire area and fires should preferably be prevented while strong winds are blowing. 	Low	Protected species could be destroyed
Possible spreading of invaders into the natural surrounding areas.	Low	<ul style="list-style-type: none"> No plants, not indigenous to the area, or exotic plant species should be introduced into the landscaping of the proposed development. 	None	Low risk of invaders spreading into surrounding areas.
Geology & Soils				

Soil erosion due to drainage systems – During the construction phase temporary measures should be implemented to manage storm water and water flow on the application site. If the storm water and water flow is not regulated and managed on site and it could cause significant erosion of soil, as well as the pollution and siltation of water bodies.	Medium	<ul style="list-style-type: none"> Only the identified areas should be cleared of vegetation. This should be done in stages as construction works progress; Implement temporary storm water management measures that will help to reduce the speed of the water. These measures must also assist with the prevention of water pollution, erosion and siltation; If excavations or foundations fill up with storm water, these areas should immediately be drained and measures to prevent further water from entering the excavations should be implemented. Biodegradable matting, geo-textiles and other means of erosion control should be implemented during the construction phase on large exposed areas and where storm water are temporarily channelled; Any storm water outfalls should be designed and measures should be implemented to prevent erosion and water pollution at these points. Areas around buildings, where gutters and outlets are implemented should be paved; The services which will be installed in the area, should be designed to run in the same direction as the existing services to make installation and maintenance easy; Trees may not be planted any closer to services than 1.5 times their mature height; 	None	Soil erosion could occur if mitigation is not implemented
If not planned and managed correctly topsoil will be lost.	Medium	<ul style="list-style-type: none"> A shake down area at the exits of the construction site should be established where the excessive soil on the tires of the construction vehicles can be brushed off and kept aside for later use during rehabilitation works; The layout of the construction site should be planned before any construction on the site should commence. The areas where soil will be compacted by construction activities, heavy vehicle movement, site camp, material storage areas and stockpiling areas should be marked out and the topsoil should be removed. The areas where topsoil will not be removed and which will be conserved during the construction phase should be marked with barrier tape to ensure that vehicles do not move across these areas, and construction activities does not damage the in-situ topsoil. The removed topsoil should be stored separately from all stockpiled materials and subsoil, according to the stockpiling methods as described below. The stockpiled topsoil should be used for rehabilitation and landscaping purposes after construction has been completed; The installation of services could leave soils exposed and susceptible to erosion. Soils should be stored adjacent to the excavated trenches that are excavated to install services, and this should be filled up with the in-situ material as the services are installed. All stones and rocks bigger than 80 mm should be removed from the top layer of soil and these disturbed areas should be re-vegetated immediately after works in a specific area are completed to prevent erosion; Excavations on site must be kept to minimum and done only one section at a time. Excavated soils must be stockpiled directly on the demarcated area on site. 	Low	Soil erosion could occur if mitigation is not implemented
Collapse of structures	Low	Recommendations made by engineers to be incorporated into design and constructed as per design.	Low	Structures collapsing
Climate				
Construction during the rainy season can	Low	It is recommended that the construction phase be scheduled for the winter months	Low	If mitigation is

cause delays and damage to the environment.		<p>especially activities such as the installation of services, foundations, excavations and road construction;</p> <ul style="list-style-type: none"> It is also recommended that the precautionary measures be taken in order to prevent the extensive loss of soil during rainstorms. Large exposed areas should adequately be protected against erosion by matting or cladding; Measures should be implemented during the rainy season to channel storm water away from open excavations and foundations. Regular and effective damping down working areas (especially during the dry and windy periods) must be carried out to avoid dust pollution that will have a negative impact on the surrounding environment. When necessary, these working areas should be damped down at least twice a day. 		not implemented, erosion could occur.
Construction during the dry and windy season could cause excessive dust pollution during construction works.	Low		Low	Dust pollution could occur if mitigation is not implemented
Hydrology & groundwater				
The use of insufficient drainage systems.	Medium	<ul style="list-style-type: none"> A storm water management plan should be designed by an engineer to ensure sufficient drainage on site. 	Low	If storm water infrastructure is inadequate, erosion could occur.
Excavated materials that are stockpiled in wrong areas can interfere with the natural drainage.	Medium	<ul style="list-style-type: none"> An area must be allocated for stockpiling of topsoil before any construction take place on the application site. The stockpiles must be situated away from any water source or drainage channel. A sediment fence or barrier must be constructed around the stockpile, to prevent soil from washing away by rain or any water. 	Low	If mitigation is not implemented, topsoil could be lost
Cultural and Archaeology				
Occurrence of cultural historical assets on the proposed development site.	Medium	<ul style="list-style-type: none"> If archeological sites are exposed during construction work, it should immediately be reported to a museum, preferably where an archaeologist is available so that an investigation and evaluation of the site can be made. 	Low	Cultural heritage finds unearthed during construction, could be destroyed
Localized Vibration				
The noise created by earthmoving machinery will result in the greatest increase in ambient levels. This will be short term, being generated only during the day.	Medium	<ul style="list-style-type: none"> All construction activities must be restricted during normal working hours from 7:00 in the morning to no later than 19:00 in the afternoons. 	Low	If mitigation is not implemented residents could complain about nuisance noise.
Air pollution				
Nuisance to neighbours in terms of dust generation due to construction during the dry and windy season.	Medium	<ul style="list-style-type: none"> The application site must be damped at a regular basis with water to prevent dust pollution to nearby residential area and commuters utilising surrounding roads. 	Low	If mitigation is not implemented

				residents could complain about nuisance dust.
Roads and Traffic				
Heavy vehicle traffic increase could disrupt the surrounding landowners' daily routines.	Medium	Heavy vehicles must be instructed to only use the main roads during off-peak hours.	Low	If mitigation is not implemented, traffic flow could be negatively affected.
Restrictions of access to surrounding properties and the study area during construction phases.	Medium	<ul style="list-style-type: none"> To minimize the impacts or risks, heavy construction vehicles should avoid using the local road network during peak traffic times. These vehicles should use only specific roads and strictly keep within the speed limits and abide to all traffic laws. No speeding or reckless driving should be allowed. Access to the site for construction vehicles should be planned to minimize the impact on the surrounding network; and Warning signs should be erected on the roads that these vehicles will use, at big crossings/ access roads and on the site if needed. Specific roads must be allocated for the use by construction vehicles. 	Low	If mitigation is not implemented, residents could complain about accessibility to their properties.
Damage to roads.	Medium		Low	If mitigation is not implemented, GDRT could object to the development.
Safety and Security				
During the construction phase safety and security problems (especially for the surrounding residents) are likely to occur.	Medium	<ul style="list-style-type: none"> Construction must be completed in as short time as possible. No construction worker or relative may reside on the application site during the construction phase. All construction workers must leave the site at the end of a day's work. A security guard should be appointed on site to prevent any security problems. 	Low	If mitigation is not implemented, residents and construction companies could be affected by crime.
The excavations associated with proposed development could pose a safety risk to pedestrians.	Medium	<ul style="list-style-type: none"> The necessary safety precautions must be in place i.e. excavations must be fenced off with barrier tape; signage must be in place to identify excavations. 	Low	If mitigation is not implemented, pedestrians' safety could be at risk.
Construction activities could cause danger to children and animals of the surrounding	Medium	<ul style="list-style-type: none"> Although regarded as a normal practice, it is important to erect proper signs indicating the operation of heavy vehicles in the vicinity of dangerous crossings and access roads 	Low	If mitigation is not

residents.		<p>or even within the development site, if necessary;</p> <ul style="list-style-type: none"> It is also important to indicate all areas where excavations took place / are taking place and warning signs that clearly indicate areas with excavations must be placed immediately adjacent to excavations; A barrier should be established around dangerous excavation areas; With the exception of appointed security personnel, no other worker, friend or relatives will be allowed to sleep on the construction site (weekends included), in the public open space or on adjacent properties; and No worker should be allowed to enter adjacent private properties without written consent of the legal owners to the contractor. 		implemented the public's safety could be at risk.
Visual Impact				
Dumping of builder's rubble on neighbouring properties.	Low	<ul style="list-style-type: none"> A specific location for building rubble must be allocated on site, to concentrate and collect the building rubble and cart it to a certified landfill site. The allocated area must be out of sight of neighbouring properties to have a less visual impact. 	None	If mitigation is not implemented, pollution could occur.
Stockpile areas for construction materials.	Medium	<ul style="list-style-type: none"> An area on the site must be allocated for the stockpile of construction materials. The area must be situated on the application site, and must be situated to have a minimal visual impact on the neighbouring area. 	Low	If mitigation is not implemented, vehicle accidents could occur.
Veld fires may cause damage to infrastructure, vegetation and neighbouring properties.	Medium	<ul style="list-style-type: none"> A specific area on site must be allocated, which will have the least impact on the environment and surrounding landowners, for fires of construction workers. This allocated area must be far from any structures and no fires may be lit except in the designated location. 	Low	Protected species could be destroyed.
The construction vehicles, the site camp and other construction related facilities will have a negative visual impact during the construction phase.	Medium	<ul style="list-style-type: none"> Before any construction commence on site, an area on site must be demarcated for a site camp. 	Low	If mitigation is not implemented, community complaints could occur.
Waste Management				
Site office, camp and associated waste (visual, air and soil pollution)	Medium	<ul style="list-style-type: none"> Temporary waste storage points on site shall be determined. These storage points shall be accessible by waste removal trucks; These points should not be located in areas highly visible from the properties of the surrounding landowners/ tenants / in areas where the wind direction will carry bad odours across the properties of adjacent tenants or landowners; The site camp and the rest of the study area should appear neat at all times; Waste materials should be removed from the site on a regular basis, to a registered dumping site; and The site camp should not be located in a highly visual area on the study area, or a screen or barrier should be erected as not have a negative impact on the sense of place. 	Low	If mitigation is not implemented, community complaints could be received.

Disposal of building waste & liquids	Medium	<ul style="list-style-type: none"> All the waste generated by the proposed developments must be dumped at a preselected area on site to be carted to a register landfill site; THESE AREAS SHALL BE PREDETERMINED AND LOCATED IN AREAS THAT ARE ALREADY DISTURBED. Small lightweight waste items should be contained in skips with lids to prevent wind littering; All waste must be removed to a recognized waste disposal site/ landfill site on a weekly basis. No waste materials may be disposed of on or adjacent to the site; The storage of solid waste on site, until such time that it may be disposed of, must be in the manner acceptable to the local authority; and Keep records of waste reuse, recycling and disposal for future reference. 	Low	If mitigation is not implemented, pollution might occur.
Light Pollution				
Light pollution during the night, caused by unsympathetic lighting design.	Medium	Lights that direct light beams downwards with low glaring qualities should be used for landscaping and streetlights. The lights should not be directed to glare in ongoing traffic or into the properties of surrounding residents.	Low	If mitigation is not implemented, light pollution during the night might occur.
OPERATIONAL PHASE				
Beneficial Impacts				
Social & Economic Environment				
Creation of temporary and permanent jobs.	Medium	During the operational phase numerous permanent jobs will be created on various levels (house, garden, maintenance, etc.).	None	No risk due to positive impact.
Increasing security in the area.	High	In the long term the proposed development will improve the security of the area. The monitored access points will improve the security of the proposed site and surrounding areas.	None	No risk due to positive impact.
Higher quality of livelihoods.	High	The community's quality of life will increase and more people will be economically active.	None	No risk due to positive impact.
Reduction of areas that have potential for informal settlements and illegal dumping.	High	The proposed township development will prevent informal settlements and illegal dumping on the proposed development area.	None	No risk due to positive impact.
Increase in rates and taxes payable to the City of Tshwane Metropolitan Municipality.	Medium	More rates and taxes will be paid to the CTMM.	None	No risk due to positive impact.
Increase in surrounding property values.	High	If planned and managed correctly, the proposed development could have a positive impact on property values. Due to the proposed theme, the development will generally be in line with the surrounding land uses.	None	No risk due to positive impact.
Visibility and accessibility of study area.	High	The visibility and accessibility of the study area contributes to the study area's ideal suitability for the proposed land use.	None	No risk due to positive impact.
Adverse Impacts				

Fauna and Flora				
Invasive plant species occurrence	Medium	Alien plant eradication to continue during operational phase of the project. Should any alien plant species occur in the areas where construction works and ground works took place, it should be eradicated from the area.	Low	If mitigation is not implemented, invasive plants could spread.
Hydrology				
An increase in surface water runoff to storm water management systems (because of an increase of hard-surfaces such as roofs and paved areas), may have an impact on surface quality and quantities.	Low	<ul style="list-style-type: none"> Storm water through the site should be managed to accommodate the higher quantities of runoff, Sheet flow should be encouraged as far as possible, and channels should be designed sufficiently to address the problem or erosion, and Bio-swale system could be implemented to filter water from paved areas and especially from roads and parking areas to sufficiently clean water of heavy metals and other hazardous materials contained in storm water in a natural manner. This will further provide an opportunity for water to infiltrate the soil, break the energy of storm water and keep the water on site for longer. 	Low	If mitigation is not implemented, erosion could occur.
Leaking pipes could cause ground water pollution risks.	Low	<ul style="list-style-type: none"> Pipes should be inspected on a regular basis; 	None	If mitigation is not implemented, ground water pollution could occur
Light pollution				
The proposed development could cause a significant level of light pollution as the light industrial development will need some security lighting.	Low	<ul style="list-style-type: none"> Lighting within the proposed development, including security lighting, could easily glare into surrounding residences if not designed appropriately. It is recommended that all the lighting on site be designed to point downwards and designed in such a way as to not cause glare dispersal or unnecessary flickering. 	None	If mitigation is not implemented, light pollution might occur.
Pollution				
The generation of Air pollution.	Low	The proposed development is located within an area that is characterized by industrial, commercial and residential developments. Therefore one can consider the fact that the study area is surrounded by activities that will contribute to regional air pollution. One however, has to note that on a local scale, the proposed development does not include noxious industries, and therefore specifically would not contribute to any air pollution. As mentioned previously the exhaust fumes of additional vehicles may have an influence, but in this particular instance it is deemed as insignificant, and therefore on a local scale would not have any affect.	Low	If mitigation is not implemented, air pollution might occur.
The generation of noise pollution – Additional traffic generated by the proposed development will have some impact on the ambient noise levels within the area.	Low	As mentioned previously, one has to note that the study area is wedged between many Provincial and National Roads which already generate ambient noise levels that exceed the acceptable levels for urban and residential areas. It is therefore, when one consider the above mentioned, that ambient noise levels generated by this particular development would not be that significant, as the proposed development, is located within an area that already exceed the acceptable noise levels.	Low	If mitigation is not implemented, noise pollution might occur.

Visual Impact			
The proposed development will have some visual impact on the surrounding areas.	Medium	<ul style="list-style-type: none"> It is important that the roofs of all the buildings within the proposed development should not reflect any sunlight; The colour scheme for the buildings should be taken from the palette of colours in the natural surroundings; Existing trees, if any should be retained as far possible on the site, in order to soften the visual impact of the buildings associated with the development; and to bring the scale of the large buildings in scale with the surrounding environment; It is also proposed that as many additional indigenous trees be planted in areas that were previously disturbed, in order to soften the harsh visual impact of the proposed development. The planting of additional trees will help to develop a certain character for the site which will fit in with the surrounding environment. 	Low
			If mitigation is not implemented, the visual impact might occur.

Alternative 1 – Heavy Industrial

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
PLANNING PHASE				
Adverse Impacts				
Cultural/Historical				
Low Potential for destroying potential paleontological finds.	Low	It is not anticipated that any graves or important cultural findings will be discovered during the construction of the external services.	Low	Low risk of study not being conducted.
Environmental legal compliance				
No financial provision for environmental management during construction and operational phase	Medium	Developer to budget for environmental mitigation measures such as eradication of alien plants within the development site, specialist that might be required if archaeological finds are unearthed during construction, or sensitive fauna or flora is identified during construction. Developer also to budget for ECO to be part of the development team.	Low	Developer might omit budgeting for environmental monitoring
Roads and Traffic				
Impact on provincial and national roads	Medium	Considering the proposed development is divided by a proposed provincial road, it is important to inform GDRT of the development.	Low	GDRT could object to the development
CONSTRUCTION PHASE				
Beneficial Impacts				
Fauna & Flora				
Eradication of invasive species.	High	Eradication of invasive species during the construction phase would benefit the biophysical environment. Not necessary to mitigate.	None	No risk due to positive impact

Social & Economic Environment				
Creation of job opportunities.	High	The proposed development would create job opportunities during the construction phase. Should the local community not benefit from these opportunities, it could lead to an influx of people from other areas. Only employing people from the local community could mitigate the potential adverse impact.	None	No risk due to positive impact
Reduction of areas that have potential for informal settlements and illegal dumping.	High	The proposed township development will prevent informal settlements and illegal dumping on the proposed development areas.	None	No risk due to positive impact
Increase in the rates and taxes payable to the City of Tshwane Metropolitan Municipality.	High	More rates and taxes will be paid to the City of Tshwane Metropolitan Municipality.	None	No risk due to positive impact
Services				
Upgrading of existing services and the construction of new services.	High	The upgrading of existing services and the establishment of new services will be essential to support the proposed development. The developer will also maintain the existing and established services during the operational phase of the development.	None	No risk due to positive impact
Adverse Impacts				
Flora & Fauna				
Due to the fact that some services (temporary/permanent) will have to be installed the excavations for the proposed services will cause some areas to be exposed due to the loss of some of the existing vegetation coverage.	High	Areas where services are installed must be leveled, re-vegetated and rehabilitated as soon as possible to prevent any soil loss.	Medium	Loss of some of the existing vegetation coverage could occur if mitigation is not implemented
Uncontrolled activities and access to sensitive areas in the vicinity.	High	<ul style="list-style-type: none"> Dumping of building rubble and other waste on these areas is strictly prohibited; and No vehicles must be allowed to move in or across sensitive areas. This leaves visible scars and destroys habitat. 	Medium	Contractors could disobey signage.
Snaring and hunting of fauna species during the construction phase and the destruction of habitats can have a detrimental effect on some species.	Medium	<ul style="list-style-type: none"> Strict measures to prevent the hunting/snaring/scaring of fauna species should be implemented; Any person that is caught hunting, snaring or damaging existing vegetation (earmarked to be retained) should be fined. The responsible contractor will also be fined and will have to replace the fauna or flora species as specified by the ECO at the time; The involved authorities should be informed of the activity, the fine and the replacement specifications; Caught animals should be relocated to conservation areas in the vicinity; During the construction phase, noise should be kept to a minimum to reduce the impact of the development on the fauna and the development should be done in phases to allow faunal species to temporarily migrate; and Where possible, work should be restricted to one area at a time. This will give the smaller fauna species a chance to weather the disturbance in an undisturbed zone close to their natural territories. 	Low	Contractors could disobey signage.
Uncontrolled fires may cause damage and	Medium	<ul style="list-style-type: none"> If fires are required for cooking and heating purposes, these fires will only be permitted 	Low	Protected

loss to vegetation and fauna in the area.		in designated areas on site. The fire area should be an exposed area (no natural veld grass should be in close proximity of the fire area). ▪ Construction workers should only be allowed to smoke in the fire area and fires should preferably be prevented while strong winds are blowing.		species could be destroyed
Possible spreading of invaders into the natural surrounding areas.	Low	▪ No plants, not indigenous to the area, or exotic plant species should be introduced into the landscaping of the proposed development.	None	Low risk of invaders spreading into surrounding areas.
Geology & Soils				
Soil erosion due to drainage systems – During the construction phase temporary measures should be implemented to manage storm water and water flow on the application site. If the storm water and water flow is not regulated and managed on site it could cause significant erosion of soil, as well as the pollution and siltation of water bodies.	Medium	<ul style="list-style-type: none"> Only the identified areas should be cleared of vegetation. This should be done in stages as construction works progress; Implement temporary storm water management measures that will help to reduce the speed of the water. These measures must also assist with the prevention of water pollution, erosion and siltation; If excavations or foundations fill up with storm water, these areas should immediately be drained and measures to prevent further water from entering the excavations should be implemented. Biodegradable matting, geo-textiles and other means of erosion control should be implemented during the construction phase on large exposed areas and where storm water are temporarily channelled; Any storm water outfalls should be designed and measures should be implemented to prevent erosion and water pollution at these points. Areas around buildings, where gutters and outlets are implemented should be paved; The services which will be installed in the area, should be designed to run in the same direction as the existing services to make installation and maintenance easy; Trees may not be planted any closer to services than 1.5 times their mature height; 	None	Soil erosion could occur if mitigation is not implemented
If not planned and managed correctly topsoil will be lost.	Medium	<ul style="list-style-type: none"> A shake down area at the exits of the construction site should be established where the excessive soil on the tires of the construction vehicles can be brushed off and kept aside for later use during rehabilitation works; The layout of the construction site should be planned before any construction on the site should commence. The areas where soil will be compacted by construction activities, heavy vehicle movement, site camp, material storage areas and stockpiling areas should be marked out and the topsoil should be removed. The areas where topsoil will not be removed and which will be conserved during the construction phase should be marked with barrier tape to ensure that vehicles do not move across these areas, and construction activities does not damage the in-situ topsoil. The removed topsoil should be stored separately from all stockpiled materials and subsoil, according to the stockpiling methods as described below. The stockpiled topsoil should be used for rehabilitation and landscaping purposes after construction has been completed; The installation of services could leave soils exposed and susceptible to erosion. Soils should be stored adjacent to the excavated trenches that are excavated to install 	Low	Soil erosion could occur if mitigation is not implemented

		services, and this should be filled up with the in-situ material as the services are installed. All stones and rocks bigger than 80 mm should be removed from the top layer of soil and these disturbed areas should be re-vegetated immediately after works in a specific area are completed to prevent erosion; • Excavations on site must be kept to minimum and done only one section at a time. Excavated soils must be stockpiled directly on the demarcated area on site.		
Collapse of structures	Low	Recommendations made by engineers to be incorporated into design and constructed as per design.	Low	Structures collapsing
Climate				
Construction during the rainy season can cause delays and damage to the environment.	Low	<ul style="list-style-type: none"> It is recommended that the construction phase be scheduled for the winter months especially activities such as the installation of services, foundations, excavations and road construction; It is also recommended that the precautionary measures be taken in order to prevent the extensive loss of soil during rainstorms. Large exposed areas should adequately be protected against erosion by matting or cladding; Measures should be implemented during the rainy season to channel storm water away from open excavations and foundations. 	Low	If mitigation is not implemented, erosion could occur.
Construction during the dry and windy season could cause excessive dust pollution during construction works.	Low	<ul style="list-style-type: none"> Regular and effective damping down working areas (especially during the dry and windy periods) must be carried out to avoid dust pollution that will have a negative impact on the surrounding environment. When necessary, these working areas should be damped down at least twice a day. 	Low	Dust pollution could occur if mitigation is not implemented
Hydrology & groundwater				
The use of insufficient drainage systems.	Medium	<ul style="list-style-type: none"> A storm water management plan should be designed by an engineer to ensure sufficient drainage on site. 	Low	If storm water infrastructure is inadequate, erosion could occur.
Excavated materials that are stockpiled in wrong areas can interfere with the natural drainage.	Medium	<ul style="list-style-type: none"> An area must be allocated for stockpiling of topsoil before any construction take place on the application site. The stockpiles must be situated away from any water source or drainage channel. A sediment fence or barrier must be constructed around the stockpile, to prevent soil from washing away by rain or any water. 	Low	If mitigation is not implemented, topsoil could be lost
Cultural and Archaeology				
Occurrence of cultural historical assets on the proposed development site.	Medium	<ul style="list-style-type: none"> If archeological sites are exposed during construction work, it should immediately be reported to a museum, preferably where an archaeologist is available so that an investigation and evaluation of the site can be made. 	Low	Cultural heritage finds unearthed during construction, could be destroyed
Localized Vibration				
The noise created by earthmoving	High	<ul style="list-style-type: none"> All construction activities must be restricted during normal working hours from 7:00 in the 	Medium	If mitigation is

machinery will result in the greatest increase in ambient levels. This will be short term, being generated only during the day.		morning to no later than 19:00 in the afternoons.		not implemented residents could complain about nuisance noise.
Air pollution				
Nuisance to neighbours in terms of dust generation due to construction during the dry and windy season.	High	<ul style="list-style-type: none"> The application site must be damped at a regular basis with water to prevent dust pollution to nearby residential area and commuters utilising surrounding roads. 	Low	If mitigation is not implemented residents could complain about nuisance dust.
Roads and Traffic				
Heavy vehicle traffic increase could disrupt the surrounding landowners' daily routines.	High	Heavy vehicles must be instructed to only use the main roads during off-peak hours.	Medium	If mitigation is not implemented, traffic flow could be negatively affected.
Restrictions of access to surrounding properties and the study area during construction phases.	High	<ul style="list-style-type: none"> To minimize the impacts or risks, heavy construction vehicles should avoid using the local road network during peak traffic times. These vehicles should use only specific roads and strictly keep within the speed limits and abide to all traffic laws. No speeding or reckless driving should be allowed. Access to the site for construction vehicles should be planned to minimize the impact on the surrounding network; and Warning signs should be erected on the roads that these vehicles will use, at big crossings/ access roads and on the site if needed. Specific roads must be allocated for the use by construction vehicles. 	Medium	If mitigation is not implemented, residents could complain about accessibility to their properties.
Damage to roads.	High		Medium	If mitigation is not implemented, GDRT could object to the development
Safety and Security				
During the construction phase safety and security problems (especially for the surrounding residents) are likely to occur.	Medium	<ul style="list-style-type: none"> Construction must be completed in as short time as possible. No construction worker or relative may reside on the application site during the construction phase. All construction workers must leave the site at the end of a day's work. A security guard should be appointed on site to prevent any security problems. 	Low	If mitigation is not implemented, residents and construction companies could be

				affected by crime.
The excavations associated with proposed development could pose a safety risk to pedestrians.	Medium	<ul style="list-style-type: none"> The necessary safety precautions must be in place i.e. excavations must be fenced off with barrier tape; signage must be in place to identify excavations. 	Low	If mitigation is not implemented, pedestrians' safety could be at risk.
Construction activities could cause danger to children and animals of the surrounding residents.	Medium	<ul style="list-style-type: none"> Although regarded as a normal practice, it is important to erect proper signs indicating the operation of heavy vehicles in the vicinity of dangerous crossings and access roads or even with in the development site, if necessary; It is also important to indicate all areas where excavations took place / are taking place and warning signs that clearly indicate areas with excavations must be placed immediately adjacent to excavations; A barrier should be established around dangerous excavation areas; With the exception of appointed security personnel, no other worker, friend or relatives will be allowed to sleep on the construction site (weekends included), in the public open space or on adjacent properties; and No worker should be allowed to enter adjacent private properties without written consent of the legal owners to the contractor. 	Low	If mitigation is not implemented the public's safety could be at risk.
Visual Impact				
Dumping of builder's rubble on neighbouring properties.	Low	<ul style="list-style-type: none"> A specific location for building rubble must be allocated on site, to concentrate and collect the building rubble and cart it to a certified landfill site. The allocated area must be out of sight of neighbouring properties to have a less visual impact. 	None	If mitigation is not implemented, pollution could occur.
Stockpile areas for construction materials.	Medium	<ul style="list-style-type: none"> An area on the site must be allocated for the stockpile of construction materials. The area must be situated on the application site, and must be situated to have a minimal visual impact on the neighbouring area. 	Low	If mitigation is not implemented, vehicle accidents could occur.
Veld fires may cause damage to infrastructure, vegetation and neighbouring properties.	Medium	<ul style="list-style-type: none"> A specific area on site must be allocated, which will have the least impact on the environment on the environment and surrounding landowners, for fires of construction workers. This allocated area must be far from any structures and no fires may be lit except in the designated location. 	Low	Protected species could be destroyed.
The construction vehicles, the site camp and other construction related facilities will have a negative visual impact during the construction phase.	Medium	<ul style="list-style-type: none"> Before any construction commence on site, an area on site must be demarcated for a site camp. 	Low	If mitigation is not implemented, community complaints could occur.
Waste Management				
Site office, camp and associated waste	High	<ul style="list-style-type: none"> Temporary waste storage points on site shall be determined. These storage points shall 	Medium	If mitigation is

(visual, air and soil pollution)		<p>be accessible by waste removal trucks;</p> <ul style="list-style-type: none"> These points should not be located in areas highly visible from the properties of the surrounding landowners/ tenants / in areas where the wind direction will carry bad odours across the properties of adjacent tenants or landowners; The site camp and the rest of the study area should appear neat at all times; Waste materials should be removed from the site on a regular basis, to a registered dumping site; and The site camp should not be located in a highly visual area on the study area, or a screen or barrier should be erected as not have a negative impact on the sense of place. 		not implemented, community complaints could be received.
Disposal of building waste & liquids	High	<ul style="list-style-type: none"> All the waste generated by the proposed developments must be dumped at a preselected area on site to be carted to a register landfill site; THESE AREAS SHALL BE PREDETERMINED AND LOCATED IN AREAS THAT ARE ALREADY DISTURBED; Small lightweight waste items should be contained in skips with lids to prevent wind littering; All waste must be removed to a recognized waste disposal site/ landfill site on a weekly basis. No waste materials may be disposed of on or adjacent to the site; The storage of solid waste on site, until such time that it may be disposed of, must be in the manner acceptable to the local authority; and Keep records of waste reuse, recycling and disposal for future reference. 	Medium	If mitigation is not implemented, pollution might occur.
Light Pollution				
Light pollution during the night, caused by unsympathetic lighting design.	High	Lights that direct light beams downwards with low glaring qualities should be used for landscaping and streetlights. The lights should not be directed to glare in ongoing traffic or into the properties of surrounding residents.	Medium	If mitigation is not implemented, light pollution during the night might occur.
OPERATIONAL PHASE				
Beneficial Impacts				
Social & Economic Environment				
Creation of temporary and permanent jobs.	High	During the operational phase numerous permanent jobs will be created on various levels (house, garden, maintenance, etc.).	None	No risk due to positive impact.
Increasing security in the area.	High	In the long term the proposed development will improve the security of the area. The monitored access points will improve the security of the proposed site and surrounding areas.	None	No risk due to positive impact.
Higher quality of livelihoods.	High	The community's quality of life will increase and more people will be economically active.	None	No risk due to positive impact.
Reduction of areas that have potential for informal settlements and illegal dumping.	High	The proposed township development will prevent informal settlements and illegal dumping on the proposed development area.	None	No risk due to positive impact.

Increase in rates and taxes payable to the City of Tshwane Metropolitan Municipality.	Medium	More rates and taxes will be paid to the CTMM.	None	No risk due to positive impact.
Increase in surrounding property values.	High	If planned and managed correctly, the proposed development could have a positive impact on property values. Due to the proposed theme, the development will generally be in line with the surrounding land uses.	None	No risk due to positive impact.
Visibility and accessibility of study area.	High	The visibility and accessibility of the study area contributes to the study area's ideal suitability for the proposed land use.	None	No risk due to positive impact.
Adverse Impacts				
Fauna and Flora				
Invasive plant species occurrence	Medium	Alien plant eradication to continue during operational phase of the project. Should any alien plant species occur in the areas where construction works and ground works took place, it should be eradicated from the area.	Low	If mitigation is not implemented, invasive plants could spread.
Hydrology				
An increase in surface water runoff to storm water management systems (because of an increase of hard-surfaces such as roofs and paved areas), may have an impact on surface quality and quantities.	Low	<ul style="list-style-type: none"> Storm water through the site should be managed to accommodate the higher quantities of runoff, Sheet flow should be encouraged as far as possible, and channels should be designed sufficiently to address the problem of erosion, and Bio-swale system could be implemented to filter water from paved areas and especially from roads and parking areas to sufficiently clean water of heavy metals and other hazardous materials contained in storm water in a natural manner. This will further provide an opportunity for water to infiltrate the soil, break the energy of storm water and keep the water on site for longer. 	Low	If mitigation is not implemented, erosion could occur.
Leaking pipes could cause ground water pollution risks.	Low	<ul style="list-style-type: none"> Pipes should be inspected on a regular basis; 	None	If mitigation is not implemented, ground water pollution could occur
Light pollution				
The proposed development could cause a significant level of light pollution as the light industrial development will need some security lighting.	High	<ul style="list-style-type: none"> Lighting within the proposed development, including security lighting, could easily glare into surrounding residences if not designed appropriately. It is recommended that all the lighting on site be designed to point downwards and designed in such a way as to not cause glare dispersal or unnecessary flickering. 	Medium	If mitigation is not implemented, light pollution might occur.
Pollution				
The generation of Air pollution.	High	The proposed development is located within an area that is characterized by industrial, commercial and residential developments. Therefore one can consider the fact that the study area is surrounded by activities that will contribute to regional air pollution. One however, has to note that on a local scale, the proposed development does not include	Medium	If mitigation is not implemented, air pollution

		noxious industries, and therefore specifically would not contribute to any air pollution. As mentioned previously the exhaust fumes of additional vehicles may have an influence, but in this particular instance it is deemed as insignificant, and therefore on a local scale would not have any affect.			might occur.
The generation of noise pollution – Additional traffic generated by the proposed development will have some impact on the ambient noise levels within the area.	High	As mentioned previously, one has to note that the study area is wedged between many Provincial and National Roads which already generate ambient noise levels that exceed the acceptable levels for urban and residential areas. It is therefore, when one consider the above mentioned, that ambient noise levels generated by this particular development would not be that significant, as the proposed development, is located within an area that already exceed the acceptable noise levels.	Medium		If mitigation is not implemented, noise pollution might occur.
Visual Impact					
The proposed development will have some visual impact on the surrounding areas.	High	<ul style="list-style-type: none"> It is important that the roofs of all the buildings within the proposed development should not reflect any sunlight; The colour scheme for the buildings should be taken from the palette of colours in the natural surroundings; Existing trees, if any should be retained as far possible on the site, in order to soften the visual impact of the buildings associated with the development, and to bring the scale of the large buildings in scale with the surrounding environment; It is also proposed that as many additional indigenous trees be planted in areas that were previously disturbed, in order to soften the harsh visual impact of the proposed development. The planting of additional trees will help to develop a certain character for the site which will fit in with the surrounding environment. 	Medium		If mitigation is not implemented, the visual impact might occur.

No-Go Alternative

Potential impacts	Significance rating of impacts	Proposed mitigation	Significance rating of impacts after mitigation	Risk of the impact and mitigation not being implemented
<p>The no-go alternative will result in no development taking place within the area. No positive impacts are foreseen for the no-go alternative, as it would result in the application site remaining in its current state. The present state of the study site is associated with vacant land open to dumping. This poses a risk of water pollution as well as soil pollution.</p> <p>The social and economic benefits associated with the potential development will not be realized if the development does not go ahead. There will be no job opportunities for the local community during the short and long term.</p>				

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

Motivating Memorandum (Appendix G1)
Fauna and Flora Habitat Assessment (Appendix G2)
Geotechnical Report (Appendix G3)
Electrical Report (Appendix G4)
Services Report (Appendix G5)
Traffic Impact Study (Appendix G6)

3. IMPACTS THAT MAY RESULT FROM THE DECOMMISSIONING AND CLOSURE PHASE

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Proposal

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Geology & Soils				
Soil erosion, siltation and gully formation.	Medium	Demolition works must be kept to a minimum on site and only be done one section at a time to prevent excessive open soil areas that could lead to soil erosion, siltation and excessive compaction.	Low	If no mitigation measures are implemented, erosion of fill material could occur.
If not planned and managed correctly, topsoil will be lost.	Medium	<ul style="list-style-type: none"> A shake down area at the exit of the site should be established where the excessive soil on the tires of vehicles can be brushed off and kept aside for later use during rehabilitation works; The site should be planned before any decommissioning activities take place on site. The areas where soil will be compacted, heavy vehicle movement (on site construction routes), site camp, material storage areas and stockpiling areas should be marked out and the topsoil should be removed; The areas where topsoil will not be removed and that will be conserved should be marked with barrier tape to ensure vehicles do not move across these areas and decommissioning activities do not damage the in situ topsoil; The removed topsoil should be stored separately from all stockpiled materials and subsoil, according to the stockpiling methods as described below. The stockpiled topsoil should be used for rehabilitation purposes after decommissioning has been 	Low	If no mitigation measures are implemented, loss of topsoil could occur.

		completed; and <ul style="list-style-type: none"> Rehabilitation works must be done immediately after the involved works in an area is completed to prevent erosion. 		
Hydrology & Groundwater				
Not reinstating natural run-off/drainage following completion of the decommissioning phase.	Low	Due to construction/decommissioning activities such as excavations and stockpiling, the natural drainage of the area will temporarily be changed. Following completion of the decommissioning phase and completion of rehabilitation, natural drainage should be reinstated to its former (prior to construction) state.	Low	If no mitigation measures are implemented, natural run-off could be negatively altered.
Demolition works during the rainy season can cause unnecessary delays and damage to the environment, especially damage to existing roads in the area.	Low	Should decommissioning take place in the wetter months, frequent rain could cause very wet conditions, which makes it extremely difficult to do the necessary rehabilitation works of disturbed areas. Wet soils are vulnerable to compaction. Wet conditions often causes delays and the draining of water away from the works (in the case of high water tables) into the water bodies of the adjacent properties, could (if not planned and managed correctly) have an impact on the water quality of these water bodies.	Low	If no mitigation measures are implemented, the environment could be damaged.
Fauna & Flora				
Not immediately rehabilitating disturbed areas resulting in spread of invasive plants and weeds.	Medium	Disturbed areas to be rehabilitated as soon as construction has concluded in order to prevent the spread of invasive plants and weeds.	Low	If mitigation measures is not implemented, invasive species might thrive.
No rehabilitation with indigenous plant species resulting in spread of aliens.	Medium	All landscaping should use indigenous plants only, with preference given to endemic plant species where possible.	Low	If mitigation measures is not implemented, invasive species might thrive.
Visual Impact				
Dumping of builder's rubble on neighbouring properties.	Medium	All waste temporarily stored on the construction site during the operational phase has to be removed from the site during the decommissioning phase and prior to the project being regarded as closed.	Low	If no mitigation measures are implemented, pollution could occur resulting in community complaints.
Air quality and noise				
Demolition works during the dry and windy season.	Low	Regular and effective damping down of working areas (especially during the dry and windy periods) must be carried out to avoid dust pollution that will have a negative impact on the surrounding environment. When necessary, these working areas should be	Low	If no mitigation measures are implemented,

		damped down at least twice daily.			dust pollution could occur.
The noise created by decommissioning activities will result in an increase in ambient noise levels. This will be short term, being generated only during the day.	Low	All decommissioning and closure activities must be restricted to normal working hours from 8:00 in the morning to no later than 18:00 in the afternoons. No construction/ decommissioning may take place on Sundays and public holidays.	Low		If no mitigation measures are implemented, noise pollution could occur.
Roads & Traffic					
Heavy vehicle traffic increase could disrupt the surrounding landowners' daily routines.	Medium	Heavy vehicles must be instructed to only use the main roads during off-peak hours.	Low		If no mitigation measures are implemented, residents might complain.
Restrictions of access to surrounding properties.	Medium	<ul style="list-style-type: none"> To minimise this impacts or risks, heavy vehicles (trucks, bull dowsers, etc.) should avoid using the local road network during peak traffic times; These vehicles should use only specific roads and strictly keep within the speed limits and abide to all traffic laws. No speeding or reckless driving should be allowed. Access to the site for heavy vehicles should be planned to minimise the impact on the surrounding network; and Warning signs should be erected on the roads that these vehicles will use, at big crossings/access roads and on the site if needed. 	Low		If no mitigation measures are implemented, residents might complain.
Damage to roads.	Medium	Specific roads must be allocated for the use by heavy vehicles and photos must be taken prior to decommissioning in order to determine if any damage has been done.	None		If no mitigation measures are implemented, road could be damaged without being repaired.
Safety & Security					
Decommissioning activities could cause danger to drivers and pedestrians.	Medium	The necessary safety precautions must remain in place until decommissioning phase is concluded i.e. signage must be in place to identify activities in progress.	Low		If no mitigation measures are implemented, erosion of fill material could occur.
Waste Management					
Site office, camp and associated waste (visual, air and soil pollution)	Medium	Temporary site camp and waste storage areas are to be decommissioned. Disturbed areas are to be rehabilitated and returned to its former state (prior to construction commencing).	Low		If no mitigation measures are implemented, sense of place will be negatively affected.

Disposal of builders waste and waste materials.	Medium	<ul style="list-style-type: none"> All waste generated during the decommissioning phase of the project is to be collected and disposed of at a registered landfill site. Records must be kept of waste reused, recycled, and disposed for inspection by authorities. 	Low	If no mitigation measures are implemented, the environment will be polluted.
---	---------------	--	------------	--

Alternative 1 – (Heavy Industrial Township)

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Geology & Soils				
Soil erosion, siltation and gully formation.	Medium	Demolition works must be kept to a minimum on site and only be done one section at a time to prevent excessive open soil areas that could lead to soil erosion, siltation and excessive compaction.	Low	If no mitigation measures are implemented, erosion of fill material could occur.
If not planned and managed correctly, topsoil will be lost.	Medium	<ul style="list-style-type: none"> A shake down area at the exit of the site should be established where the excessive soil on the tires of vehicles can be brushed off and kept aside for later use during rehabilitation works; The site should be planned before any decommissioning activities take place on site. The areas where soil will be compacted, heavy vehicle movement (on site construction routes), site camp, material storage areas and stockpiling areas should be marked out and the topsoil should be removed; The areas where topsoil will not be removed and that will be conserved should be marked with barrier tape to ensure vehicles do not move across these areas and decommissioning activities do not damage the in situ topsoil; The removed topsoil should be stored separately from all stockpiled materials and subsoil, according to the stockpiling methods as described below. The stockpiled topsoil should be used for rehabilitation purposes after decommissioning has been completed; and 	Low	If no mitigation measures are implemented, loss of topsoil could occur.
Hydrology & Groundwater				
Not reinstating natural run-off/drainage following completion of the decommissioning phase.	Low	Due to construction/decommissioning activities such as excavations and stockpiling, the natural drainage of the area will temporarily be changed. Following completion of the decommissioning phase and completion of rehabilitation, natural drainage should be reinstated to its former (prior to construction) state.	Low	If no mitigation measures are implemented, natural run-off could be negatively

				altered.
Demolition works during the rainy season can cause unnecessary delays and damage to the environment, especially damage to existing roads in the area.	Low	Should decommissioning take place in the wetter months, frequent rain could cause very wet conditions, which makes it extremely difficult to do the necessary rehabilitation works of disturbed areas. Wet soils are vulnerable to compaction. Wet conditions often causes delays and the draining of water away from the works (in the case of high water tables) into the water bodies of the adjacent properties, could (if not planned and managed correctly) have an impact on the water quality of these water bodies.	Low	If no mitigation measures are implemented, the environment could be damaged.
Fauna & Flora				
Not immediately rehabilitating disturbed areas resulting in spread of invasive plants and weeds.	Medium	Disturbed areas to be rehabilitated as soon as construction has concluded in order to prevent the spread of invasive plants and weeds.	Low	If mitigation measures is not implemented, invasive species might thrive.
No rehabilitation with indigenous plant species resulting in spread of aliens.	Medium	All landscaping should use indigenous plants only, with preference given to endemic plant species where possible.	Low	If mitigation measures is not implemented, invasive species might thrive.
Visual Impact				
Dumping of builder's rubble on neighbouring properties.	High	All waste temporarily stored on the construction site during the operational phase has to be removed from the site during the decommissioning phase and prior to the project being regarded as closed.	Medium	If no mitigation measures are implemented, pollution could occur resulting in community complaints.
Air quality and noise				
Demolition works during the dry and windy season.	High	Regular and effective damping down of working areas (especially during the dry and windy periods) must be carried out to avoid dust pollution that will have a negative impact on the surrounding environment. When necessary, these working areas should be damped down at least twice daily.	Medium	If no mitigation measures are implemented, dust pollution could occur.
The noise created by decommissioning activities will result in an increase in ambient noise levels. This will be short term, being generated only during the day.	High	All decommissioning and closure activities must be restricted to normal working hours from 8:00 in the morning to no later than 18:00 in the afternoons.	Medium	If no mitigation measures are implemented, noise pollution could occur.
Roads & Traffic				
Heavy vehicle traffic increase could disrupt the surrounding landowners' daily	High	Heavy vehicles must be instructed to only use the main roads during off-peak hours.	Medium	If no mitigation measures are

routes.				implemented, residents might complain.
Restrictions of access to surrounding properties.	High	<ul style="list-style-type: none"> To minimise this impacts or risks, heavy vehicles (trucks, bull dowers, etc.) should avoid using the local road network during peak traffic times; These vehicles should use only specific roads and strictly keep within the speed limits and abide to all traffic laws. No speeding or reckless driving should be allowed. Access to the site for heavy vehicles should be planned to minimise the impact on the surrounding network; and Warning signs should be erected on the roads that these vehicles will use, at big crossings/access roads and on the site if needed. <p>Specific roads must be allocated for the use by heavy vehicles and photos must be taken prior to decommissioning in order to determine if any damage has been done.</p>	Medium	If no mitigation measures are implemented, residents might complain.
Damage to roads.	High		Medium	If no mitigation measures are implemented, road could be damaged without being repaired.
Safety & Security				
Decommissioning activities could cause danger to drivers and pedestrians.	High	The necessary safety precautions must remain in place until decommissioning phase is concluded i.e. signage must be in place to identify activities in progress.	Medium	If no mitigation measures are implemented, erosion of fill material could occur.
Waste Management				
Site office, camp and associated waste (visual, air and soil pollution)	Medium	Temporary site camp and waste storage areas are to be decommissioned. Disturbed areas are to be rehabilitated and returned to its former state (prior to construction commencing).	Low	If no mitigation measures are implemented, sense of place will be negatively affected.
Disposal of builders waste and waste materials.	Medium	All waste generated during the decommissioning phase of the project is to be collected and disposed of at a registered landfill site. Records must be kept of waste reused, recycled, and disposed for inspection by authorities.	Low	If no mitigation measures are implemented, the environment will be polluted.

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

Motivating Memorandum (Appendix G1)
Fauna and Flora Habitat Assessment (Appendix G2)
Geotechnical Report (Appendix G3)
Electrical Report (Appendix G4)
Services Report (Appendix G5)
Traffic Impact Study (Appendix G6)

Where applicable indicate the detailed financial provisions for rehabilitation, closure and ongoing post decommissioning management for the negative environmental impacts.

Not applicable

4. CUMULATIVE IMPACTS

Describe potential impacts that, on their own may not be significant, but is significant when added to the impact of other activities or existing impacts in the environment. Substantiate response:

Should the proposed development be approved, the majority of cumulative impacts will be related to the construction phase.

- Noise pollution may upset residents in the area – to prevent this, construction activities may only take place during the daytime;
- Surface water flows will be altered during the construction phase of the proposed development – a storm water management plan must therefore be implemented;
- The construction vehicles and facilities will have a negative impact on the study area and surrounding views – this impact may be minimized by locating the site camp in an area with low visibility from surrounding developments and road networks;
- Dust pollution could cause nuisance to surrounding residents – dust can be effectively controlled through the wetting of exposed surfaces, especially in the Winter Months;
- Traffic flow could be negatively affected by the proposed construction activities coupled with peak traffic hours. It is thus important that use of access roads be limited to off-peak hours;
- Cumulative negative visual impact on surrounding views due to camp site, movement of construction vehicles, building rubble storage, and construction works etc. This impact may be minimized by locating the site camp and rubble storage area in an area with low visibility from surrounding developments and road networks; and
- During the construction phase some safety problems (especially for the surrounding residents) are likely to occur – in order to minimise this, site workers are not to be allowed to sleep on the construction site at night and provision for adequate security site supervision must be made during the day.

Subsequently, the above mentioned cumulative impacts can be mitigated if activities are correctly planned and measures are implemented to manage activities which could cause any negative cumulative impacts.

5. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that sums up the impact that the proposal and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.

Proposal

According to the Rural Development Strategy, Future Urban Development Areas are suitable for urban development. The study area is surrounded by urban development and can be regarded as a mere extension of the existing urban fibre of the Centurion West area. The study area is furthermore situated adjacent to a busy freeway, which links Krugersdorp, Johannesburg, and Tshwane with one another.

The study area is very accessible and visible and is regarded as ideally situated for a light industrial development. The freeway is regarded as an activity spine and the proposed light industrial uses adjacent to the freeway will be in line with the light industrial uses adjacent to the N1 freeway and the N3, which enjoys maximum exposure. The study area is furthermore located in close proximity of an airport and the Sunderland Ridge Industrial area.

Noise impacts associated with a freeway makes land adjacent to freeway less suitable for residential land-uses and edge effects associated with the surrounding land-uses and infrastructure makes the land unsuitable for conservation. The study area is surrounded and isolated from open space areas by means of roads and a flight academy. The flight academy together with the freeway generates noise levels which will also make the site less suitable for conservation.

Although not currently serviced by bulk infrastructure, the area is earmarked for urban development and local authority planning for such bulk services are already in process. Developments such as the proposed Peach Tree x 24 will assist the local authority (from a financial point of view) with the upgrading of the external services and roads in the area.

The proposed Peach Tree X24 development will not only promote the optimum utilisation of the available services in the direct vicinity, but will thus also contribute to the upgrading of existing services. The proposed industrial township development is fully compatible with the land-use proposals of the surrounding area.

The major impacts that is likely to occur during the construction and operational phase:

- **Biodiversity**

The environment will be temporarily affected by the moving of large construction vehicles and the excavations for the services and construction of the development. The river system might be impacted upon through erosion and sedimentation and the spreading of alien and invasive plant species. The construction activities of the proposed development will not be within the wetland area. The impact is therefore considered to be very low, if not negligible.

- **Geology and Soils**

No dolomite is found on the proposed development area. Valuable topsoil may be lost during the construction process. The loss of topsoil can however be minimised through the storage of topsoil in designated stockpiles on site and the re-use thereof within the landscape component of the development.

- **The Social Environment**

The Public Participation were done by means of a newspaper notice, site notices placed on prominent points on the application site, hand delivered notices to surrounding tenants and landowners and the distributing of notices to stakeholders such as the Local Authorities, Councillors by means of e-mails.

Dangerous excavations can cause injury/even death to people if proper precautions are not taken. Crime can also impact the surrounding community from the temporary workers. Social importance, new human activity in the area.

Construction vehicles and equipment can be temporarily visually unpleasant for residents. The proposed development will contribute to the installation of services.

- **Economic Environment**

The construction and operational phase of the proposed Peach Tree X21 & X22 development will create a significant number of employment opportunities for skilled and un-skilled workers.

- **Noise**

The construction phase will cause noise pollution and disturb the receiving community, but can be mitigated with the limitation of construction hours from 7:00 to 19:00 to cause minimal disturbance to the community.

- **Visual**

Construction vehicles and equipment can be visually unpleasant for residents.

- **Service**

No formal City of Tshwane sewerage reticulation is available in the vicinity of the proposed development. **It is proposed to install a sewer treatment plant on site as the temporary alternative until the CoT connection becomes available.**

Alternative 1 (Heavy Industrial Township)

The development for the alternative is a heavy industrial development in terms of principles and mitigation measures.

This alternative development will have a negative impact on the Bio-physical environment as well as the Socio-Economic environment. The establishment of a heavy industrial township will not be beneficial for the surrounding land uses; in fact the development will have a negative impact through potential noise and air pollution on the surrounding residents. The N14 situated on the northern boundary of the study area will be visually impacted by the heavy industrial development. Therefore the study area is not ideally located for a heavy industrial development, but rather a light industrial development as the light industrial will not impact the sense of place as there are a few light industrial developments within the area.

Alternative 2

No-go (compulsory)

The "No-Go" option entails that the development area stay in the current state.

The proposed project offers economic turnover as it will provide various employment opportunities to a number of skilled, semi-skilled and unskilled employees during the construction phase. The development in its operational phase will not only create permanent jobs but it will also create permanent jobs associated with community upliftment.

If the "No-Go" option is followed no economic benefits will be acquired. Approval of the proposed development will also result in the optimum utilization of infrastructure and services in the surrounding area.

This holds the benefit to the neighbouring property owners that the site area which will become part of the area will be managed as an additional positive feature. The development of the facility will warrant the upgrading of the security in and around the facility. Residents will most definitely benefit from the improved security in the area.

If the proposed area is not developed it will create an opportunity for informal settlements, which will decrease the ecological value of the area significantly.

Therefore, the "No-Go" alternative is not regarded as a viable alternative.

6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

For proposal:

Proposal – Light Industrial Township

Having assessed the significance of impacts of the proposal and alternative(s), please provide an overall summary and reasons for selecting the proposal or preferred alternative.

It is evident that based on the biophysical and socio-economic characteristics, the study area is suitable for the proposed development of Peach Tree X24 (only if the project is planned and managed in accordance with an approved Environmental Management Programme (EMPr)). The development will fit in with the surrounding area due to all the applications currently in process and create job opportunities during the construction and operational phase.

As already indicated, most of the construction related activities could be mitigated to an acceptable level. Furthermore no detrimental ecological impacts are anticipated; in fact the construction activities of the proposed development can lead to an improvement of the ecological conditions on the site as alien invasive plant species will be eradicated and monitored.

The proposed development will create several job opportunities during the construction and operational phase. If managed correctly, the proposed project could have a significant positive impact on the social and economic environments. As discussed earlier in the report, there is no formal City of Tshwane sewerage reticulation available in the vicinity of the proposed development. It is proposed to install a sewer treatment plant on site as the temporary alternative until the CoT connection becomes available. The proposed development will however assist with the installation and upgrading of services and roads in the area.

In the long term the impact of the proposed development will be more positive than

negative for the Bio-physical, Social and Economic environments.

Even though the study area is situated relatively close to the Cradle of Humankind buffer zone and other conservation areas/ conservancies, the study area is isolated/ fragmented from such areas by means of major roads and infrastructure. The study area is furthermore situated in close proximity of a freeway and major intersection/off-ramp and was not earmarked y GDARD/ the local authority for conservation purposes.

The mitigations and adaptive monitoring outlined in this Basic Assessment and the EMPr (**Appendix H**) with respect to potential adverse impacts should result in limited adverse impacts on local and regional, natural and socio-economic resources.

Balanced with the overall beneficial positive economic and environmental impacts identified, the potential net adverse effects attributable to the proposed development do not constitute a threat to local and regional ecological resources and social systems. No “fatal flaws” or adverse impacts that cannot be mitigated are anticipated to be associated with the proposed development.

As a result of the above-mentioned information, Bokamoso is of the opinion that the proposed development (only if planned, implemented and managed correctly) will in the long term have a significant positive impact on the larger regional system to which it is linked.

It is therefore requested that the development be allowed to proceed, so long as the mitigation measures contained in this report and in the EMPr (**Appendix H**) are implemented, so as to achieve maximum advantage from beneficial impacts, and sufficient mitigation of adverse impacts.

It is furthermore recommended that the delegated authority approve the development subject to the confirmation of short term and longer terms services.

7. SPATIAL DEVELOPMENT TOOLS

Indicate the application of any spatial development tool protocols on the proposed development and the outcome thereof.

Spatial data was used to determine the agricultural potential, presence of rivers and wetlands and urban edge. Together with the Gauteng Conservation Plan (c-plan) data, the presence of ecological supported areas and protected areas were also established.

8. RECOMMENDATION OF THE PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the Environmental Assessment Practitioner as bound by professional ethical standards and the code of conduct of EAPASA).

YES
X

If “NO”, indicate the aspects that require further assessment before a decision can be made (list the aspects that require further assessment):

If “YES”, please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

As a result of the abovementioned information, Bokamoso requests that the above development be approved as long as the following are followed:

- All mitigation measures and recommendations as part of the attached Fauna and Flora Habitat Assessment **(Refer to Appendix G2)** must be adhered to.
- The recommendations made in the Engineering Report should be adhered to **(Refer to Appendix G5);**
- Adhere to all the recommendations made in the Geotechnical Report. **(Refer to Appendix G3)**
- It is proposed to install a sewer treatment plant on site as the temporary alternative until the CoT connection becomes available.
- A confirmation letter on the available capacity from Rand Water will need to be obtained prior to construction.
- Should the proposed development not be able to connect to the Rand Water bulk water line it will be required to follow the alternative route suggested by the GLS Report which will result in crossing the Swartbooi Spruit to install the external water pipeline and a Water Use License Application (WULA) will have to be submitted. Should this is the case we recommend that the WULA be made a condition of the Environmental Authorisation.

The attached Environmental Management Plan must be adhered to at all times and the appointed ECO must ensure the developer comply with the EMP.

9. THE NEEDS AND DESIREBILITY OF THE PROPOSED DEVELOPMENT (as per notice 792 of 2012, or the updated version of this guideline)

The developer recognised the need and desirability for an Industrial Development (light industrial) to be known as Peach Tree X21 & X22. The development will furthermore contribute to the tax base of the City of Tshwane in the form of rates and taxes, as well as possible bulk services contributions payable to Tshwane.

This proposed development could play an important part in the unlocking of the inherent potential of the surrounding properties in the area. It will also contribute to the overall efficiency, sustainability and improved quality and liveability of the greater metropolitan area.

The proposed development of a light industrial development is ideally situated for such a development due to the N14 situated at the site's south boundary and the private air space/hanger east of the study area.

10. THE PERIOD FOR WHICH THE ENVIRONMENTAL AUTHORISATION IS REQUIRED
(CONSIDER WHEN THE ACTIVITY IS EXPECTED TO BE CONCLUDED)

10 Years plus

11. ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr) (must include post construction monitoring requirements and when these will be concluded.)

If the EAP answers "Yes" to Point 7 above then an EMP is to be attached to this report as an Appendix

EMPr attached

YES
X

SECTION F: APPENDIXES

The following appendixes must be attached as appropriate (this list is inclusive, but not exhaustive):

It is required that if more than one item is enclosed that a table of contents is included in the appendix

Appendix A: Site plan(s) – *(must include a scaled layout plan of the proposed activities overlain on the site sensitivities indicating areas to be avoided including buffers)*

Appendix B: Photographs

Appendix C: Facility illustration(s)

Appendix D: Route position information

Appendix E: Public participation information

Appendix F: Water use license(s) authorisation, SAHRA information, service letters from municipalities, water supply information

Appendix G: Specialist reports

Appendix H: EMPr

Appendix I: Other information

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.



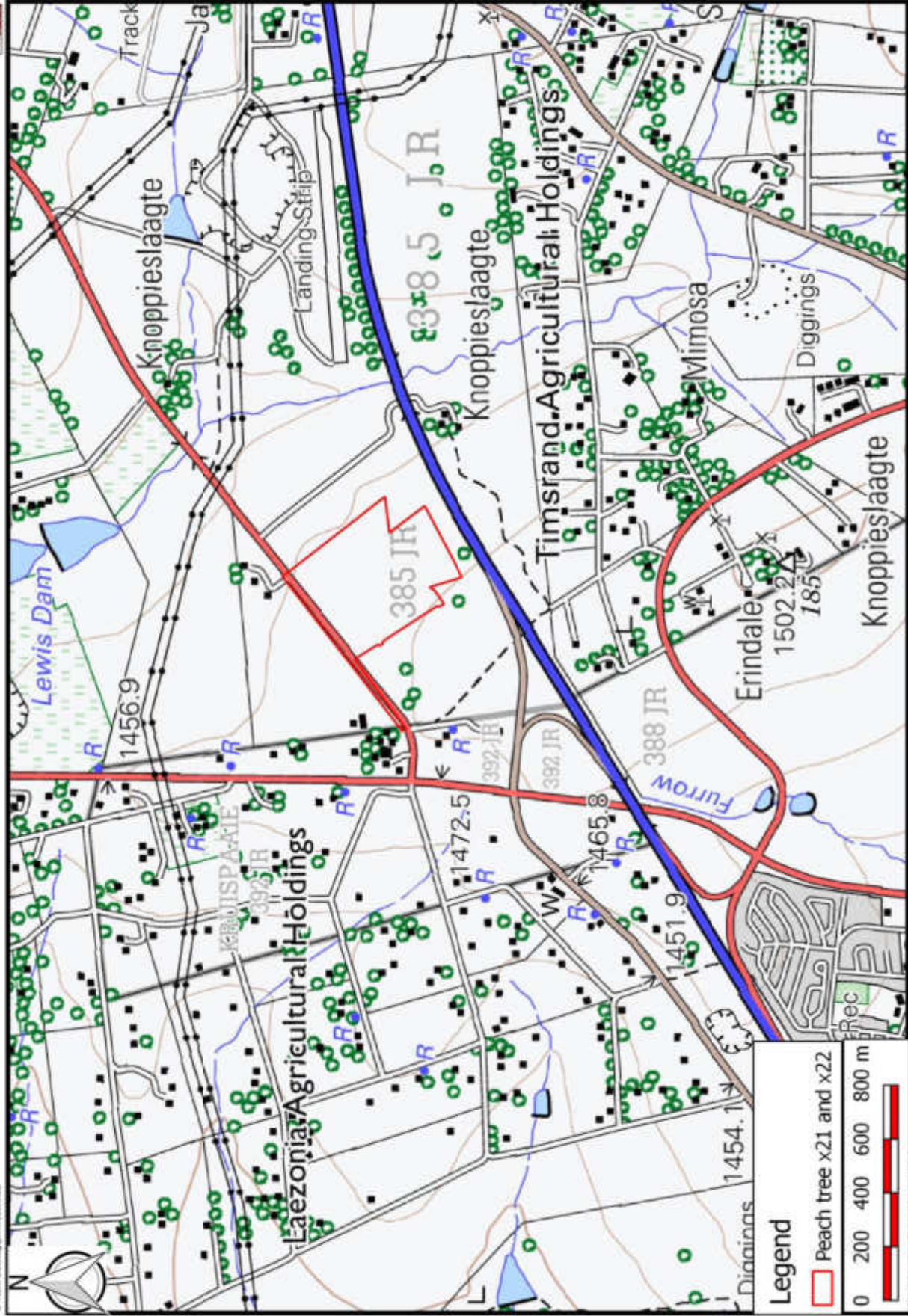
Appendix A

Site Plan(s)

Aerial



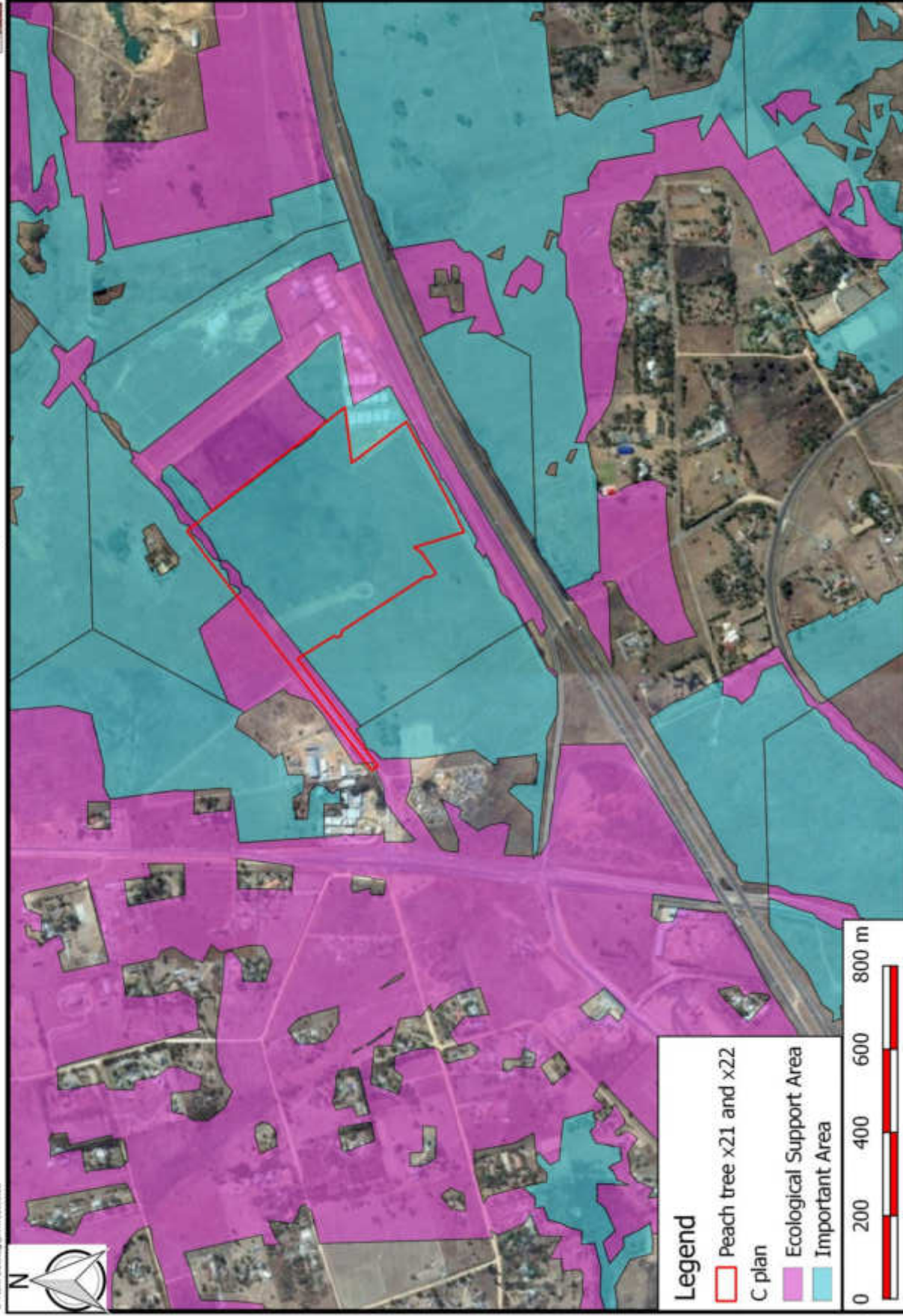
Locality



Agricultural potential



Conservation plan



Legend

 Peach tree x21 and x22

C plan

Ecological Support Area

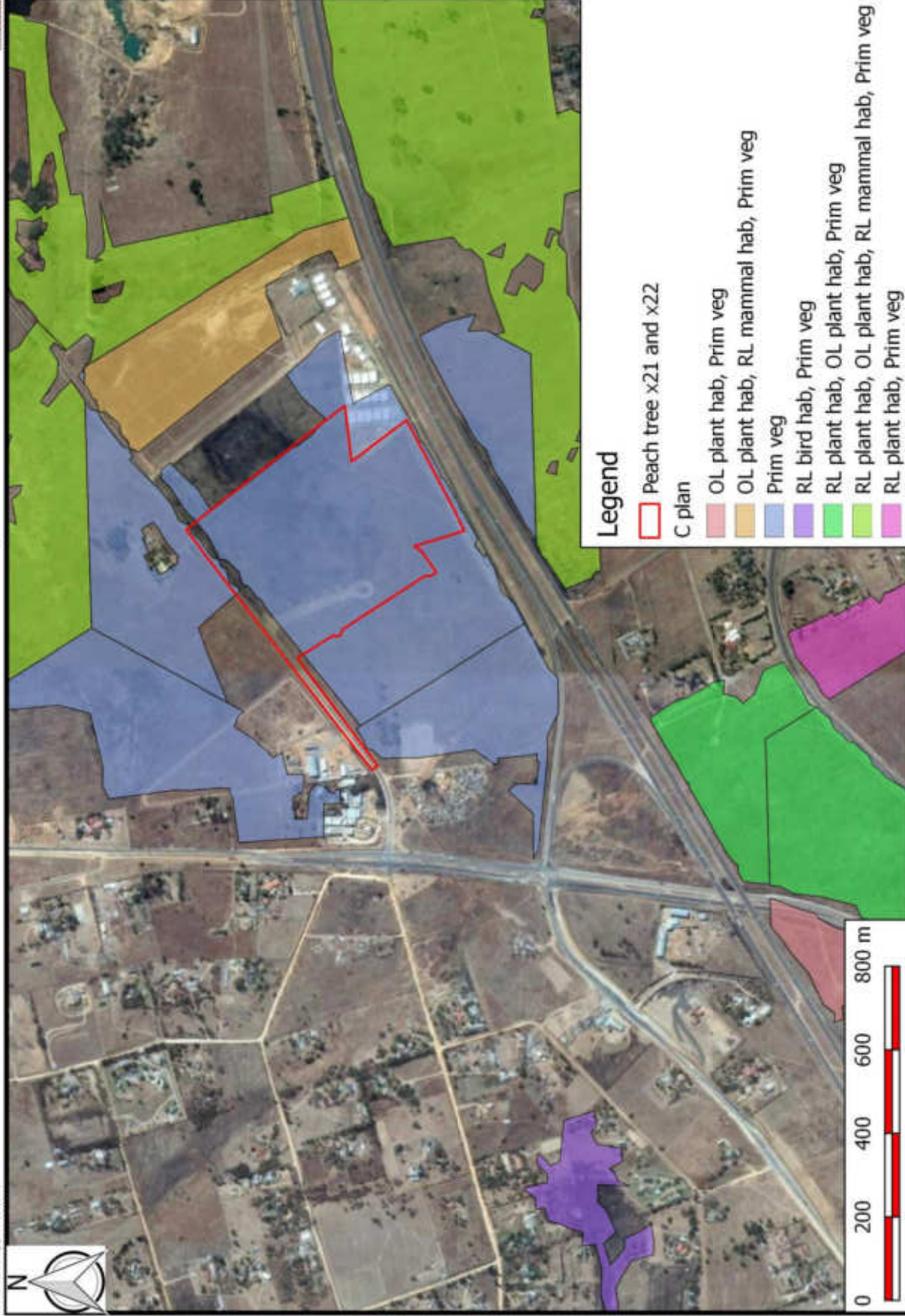
Important Area

0 200 400 600 800 m



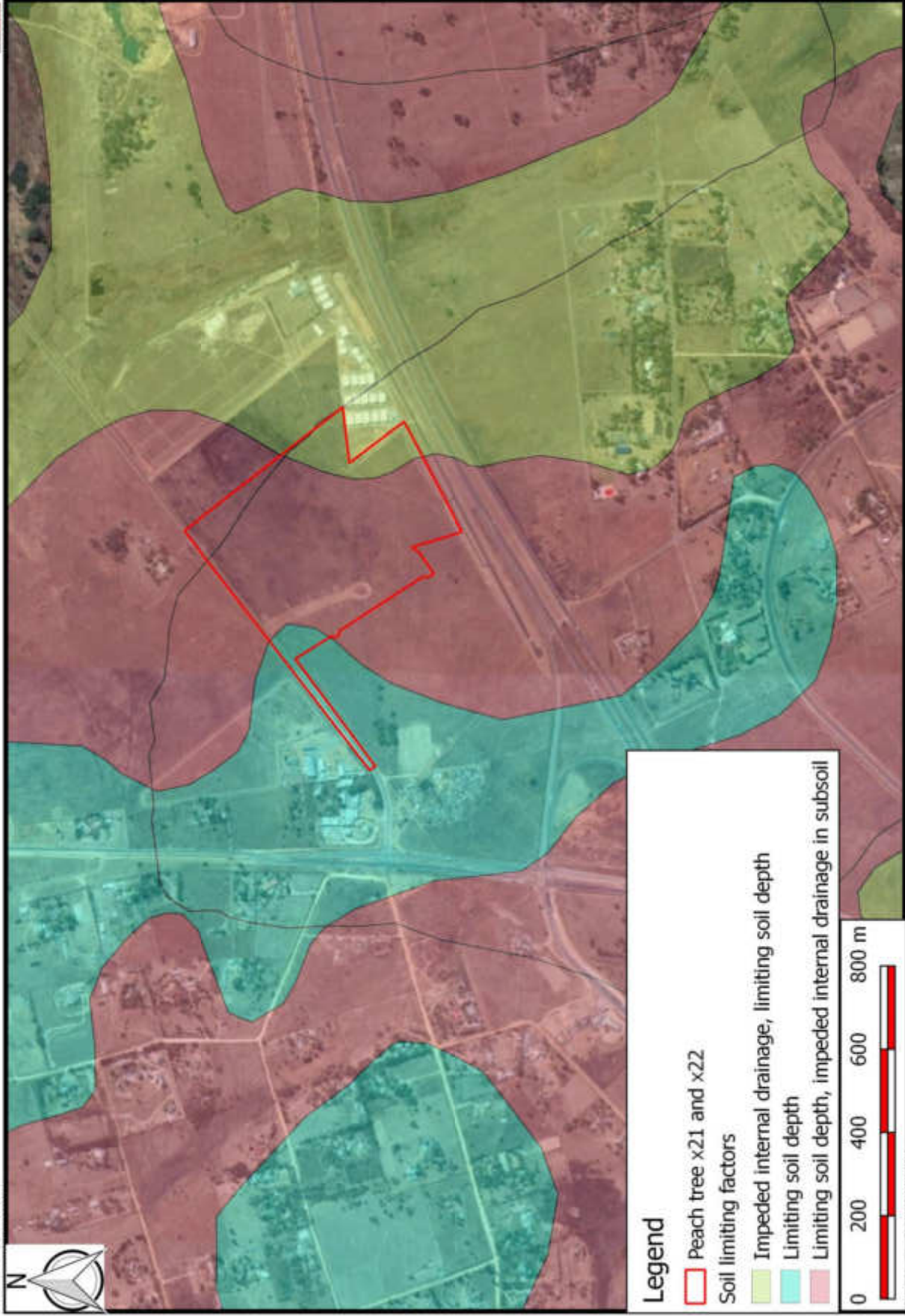
Projection – Transverse Mercator
Datum – Hartbeespoort 1994
Reference Ellipsoid – WGS 1984
Central Meridian – 29

Conservation plan






Soil





Legend

 Peach tree x21 and x22

0 200 400 600 800 m



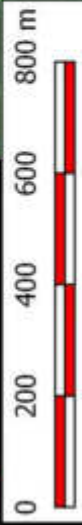
Projection – Transverse Mercator
Datum – Hartbeespoort 1994
Reference Ellipsoid – WGS 1984
Central Meridian – 29

Vegetation



Legend

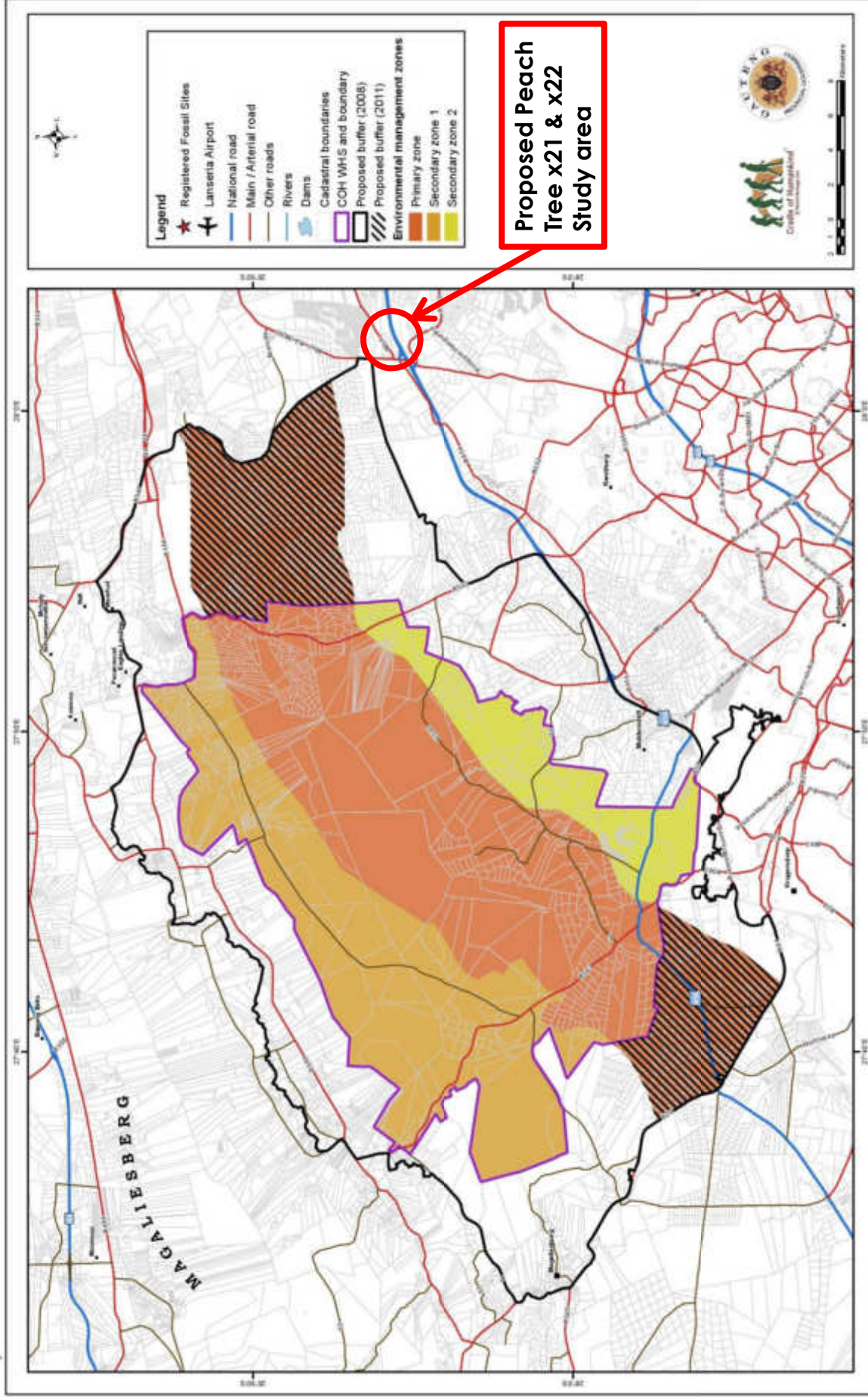
Peach tree x21 and x22

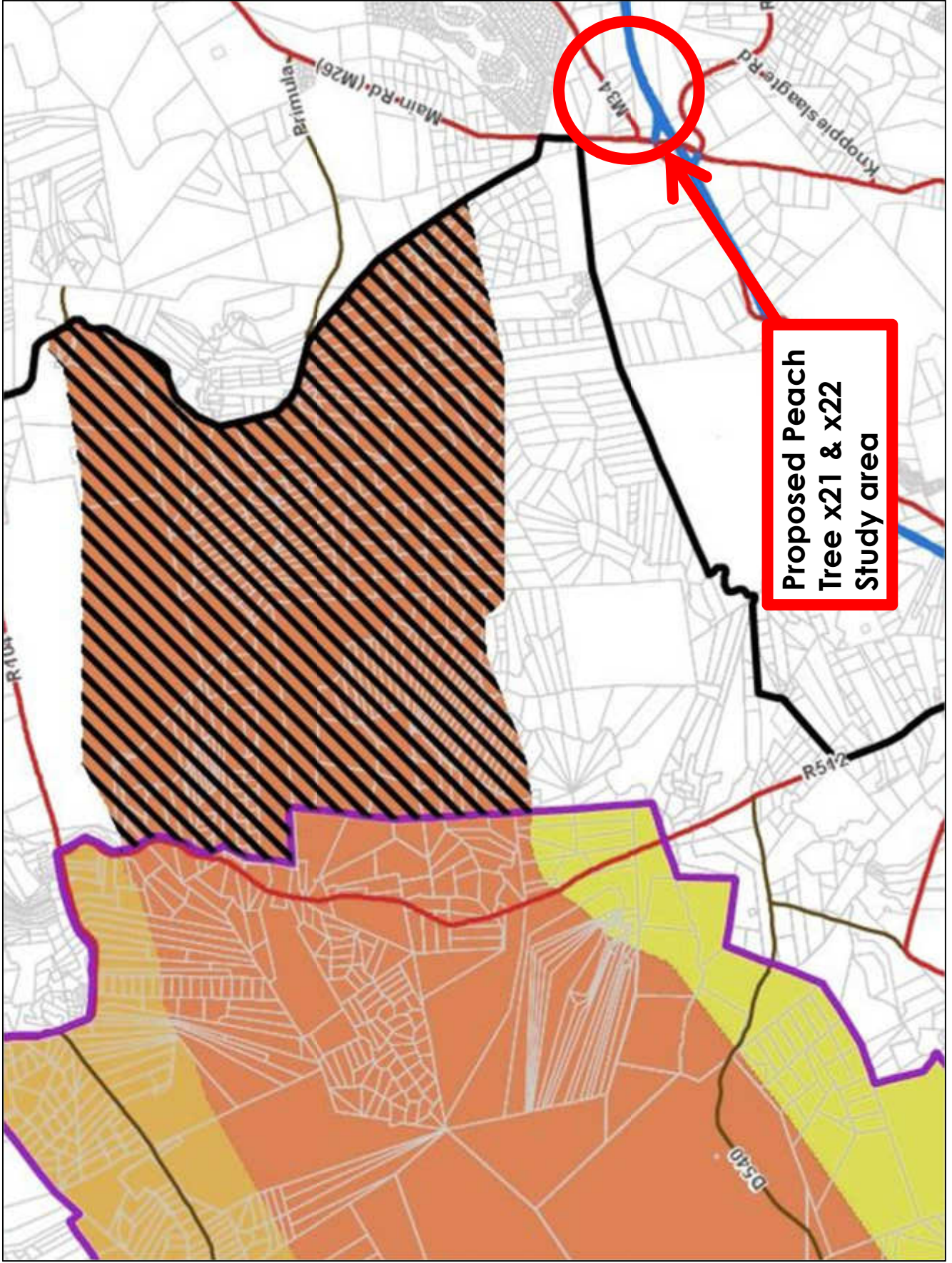


Projection – Transverse Mercator
 Datum – Hartbeespoort 1994
 Reference Ellipsoid – WGS 1984
 Central Meridian – 29

Wetlands and rivers







Gauteng Provincial Environmental Management Framework

MAP LEGEND:

ENVIRONMENTAL MANAGEMENT ZONES

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Special Control Zones
- Special Control Zone for Conservation, Recreation and Tourism

- Gauteng Provincial Boundary
- Roads
 - National Road
 - Arterial Road
- Special Control Zones:
 - (M) Drinking
 - (W) Contaminated
 - (V) Veldland
 - (S) Air South
 - (N) Air North

Zone 1: Urban development zone

Intention
The intention with this zone is to streamline urban development activities in it and to prevent development with, intensification and concentration of urban development, in order to establish a more effective and efficient city region that will minimize urban sprawl into rural areas.

Zone 2: High central zone (within the urban development zone)

Intention
This zone is sensitive to development activities. Only conservation should be allowed in this zone. Related tourism and recreation activities should be accommodated in areas surrounding the zone.

Zone 3: High central zone (outside the urban development zone)

Intention
This zone is sensitive to development activities and is viewed as an area that has specific values that need to be protected. Conservation and related tourism and recreation activities should dominate development in this zone.

Special control zones (SCZ)

Special control zones are areas that have specific additional objectives that should be taken into account in decision making processes.

SCZ (M) Drinking

The drinking area has a very high potential for strong natural conservation. In respect to the urban area, it is an area for water supply that should be protected (that should be the primary objective) that should be the primary objective of the area, and

- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)

SCZ (W) Contaminated

The purpose of this special zone is to manage the potential for contamination of the water supply in the Gauteng BMR. It has its own management

Roads

- National Road
- Arterial Road

SCZ (M) Drinking

The area is a rural landscape with urban areas. It is important to retain its character as a provider of specific services to surrounding areas including:

- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)

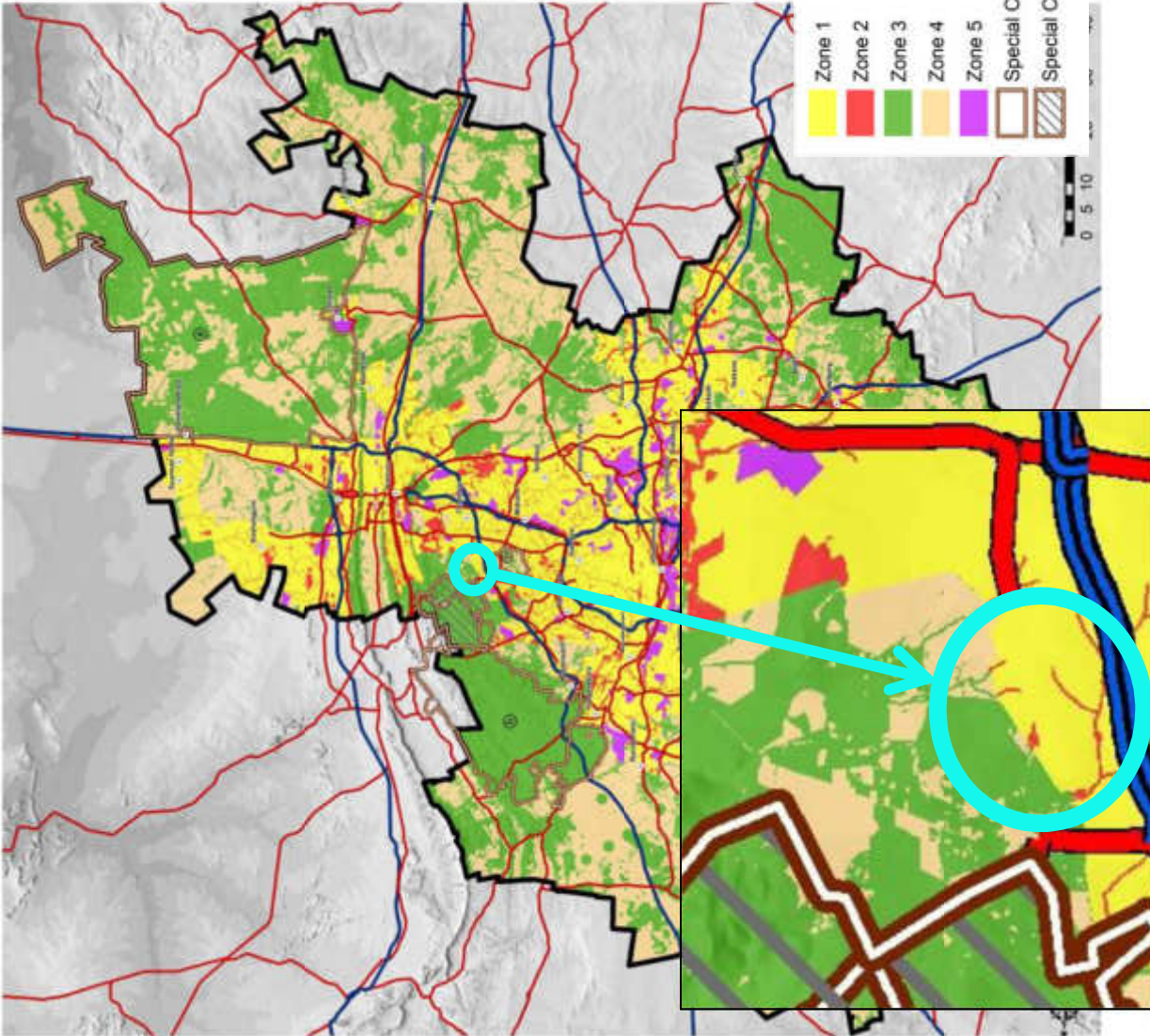
SCZ (W) Contaminated

The area falls mostly within the buffer area of the City of Johannesburg. The management plan should at least comply with the restrictions placed on the buffer area in the City of Johannesburg. It also has a high potential for contamination of the water supply in the Gauteng BMR. It has its own management

SCZ (V) Veldland

This area has good potential for development that is consistent with the following:

- Local tourism based on the domestic market.
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)
- Recreation (especially in the form of walking, cycling, etc.)





Appendix B

Photographs







Appendix C

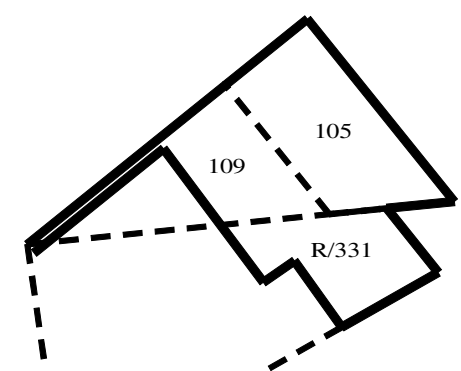
Facility illustration(s)

PROPOSED TOWNSHIP: PEACH TREE EXTENSION 21/22

LOCALITY MAP 1:20 000



GEOTECHNICAL ZONES



THIS IS TO CERTIFY THAT THE TOWNSHIP LAYOUT ON THE PLAN IS IN ACCORDANCE WITH THE PROVISIONS AND RECOMMENDATIONS AS SET OUT IN THE GEOTECHNICAL INVESTIGATION FOR THE PROPOSED TOWNSHIP.

GEOTECHNICAL ZONES:

ZONE	DESCRIPTION
P-C2-S2	THE ENTIRE SITE IS ZONED - 'HABC' ZONE (P/F/L) C2/S2

FLOOD LINE CERTIFICATION

1:50 AND 1:100 YEAR FLOODS
I HEREBY CERTIFY THAT IN TERMS OF SECTION 144 OF THE NATIONAL WATER ACT, ACT OF 1996, IT IS HEREBY CERTIFIED THAT THE TOWNSHIP IS NOT SUBJECT TO A FLOOD WITH AN EXPECTED FREQUENCY OF 1:50 YEARS AND 1:100 YEARS.

L.Wentzel PR. ENG. NR.950052

GENERAL NOTE:

1. CONTOURS: SUPPLIED BY ISAZI SURVEYS LAND SURVEYORS. 1.00m INTERVALS DATUM: SEA LEVEL SYSTEM: WGS 84
2. ALL DIMENSIONS AND AREAS ARE APPROXIMATE PENDING FINAL SURVEY.
3. PROPOSED PHASES SUBJECT TO CHANGE.
4. REPRESENTS A GEOTECHNICAL ZONE LINE.
5. REPRESENTS A LINE OF NO-ACCESS.
6. REPRESENTS THE RELEVANT BUILDING LINES.

SERVITUDE NOTE:

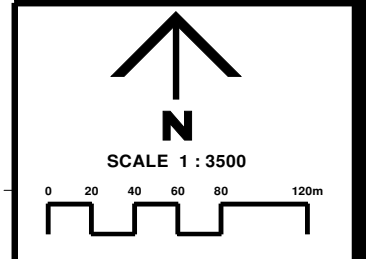
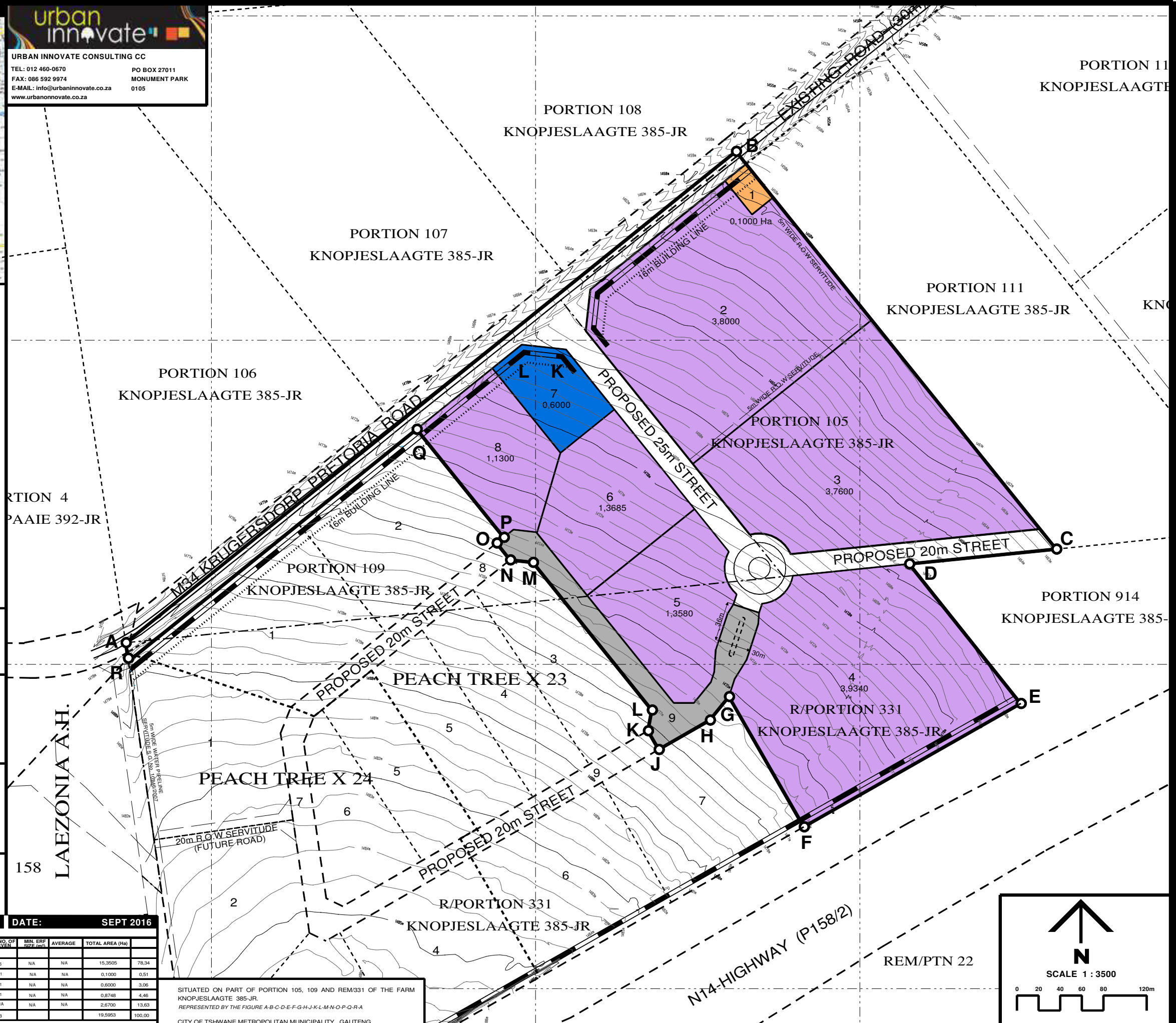
1. EXISTING SERVITUDES TO BE INCORPORATED IN THE DESIGN OF THE TOWNSHIP.
2. PROPOSED 4m WIDE WATER ROW SERVITUDE OVER ERF 2.

PLAN No: PEACH TREE X21-22/1 DATE: SEPT 2016

USE ZONE	ERF NUMBERS	TOT. NO. OF ERFEN	MIN. ERF SIZE (m ²)	AVERAGE	TOTAL AREA (Ha)
INDUSTRIAL 2 FOR BUSINESS BUILDINGS, COMMERCIAL USE, LIGHT INDUSTRY, CAFETERIA, CAR WASH, PLACE OF RECREATION, PARKING GARAGE, RETAIL INDUSTRY AND SHOPS	2-8,8	8	NA	NA	15,3505
INFRASTRUCTURE WORKS	1	1	NA	NA	0,1000
MUNICIPAL	7	1	NA	NA	0,6000
SPECIAL FOR ACCESS AND ACCESS CONTROL	9	1	NA	NA	0,8748
EXISTING STREETS AND WIDENING	NA	NA	NA	NA	2,5700
TOTAL		3			19,5953

SITUATED ON PART OF PORTION 105, 109 AND REM/331 OF THE FARM KNOPJESLAAGTE 385-JR.
REPRESENTED BY THE FIGURE A-B-C-D-E-F-G-H-J-K-L-M-N-O-P-Q-R-A
CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG

urban innovate
URBAN INNOVATE CONSULTING CC
TEL: 012 460-0670
FAX: 086 592 9974
E-MAIL: info@urbaninnovate.co.za
www.urbaninnovate.co.za
PO BOX 27011
MONUMENT PARK
0105





Appendix D

Route portion information

NA



Appendix E

Public Participation Information



Appendix Ei

Proof of Newspaper advertisement

Geklassifiseerd

T: 087 741 3130 | F: 012 485 9067 | E: olx@beeld.com

Geklassifiseerd

Beeld INDEXES

FAMILIEKENNISGEWINGS	
1001 Geboortes	2815 Gaufeng
1005 Sterftes	2820 KwaZulu-Natal
1006 Sterftes (laai)	2825 Limpopo
1015 Ter nagedagtenis	2830 Mpumalanga
1020 Dankbeduidings	2835 Noord-Kaap
1025 Begrafnisdienste	2840 Noordwes
1030 Gelukwense	
1035 Graadings	
1040 Verlofwings	
1045 Herdenkings	
1050 Huwelike	
1055 Algemeen	

ALGEMENE KENNISGEWINGS	
1201 Dire-aanmeldings	3001 Bytshere & onderdele
1205 Kerkkennisgewings	3002 Spuitverf & paneelklop
1210 Gemeenskapskennisgewings	3005 Motorakwiteite
1215 Gevind	3010 Bakkie/k2's te koop / huur
1220 Gratis advertensies	3015 Bot & toerusting
1225 Verlof-weg	3020 Woonwens Te koop / huur

PERSOONLIKE DIENSTE	
1401 Spyseniering & lokale	3035 4x4's
1402 Aannemings	3040 Sleepwaens
1405 Kindervermaak	3045 Veldslepewaens (boswa)
1410 Dagsorg & crèches	3050 SNV
1415 Speurdiensite	3055 Motorfiets
1420 Finansiële	3060 Kommerisie
1425 Funksies & konferensies	3065 Voertuie te koop onder
1430 Gesondheid & skoonheid	R30 000
1435 Kruledokter	3065 Voertuie te koop onder
1440 Regsadvies	R30 000
1441 Saamryegeeentehede	3070 Voertuie te koop
1445 Lenings	3075 Voertuie te koop gevra
1450 Medies	3080 Motorhestedienste
1455 Verpleging	
1460 Persoonlik	
1465 Fotografie & video's	
1470 Reünies	
1475 Sosiaal & ontspanning	
1480 Opleiding & onderrig	
1485 Gevra	
1490 Huwelike	

TE KOOP	
1605 Antiekware & kuns	3201 Te koop
1607 Boeke	3205 Te huur
1610 Boumateriale	3210 Deelverbyf
1615 Klere	3215 Sakpersele
1620 Elektriese toebere	3220 Duplekse / simplekse te huur
1625 Elektronies & digitaal	3225 Duplekse / simplekse te koop
1630 Snuffels	3230 Duette te huur
1635 Meubels	3240 Duette te koop
1640 Rommelverkoop	3245 Plase te koop / huur
1645 Tuinmaak	3250 Woonstelle te huur
1648 Huishoudelike	3255 Woonstelle te koop
1649 Juwels & bytshere	3260 Gemeubelde akkomodasie
1650 Masjinerie & toerusting	3265 Pakkamers / berging
1655 Verskeidenheid	3265 Tuinwoningstelle te huur
1660 Troeteldiere	3270 Huise te huur
1665 Fotografie	3275 Huise te koop
1670 Ruithekke	3280 Losies aangebied
1675 Te koop gevra	3285 Losies gevra
1677 Wendy-huise	3290 Kantore

ALGEMENE & HUIDSDIENSTE	
1801 Bouwerk & Konstruksie	3301 Elendomme te koop gevra
1802 Bouplanne	3305 Elendomme te huur gevra
1805 Skoonmaakdienste	3310 Atfreoerde te huur
1807 DSTV-TV-DVD dienste	3311 Atfreoerde te koop
1810 Elektries	3315 Kamers te huur
1815 Elektronies & digitale dienste	3316 Aparte ingang
1820 Te huur	3320 Kleinhuise / standplase
1825 Tuin & besproeiing	3325 Meenthuise te huur
1827 Glas / Vensters	3330 Meenthuise te koop
1830 Bestuurskuns	3335 Opsaanhuisse
1835 Huisherverbeterings binne	3340 Ontwikkelings
1836 Huisherverbeterings buite	3345 Vakansiehuisse te koop
1840 Masjinerie	3350 A-Z-elendomme
1845 Verskeidenheid	
1850 Plaagbestryding	
1855 Loodgieters	
1860 Afvalverwydering	
1865 Veilighede	
1868 Swembaddens	
1870 Vervoer & berging	
1871 Bome	
1872 Verwerk	
1873 Plaaisel	
1874 Houwerk	

VOLWASSENES	
2001 Kietelany	3601 Gevra
2005 Klubs & vermaak	3605 Administratief
2010 Massering	3610 Landbou
2015 Privaat	3615 Argitek
2020 Betrekkings	3620 Vakmanne / ambagte
	3625 Au Pairs
	3630 Bankwese / versekering
	3635 Bouwerk
	3640 Inbel-kontaksentrus
	3645 Gemeenskapsdienste
	3650 Bestuursdies
	3655 Ingenieurs
	3660 Opvoeding
	3665 Elendomsagente
	3670 Betrekkings gevra
	3675 Finansiële
	3680 Algemeen
	3685 Hare & skoonheid
	3690 Gasvryheid / spyseniering
	3695 T/tekenaars
	3701 Geregtelike
	3705 Medies
	3710 Motorindusrie
	3715 Buteland
	3720 Deedlyds / tydskrif
	3725 Massering
	3730 Personeel / Menslike
	3735 Personeelkennisgewings
	3740 Kleinhandel
	3745 Sekretaries / PA
	3750 Veilighede
	3755 Skakelbord / ontvangs
	3760 Verkepe & bemarking
	3765 Opleidingskursusse
	3770 Tegies
	3775 Vardighede
	3775 Vleisbedryf

VOLWASSENES	
2001 Kietelany	3601 Gevra
2005 Klubs & vermaak	3605 Administratief
2010 Massering	3610 Landbou
2015 Privaat	3615 Argitek
2020 Betrekkings	3620 Vakmanne / ambagte
	3625 Au Pairs
	3630 Bankwese / versekering
	3635 Bouwerk
	3640 Inbel-kontaksentrus
	3645 Gemeenskapsdienste
	3650 Bestuursdies
	3655 Ingenieurs
	3660 Opvoeding
	3665 Elendomsagente
	3670 Betrekkings gevra
	3675 Finansiële
	3680 Algemeen
	3685 Hare & skoonheid
	3690 Gasvryheid / spyseniering
	3695 T/tekenaars
	3701 Geregtelike
	3705 Medies
	3710 Motorindusrie
	3715 Buteland
	3720 Deedlyds / tydskrif
	3725 Massering
	3730 Personeel / Menslike
	3735 Personeelkennisgewings
	3740 Kleinhandel
	3745 Sekretaries / PA
	3750 Veilighede
	3755 Skakelbord / ontvangs
	3760 Verkepe & bemarking
	3765 Opleidingskursusse
	3770 Tegies
	3775 Vardighede
	3775 Vleisbedryf

VOLWASSENES	
2001 Kietelany	3601 Gevra
2005 Klubs & vermaak	3605 Administratief
2010 Massering	3610 Landbou
2015 Privaat	3615 Argitek
2020 Betrekkings	3620 Vakmanne / ambagte
	3625 Au Pairs
	3630 Bankwese / versekering
	3635 Bouwerk
	3640 Inbel-kontaksentrus
	3645 Gemeenskapsdienste
	3650 Bestuursdies
	3655 Ingenieurs
	3660 Opvoeding
	3665 Elendomsagente
	3670 Betrekkings gevra
	3675 Finansiële
	3680 Algemeen
	3685 Hare & skoonheid
	3690 Gasvryheid / spyseniering
	3695 T/tekenaars
	3701 Geregtelike
	3705 Medies
	3710 Motorindusrie
	3715 Buteland
	3720 Deedlyds / tydskrif
	3725 Massering
	3730 Personeel / Menslike
	3735 Personeelkennisgewings
	3740 Kleinhandel
	3745 Sekretaries / PA
	3750 Veilighede
	3755 Skakelbord / ontvangs
	3760 Verkepe & bemarking
	3765 Opleidingskursusse
	3770 Tegies
	3775 Vardighede
	3775 Vleisbedryf

VOLWASSENES	
2001 Kietelany	3601 Gevra
2005 Klubs & vermaak	3605 Administratief
2010 Massering	3610 Landbou
2015 Privaat	3615 Argitek
2020 Betrekkings	3620 Vakmanne / ambagte
	3625 Au Pairs
	3630 Bankwese / versekering
	3635 Bouwerk
	3640 Inbel-kontaksentrus
	3645 Gemeenskapsdienste
	3650 Bestuursdies
	3655 Ingenieurs
	3660 Opvoeding
	3665 Elendomsagente
	3670 Betrekkings gevra
	3675 Finansiële
	3680 Algemeen
	3685 Hare & skoonheid
	3690 Gasvryheid / spyseniering
	3695 T/tekenaars
	3701 Geregtelike
	3705 Medies
	3710 Motorindusrie
	3715 Buteland
	3720 Deedlyds / tydskrif
	3725 Massering
	3730 Personeel / Menslike
	3735 Personeelkennisgewings
	3740 Kleinhandel
	3745 Sekretaries / PA
	3750 Veilighede
	3755 Skakelbord / ontvangs
	3760 Verkepe & bemarking
	3765 Opleidingskursusse
	3770 Tegies
	3775 Vardighede
	3775 Vleisbedryf

VOLWASSENES	
2001 Kietelany	3601 Gevra
2005 Klubs & vermaak	3605 Administratief
2010 Massering	3610 Landbou
2015 Privaat	3615 Argitek
2020 Betrekkings	3620 Vakmanne / ambagte
	3625 Au Pairs
	3630 Bankwese / versekering
	3635 Bouwerk
	3640 Inbel-kontaksentrus
	3645 Gemeenskapsdienste
	3650 Bestuursdies
	3655 Ingenieurs
	3660 Opvoeding
	3665 Elendomsagente
	3670 Betrekkings gevra
	3675 Finansiële
	3680 Algemeen
	3685 Hare & skoonheid
	3690 Gasvryheid / spyseniering
	3695 T/tekenaars
	3701 Geregtelike
	3705 Medies
	3710 Motorindusrie
	3715 Buteland
	3720 Deedlyds / tydskrif
	3725 Massering
	3730 Personeel / Menslike
	3735 Personeelkennisgewings
	3740 Kleinhandel
	3745 Sekretaries / PA
	3750 Veilighede
	3755 Skakelbord / ontvangs
	3760 Verkepe & bemarking
	3765 Opleidingskursusse
	3770 Tegies
	3775 Vardighede
	3775 Vleisbedryf

VOLWASSENES	
2001 Kietelany	3601 Gevra
2005 Klubs & vermaak	3605 Administratief
2010 Massering	3610 Landbou
2015 Privaat	3615 Argitek
2020 Betrekkings	3620 Vakmanne / ambagte
	3625 Au Pairs
	3630 Bankwese / versekering
	3635 Bouwerk
	3640 Inbel-kontaksentrus
	3645 Gemeenskapsdienste
	3650 Bestuursdies
	3655 Ingenieurs
	3660 Opvoeding
	3665 Elendomsagente
	3670 Betrekkings gevra
	3675 Finansiële
	3680 Algemeen
	3685 Hare & skoonheid
	3690 Gasvryheid / spyseniering
	3695 T/tekenaars
	3701 Geregtelike
	3705 Medies
	3710 Motorindusrie
	3715 Buteland
	3720 Deedlyds / tydskrif
	3725 Massering
	3730 Personeel / Menslike
	3735 Personeelkennisgewings
	3740 Kleinhandel
	3745 Sekretaries / PA
	3750 Veilighede
	3755 Skakelbord / ontvangs
	3760 Verkepe & bemarking
	3765 Opleidingskursusse
	3770 Tegies
	3775 Vardighede
	3775 Vleisbedryf

VOLWASSENES	
2001 Kietelany	3601 Gevra
2005 Klubs & vermaak	3605 Administratief
2010 Massering	3610 Landbou
2015 Privaat	3615 Argitek
2020 Betrekkings	3620 Vakmanne / ambagte
	3625 Au Pairs
	3630 Bankwese / versekering
	3635 Bouwerk
	3640 Inbel-kontaksentrus
	3645 Gemeenskapsdienste
	3650 Bestuursdies
	3655 Ingenieurs
	3660 Opvoeding
	3665 Elendomsagente
	3670 Betrekkings gevra
	3675 Finansiële
	3680 Algemeen
	3685 Hare & skoonheid
	3690 Gasvryheid / spyseniering
	3695 T/tekenaars
	3701 Geregtelike
	3705 Medies
	3710 Motorindusrie
	3715 Buteland
	3720 Deedlyds / tydskrif
	3725 Massering
	3730 Personeel / Menslike
	3735 Personeelkennisgewings
	3740 Kleinhandel
	3745 Sekretaries / PA
	3750 Veilighede
	3755 Skakelbord / ontvangs
	3760 Verkepe & bemarking
	3765 Opleidingskursusse
	3770 Tegies
	3775 Vardighede
	3775 Vleisbedryf

VOLWASSENES	
2001 Kietelany	3601 Gevra
2005 Klubs & vermaak	3605 Administratief
2010 Massering	3610 Landbou
2015 Privaat	3615 Argitek
2020 Betrekkings	3620 Vakmanne / ambagte
	3625 Au Pairs
	3630 Bankwese / versekering
	3635 Bouwerk
	3640 Inbel-kontaksentrus
	3645 Gemeenskapsdienste
	3650 Bestuursdies
	3655 Ingenieurs
	3660 Opvoeding
	3665 Elendomsagente
	3670 Betrekkings gevra
	3675 Finansiële
	3680 Algemeen
	3685 Hare & skoonheid
	3690 Gasvryheid / spyseniering
	3695 T/tekenaars
	3701 Geregtelike
	3705 Medies
	3710 Motorindusrie
	3715 Buteland
	3720 Deedlyds / tydskrif
	3725 Massering
	3730 Personeel / Menslike
	3735 Personeelkennisgewings
	3740 Kleinhandel
	3745 Sekretaries / PA
	3750 Veilighede
	3755 Skakelbord / ontvangs
	3760 Verkepe & bemarking
	3765 Opleidingskursusse
	3770 Tegies
	3775 Vardighede
	3775 Vleisbedryf

WERK

3600

ALGEMEEN

3680

WAARSKUWING

Lesers moet hulle vergewis van alle dienste wat aangebied word, en kwotasies en deposito's wat vereis word, nagaan voordat hulle enige daartoe aanvaar. Dit is die verbruiker se verantwoordelikheid om die adverteerder teen wille hulle sake wil doen, se getuigskrifte na te gaan.

Beeld Geklassifiseerd bied 'n diens aan adverteerders om hulle dienste en/of produkte te bemerk.

Beeld Geklassifiseerd aanvaar egter geen verantwoordelikheid of aanspreeklikheid vir enige skade of eise teen die adverteerder nie.

FOUTE/KORREKSIES EN KANSELLASIES

Die geklassifiseerde advertensies verskyn daaglik as deel van die hoofkoraan en sluit daaglik om 12:00 (geen uitsonderings nie).

Advertensies is vooruitbetaalbaar en GEEN advertensie sal gepubliseer word sonder 'n bewys van betaling nie. Die bewys van betaling MOET per e-pos of faks gestuur word na: vakaturepta@beeld.com, algemeenpta@beeld.com, eiendommestpt@beeld.com of faks 086 632 650/12/4. Telefoonnommer 087 741 3130.

PROSEDURE OM 'N ADVERTENSIE TE PLAAS IS SOOS VOLG:

Media24 benodig bestaande/nuwe kliente/besighede se persoonlike inligting.

PRIVATE ADVERTEREERS

Naam, van, ID-nummer, straatadres, posadres, e-pos, telefoonnommer, faksnommer en selfoonnommer.

BESIGHEDE/MAATSKAPPY/SKOLE MOET ASSEBLIEF 'N BRIEFHOOF SAAMSTUUR:

Geregistreerde naam van die besighede en/of handelsryend as: eenmansaak, vennootskap, myn, BK, trust se registrasienommer, BTW-nummer, straatadres, posadres, e-pos, telefoonnommer, selfoonnommer, faksnommer, naam, van, ID-nummer van eienaar/direkteur.

Die verantwoordelikheid berus by die adverteerder om seker te maak dat sy/har advertensie reg verskyn en om foute voor 09:00 op die eerste dag van publikasie onder **Beeld** se aandag te bring.

Beeld aanvaar geen verantwoordelikheid vir meer as een foutiewe plasing nie.

Krediet en gratis plasing sal nie gegee word vir tipografiese foute wat nie die bewoording van die advertensie betref nie.

• Sodra 'n advertensie teruggelees word en deur die adverteerder as korrek bevestig is (inhoude/hof/datum), kan daar nie op 'n gratis plasing aangedring word.

• Indien daar per faks of e-pos met **Beeld** gekommunik word, moet die adverteerder die ontvangs daaronder telefonies met **Beeld** bevestig.

• **Beeld** aanvaar geen verantwoordelikheid vir die posisionering van advertensies nie.

• Die onus rus op die adverteerder om hom/haar te vergewis van die sluitingstye daaglik om 12:00.

• Geen advertensie sal geplaas word indien die adverteerder nie die korrekte bedrag inbetaal het nie.

Alle geklassifiseerde advertensies wat op rekening verskyn, is onderwerp aan kredietgekoeding.

Voorwaardes geld.

BRIDGING CASH

While waiting for PENSION/PACKAGE Payout (Lump sum only)

Jhb: 011 394 6937
081 562 0510
Pta: 012 323 4641
Vaal: 016 933 5451
081 404 0945

OORBRUGGINGS LENINGS?

Wag u vir pensioen- of pakket uitbetaling? Stuur "pleasecallme" na 086 301 7856

Waterfont Bridge, Bellville
IRIS BRIDGE
0860 105 546

PRIVAAT VERBAND VIR HUISEIAARS.

Kontak 071 227 1983

PERSOONLIK

MADAM I
Accurate psychic readings.
Telephone readings as well.
Credit / Debit cards welcome!
IRMA 072-015-9999

SIENER • 083 261 0354
Toekoms & hulp met probleme, liefde, finansies, geluk ens.

TE KOOP

GESOEK OM TE KOOP



Appendix Eii

Proof of Site Notice

NOTICE OF APPLICATION FOR A BASIC ASSESSMENT PROCESS

Notice is hereby given that an application for environmental authorisation in terms of the EIA Regulations, 2014 (Regulations in terms of Chapter 6 of the National Environmental Management Act, 1998, as amended) will be lodged with the Gauteng Department of Agriculture and Rural Development.

Project Name: Peach Tree Ext 21 & Ext 22 Industrial.

Project & Property Description: The proposed Peach Tree Ext 21 & Ext 22 Industrial development is for the establishment of a Industrial Township which is situated on Portions 105, 109 & 331 of the Farm Knopjeslaagte 385 – JR, City of Tshwane, Gauteng.

Potential Listing Activities Applied for in terms of the 2014 NEMA EIA Regulations:

GNR 983 (Listing Notice 1) – Activity 9, 10, 27 & 28

GNR 985 (Listing Notice 3) – Activity 4 & 12

(Listed Activities triggered will be confirmed during the Application process)



Proponent Name: Dexalinx (PTY) Ltd.

Location: The proposed study area is situated in Centurion south of The Els Club, Copperleaf, east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station.

Date of Notice: 4 October - 2 November 2016

The aforementioned proposed development requires an application subject to a Basic Assessment. Representations with respect to this application may be made by phone, fax or e-mail within 30 days of the date of the notice. Please note that in order to continue to receive information regarding this project, you must register as an I&AP with the contact person listed below.

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants CC

Public Participation registration and Enquiries: **Juanita De Beer**

Project Enquiries: **Bianca Cronjé**

P.O. Box 11375

Maroelana 0161

www.bokamoso.net



Tel: (012) 346 3810

Fax: (086) 570 5659

E-mail: reception@bokamoso.net







Appendix Eiii

Written Notice

Peach Tree X21 & X22 Draft Basic Assessment Report for Review

A period of 30 days is allowed for your review and comments on the document from 24 October – 22 November 2016. Your comments should be sent directly to our office Bokamoso Attention: Bianca Cronjé or Juanita De Beer (reception@bokamoso.net or fax: 086 570 5659).

A copy of the report is available at:

Venue: Rooihuiskraal Library

Address: Tiptol Corner, Centurion, 0157

Attention: Catherine

Tel: 012 358 5640

Date: 24 October– 22 November 2016

Also available on our Website:
www.bokamoso.net



Please do not hesitate to contact us should you have any queries regarding the abovementioned development.

Contact person: **Juanita De Beer**

Tel: 012 346 3810 Fax: 086 570 5659

E-mail: reception@bokamoso.net



NOTICE OF APPLICATION FOR A BASIC ASSESSMENT PROCESS

Notice is hereby given that an application for environmental authorisation in terms of the EIA Regulations, 2014 (Regulations in terms of Chapter 6 of the National Environmental Management Act, 1998, as amended) will be lodged with the Gauteng Department of Agriculture and Rural Development.

Project Name: Peach Tree Ext 21 & Ext 22 Industrial.

Project & Property Description: The proposed Peach Tree Ext 21 & Ext 22 Industrial development is for the establishment of a Industrial Township which is situated on Portions 105, 109 & 331 of the Farm Knopjeslaagte 385 – JR, City of Tshwane, Gauteng.

Potential Listing Activities Applied for in terms of the 2014 NEMA EIA Regulations:

GNR 983 (Listing Notice 1) – Activity 9, 10, 27 & 28

GNR 985 (Listing Notice 3) – Activity 4 & 12

(Listed Activities triggered will be confirmed during the Application process)



Proponent Name: Dexalinx (PTY) Ltd.

Location: The proposed study area is situated in Centurion south of The Els Club, Copperleaf, east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station.

Date of Notice: 4 October - 2 November 2016

The aforementioned proposed development requires an application subject to a Basic Assessment. Representations with respect to this application may be made by phone, fax or e-mail within 30 days of the date of the notice. Please note that in order to continue to receive information regarding this project, you must register as an I&AP with the contact person listed below.

Queries regarding this matter should be referred to:

Bokamoso Landscape Architects and Environmental Consultants CC

Public Participation registration and Enquiries: **Juanita De Beer**

Project Enquiries: **Bianca Cronjé**

P.O. Box 11375

Maroelana 0161

www.bokamoso.net



Tel: (012) 346 3810

Fax: (086) 570 5659

E-mail: reception@bokamoso.net

LEBOMBO GARDEN BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810

Fax: 086 570 5659

E-mail: reception@bokamoso.net

Website: www.Bokamoso.net



Dear Landowner/Tenant

4 October 2016

You are hereby informed that **Bokamoso Landscape Architects and Environmental Consultants CC** were appointed (as EAP) by **Dexalinx (Pty) Ltd** to conduct the Basic Assessment Process in terms of the 2014 NEMA EIA Regulations for the proposed **Peach Tree Ext 21 & Ext 22 Industrial**.

Project Description:

The proposed Peach Tree Ext 21 & Ext 22 Industrial development is for the establishment of a Industrial Township which is situated on Portions 105, 109 & 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng.

In terms of Regulation No. R982 published in the Government Notice No. 38282 of 4 December 2014 of the National Environment Management Act, 1998 (Act No. 107 of 1998) Governing Basic Assessment Procedures (Notice 1 – Governing Notice R983 and Notice 3 Governing Notice R985) of the 2014 amended NEMA Regulations, the EAP must inform all landowners and tenants of properties adjacent to the proposed development.

This letter serves as notification to you, (landowner/tenant) of the property of the proposed development. Bokamoso requests that you supply the contact details of any tenants or other interested and affected parties that may reside or work on the property. Bokamoso will supply these parties with the necessary notification letters.

Alternatively, you are also welcome to distribute copies of your notification to these parties. We will however require proof that you supplied the notices to the tenants, landowners, workers etc. An alternative to the above option is to act as representative on behalf of these parties.

Please confirm within 30 days (via email/fax) that you received the landowners/tenant notification and this letter, please note that you can register throughout the Basic Assessment process. Kindly also confirm the number of tenants, if any, on your property and the preferred method of communication.

Please may you notify Bokamoso if you are planning to sell your property as the new owners will be required to be registered as an I&AP.

Regards

.....
Lizelle Gregory/Juanita De Beer

Peach Tree Ext 21 & Ext 22 Industrial - Landowner Notification

Acknowledgement of Receipt of land owner notification concerning the proposed Peach Tree Ext 21 & Ext 22 Industrial Project.

	Name	Address	Contact Details	Signature
1	Eagle's Creek Aviation Estate		Email: Fax: Tel:	
2	108 Porten of Kloppieslaag	on R114	Email: Fax: Tel: 0722222944	
3	Patton 100.		Email: andrew@discovery.co.za Fax: Tel: 012 668 9917.	
4	Heuben Mpanole	Plot 1516/52	Email: Christodimit@gmail.com Fax: Tel: 079 1112	
5	Laundré Laek	Cnr R114 & R511 Laezonia	<div data-bbox="861 806 1380 1041" data-label="Complex-Block"> <p>Engen Laezonia VAT No: 4700196589 Tel: 012 669 0001 Cnr R114 & R511 Laezonia laezonia@oilgro.co.za</p> </div>	
6	Nelson Jordim	Private Liquor store Laezonia Engen	Email: Fax: Tel: (012) 6693275	
7			Email: Fax: Tel:	
8			Email: Fax: Tel:	
9			Email: Fax: Tel:	
10			Email: Fax: Tel:	
11			Email: Fax: Tel:	
12			Email: Fax: Tel:	
13			Email: Fax: Tel:	
14			Email: Fax: Tel:	

List of REGISTERED LETTERS

Lys van GEREĞISTREERDE BRIEWE

(With an insurance option/met 'n versekeringsopsie)



Post Office

Full tracking and tracing/Volledige volg en spoor

Name and address of sender
Naam en adres van afsender

Bobamase P.O. Box 11375,
Mercedoná 0161

Peach Tree X21 + X22; Peach Tree X23 + Peach Tree X24

Enquiries/Navrae

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-klëntafskrif
1	Engen Petroleum P.O. Box 35, Cape Town, 8000					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 799 625 114 ZA CUSTOMER COPY 301028R
2	MINTIQ P.O. Box 70406, Bryanston, Gauteng, 2021					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 799 625 128 ZA CUSTOMER COPY 301028R
3	R2T Zelpy 5373 P.O. Box 38805, Faerie Glen, Pretoria, 0043					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 799 625 091 ZA CUSTOMER COPY 301028R
4	Russel Anthony Khourie P.O. Box 299, Krugersdorp, 1740					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 799 625 105 ZA CUSTOMER COPY 301028R
5	Hermann Reinhardt Avenant P.O. Box 53197, Wierdapark, 0149					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 799 625 074 ZA CUSTOMER COPY 301028R
6	TEMBIBEX P.O. Box 94093, Erasmus, Gauteng, 0023					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 799 625 088 ZA CUSTOMER COPY 301028R
7	Airpark Property Development P.O. Box 128, Fourways, 2055					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 799 625 030 ZA CUSTOMER COPY 301028R
8	DEXALINX P.O. Box 34093, Erasmus, 0023					REGISTERED LETTER (with a domestic insurance option) ShareCall 0800 111 502 www.sapo.co.za RD 799 625 043 ZA CUSTOMER COPY 301028R
9						
10						
Total Totaal		R	R	R	R	

Number of letters posted
Getal briewe gepos

Signature of client

Handtekening van klënt

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.

Date stamp



Datumstempel



Appendix Eiv

Comments and Issues Register

**COMMENT AND RESPONSE REPORT-
FOR THE PROPOSED PEACH TREE EXT 21 & 22 DEVELOPMENT**

Take note: *This issues and response report attached as part of the FBAR submitted to GDARD for consideration, reflects the PP process according to the dates on which the I&AP/ organ of state/ institution inputs, registration request etc. were received. Some of the I&AP information only confirms the registration of a specific I&AP and other information captured reflects actual comments received during the BA Process. Bokamoso responded to the issues raised and the I&APs and feel that it was possible to address the issues raised by the I&APs in the BAR, EMPr and in the issues and response report. I&APs are welcome to forward their final comments to GDARD for consideration and for record keeping purposes.*

Issue	Commentator	Response
<p>I acknowledge with thanks receipt of your email dated 04 October 2016, addressed to the Director General regarding the subject matter.</p> <p>Kindly note that the matter has been referred to the Deputy Director General: Spatial Planning and Land Use Management: Dr N Makgalemele for attention and response.</p> <p>Should you wish to follow up on this matter, kindly contact Ms Karen: Tel: 012 312 9665. Email: Karen.VanSchalkwyk@drdlr.gov.za or Ms Baloi: Tel: 012 312 9851. Email: Malebo.Baloi@drdlr.gov.za</p>	<p>Samuel Masemola Department of Rural Development and Land Reform DGOffice@drdlr.gov.za 6 October 2016</p>	<p>Thank you for your response, we have noted your comments on our Issues and Comments Register.</p>
<p>Thank you for your notification regarding the development.</p> <p>In terms of the National Heritage Resources Act, no 25 of 1999, heritage resources, including archaeological or palaeontological sites over 100 years old, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a Heritage Impact Assessment is done. This must include the archaeological component (Phase 1) and any other applicable heritage components. Appropriate (Phase 2) mitigation, which</p>	<p>Andrew Salomon asalomon@sahra.org.za SAHRA 14 October 2016</p>	<p>A Heritage Specialist has been appointed and the report is attached as part of the FBAR. No significant cultural and historical features were identified on the study area.</p> <p>The EMPr and Heritage input however makes provision for the procedures required when any cultural historical features/ archaeological sites are discovered during the construction or</p>

<p>involves recording, sampling and dating sites that are to be destroyed, must be done as required.</p> <p>The quickest process to follow for the archaeological component is to contract an accredited specialist (see the website of the Association of Southern African Professional Archaeologists www.asapa.org.za) to provide a Phase 1 Archaeological Impact Assessment Report. This must be done before any large development takes place.</p> <p>The Phase 1 Impact Assessment Report will identify the archaeological sites and assess their significance. It should also make recommendations (as indicated in section 38) about the process to be followed. For example, there may be a mitigation phase (Phase 2) where the specialist will collect or excavate material and date the site. At the end of the process the heritage authority may give permission for destruction of the sites.</p> <p>Where bedrock is to be affected, or where there are coastal sediments, or marine or river terraces and in potentially fossiliferous superficial deposits, a Palaeontological Desk Top study must be undertaken to assess whether or not the development will impact upon palaeontological resources – or at least a letter of exemption from a Palaeontologist is needed to indicate that this is unnecessary. If the area is deemed sensitive, a full Phase 1 Palaeontological Impact Assessment will be required and if necessary a Phase 2 rescue operation might be necessary. Please note that a nationwide fossil sensitivity map is now available on SAHRIS to assist with determining the fossil sensitivity of a study area.</p> <p>If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority motivating for exemption from having to undertake further heritage assessments.</p>		operational phases of the development.
--	--	--

Any other heritage resources that may be impacted such as built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscape or viewsapes must also be assessed.		
Please register Eagles Creek Business Trust as an IAP for the above proposed development. Please confirm receipt of registration.	Ian Roos Eagles Creek Business Trust ecologic@mweb.co.za 13 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Please register me as an I&AP for the application for an Industrial Township at Knoppieslaagte 385 JR, Peach Tree Ext 21 & Ext 22 Industrial.	Bob Glossop bomax@mtnloaded.co.za 18 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
I hereby register as an interested party.	Nano Matlala matlala@msmminc.co.za 25 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Thank you for this notification. Please can you register me as an Interested and Affected Party for both the proposed Peach Tree X21 & X22 Industrial Project and the proposed Peach Tree X24 Development.	Dalene van der Merwe literay@vodamail.co.za 26 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.

Thank you for informing me of the other applications in our area. Please register me as an interested and affected party for peach tree X21, X22 and X24 also.	Karen Holtzhausen Karenholt111@gmail.com 26 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
I would like to register for Peach Tree X21 & X22 as well.	Paul Millinger pgmillinger@gmail.com 26 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Please register me for the Peach Tree X21 & X22 development and submit documents as have been produced so far.	Elke Haas Elke.haas@gmail.com 26 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Thanks for the notification. Since this is a “new” application, please register me as an IAP for this application. Please ensure that all communication is sent to tiaanvc@gmail.com . Your confirmation of registration will be appreciated.	Tiaan van Coppenhagen tiaanvc@gmail.com 26 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Please register me.	Liz Pattison liz@carrpattison.co.za 26 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Please register Sasha Howard, as an Interested and Affected Party for Peach Tree X21 & X22 Industrial.	Sasha Howard Sasha.howard@jasco.co.za	Thank you for your response, we have registered you as an Interested and/or

	26 October 2016	Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Please register myself as an I&AP for the Peach Tree X21 & X22 Project.	Nick Foster Nickfoster155@gmail.com 26 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
I would like to register for all of these as well please.	Duncan Williams villaduntel@gmail.com 27 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
As an I&AP I reject the industrial application for the two portions 331 of the farm Knopjeslaagte 385 JR. This is an agricultural area not meant for industry. Please do not have this area spoilt by an industrial area.	Lee Greeff kouwaternana@gmail.com 27 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Please could you register me as an IAP for this Peach Tree X21 & X22.	Julia Henry Juliahenry8@gmail.com 27 October 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Regarding the Peach Tree developments and prospecting et al, I am registering as an interested and affected party, residing at Plot 39	Carol o'Brien editor@workinfo.com	Thank you for your response, we have registered you as an Interested and/or

Bodley Road, laezonia with effect from 11 September 2016. I see that the deadline was end October 2016 but am trusting that this submission will be accepted given that the Telkom lines have been done since midday 31 October in our area.	1 November 2016	Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Thank you for letting us know. Please also register me as an I&AP for the Peach Tree Ext 21, 22 developments.	Patrick Fynn fynnovation@gmail.com 2 November 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Please register me as I&AP for proposals for Peact Tree Ext 21 & X22.	Dave Fourie dave@clce.co.za 2 November 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
I would like to register as an Effected and Interested Party in connection with the above.	Ursula Glendinning Glendinning.uvn@gmail.com 2 November 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
Please would you register me as an Interested and Affected Person for the Peach Tree Project. I am a joint owner of Plot 84 Knopjeslaagte. (Cnr M26 and Mimosa Road).	Penny Aarts Penny@acresoflove.org 3 November 2016	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project. We will keep you updated regarding the process in the future.
It seems prudent to register as I&AP as these are linked to the other developments for which I have registered. Thank you and please add me to the register.	Mercia Komen merciam@Crocodileriverreserve.co.za Crocodile River Reserve	Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project.

	8 November 2016	We will keep you updated regarding the process in the future.
<p>The Draft Basic Assessment Report (DBAR) regarding the above-mentioned development received by the Department on 24 October 2016 has reference.</p> <p>The proposal entails the development of a light industrial township on afore-mentioned sites. The proposed establishment of industrial township will consist of six erven zoned as Industrial 2, (Commercial Use, Light Industry, Cafeteria, Carwash, Place of Refreshment, Retail industries and shops), one erf zoned for infrastructure Works, one erf zoned for Municipal and one erf zoned as Special. The proposed development entails activities that are listed as Activity 9, 10 and 27 of Listing Notice 1, Activity 4 and 12 of Listing Notice 3 of the Environmental Impact Assessment Regulations 2014, promulgated in terms of sections 24(5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998, as amended). The proposed site measures approximately 19.5953 hectares in extent.</p> <p>The Department will like to comment as follows:</p> <p>1. Alignment of the activity with applicable legislations and policies</p> <p>The activities applied for comply with the relevant legislation as outlined in Section 2 of Draft BAR:</p> <ul style="list-style-type: none"> • National Environmental Management Act, 1998 (Act No. 107 of 1998). • National Water Act, 1998 (Act 36 of 1998). • National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004). • National Environmental Management: Air Quality Act (Act 39 of 2004). • National Heritage Resources Act, 1999 (Act 25 of 1999). • National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003). 	<p>Khaka Khaka Khaka.Khaka@gaiteng.gov.za GDARD 11 November 2016</p>	<p>Noted.</p> <p>Comments have considered and addressed in the Final BAR.</p>

<ul style="list-style-type: none"> • National Environmental Management: Waste Act, 2008 (Act 59 of 2008). • The Conservation of Agricultural Resources Act, 1983 (no 43 of 1983). • Environmental Impact Assessment Regulations of 2014 (GNR 982 – 985). • All relevant Provincial Regulations including Municipality by-laws. <p>2. Environmental Sensitivities on the proposed route The proposed site falls within the Critical Biodiversity Areas and Important Areas as per C-Plan Version 3.3. Furthermore, the GIS reveal the presence of Orange Listed Plants (Habitat) and Primary Vegetation.</p> <p>Fauna and Flora (Biodiversity) specialist studies and all other identified specialist studies should be conducted.</p> <p>3. Alternatives The alternatives that were considered beside the proposal for this development are as:</p> <ul style="list-style-type: none"> • Heavy Industrial Township <p>4. Significant rating of impacts The methodology of assessing the impacts included in the Draft BAR is considered adequate but the Final BAR should expand further on these to ensure that an informed decision is made by the Department.</p> <p>5. Locality map and layout plans or facility illustrations This Department is satisfied with the locality and layout maps provided in the Draft BAR. On submission of the Final BAR, the below aspects must be taken into account with regards to the Locality and Layout Map:</p> <ul style="list-style-type: none"> • The Locality Map <ul style="list-style-type: none"> ➤ The scale of locality map must be at least 1:50000. 		
--	--	--

<p>For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map.</p> <ul style="list-style-type: none"> ➤ The locality map and all other maps are in colour. ➤ Locality map must show property boundaries and numbers within 100m of the site. ➤ For gentle slopes the 1, contour intervals must be indicated in the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan. ➤ Areas with indigenous vegetation (even if it is degraded or infested with alien species). ➤ Locality map must show exact position of development site or sites. ➤ Locality map shows and identifies (if possible) public and access roads. ➤ The current land use as well as the land use zoning of each of the properties adjoining the site or sites. <ul style="list-style-type: none"> • The layout plan <p>The layout plan is printed in colour and is overlaid with a sensitivity map (if applicable); layout plan is of acceptable paper size and scale, e.g.</p> <ul style="list-style-type: none"> ○ A4 size for activities with development footprint of 10sqm to 5 hectares. ○ A3 size for activities with development footprint of >5 hectares to 20 hectares. ○ A2 size for activities with development footprint of >20 hectares to 50 hectares. ○ A2 size for activities with development footprint of >50 hectares. - Layout plan scales should be guided by the following: <ul style="list-style-type: none"> • A0 = 1:500 • A1 = 1: 1000 • A2 = 1: 2000 • A3 = 1: 4000 • A4 = 1: 8000 (±10 000). 		
--	--	--

<ul style="list-style-type: none"> - Layout plan must show the position of services, electricity supply cables (indicate above or underground), water supply pipelines, boreholes, sewage pipelines, septic tanks, storm water infrastructure and existing telecommunication infrastructure (where possible). - Servitudes indicating the purpose of the servitude. - Sensitive environmental elements on and within 100m of the site or sites (including the relevant buffers as prescribed by the competent authority) including (but not limited thereto): <ul style="list-style-type: none"> • Rivers and wetlands. • The 1:100 and 1:50 year flood line (where applicable). • Cultural and historical features (where applicable). <p>6. EMPr</p> <p>It is important to note that the EMPr to be included in the BAR must be practical, site specific and easily enforceable.</p> <p>7. Public Participation process</p> <p>The public participation process must be conducted according to Chapter 6 of the Environmental Impact Assessment Regulations, 2014, (GNR 982) published under the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998, as amended). All public participation information including, but not limited to, proof of consultation and comments from key stakeholders, site notice, written notice, newspaper advertisement, comments and response report must be attached in the appropriate Appendices in the Final BAR.</p>		
<p>I have noted that an environmental assessment is currently taking place on Peach Tree X21 & X22 and X23 on Portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR, my concerns are as follows:</p> <ul style="list-style-type: none"> • There is no valid reference number from the Gauteng department of agriculture and rural development. • The activities that are envisioned for the site are “unknown”, 	<p>Georgia Diedericks Georgia@papi.co.za 14 November 2016</p>	<p>Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project.</p> <p>We have noted your comments on our</p>

<p>therefore how it is possible to be performing this EA?</p> <ul style="list-style-type: none"> • The area is not zoned for industrial use. • Water pollution (the rivers and ground water is very important to us living in the area as there are no municipal services like water). <p>Please keep me informed of developments and record my concerns.</p>		<p>Issues and Comments Register.</p> <p>The new EIA Regulations (2014 Regulations) do not require that a BA Process reference number be issued prior to the public participation process.</p> <p>The project application was submitted to GDARD when the Draft BAR was made available to GDARD and the I&APs for comment.</p> <p>The applicant also submitted a rezoning application for the proposed industrial development.</p> <p>GDARD and the local authority frameworks indicated that the study area is earmarked for development in line with the proposed light industrial zoning.</p> <p>The proposed light industrial development will not include any manufacturing processes and other industrial related processes that are associated with air, water, soil and noise pollution. The proposed development will furthermore be connected to municipal water supply and a sewer connection will also be provided once municipal sewer becomes available.</p>
<p>I would like to register as I&AP for all the projects that is currently taking place close to Laezonia/R511/R114/Gerhardsville. I am confused, there are too many applications and no explanations what applications are for which developments. As I&APs we need a clarification session by Bokamoso to explain to us what is going on</p>	<p>Esca Coetzee escacoetzee@gmail.com 16 November 2016</p>	<p>Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed Peach Tree X21 & X22 Project.</p>

<p>where. When will a public meeting be held, will all these developments be explained so that we can give an opinion? What will be the cumulative impact of all these developments? We live on plots far from each other... to only put up a sign and expect everyone to see it is not enough. Newspapers are not distributed in the plot areas, how will we be informed? Why was flyers not distributed? I don't think we had a fair opportunity to get involved in these developments.</p>		<p>Please refer to the attached Review Notice regarding the abovementioned project.</p> <p>Due to the fact that we received detailed comments from the I&APs regarding the proposed developments, it was possible to address all the comments in writing in the issues ad response reports and in the FBAR.</p> <p>Bokamoso interacted with the I&APs and on an on-going basis and managed to capture all the issues raised by I&APs. The issues raised by the I&AP are very similar and it was not regarded as necessary to arrange any additional meetings to collect issues.</p> <p>Bokamoso is involved in x5 applications in the area. The Peach Tree x 21, 22, 23 and 24 development applications are for x3 separate light industrial developments that are proposed adjacent to the N14 freeway.</p> <p>The light industrial applications for the three above mentioned applications are submitted on behalf of 3 different applicants/ companies. The reason for the split in applications is to make provision for 3 separate applications that can be sold off to investors/ other industrial developers.</p> <p>The three developments will gain access from the R114 on the study area for the</p>
---	--	---

		<p>Peach tree x 21 and 22 development site and it will not be possible to supply separate applications for the Peach Tree x 23 and 24 developments, because the provincial roads authority only allows access points on the provincial road that are 600m apart.</p> <p>This is why the holistic picture of the three developments were supplied at the beginning of each application.</p> <p>Also, take note that the specialist studies were conducted for the larger study area and not in isolation for each separate site. This is to ensure that the ecological aspects associated with the study area are addressed on a holistic basis.</p> <p>Also, take note that 3 separate town planning applications were submitted for the 3-proposed light industrial clusters and the applicants are not planning to develop industrial development in phases, but rather parallel to each other three parallel developments. The proposal of 3 separate developments were disclosed to GDARD and the I&APs from the outset.</p> <p>This specific comments and response report is for the Peach Tree x 21 and 22 developments.</p> <p>Bokamoso also submitted an application for a residential development to be known as Peach tree x 20 on the Farm</p>
--	--	---

	<p>Knopjeslaagte. This study area is located approximately 4km to the north of the R511/N14 interchange. The R511 road becomes the M26 and the proposed development will be situated in between the M26 and the Copperleaf Golf and Country Estate. The proposed residential land-use is in line with the surrounding and-uses already approved to the east of the M26.</p> <p>All the above-mentioned applications were submitted to GDARD for consideration and the applications were made in terms of the 2014 NEMA EIA Regulations.</p> <p>Bokamoso was also appointed to apply for a prospecting right of the Farm Hennops River, which is situated to the west of the M26. This application was made in terms of the Minerals Petroleum Resources Development Act (MPDRA) and the 2014 NEMA Regulations and this application and the delegated authority for this application is the Department of Mineral Resources (DMR).</p> <p>The prospecting application is for a gravel quarry and the Draft BAR for the prospecting application will be made available to the public for scrutiny shortly. Take note that this application is only a prospecting application and a prospecting right will not allow the applicant to commence with any mining</p>
--	---

		<p>activities.</p> <p>If the prospecting exercise confirm that the site is suitable for mining, a separate mining application, which will trigger a Full EIA process will be followed.</p> <p>If there are any further queries regarding the various applications, you are welcome to contact Bokamoso.</p>
<p>Could you please be so kind and email me the review notice for Peach Tree X21 & X22 once again, I seem to have mislaid it, it is for the DBAR and especially the commenting period thereto.</p>	<p>Elke Haas Elke.haas@gmail.com 21 November 2016</p>	<p>Thank you for your response, please refer to the attached Review Notice regarding the proposed Peach Tree X21 & X22 Project.</p> <p>Bokamoso allowed I&APs to supply comments even outside of the commenting periods.</p>
<p>I understand that an EAP is only required to do what the law specifies so it seems that only the minimum is being done to make the public aware of these projects and to ensure compliance with the EIA regulations. I would think that the purpose of the public participation requirements is not merely to comply with the minimum but to ensure that the I&AP's understand and are clear what is going on and how they can add value within the EIA process. I would like to highlight that running 3-4 EIA processes, by the same EAP in the same area, it would be assumed that a bit more effort would be done to make sure the I&AP's understand clearly and are not confused. At this stage this is not the case.</p> <p>I would also like to request as per my previous email that the cumulative environmental impacts of all these projects be assessed, as I do not see a response on this issue below.</p>	<p>Esca Coetzee Esca.coetzee@gmail.com 23 November 2016</p>	<p>Thank you for your query and concerns regarding the process for the proposed developments occurring within the Laezonia area, it has been noted and will be included in our report that is submitted to the Department.</p> <p>Bokamoso conducted the PP in line with the PP guidelines and Regulations as supplied in the 2014 NEMA EIA Regulations.</p> <p>Bokamoso erected more than one site notice even though the Regulations only required the erection of one site notice. Bokamoso also hand delivered notices to the surrounding land-owners even though the 2014 Regulations no longer require that I&APs within a 100m radius</p>

		<p>from the study area be informed.</p> <p>The various organs of state, the ward councilors in the area and any other parties that could have an interest in the project were also notified.</p> <p>Bokamoso therefore confirm that the PP processes that were followed were conducted in line with the applicable regulations and guidelines.</p> <p>It is also important to note that Bokamoso advertised all three proposed industrial developments separately and this contributed to the notification of even more I&APs of the proposed 3 light industrial developments.</p> <p>Each BAR application that was made available to the public furthermore explained the extent of the specific application by means of enlarged map and it also gave the locality of the proposed industrial development cluster in relation to the other two development clusters applied for.</p> <p>The x3 BAR processes followed therefore allowed for more extensive PP and it also made more I&APs aware of the proposed light industrial clusters to be developed in the north-eastern quadrant of the N14/ R114 interchange.</p> <p>As already mentioned Bokamoso also afforded the I&APs longer periods for the submission of their comments. Nobody</p>
--	--	--

		<p>were penalized for the late submission of comments.</p> <p>The fauna and flora studies for the study area were conducted for the larger development cluster for the 3 developments referred to in order to ensure that the environment is addressed in holistic manner. Also, take note that the BA process requires that the study area and its surroundings be considered. All the C-Plan maps attached as part of the BAR referred to the study area as well as the surrounding area.</p> <p>The BAR also requires that surrounding nature reserves, conservancies, watercourses, wetlands, ridges etc. be taken into consideration when assessing the compatibility of a proposed development with the study area and its surroundings.</p> <p>The BAR also considered cumulative impacts and the EMPs supplied mitigation measures to prevent cumulative impacts.</p> <p>Bokamoso put a significant amount of effort into the PP process and the advertisements, notices and reports that were made available to the I&APs supplied clear information regarding the specific application and the other applications adjacent to the specific application site. The BARs for the various applications even indicated the location of</p>
--	--	---

		the specific application in relation to the adjacent applications.
<p>Please find attached a comment on the applications for industrial activities on the Farm Knopjeslaagte, proposed by Bokamoso as separate studies. These comments are applicable to all BARs and should be replicated for each instance.</p> <p>The comments are on behalf of the Crocodile River Reserve, a biodiversity stewardship project with GDARD. The comment is in line with the power of attorney signed by members and with the adopted constitution.</p> <p>Letter</p> <p>Procedural Issues:</p> <ul style="list-style-type: none"> Notification <p>I&APs have commented that the site notice was posted in a manner to be unsafe to stop, and too small to read without leaving a vehicle and approaching the sign. The posted public notice was not translated to accommodate other language in the directly adjoining information settlement. It seems the residents in the settlement have not registered as I&APs which may be indicative of not being informed or assisted to know their rights.</p> <p>• GAUT reference number</p>	<p>Mercia Komen mercia@crocodileriverreserve.co.za Crocodile River Reserve 29 November 2016</p>	<p>Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register for the proposed Peach Tree X21 & X22, Peach Tree X23 and Peach Tree X24 Projects.</p> <p>Herewith Bokamoso's response;</p> <ul style="list-style-type: none"> Notification <p>Please note that all our sign boards are A2 which is in line with the NEMA Regulations and are placed at a visible site. However, thank you for your comments and inputs we have taken note of your concerns. Bokamoso erected more than one sign board and unfortunately it is always necessary to exit a vehicle when reading the advertisement boards.</p> <p>As consultants, we also have to leave our vehicles for purpose of erecting the various signs.</p> <p>• GAUT reference number</p>

The notice is without a GAUT reference number. It is inferred that the first step in the process as required by Regulation 16(a) and (b) has not been attended to. This includes but is not limited to – proof of payment of prescribed application fee, declaration of interest by the EAP, oath that information submitted is true and correct. Alternately the application has been lodged and the EAP has neglected to use the given reference number.

Section 16 of the Regulations, General application requirements, lists a number of specific requirements which are pre-requisites to continuing with the Environmental Impact Assessment. Without the GAUT reference, there is no way to readily ascertain if the EAP has complied with regulations. The EAP responds in the Comments and Response table for Peach Tree X23 “after submission of the application form and GAUT reference will be directed to project”. This does not conform with the regulations.



If an I&AP wishes to address a comment directly to the competent authority, this comment will be “unassigned” without a GAUT number, and thus compromise the I&APs rights.

- **Commencement**

Between 25 August 2015 and 24 March 2016 there is commencement of activity on Portion 109. This commencement seems to align with the access road as proposed by the site map. The length of the disturbance is 270m and the width is between 20 and 33 meters, and disturbance exceeding 7000m² when measured. This triggers a listed activity.

Please take note that the Application Form and the Draft Basic Assessment Report was submitted simultaneously, therefore, no GAUT reference number was provided at the time of the Draft BAR. Bokamoso received the following GAUT reference number for the project: 002/16-17/E0218.

The 2014 NEMA EIA Regulations do not require that a reference number be issued prior to PP. It allows for the submission of the application forms when the DBAR is submitted to GDARD for comment.

WE cannot see how the lack of a reference number can compromise the rights of the I&APs. The applications supplies a property description and a project title.

- **Commencement**

Unfortunately, Bokamoso was not involved in any EIA application when the road referred to were cleared from vegetation.

The clearance that took place on the study area was never withhold from the I&APs or the delegated authorities.



It is UNCLEAR if this application is a Section 24G (National Environmental Management Act 107 of 1998) rectification, or an ordinary EIA. If not a Section 24G, it should be or the EAP must clearly motivate why rectification is not required, and if the Department has been made aware of the commencement of activity without environmental authorisation.

The National Environmental Management Act 107 of 1998 (the Act) states:

On application by a person who –
24G

Has commenced with a listed or specified activity without an environmental authorisation in contravention of section 24F(1);

24F(1)

Notwithstanding any other Act, no person may –

Commence an activity listed or specified in terms of section 24(2)(a)

Fact is, Bokamoso took this matter up with the applicant of Peach tree x 21 and 22 and the applicant confirmed that he was not responsible for the road clearing activities that took place between August 2015 and March 2016. The applicant confirmed that he only purchased the property in 2016 and he only took transfer of the property in late 2016. The project manager furthermore confirmed that the access road clearance does not correspond with the access road indicated on the development layout.

Bokamoso must act as independent consultant on prefers not to get involved in such disputes. Bokamoso recommended that the applicant rather offer to rehabilitate the area and Bokamoso compiled a rehabilitation plan for the rehabilitation of the disturbed area with the “Potch Mixture” natural grass mixture.

Bokamoso proposed that the entire area be rehabilitated during the autumn or spring season.

This matter was discussed with the GDARD compliance and enforcement division (Me. Mary-Jane Ramahlodi) and the relevant official indicated that it will be possible to follow the rehabilitation option. The official however also requested that this proposal be discussed with the City of Tshwane

or (b) unless the competent authority or the Minister or Minerals and Energy, as the case may be, has granted an environmental authorisation for the activity; or commence and continue an activity listed in terms of section 2A(2)(d) unless it is done in terms of an applicable norm or standard.

- **Linked applications**

It is considered irregular that the Peach Tree developments are presented separately, and specifically indicated to not be a phased development.

- Each “extension” is dependent on the access road on “Peach Tree X21”.
- E21, E22 and E23 SHARE infrastructure and are intrinsically linked.
- The site layout plan clearly shows ONE entrance with a network of roads over all three “extensions”.
- Only the BAR for X21 and X22 has a site layout plan, an

Metropolitan Municipality (CTMM) responsible for the comments regarding the DBAR. The relevant official and CTMM (Me. Kemonne Mofela) undertook to discuss the proposed rehabilitation with her supervisor and she undertook to supply feedback on the same day of the discussion.

It has now been more than 3 weeks and the official failed to supply Bokamoso with the relevant feedback. Bokamoso also tried to contact the official and her supervisor on various occasions, but without any success.

Based on the above, it was decided to rather rehabilitate the study area (with immediate effect) than to submit a S24G application. The applicant is still awaiting the GDARD and CTMM go-ahead to proceed with the rehabilitation works.

Linked Applications:

The reason for the separate BAR applications were discussed in detail in the FBAR.

It was never the applicant's intention to avoid any EIA application process for the developments. In fact, the applicant followed three separate application processes and conducted 3 separate PP processes for the x3 light industrial developments. The reasons for he

<p>EMP and traffic assessment – meaning that the BAR for X23 is INCOMPLETE unless read with the other. As that IS the requirement that “extensions” cannot be decided separately and the BAR should be consolidated, and one decision anticipated.</p> <p>Regulation 11(3) stipulates – “If a proponent or applicant intends undertaking more than one activity as part of the same development within the area of jurisdiction of a competent authority, a single application must be submitted for such development and the assessment of impacts, including cumulative impacts, where applicable, and consideration of the application, undertaken in terms of these Regulations, will include an assessment of all such activities forming part of the development.” According, it is concluded that the Applications for Peach Tree X21, X22 and X23 may be more than once activity but are all part of the SAME development and therefore demand a single application. Here onward, all comments pertain to X21, X22 and X23 (no GAUT reference numbers provided by EAP.</p>		<p>separate applications were disclosed to GARD from the outset and as already mentioned the BAR processes followed for each application also took cognizance of the surrounding area far beyond the boundaries of the x3 study areas for the light industrial developments.</p>
--	--	--



Figure 1: Site Layout plan at found in BAR relating to X21 and X22

The separation is artificial and contrived, as operationally the “sections” will be one. This contrived division has the appearance of a (thinly) veiled attempt to force the competent authority to approve all through dependencies if ONE is deemed to have merit.

The each extension supposedly has a different owner is questionable as there are THREE portions, and the arrangement of Extensions overlaps the three portions. There is NO clarity on how ownership, access and management will be split between three supposedly different owners. These matters would have been addressed if the precursor of submitting an application was visible to I&APs.

It is argued that the applications cannot be represented as separate because the development proposal is for a unit – one township development. If the applicant is insistent on three different “owners”,

- **Linked applications**

The reasons for the 3 applicants and the three different applications were explained in detail in the FBAR.

Another restricting aspect is the fact that the Peach tree x 23 and 24 sites to the west of the Peach Tree x 21 and 22 study area cannot enjoy separate accesses. The provincial road authority only allows accesses that are 600m apart. And 600m away from the nearest intersection.

If the Peach tree x 21 and 22 is not supported by GDARD, the access road will still be at the point as provided on the layout plans. The access will most probably then divert into a service road

the portions should be divided along the ownership boundaries, and then each “section” can be considered on its own merits.

Regulations require that the entirety of a development is presented as ONE, and that the cumulative impacts are therefore known and considered. It is therefore inferred that the EAP or the developer are hedging their bets by presenting the development as separate, yet at the same time seeing it as expedient to do the specialist studies together – the best of both worlds for the applicant, and possible the short-end of the stick for the consideration of cumulative impacts for the environment.

Bokamoso Landscape Architects and Environmental Consultants CC October 2016

Activities Applied for in terms of NEMA:

In terms of Regulation No. R982 published in the Government Notice No. 38282 of 04 December 2014 of the National Environment Management Act (Act No. 107 of 1998) a specific list of activities was identified which could have a detrimental impact on the receiving environment. These listed activities require Environmental Authorization from the Competent Authority, i.e. the Gauteng Department of Agricultural and Rural Development (GDARD). **This is still very early in the environmental process and this is a desktop study therefore the activities applied for will still be confirmed as soon as more information is available.**

Figure 2: Extract from the BAR

The section “Activities applied for in terms of NEMA” refers, in BAR for all “extensions (X21, X22 and X23).

It is queried how the EAP can prepare a DRAFT BAR for the public to comment on and understand the potential and real impacts, AND at the same time claim “this is still very early in the environmental process and activities applied for will still be confirmed as more information is available.” Regulation 12(3)(b) requires that the proponent or applicant provide the EAP with ALL information regarding the application – by inference all activities.

When completing the BAR template the activities MUST be known in order for the impact to be assessed. In fact, ahead of completing the BAR the EAP must consider all the activities and determine if the

that run parallel to the provincial road until it reaches the Peach Tree x 23 and 24 study areas.

It is therefore important to supply the I&APs with the bigger picture.

The applicant decided to split the applications and he has the right to decide on the compilation of the specific development clusters.

The applicant is responsible for many industrial and light industrial developments in the area and he had significant problems with the Environmental Authorization (in terms of liabilities and responsibilities) issued for former applications where he decided to sell of portions of the development to another industrial developer/ investor.

The reason why Bokamoso stated that is was still very early in the application process is due to the fact that we required confirmation of services from the local authority. We mad provision or possible external services upgrading required by the CTMM in their comments regarding the DBAR.

Bokamoso apologizes if this statement was confusing. It is however important to take note that the I&APs are not prejudiced by this statement. In fact, we only included this statement in order to illustrate that we are following the

process will be BAR or Scoping and EIA. It is not possible to make that distinction if the activities which may trigger Scoping are not known.

The precautionary principle should apply, and as “little is known”, no activities should be authorized. The application should be void. An environmental authorisation is linked to a specific set of activities which potential negatives impacts on the environment HAVE to be assessed. As the EAP has failed to established those activities, it follows the impacts cannot be assessed and therefore the authorisation cannot be issued. Impacts to the receiving environment are more than the footprint of a structure. Particularly in the instance of industrial activity there are at minimum, consideration of ail pollution, water contamination, solid waste disposal, hazardous waste storage and disposal, impacts on climate change strategies, and human health considerations. All of these issues – and more-matter in an integrated environmental management system.

The Competent Authority is required by NEMA (24 O) when considering applications to take into account (1, b, v) any EMFs to the extent that such information, maps and frameworks are relevant to the application.

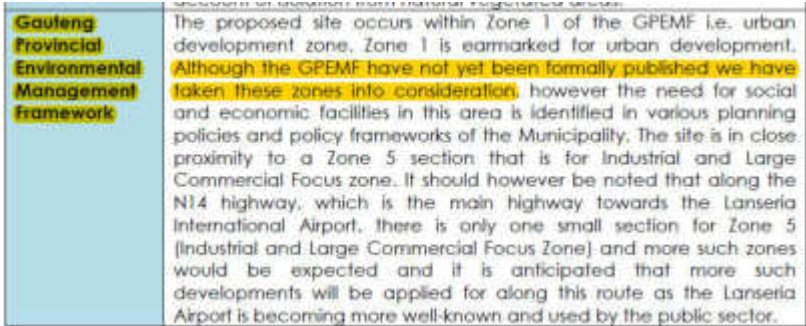


Figure 3: from page 21 on Peach Tree X23 BAR

The EAP mistakenly indicates that the Gauteng EMF is “not yet been

cautious approach when it comes the inclusion of possible listed activities.

We however managed to resolve the services issue and it is confirmed that no additional listed activities will at this stage be triggered by the required external services.

If the CTMM/ Eskom identify additional services upgradings required to implement the project, a separate EIA process will be followed for such services.

As EAP we listed the relevant activities that are applicable to the study area and the impacts associated with such activities were assessed.

As mentioned the preferred and recommended alternative for the proposed development on the study area is a light industrial development. A light industrial development is mainly associated with warehousing and packaging and includes no noxious industries that cause pollution threats.

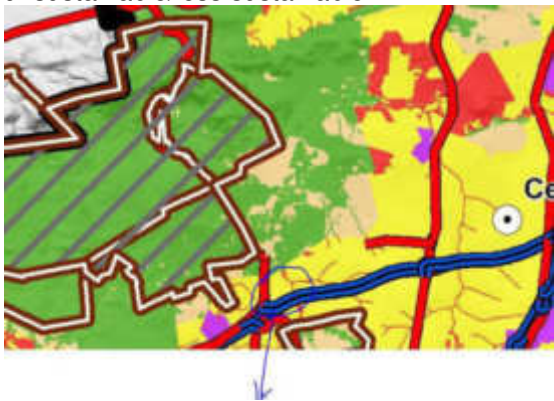
Many of the warehouses along the N1 freeway are constructed on properties with light industrial zoning. Such developments are not associated with pollution.

The GPMEF was taken into consideration. Bokamoso apologize for the incorrect information as reflected in

<p>formally published". This allegation that the EMF is not formally published is incorrect as it was formally adopted and published on 22 May 2015 by Gazette stating,</p> <p><i>"I, Lebogang Mai le, MEC for Economic Development, Environment, Agriculture and Rural Development hereby adopt and publish for implementation the Gauteng Provincial Environmental Management Framework, in terms of Regulation 5(4) of the Environmental Management Framework Regulations, 2010 published under Government Notice R547 in Gazette 33306 on 18 June 2010."</i></p> <p>The EAP also engages in a spurious argument: "the need for social and economic facilities in this area (is identified)". In South Africa, as in any country, "social and economic facilities" are needed. However to attain ecologically sustainable development as required by NEMA, there is provision for Environmental Management Frameworks which have the purpose of identifying compatible activities in various zones in order to promote proactive decision making. Additionally the local authority guides the Need and Desirability through Spatial Development Framework which identifies where there is a NEED, and indicates the location DESIRED for the desired activities.</p> <p>The EAP also absurdly states "The proposed site occurs within Zone 1 and Zone 3 of the GPEMF" (emphasis added). An area is only attributed to ONE zone in the EMF, and in this instance it is ZONE1. (see images below extracted from the EMF).</p> <p>The EAP argues that "more such zones would be expected [i.e. Zone 5] and that more such (industrial) development will be applied for because of Lanseria development. The EAP therefore is doing the work of the EMF, done over an extended period of time in consultation with stakeholders from ALL sectors, or the results of the EMF are being negated by an opinion.</p> <p>The EAP would have been more conscientious if in considering the ALTERNATIVE, a location alternative in the Lanseria mixed use development node was discussed, or a location in the industrial Zone identified in the Tshwane RSDF. The EAP in this respect ignores the</p>		<p>the DBAR. GDARD indicated that he GPEMF was published, but certain sections of the provision of this GPEMF must still come into effect. The information supplied was wrongly interpreted and it is confirmed that your comment is correct.</p> <p>GDARD indicated that the exclusions of activities are not in effect yet, but that the EMF had to be taken into consideration. The study area is situated within Zone 1 of the GPEMF and his means that the study area is earmarked for urban development.</p> <p>It was confirmed that Zone 1 also accommodates light industrial developments.</p> <p>It is also correct that the study area is only located in Zone 1 ad it is not affected by any Zone 3 aspects. The erroneous statement however has no negative effect on the I&APs, because the confirmation that the study area is only situated within Zone 1 confirms that GDARD did not regard the study area as ecologically sensitive/ conservation worthy when they compiled the GPEMF. Bokamoso however apologize for the inconvenience caused. The report was only in a Draft Format and such mistakes were removed from the FBAR.</p> <p>Fact is, the study area is situated within</p>
--	--	---

strategic planning in the City of Tshwane's RSDF too (more later). The bottom line is that the ADOPTED EMF indicates this region for urban development (Zone1) and not industrial and large commercial focus zone (Zone 5).

Given the situation as described, it would be expected of the competent authority to exercise that proactive decision making provided for by the EMF, and decline the application for failing to be aligned with strategic planning and therefore being unsustainable/less sustainable.










Zone 1, which is earmarked for urban development and the proposed development will be in line with the land-uses earmarked for Zone 1.

We take note of the information as contained in the GPEMF and once again apologise for this initial misinterpretation.

MAP LEGEND:

ENVIRONMENTAL MANAGEMENT ZONES

-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 4
-  Zone 5
-  Special Control Zones
-  Special Control Zone for Conservation, Recreation and Tourism

Zone 1: Urban development zone

Intention

The intention with this zone is to streamline urban development activities in it and to promote development infill, densification and concentration of urban development, in order to **establish a more effective and efficient city region that will minimise urban sprawl into rural areas.**

Special control zones (SCZ):

Special control zones are areas that have additional objectives that should be taken account in decision-making processes.

SCZ (a): Dinokeng

The Dinokeng area has a very high potential for nature tourism activities within an area of strategic importance characterised by

Zone 5: Industrial and large commercial focus zone

Intention

The intention with Zone 5 is to streamline non-polluting industrial and large scale commercial (warehouses etc.) activities in **areas that are already used for such purposes and areas that are severely degraded but in proximity to required infrastructure.**

<p>• Request</p> <p>Given these many procedural issues which seem to be irregular, erroneous and/or unclear, it is respectfully requested that application is refused, as permitted in Regulation 20(1)(b), and the EAP is admonished for wasting the time of the I&APs and that of the Competent Authority. If however the Competent Authority condones these procedural issues, the balance of this comment should be considered and the right to comment further is reserved for a time when these matters are corrected.</p> <p>Additionally:</p> <p>There inconsistencies, errors or omissions which are misleading and may even be a contravention of the Regulations. It is now the task of the competent authority not only to apply their mind to the decision but ALSO to verify the information presented in the BAR.</p> <p>Please refer to specific examples under the headings – Air pollution Waste Need and Desirability</p> <p>Matters/Concerns not addressed in the Draft BAR</p> <p>➤ Aviation facility</p> <p>Portion 331 has the runway of the adjoining aviation facility (Centurion Flight Academy) carved out of the portion. The portion thus surrounds the runway, and comment from Centurion Flight Academy, and any aviation conditions which might apply to neighbouring activities should be consider, and at least mentioned in the BAR for consideration by the Competent Authority.</p> <p>The aviation facility is not merely a “neighbor” 0 the essential activity – takeoff and landing – runs the width of the subject portion. A quaote from the Civil Aviation Authority is very clear about how inappropriate and unsafe development on the subject portions would be.</p>		<p>There was nothing unclear about the procedural issues and the few errors in the DBAR did not prejudice the I&APs at all. In fact the errors were actually corrected to the advantage of the developer.</p> <p>It s stated from the outset that the applicant's preferred development alternative is a light industrial development that will be compatible with the surrounding land-uses, including the noise generated by the freeway and the flight academy. A heavy industrial development was never the applicant's preferred option even though he considered such a land-use in close proximity of the existing Sunderland Ridge Industrial area, which also accommodates noxious industries.</p> <p>The I&APs ignored the fact that the proposal is for a light industrial development and creates the impression that the proposed development will pollute the area.</p> <p>The noise of the freeway and the surrounding land-uses (i.e. the flight school) restricts the possible land-uses for the study area. The study area cannot be developed for residential purposes.</p> <p>Land invasion already started to take place on the land to the west of the study area and this occurrence creates much more pollution and security concerns.</p>
---	--	--

<p><i>:Structures built in the near vicinity of an aerodrome, especially in the approach path to a runway, has the potential to interfere with the proper operation of navigational equipment, both on the ground and on airborne equipment. In addition, expected spin-offs from such developments such as lights, sunlight reflections from roofs, trees that will grow high in time and smoke also have the potential to endanger aviation. Furthermore, factories in the vicinity of aerodromes emitting large volumes of hot air/gasses can seriously affect the flying conditions of aircraft by producing high velocity ascending airflow being replaced by high velocity descending airflow. This could lead to loss of control of aircraft by the rapid succession of down then up and down again forces exerted on aircraft, which in severe cases could also lead to structural damage to aircraft.”</i></p> <p>➤ Protected Areas</p> <p>Norms and Standards for protected areas stipulate that a buffer zone is intended to ensure integrity of the protected area. Conservation friendly land uses are encouraged to enhance buffering of the protected area. The following areas are earmarked for protection and it is requested that the Competent Authority acknowledges the ongoing project and ensure new activities are not introduced into the buffer which are not conservation friendly.</p> <p>- Biodiversity Offset</p> <p>The application site is 3.7km from a Biodiversity Offset, about to be proclaimed a protected area under NEMPAA. It is argued that industrial activity – and the alternative HEAVY industrial activity – will add to the already heavy load of air pollution experienced in the area. This biodiversity offset is indicated in the Gauteng C-Plan for consideration. The report states that the C-Plan serves to “inform of protected area expansion and biodiversity stewardship programs” – and then proceeds to omit these in the maps and the narrative.</p> <p>- Biodiversity Stewardship Project</p> <p>The EAP has been made aware of the Biodiversity Stewardship Project underway from another nearby application the EAP is engaged. Included in this (first) comment on this proposed</p>		<p>The CTMM could not prevent the land invasions on dolomitic land (a ridge) to the north of Sunderland Ridge and CTMM was eventually forced to accommodate the informal settlements on the Farms Mooiplaats and Hoekplaats. The applicant proposes a development that will be in line with the surrounding land-uses and which will be suitable for the development node associated with the intersection.</p> <p>The proposed development will prevent illegal settlements, it will have 24-hour security, it will contribute to the upgrading of services and roads and it will create jobs.</p> <p>The proposed development will not have any impact on the conservancy or on any protected area.</p> <p>As environmental consultants, we feel comfortable that the proposed development will promote sustainable development.</p> <p>The GDARD comments regarding the DBAR also made no mention of buffers and protected areas which had to be considered and which reduced the development potential of the study area.</p> <p>WE take note of the other comments made by the I&AP and confirm that we considered the applicable plans and</p>
--	--	--

development is a confirmation letter from the Biodiversity Stewardship Directorate. The Protect Area in compliance with Norms and Standards will define a buffer area. The Norm and Standard states:

9. Planning outside the boundary to secure the protected area

Purpose

The purpose for this norm and its standards is to promote and ensure the positive involvement of the protected area management in planning outside the protected area which may affect its integrity.

9.1 Norm

The protected area has determined a buffer zone and is involved with planning outside planning structures to ensure integrity of the protected area.

a) Standard

An appropriate buffer zone for the protected area has been established.

Indicators

- i) The protected area has identified a buffer zone in its management plan;
- ii) The protected area has mechanisms to promote the implementation of the buffer zone;
- iii) The protected area management has proactively sought to encourage neighbours to introduce conservation-friendly land uses to enhance buffering of the protected area;
- iv) A policy for commenting on activities in the buffer zone has been developed and is implemented.

b) Standard

A protected area is integrated into land-use planning outside of the protected area.

Indicators

- i) The management authority actively engages with organs of state responsible for land use planning affecting the protected area;
- ii) The management authority plays an active role in land use planning affecting the protected area;
- iii) The land-use planning takes cognisance of the protected area and the achievement of protected area management objectives.

legislation. The proposed development was also discussed with the GDARD assessing officials during pre-application consultations and as already stated it was confirmed that the proposed development will be in line with local authority and provincial planning frameworks.

Various other developments have already been approved in the area and as already stated the study area is not situated within any ecological or cultural buffer. The study area is wedged between an aviation facility a national road and two provincial roads which fragments and isolates the site from surrounding open space areas.

➤ Aviation facility

It is requested that the Centurion Flight Academy comment on the Draft BAR. Please note that the Aviation Facility have been considered in the Amended Draft BAR.

The Airpark Property Development company has been notified by means of registered mail of the proposed development and was invited to register as I&AP and take part of the PP process for all three the proposed light industrial applications. We received no comments from the land-owner and the applicant also confirmed that he had discussions

<p>However, in the absence of a finalized buffer and proclamation, the Precautionary Principle should apply. This principle states – <i>“that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions”</i></p> <p>Within the frame of “current knowledge” there is an effort underway to protect a listed threatened ecosystem and its associated biodiversity and valuable ecosystems services. The decisions and actions should consider this, and respond as if a buffer is in place, and ensure conservation-friendly activities take place.</p> <p>Additionally, please refer to the definition of “buffer” in Listing notice 3. <i>“buffer area” means, unless specifically defines, an area extending 10 kilometres from the proclaimed boundary of a world heritage site or national park and 5 kilometres from the proclaimed boundary of a nature reserve, respectively, or that defined as such for a biosphere;</i></p> <p>And</p> <p><i>“protected area” means those protected areas contemplated in section 9 of the NEMPAA and the core area of a biosphere reserve and shall include their buffers.</i></p> <p>Of significance is the Protected Areas Act which requires that an activity in the buffer does not harm the core area/protected area.</p> <p>- Magaliesberg Biosphere Reserve</p> <p>Take note that the application portion is ON the boundary of the Magaliesberg Biosphere Reserve, designated by UNESCO in June 2015. The R114 being the southern boundary.</p>		<p>with the Flight Academy and that they are aware of the proposed developments.</p>
---	--	--

Magaliesberg Biosphere Reserve



- Extended buffer of the Cradle of Humankind World Heritage Site

Cradle of Humankind World Heritage Site (COH WHS) has produced an EMF which is referenced by the EAP, and a map of the extended buffer area to the COH WHS is included in the BAR. The EAP fails to note that the application portion is less than 5km from this extended buffer. This is contextual information for the location.

- Expansion of Protected Areas

The site is under 4km from a focus area for the Expansion of Protected Areas.

Policy objective 1.4 in the Biodiversity Policy is to –
Promote environmentally sound and sustainable development in areas adjacent to or within protected areas, with a view to furthering the protection of these areas.

To introduce industrial activity in the buffer area is not supportive of this policy.

These strategic studies are undertaken, and policies put in place to

avert environmental degradation and to ensure the protection of the environmental rights of South Africans, now and in the future. While some of these protected areas already exist (COH WHS), others are in process. The public participation process assures the public that all knowledge is relevant. Information made known must be considered.

Has the Biodiversity Stewardship Directorate been approached for comment?

- Noting the “YES” response to “Has a draft report for this application been submitted to... all state departments administering a law relating to a matter likely to be affected as a result of this activity”
- Further noting that State Authorities are indicated to have commented, it is surprising to find the comments tend to be that the information has been forwarded to X; or the EAP is given the requirements of the Department e.g. Heritage. This cannot be construed as “comments” on the APPLICATION and therefore the ticked box is a misrepresentation of the state of affairs.

“Need and Desirability” are concepts dealt with in direct relation to Sustainable Development, and not the needs or desires of the proponent.

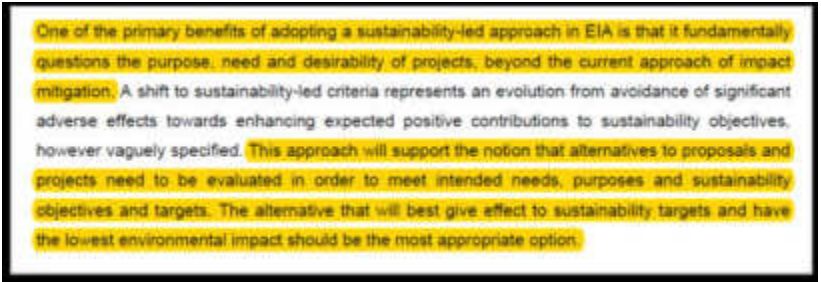


Figure 4: DEA, 2014 Environmental Impact Assessment and Management Strategy for South Africa, p90

<p>The “need” here is the broader societal needs and the public interest. In this respect Environmental Management Frameworks are key, indicating the kind of developments or land uses that would have a significant impact and the kind of developments or land uses that would be undesirable in the area.</p> <p>It is also highlighted that NEMA requires an evaluation of Need and Desirability – this is a process of establishing relative importance or significance of information in the light of PEOPLE’s values, preferences and judgements. In short, Need and Desirability addresses the question “is this the right time and is it the right place for locating the type of land use / activity being proposed?”</p> <p>The time is therefore captured in the SDF which informs the IDP as to the priorities identified. Here, the power, water and sewage is NOT in place, and the answer is a simple “NO”. The provincial and city wide strategies place the need for industrial sites in DIFFERENT locations. It seems arrogant that a developer presumes to know better the societal needs than these strategic studies/plans all of which have been arrived at through a much more consultative and inclusive process.</p> <p>The place addresses the “best practicable environmental option” as required by NEMA. The motivation for desirability should therefore clearly address the more beneficial land use, causing the least damage to the environment as a whole, at the most acceptable cost to society. This needs to address people’s health and wellbeing, the visual disturbance of the activity, the changes to sense of place, and opportunity costs (the net benefit from the next best/better alternative). It is also vital to address cumulative impacts and externalization of disadvantages. A very simple example is the light pollution which none of the owners or workers experience, but is a consequence for all residents near and around the development and alters the night skies permanently in the adjoining Conservation area where visitors may expect to still have a better view of the night skies.</p>		
--	--	--

<p>On page 84 of the X23 BAR, the EAP explains that the development will –</p> <ul style="list-style-type: none"> • Contribute to the tax base of the city • Pay for bulk services to the City • Contribute to the efficiency, sustainability and improved quality of the greater metropolitan area • And, explains how well situated the development will be and how ideal the location is for this type of development (being industrial). <p>The EAP is guided on the BAR template to work according to Notice 792 of 2012 or an updated version. The content of that guideline is outlined above as the EAP fails to reference ANY of the broader society's needs and interest as reflected in an IDP, SDF and EMF and even the EIA. "Justified" development contributes to environmental justice and social justice, and the development will be ecologically sustainable, as required by NEMA. For the BAR, there should be a motivation of how the location is more desirable than another urban location. This BAR does not even provide a location alternative, let alone a Needs and Desirability EVALUATION of a different location, aligned with SDF and EMF in a manner THIS location is NOT.</p> <p>There may (or may not) be more complete discussion in the balance of the BAR. However, the pertinent summary in the template, fails to comply with the Notice 792, as indicated in the template. To determine if development is ecologically sustainable one has to measure the cost to the environment, and to future generations, weighted against the short term benefit to this generation, and the residual impact of the activity – it closure, rehabilitation and the risk of environmental disaster. As it is not KNOWN what the industrial activity might be – heavy or light – these questions cannot be answered. There is not even an estimate or description of the jobs to be created, and therefore no way to know if it is highly mechanized, highly skilled or "dirty industry/noxious industry" with high manual labour component. It is already established that supposition does not assist the decision maker to make a reasoned, informed decision. In</p>		
--	--	--

<p>the absence of facts/evidence, the precautionary principle must apply.</p> <p><i>“If planned and managed correctly, the proposed development could have a positive impact on property values. Due to the proposed theme, the development will generally be in line with the surrounding land uses.”</i></p> <p>The “theme” is industrial, and then not even clearly one kind or another. The surrounding land uses area a garage, an aerodrome, and a craft workshop for the creation of stage sets (not simply a “warehouse”). There is also a significant number of vacant stands. Should THIS development be allowed to set an Industrial tone for all those other potential “Urban Development”? It would seem the City of Tshwane disagrees, as does the provincial EMF.</p> <p>➤ Services</p> <p>The EAP reports “No formal City of Tshwane water reticulation is available in the vicinity of the proposed development,” – and that more than anything defines that this application is beyond the urban edge, and therefore inappropriate. Further the EAP speculates about the ownership of a pipeline – and how it the competent authority to make an INFORMED decision based on speculation. A similar scenario is described with respect to power supply – ESKOM unable to provide, and City of Tshwane PERHAPS in nine months time – unless of course that power is already allocation elsewhere where PLANNED growth and development at the City’s pace is happening. The Need and Desirability should clearly show that it is hardly DESIRABLE to place the City under undue pressure in order to meet the financial aspiration of an individual rather than the basic needs of the residents of the city – and there are no facts given to indicate who is receiving the power and the water – only speculation.</p> <p>The same holds true for the sewer service. The City Master plan would clearly show that expanded works/additional plants are require to service this particular area. Rather than “discussions with one of the previous landowners” the proponent/EAP should have checked</p>		<p>The lack of services in the area and the upgrading of sub-standard road in the area can only be addressed if development takes place.</p> <p>The applicant already had various follow-up discussions with the Tshwane Local Municipality (CTMM) regarding the proposed development and CTMM indicated that they can supply services for the proposed Peach Tree Developments.</p> <p>Electricity and water will be available in the short term and a municipal sewer connection will also be supplied in the longer term.</p> <p>The applicant will contribute large sums of money for/ will oversee and implement the upgrading of services in the area. The provision of sewer has been a problem in</p>
---	--	---

<p>with the City of Tshwane. The City NO LONGER allows “package plants” as solutions for septic services. All of these issues underscore the “desirability” from the perspective of the CITY is not there. It is too soon, or in the wrong place.</p> <p>IMPORTANT: the BAR states “It has been confirmed that a proposal was made to the council to allow a sewer treatment works on Portion 109 of Knopjeslaagte 385 JR was approved as a temporary solution. Refer to Annexure G5 for the approval letter.” G% is in fact a Services Report by TELAWIZE PTY LTD. It states the same sentence quoted in the BAR – a discussion with a previous landowner is referred to and there is NOT a letter of approval from the City of Tshwane. The discussion indicated “temporary approval”. This does not mean the approval is transferable to another (potentially quite different) project or that the City has not in the interim revised its position on package plants. Again, the EAP is providing the competent authority with supposition and hearsay rather than evidence on which to base an informed decision.</p> <p>As disingenuously, the motivation purports that the development meet the densification requirements of the Gauteng Spatial Development Framework, and address a need for hierarchy of nodes. In this comment, it is argued that the Lanseria Node is purpose specific to densification, to node hierarchy, and the plan allowed specifically for industrial activity. To create such in a greenfield where air pollution is already alarming high, is not sustainable.</p> <p>The EAP argues that north of N14 is ideal for industrial activity – failing to indicate the poor road infrastructure which would be the route onto and from the N14; failing to mentioned the concentration of air pollution along the transport splines and the impact of additional pollution.</p> <p>General Comments</p> <p>➤ Green Field Development</p> <p>The industrial development is proposed as a green field</p>		<p>the area for a long time and the planning for municipal sewer connections in the area is already at an advanced stage.</p> <p>At present many developments in the area has no municipal sewer connection and historical sub-standard sewer systems are regarded as a pollution threat.</p> <p>This problem will only be resolved if development takes place in the areas that are situated within the urban development boundary (such as the study area).</p> <p>If the I&APs are concerned about the possibility of a development without municipal services, the confirmation of services prior to commencement with construction can be included as one of the conditions of approval of the proposed development.</p> <p>The study area is not regarded as pristine and it is completely surrounded by developments, which includes two provincial roads, a freeway, a flight</p>
--	--	---

development. The portion is FULLY in a critical biodiversity area, and a green field development proposed for industrial activities. This is incompatible and undesirable, as further contained in the Gauteng Environmental Management Framework, which designated this area for urban development and not industrial development (which is encouraged on degraded land).

➤ **Infill, Compaction and the Urban Edge**

The EAP motivates on page 10 of Appendix G, Specialist Report (X23 BAR):

The proposed development aligns with the vision of the National Development Plan, as it will promote compaction of the city and limiting urban sprawl (by means of infill development), as well as by establishing a place of work in close proximity to residential opportunities, which will result in reduced travel times. More housing opportunities will be provided within the municipal area, which will include low to medium density housing opportunities.

By leaping the urban edge, the proposed development will more likely create urban sprawl. Infill is discussed in the City of Tshwane's Compaction and Densification Strategy (May 2015) as follows –

“promoting various forms of implosion or infill policies, where new growth is encouraged to occur within the existing urban fabric as opposed to beyond the existing edge”

The issue with the location of this proposed industrial development is best illustrated, not described.

The Figure 4 Relative to Tshwane RSDF industrial and mixed use zones, indicates the application portions in green, the mixed-use zone in yellow and the industrial zone in white. It is evident that there is opportunity for infill in the industrial zone, where services are clearly readily available and sustaining the existing surrounding development. The application portions by contrast are not infill but rather expansion in spite of the efforts of the BAR to indicate the contrary. “Follow the roofs”, a City of Tshwane policy fits in the white area, and the yellow (mixed) use is already at the “edge” where the green is well beyond the “roofs”.

academy and an informal settlement to the immediate west. The study area is surrounded by infrastructure that requires urgent upgrading. The study area is also situated immediately adjacent to an activity spine which links Tswane, Centurion, Johannesburg and Krugersdorp. The metropolitan areas referred to are regarded as the economical hub of South-Africa and development land adjacent to freeways which link these urban centers are sought after by developers, investors and corporate companies. The study area is also situated in close proximity of less privileged areas such as Diepsloot and Olivenhoutbosch. The study area is also situated in close proximity of the Lanseria Airport and development node.

The maps that were included in between the text of the report was included for ease of reading and reference. Larger copies of the maps were also attached as one of the Annexures of the BAR. Unfortunately, it is required that the areas around the study area also be considered and therefore the study area appeared smaller in some of the maps. The BAR however also included large maps which supplies clear illustrations of the conditions of the study area, the boundaries of the study area, the surrounding land-uses, the proposed layout for the study area and the surrounding developments also referred to in the application.



Figure 5: Relative to Tshwane RSDF industrial and mixed use zones

Urban sprawl happens and needs to be managed particularly where services are not yet in place. It is well researched and reported that the greatest impacts, fragmentation and edge effect happen in this zone at or just outside the urban edge.

➤ **Air Pollution**

The BAR references NEMA:AQA and lists that “hotspots” are priority areas for air pollution. The Diepsloot air monitoring station should be referenced, and it should be indicated how these – unknown! – activities are going to add to an already serious air pollution problem.

There should be proof that the disadvantage and health-compromised members of the Diepsloot community and neighbouring informal settlement have been consulted, and informed of the potential of additional air pollution. Their comments are pertinent, and their input essential to meet the public participation criteria.

➤ **Norms and Standards**

The EAP cannot talk about “norms and standards” while in the same report claiming it is too early to know the activities and potential harmful impacts. The very basis of Norms and Standards is that the impacts are known, the mitigation is standard and stringent

Some of the I&APs own maps and illustrations attached are also unreadable and this illustrates the scale of some of the documents that must be considered.

The DBAR and maps were made available on the Bokamoso website and the functions of the programs make it possible to enlarge the figures. Unfortunately, it is not possible to supply the drawings to the I&APs as intelligent drawings/ drawing layers.

Bokamoso takes note of all the other comments made regarding pollution, norms and standards, urban sprawl, impacts on surface and ground water etc. and confirm that all such aspects were considered during the BA process.

The fauna and flora reports were interpreted for purpose of the BA process and Bokamoso feels satisfied that all the ecological aspects associated with the study area were considered.

The study area and its surroundings are already affected by the lights of oncoming traffic. The lighting impacts of the proposed development will therefore note be significant.

All the other issues listed by the I&AP have been reconsidered and as environmental consultants we feel satisfied that we considered, assessed

<p>monitoring can be applied with hefty fines for exceeding norms.</p> <p>➤ Presentation of information to the public</p> <p>It is extraordinary that the maps provided are of such scale as to render the features illegible and the map ultimately without purpose. As the EAP is providing the facility for the documents to be downloaded at the cost of the I&APs, it is argued that the maps could be provided in reasonable, legible size as separate files for those who choose to download these larger files, at no additional cost or inconvenience to the EAP.</p> <p>➤ Urban Edge and Urban Sprawl</p> <p>The report expressly states that the aim of the Urban Edge Policy is to “curb unbridled urban growth”, yet the application is beyond the urban edge, while there are still plenty of sites WITHIN the urban edge far more suitable to industrial activities. The EAP indicates the properties are outside the Urban Edge but proceeds to argue “proximity”. In which case, others can argue proximity to CBAs, to Focus Areas for Expansion of Protected Area, etc. There is an edge, and the property is outside the edge.</p> <p>➤ Water</p> <p>The report references the riparian areas (shown to be not on site) but fails to indicate that the property is in a NFEPA sub-quaternary catchment – with FEPA status of Phase 2, freshwater ecosystem priority area. This means the basin should be protected from further damage, such as might occur with industrial effluent, spillage or storm water drainage being contaminated. This is considered a serious oversight as the water quality in the basin is already very compromised and every effort should be made to avoid further quality loss. The nature of the pollution is industrial effluent and discharge of untreated sewage.</p> <p>➤ C-Plan and sensitivity</p> <p>The EAP concludes in one paragraph (13.2) that the site is “no perceived as ecological (sic) sensitive and part of the green nodes as a result of its degraded state”.</p>		<p>and addressed all the potential impacts.</p>
--	--	---

However, the EAP also writes “Although it is not very clear as a result of the small scale and the indicated red node to the northern side of the site on the intersection of the R511 and M26, the Tshwane Open Space Framework (Figure 26) excluded the site from the Green node as a result of the degraded state.” The information is this incomplete and conclusions are drawn from this.

Yet, the ecological assessment found the habitat identified on the site to be “moderately ecological (sic) sensitive” and the Flora Assessment report indicated the SAME area to be “moderate sensitive”. Neither specialist indicated “degraded” as the conclusion.

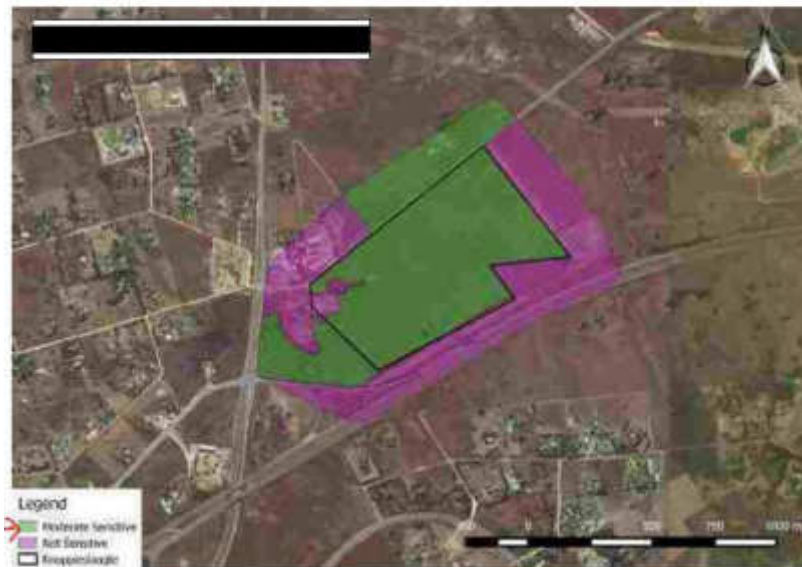
In the recommendations from the BAR:

“Construction should be restricted to areas deemed to have a low ecological sensitivity (Refer to Figure 5).”



10. OVERALL FINDINGS AND IMPLICATIONS

The study area consists of only the secondary grassland habitat. This habitat generally supports common fauna species and is not particularly suitable to support any Threatened or Near Threatened fauna species. Thus, the habitat identified on study area was considered to be moderately ecological sensitive from a faunal perspective (Figure 5).





“the ecological status of this Secondary Grassland is good, with fairly high species richness.”

6.4 Secondary Grassland

6.4.1 Composition & Connectivity

This study unit is dominated by the graminoid layer (Table 3), which include species such as *Eragrostis* spp., *Schizachyrium sanguineum*, *Heteropogon contortus*, *Andropogon* spp., *Aristida* spp. and *Hyparrhenia hirta* (Figure 3). Dominant forb species such as *Commelina africana*, *Dicoma anomala*, *Felicia muricata*, *Helichrysum nudifolium* var. *nudifolium* and *Wahlenbergia undulata* were also observed. One particular dwarf shrub, *Seriphium plumosum*, is encroaching in this study unit (Figure 3). None the less, the ecological status of this Secondary Grassland is good, with fairly high species richness.

Sadly, the EAP elects not to mention this conclusion in the BAR, requiring the Competent Authority and Public to read the entire specialist report to discover this.

“One Orange List species *Hypoxis hemerocallidea* was observed in

<p>abundance on the study Site". Five medicinal plants found – important for conservation and protection particularly as NW Province is encouraging is encouraging people in the Magaliesberg Biosphere to explore medicinal plants as a means of monetizing biodiversity.</p> <p>The absence of Boophane ditchia is likely attributable to unsustainable harvesting – an activity allowed by poor land management by the proponent/owner. The habitat is suitable and these plants tend to be very old, and would therefore survive even if isolated.</p> <p>The report indicates old farm lands exists – and this is the case. However since (the earliest readily available aerial photograph of) March 2005 to the present, the “plough scars” are precisely the same. The land has not been disturbed by farming for AT LEAST the past 11 years, and probably Errors.</p> <ul style="list-style-type: none"> • The Flora Assessment refers to a “Figure 4” which is not to be found in the report. It is inferred to be the sensitivity overlay on the aerial photograph (the label potentially relating to Figure 4 appears to be purposefully blacked out). • The “findings” paragraph states that “the study site cannot be deemed ecologically high sensitive (sic) due to anthropogenic influences such as urban development threatening this ecosystem.” The study site is itself not subject to development, save the very recent “commencement” activity by the proponent. As the finding is a “THREAT” it is illogical to indicate the threat has become realised. • The specialist continues “These factors [anthropogenic influences] also isolate this study unit, which will ULTIMATELY result in the distinction (sic) [demise?] of important individual plant species...’ It is therefore inferred: the site is not YET in the described condition and there ARE important plant species on site. • The EAP indicates the adjoining land uses are urban, yet in the site photographs, these activities are not even visible. 		
--	--	--

➤ **Alternatives**

Bizarrely and disingenuously, the only alternatives offered are “heavily industrial” and the obligatory “no-go”. There is not even a location alternative which would be valuable in the evaluation of Need and Desirability.

➤ **Invasive species**

“Invasive plants” are listed as being of “medium and low”. It is the collective experience of the Crocodile River Reserve that even with diligent effort, invaders cannot be brought under control in less than 5 years – and the invaders here are not as pervasive and or dense as those along the R114. The impact of invaders is on the environment and it has the potential to completely transform the landscape which will take years to recover and incur great cost.

The BAR states:

“All alien species in the study site, especially Category 1b must be eradicated as a matter of urgency, to preclude their spreading during the construction phase.”

As the owner has allowed the invaders to proliferate, and the specialist has confirmed the presence of invaders, we ask that a directive is issued, and a fine imposed if immediate action to control and prevent the spread does not commence. The argument that development is imminent does NOTHING to curtail the spread and therefore the cost and effort to other (often fully) compliant landowners. It is a brazen tactic among developers to allow aliens to spread and persist during pre-construction and construction phases.

Construction Phase

Alien species			
Presence of invaders in terms of alien species/densities to construction during the life and safety period.	Medium	• The application for road for segment 2B is required from within 100m of the road to nearby residential areas and construction of the surrounding roads.	Yes
			If mitigation is not implemented

Operation Phase

Pollution		
The generation of air pollution:	Low	One has to note that on a local scale, the proposed development does not include housing industries, and therefore specifically would not contribute to any air pollution. As mentioned previously the exhaust fumes of additional vehicles may have an influence, but in this particular instance it is deemed as negligible, and therefore on a local scale would not have any effect.
	Low	If mitigation is not implemented, air pollution might occur.

As the EAP is unable to provide detail of the kind of activities likely to occur, this rating is farcical. (Industry is a) known to emit pollutant and b) emit pollutants of different level of danger to human health depending on the specific activity.

Alternative 1 – Heavy Industrial

Construction Phase

Air pollution				
Exposure to neighbours in terms of dust generated due to construction during the dry and windy season:	High	• The application site must be equipped at a regular basis with water to prevent dust pollution to nearby residential area and construction sitting surrounding roads.	Medium	If mitigation is not implemented, residents could complain about nuisance dust.

Operations Phase

		Pollution		Noise and Vibration	
The generation of air pollution:	None	One has to note that on a local scale, the proposed development does not include housing industries, and therefore specifically would not contribute to any air pollution. As mentioned previously the exhaust fumes of additional vehicles may have an influence, but in this particular instance it is deemed as negligible, and therefore on a local scale would not have any effect. Heavy Industrial Development may have some contribution to air pollution depending on the type of industries.	Medium	3 mitigation is not implemented, air pollution might occur.	

As the EAP is unable to provide detail of the kind of activities likely to occur, this rating is farcical. Industry is a) known to emit pollutant and b) emit pollutants of different level of danger to human health depending on the specific activity.

“Will the activity release emissions into the atmosphere” is the questions, to which the answer is NO. The EAP provides no description of the industrial activities – or even the heavy industrial activities – and thus it is not possible to KNOW that there will be no emissions. In fact, it is unlikely that in the process of manufacturing something, that there are no emissions.

Will the activity **release emissions** into the atmosphere?

<input type="checkbox"/>	NO
<input checked="" type="checkbox"/>	X
Not applicable	

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

The proposed development will not generate any emissions. Some additional vehicle/truck traffic during the construction phase may have an influence but this can be regarded as insignificant.

Figure 6: Extract from the BAR (E23) for the preferred option on page 43

The Competent Authority is asked to take specific note of the inconsistency in the BAR. For the Alternative 1 (Heavy Industrial) the EAP indicates –

Emissions into the atmosphere
Will the activity release emissions into the atmosphere?

<input type="checkbox"/>	NO
<input checked="" type="checkbox"/>	X
Not applicable	

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

The proposed development will **not generate any emission**. Some additional vehicle/truck traffic during the construction phase may have an influence but this can be regarded as insignificant.

Figure 7: extract from the BAR (E23) page 49

And yet in the rating tables (above) the EAP states “heavy Industrial Developments may have severe contribution to air pollution depending on the type of industries.”

➤ **Waste**

It is simply assumed that solid waste from the alternative option (Heavy Industry) is the responsibility of the Local Municipality – without KNOWLEDGE of what precisely the heavy industry might produce as waste, and if that waste has to be handled differently.

The EAP indicated “NO” to hazardous waste, AND continues, explaining that in Heavy Industry there is always the possibility of hazardous waste.

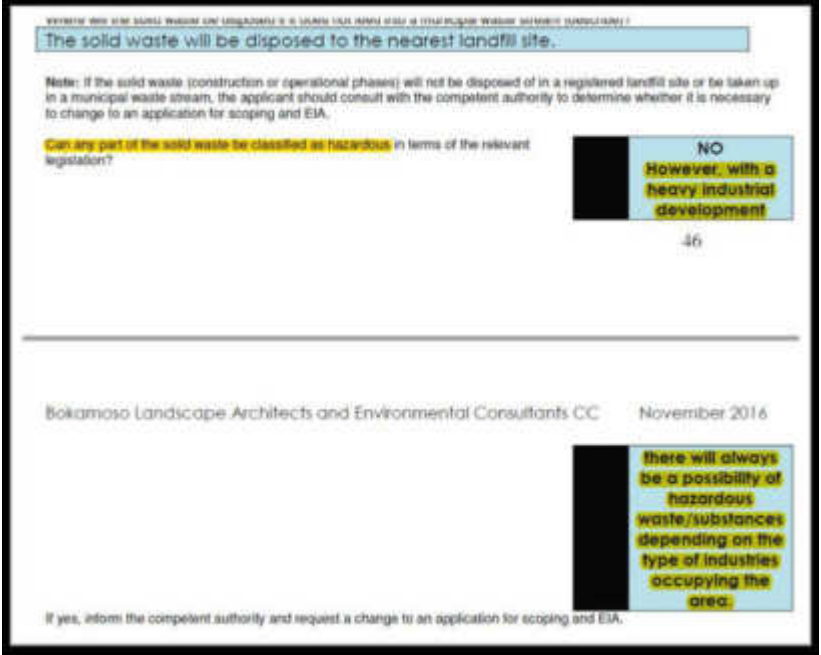


Figure 8: Extract from BAR for X23 page 46

establishment of a heavy industrial township will not be beneficial for the surrounding land uses; in fact the development will have a negative impact through potential noise and air pollution on the surrounding residents. Heavy industrial development (depending on the industry/tenant) may have toxic substances and hazardous waste that need to be disposed of or run into the municipal stream or environment. This may lead to ground water pollution. The N14 situated on the northern boundary of the study area will be visually impacted by the heavy industrial development. Therefore the study area is not ideally located for a heavy industrial development, but rather a light industrial development as the light industrial will not impact the sense of place as there are a few light industrial developments within the area.

Figure 9: extract from BAR for X23, page 82

This again is disingenuous as the section of the BAR is precisely for HEAVY INDUSTRY so correctly answered, would be YES – which then has further implications and requires a Scoping and EIA. The EAP cannot have it both way – the precautionary principles requires that if there is a possibility, that either this is NOT an alternative to even OFFER, or the EIA process identified is incorrect. On the one hand a spurious alternative is offered knowing full well it is no alternative at all; or the process selected is incorrect.

Without belabouring the point, the same argument holds for “liquid effluent” and the answer “NO” should be “YES”.

Liquid effluent (other than domestic sewage)
Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

If yes, what estimated quantity will be produced per month?
If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity (ies)?

NO
X
Once again, with a heavy industrial development there will always be a possibility of hazardous waste/substances depending on the type of industries occupying the area.

Figure 10: Extract from BAR for X23 page 47

➤ Light pollution

Light pollution is a permanent impact – there are always going to be lights at night. Light pollution destroys night skies and there are urban children in the world who have never seen stars. The duration night skies and there are urban children in the world who have never seen stars. The duration impact should therefore be scored at Four, and consequently all these ratings are queried. It is entirely unclear why heavy industrial activity will have a high impact for light pollution but “industry activity” will have a low impact.

Proposed – Light Industrial/Commercial	Significance rating of impacts	Proposed mitigation	Significance rating of impacts after mitigation	Risk of the impact not being implemented
Construction Phase				
Light pollution during the night, caused by unsympathetic lighting design.	Medium	Light pollution: lights that obstruct light towards developments with low glazing should be used for landscaping and pavements. The lights should not be directed to allow in coming traffic or into the properties of surrounding residents.	None	If mitigation is not implemented, light pollution during the night might occur.
Operation Phase				
The proposed development could cause a significant level of light pollution as the light industrial development will have some security lighting.	Low	Light pollution: lighting within the proposed development, including security lighting, could easily cause any surrounding residences if not designed appropriately. It is recommended that all the lighting on site be designed to avoid obstructions and directed in such a way as to not cause glare, spillage or unnecessary lighting.	None	If mitigation is not implemented, light pollution might occur.

No amount of mitigation is going to result in NO significance to light pollution. There WILL be lights and they WILL contribute to the loss

of night skies. It is NOT clearly stated why the significance in construction is MEDIUM and the rating is LOW, while Operational is LOW and NONE.

Alternative 1 – Heavy Industrial

Construction Phase

Light Pollution			
Light pollution during the night caused by inappropriate lighting design.	High	Signs that direct light towards developments with low glazing qualities should be used for landscaping and signage. The signs should not be directed to glare in ongoing traffic or into the properties of surrounding residents.	Medium
			If mitigation is not implemented, light pollution during the night might occur.

Operation Phase

Light Pollution			
The proposed development could cause a significant level of light pollution as the light industrial development will need some security lighting.	High	Lighting within the proposed development, including security lighting, could easily spill into surrounding residences if not designed appropriately. It is recommended that all the lighting on site be designed to point downwards and designed in such a way as to not cause glare dependent on surrounding facilities.	Medium
			If mitigation is not implemented, light pollution might occur.

There is no reasoning for shifting the significance rating for heavy industry to HIGH while the preferred option is rated at LOW. Lighting is presumed to be a requirement for security and staff – their vision and needs are not different because the activity is more or less noxious.

➤ Noise Pollution

Noise Pollution is argued away in much the same way as air pollution – it is disrespectful of the people who will be resident in the area and who are having the sense of place further altered.

“ambient noise levels generated by this particular development would not be that significant, as the proposed development, is located within an area that already exceed the acceptable noise levels.”

Other ratings

1. “Uncontrolled activities and access to sensitive areas in the vicinity.” Is rated MEDIUM impact, but in fact it is HIGH and Permanent in that the development will be built on the sensitive area and is permanent, and no natural ecosystem will remain.
2. “Reduction of areas that have potential for informal settlements” – perhaps the proponent should rather be pushing for low cost housing, and securing sewers, water

<p>and power for people that their wellbeing and dignity can be improved. This would be a feasible ACTIVITY ALTERNATIVE to explore – which has not been done.</p> <p>3. “Upgrading existing services” has a HIGH positive impact, yet it not clear which services the proponent is upgrading – ESKOM power cannot be provided; the City is not able to provide power and IT is building the required infrastructure; the package plant is touted as a temporary solution to the CITY providing piped sewers, and also, the City is expected to deal with the solid waste – hazardous or not.</p> <p>It reads more to the benefit of the proponent than the proponent benefiting the City and others.</p> <p><i>“It is opinion of Bokamoso that the Public Participation was extensive and transparent enough to ensure any comments or issues in regards to the proposed development to be addressed and to suggest possible mitigation measures.”</i></p> <p>4. It is preposterous to score “job creation” as high positive impact without quantifying the jobs in terms of quality and quantity. Here the jobs are quantified as “numerous” and “on various levels” – too vague and imprecise to be reliable in weighing the economic benefit with the impact/risk to the environment and the social/health issues. There is NO indication that the industrial activity will not be FULLY automated and generate a handful of jobs at a significant opportunity cost.</p> <p>Other comments</p> <p>1. As mentioned elsewhere in this comment, there is no engagement with the community at Diepsloot or the informal settlement in the health risks to people from additional pollution, and the potential of mismanaged “package plant” releasing untreated sewage into the environment – not to mention the storage and removal of hazardous waste. Without ANY comment how does the EAP KNOW that</p>		
---	--	--

<p>sufficient effort was made to reach all affected parties? What effort has been made to INFORM and assist vulnerable communities, women and children to understand what industrial development in the area MAY do to their environment and therefore their wellbeing?</p> <p>A not unreasonable public comment is made that in the informal settlement the notice could have been provided in a more accessible language. The EAP responds that "Pleas" note that the public participation consultant that handed out the notices are equipped in several languages and if anyone did not understand the written notice it was explained to them in their own language." This response does not allow for the PURPOSE of the publically posted notice – that people are informed as they go about their business. The regulations also require a posted notice – that people are informed as they go about their business. The regulations also require a posted notice, not a "on the fly" translation. Not everyone sits around waiting to ask for a translation of a notice handed out.</p> <ol style="list-style-type: none"> 2. In the list of I&AP, Kuman Govender is listed as being from GDRT – could this be GDARD – the Department of Agriculture and Rural Development? 3. In terms of City of Tshwane's RSDF's Density Map, the properties fall in a low density residential area. Region 4 earmarks the subject properties for purposes of future urban development. The properties are situated outside the demarcated urban edge of 2013. The author of the motivation elects to second-guess the planners of the City of Tshwane, and infer that the developer knows the mind of the competent authority – the City. 4. The "need" argument stays with the point of vacant land being inappropriate, while densification (of any industrial activities) being the better option. It FAILS to look at compatibility with the airfield, with the golf estate with the nearby conservation effort. It claims a contribution to "Quality 		
---	--	--

<p>of life” while at the same time failing to address the full extent of the environmental impacts, inclusive of added air pollution, water contamination and noise, claiming insufficient information at this point.</p> <ol style="list-style-type: none"> 5. Development which is a poor fit with surrounding land uses does not enhance land values as is claimed; it has the potential to bring down the value of the golf estate, and other residential land use. These developments assumed residential – even low density residential – based on the Strategic plans THIS application is arguing to overturn. 6. A garage which has existed on site for decades, can hardly be used to make an argument for “similar” – meaning industrial – land uses. 7. It is spurious to claim that vacant land brings more crime than an industrial complex filled with goods to steal. A non-sense argument is made in the BAR. Lay the power cables, fill the building with assets – and an opportunity is created for criminals. At best, the vacant lot can be used to hide – good and criminals making an escape. Here is this comment it is argued that what HAS changed the sense of place/character is the tendency of development-orientated owners to neglect the duty of care (NEMA 28(1) – to allow rubble to be dumped, invaders to proliferate unchecked, litter to accumulate, over-use of grass by grass-cutters, veld fires to burn inopportunely without any effort to contain or control – by way of fire fighting or fire breaks as required by the National Forest and Veld Fire Act – an Act NOT listed or considered by the EAP. 8. It is further disingenuous of the applicant/EAP to suggest that WITH the development, the proponent will suddenly meet the legal land care obligations – why not now? 9. Landscaping, does NOT improve fauna numbers and species. Natural biodiversity and open space does. 10. The motivation states that the development is CONSISTENT with approved policy guidelines on national, provincial and local level. As has been discussed already, this is not the case. The arguments have been misleading, injecting 		
--	--	--

<p>preference into the argument which assume to know the mind of the authority.</p> <p>11. In 8.4.2 it is claimed the public will have greater choice – where is the demand for these choices? City of Tshwane has a policy of “follow the roofs”. As the roofs are not here yet, how can the author claimed to know this? And if it is the choice of a further afield buyer, then the location alternative should have been FULLY explored. As the author does not KNOW the nature of the business which will move in, there can be no understanding of the desirability of the public who “want” this (unknown) choice.</p>		
<p>Please find attached objections to above Peach Tree X developments. As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peach Tree industrial development cannot be regarded and addressed in isolation, as also your document scleral show, which often are the same for the different extensions, esp. the specialist studies.</p> <p>If this is not acceptable to the EAP, please notify me of same, in order to address same email to all three proposed developments.</p> <p>Letter</p> <p>Concerns considering Peach Tree X21, X22, X23 & X24.</p> <ol style="list-style-type: none"> 1. The applications cannot be looked at separately and in isolation. <ol style="list-style-type: none"> a. One access road is foreseen to run from the R114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding X23 and X24. The speaks for a homogenous development, which needs to be regarded, esp. pertaining to its cumulative impact in it totality and not individually. 2. The notices were displayed in the most elementary way and 	<p>Elke Haas Elke.haas@gmail.com 5 December 2016 Gary Watkins gary@workinfo.com 6 December 2016 Esmarie Venier care@resthill.co.za 5 December 2016</p>	<p>Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register for the abovementioned projects.</p> <p>The matter of the x3 separate application has already been addressed above.</p> <p>The issues raised by the I&APs are a mainly a repetition of the issues as listed by the representative of the Crocodile River Reserve.</p> <p>We decided to prevent the unnecessary repetition of information and therefore only addressed the additional issues not listed and addressed in the comments above.</p>

<p>have complete left out a major stakeholder:</p> <ol style="list-style-type: none"> a. Notices were displayed in areas that are inaccessible from the heavily degraded R114. b. Notice for X21 and X22 cites R115 as the main road to the development – the R115 does not run anywhere close to the proposed development – the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/mining application in Hennops. c. The notices were displayed next to an informal settlement in English only. d. The DBARs were only downloadable from eth website – or open to public viewing in the Rooihuiskraal library, some 18km way from eth location, with no taxi access. As the EAP had made contact with eth elders of eth informal settlement I would like to know why copies were not made available to same? e. No public participation meeting has been held or its intention been announced to date. <p>3. Municipal Services:</p> <ol style="list-style-type: none"> a. No municipal services exist for the proposed site. b. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this? c. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as these appears to be no indication in eth DBARs as to how many people will be active in the proposed development. i. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this will have severely adverse effects on the Borehole use of the surrounding area. 		<p>Notices:</p> <p>Even though the notices were displayed in English, the notices were distributed by a Bokamoso employee who can also speak other African languages. The employee answered various questions when he distributed the notices to the people staying in the informal settlement referred to.</p> <p>Informal settlement not considered:</p> <p>Take note that the informal settlement referred to grows on a daily basis and has no municipal services.</p> <p>It s noted that the I&APs are concerned about the impacts of the proposed development on the informal settlement. Take note that the development will not have any negative impact on the informal settlement. The proposed development will only improve the conditions in the area in terms of services and it will not require the relocation of any residents of the informal settlement. Most of the people who stay in the informal settlement have no jobs and the proposed development will create new jobs in close proximity of their houses.</p> <p>Municipal Services and Road Conditions:</p> <p>The municipal services issue has already been addressed and it has been confirmed that the CTMM indicated that</p>
--	--	---

<ul style="list-style-type: none"> <ul style="list-style-type: none"> ii. How will possible spills be mitigated, as the proposed site is close to a wetland area, and especially to the reserve area. d. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly. <p>4. Roads:</p> <ul style="list-style-type: none"> a. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have. b. The intersection between the R114 and R511 is an area of weekly, often fatal accidents – what is in intention on mitigation of this? c. How will residents in the adjacent Laezonia area be protected from the increase in traffic noise? <p>5. Buildings next to the Runway and in and around the landing zone</p> <ul style="list-style-type: none"> a. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated? <p>6. Vulnerable population</p> <ul style="list-style-type: none"> a. How will effects on the informal settlement be mitigated, during and esp. after construction? b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present? c. The socio-economic part of the proposed development makes no reference to employment opportunities for the surrounding area, esp. the informal settlement. Why is this missing? <p>7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GPEMF or the present zoning – which dedications are actually planned? How many</p>		<p>they will be able to assist with the provision of municipal services. Obviously the applicant must assist with the upgrading and installation of such services.</p> <p>The proposed development creates the opportunity for the upgrading of the surrounding roads. The upgrading of services and roads can only take place in areas where development takes place and where developers are forced to contribute to the upgrading of services.</p> <p>Aviation facility adjacent to the study area: The aviation facility is aware of the proposed development and raised no concerns during the PP process.</p> <p>Job Creation: The BAR did address job creation.</p> <p>Short and long term impacts: The short and long term impacts associated with the proposed development have been considered and addressed</p>
---	--	---

<p>people are foreseen to be employed and travelling daily?</p> <p>8. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc.) will take place after construction, with no eluding as to what exactly is to take place.</p> <p>9. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.</p>		
---	--	--

<p>Letter</p> <p>The proposed development is for the establishment of a light industrial township on portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR, to be known as Peach Tree X21 & X22. The proposed development comprises an area of approximately 19,5953 hectares. The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. The proposed township will comprise of nine erven zoned as follows:</p> <ul style="list-style-type: none"> • Six erven zones as “Industrial 2” for the main purpose of “Commercial Use, “Light Industry”, Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops; • One erf zoned for “Infrastructure Works”; • One erf zoned for “Municipal” for the purposes of access and access control. Page 3 <p>Map is very grainy and it clearly cannot be looked at without considering Peachtree X24 and X23 – above, esp. Fire station may be highly beneficial for the community – however application for X23 & X24 may be contradictory to this.</p> <p>Does the activity also require any authorisation other than NEMA EIA authorisation? YES NO X</p> <p>If yes, describe the legislation and the Competent Authority administering such legislation, what about waste mnngt/municipal authority.</p> <p>No. R983, R984 and R985 of the Amended Regulations Implications for the development: Significant need assurances that bulk water and waste treatment will take place prior to further development Page 8.</p> <p>Water/Wetland and streams – nothing on that site???</p> <p>National Water Act (Act No. 36 of 1998) - NO NEED for WATER USE LICENCE< SO NO BOREHOLES WILL BE SUNK – EVER</p>		<p>Waste Management:</p> <p>The proposed development will be serviced by the local authority. The local authority will also be responsible for the removal of solid waste.</p> <p>No waste licenses will be required for the proposed light industrial development.</p> <p>The local authority recently confirmed that it will be possible to connect the study area to the municipal water supply. The water pipeline runs to the west of the study area.</p> <p>There is no watercourse n the study area. The GDARD C-Plan information and the wetland investigation on the study area confirmed this.</p> <p>No boreholes will be required.</p> <p>Noise control – acceptable levels determined by specialists. The DBAR referred to the applicable Noise Regulations.</p> <p>The proposed development will trigger the upgrading of a section of the sub-standard R114. Development in areas are needed, because developers assist with the funding of the services upgradings in areas.</p> <p>The DBAR did not state that the</p>
---	--	--

<p>???- Air, page 8 – dust and noise during construction phase – what about afterwards – due to increase of traffic and activity?</p> <p>Heritage assessment Page 9 – not the same as for prospecting licence?</p> <p>Page 11 – C Plan irreplaceable – barely readable</p> <p>Page 14 – Agricultural hubs in Gauteng as identified by GDARD</p> <p>Page 13 – Urban Edge –</p> <p>Page 14 – Waste - no indication of reducing, recycling has been shown, it is just assumed that the overburdened municipality, where Sunderland Ridge and Northern Farms is already a disaster continue to catch the generated sewerage, as well as other commercial waste. Hauled away to the nearest landfill site -- all of which is overflowing ...</p> <p>Page 15 – red listed plant species Significant – Only one Orange Listed Plant Species namely <i>Hypoxis hemerocallidea</i></p> <p>Page 16 – Noise control – 45 dBA – how was this established, in which radius? Pertains only to construction phase, what thereafter?</p> <p><u>Page 16 – Gauteng Transport infrastructure – NOT SIGNIFICANT</u> = huge impact foreseen here, due to poor condition of the R 114, lack of controlled access between, 114/511 and the potential to create at that junction a hijacking/smash&grab hotspot</p> <p>Page 16 – H&S – significant - during construction and thereafter – how though???</p> <p>Page 17 - C Plan version 3.3. The proposed development has an Ecological Support area classified on the study area in terms of the Gauteng Conservation Plan. Some Important areas are situated on the boundary and further to the north and east of the study area.</p>		<p>ecological support area will be considered in isolation. It stated that the study area is isolated from surrounding open space areas by means of roads and other developments. The study area is not connected to other open spaces and can therefore not function as proper ecological support area.</p>
--	--	--

<p>Ecological support areas cannot be regarded in isolation, as the DBAr seems to indicate – all concern so far is only and prohibitively so, for eth small area to be developed only, not taking the greater environment and the impact the proposed development will have on same into account?</p> <p>Page 17 - Gauteng Provincial Environmental Management Framework Significant - The proposed site occurs within Zone 1 and Zone 3 of the GPEMF i.e. urban development zone and high control zones (outside the urban development zone). Even though Zone 3 of the GPEMF is not zoned from urban development the study area is also situated within Zone 1 which is earmarked for urban development. Although the GPEMF have not yet been formally published we have taken these zones into consideration, however the need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality.</p> <p>The figure is so unclear that reading it is impossible Laezonia falls into Tourism, how can industrial be next to it???</p> <p>Point 3 Alternatives Page 20</p> <p>Applicant considered heavy industrial, but has moved from that -- alternative only referred to alternative activity – no alternative and green methods are discussed, no alternative site given ... how will the design fit into the tourism activities on the other side of the road – how is the sprawling informal settlement to be dealt with...</p> <p>A worse alternative is not an alternative. What is an alternative site location?</p>		<p>The GPEMF matter is already thoroughly addressed above.</p> <p>The proposed development for the study</p>
---	--	--

<p>Point 4 Physical size of activity 19.5953 ha</p> <p>Point 5 Site access page 21 access from R road, additional access road has to be built ! why omitted??? R 114 in a highly deteriorated condition, which requires upgrading and cannot as per status quo of toady handle the additional intended access. Traffic accidents are ripe, speeding a problem – how will this be mitigated???</p> <p>Page 23</p> <p>Access to the proposed development will be from a 25m wide road linking from the R114. <i>Refer to Figure 14, for the site access map.</i> The R511 is a Class 2 road and was recently upgraded all the way to Erasmia. This road is also the future K46 with intersection spacing of 600m. The R114 (M34) is a Class 2 road. This road is a normal provincial road and should have intersection spacing of 600m.</p> <p>The R 114 is severely degraded and forms the primary entrance to the proposed development – WHY is reference made to the R 511? Why is the lack of any traffic lights and the <u>extremely high accident</u> rate omitted, esp at the specific intersection to 114/511???</p> <p>Misleading and incorrect - no traffic signals, stop streets are already causing more accidents , existing traffic volume is high for the original purpose of the road Point is misleading !!!!!</p> <p>Section B</p> <p>Point 1 Property Description</p> <p>“The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and</p>		<p>area is light industrial, which excludes any industrial activities that will cause pollution. The proposed zoning for the study area s in line with the GPEMF and similar land-uses occur adjacent to the N1 freeway, the N3 freeway and the R21 Freeway.</p> <p>As mentioned, the proposed development will also require the upgrading of a section of the R114.</p> <p>The I&APs also raised concerns regarding the R511/ N14 and R511/R14 intersections. The traffic capacity problems were also raised and therefore this issue was addressed.</p> <p>The traffic impact assessment addresses</p>
--	--	--

<p>Country Estate, east of the R115 Road and north of the N14. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station. “ Excerpt Page 26 DBAR</p> <p>The descriptor is inaccurate, as it refers to the R 115, when the property is clearly situated between the R 114, R 511 and N 14. It is omitted that the property in question is some 5 kms away from the declared Magaliesberg Biosphere, the Crocodile Reserve, within 7 km of the Diepsloot Township and the proposed Tanganjaki development.</p> <p>The obtuse reference to the ZwartKops Raceway and the Gautrain Station, combined with the ongoing poor map quality as used by the EAP makes it extremely difficult for anybody to understand where the said development is supposed to be.</p> <p>Furthermore the EAP chooses to describe the adjacent development of</p> <p>x 23 “ Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng.” Excerpt of Notice of application for BAR and</p> <p>x 24 “Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng.” Excerpt of Notice of application for BAR.</p> <p>X21 &x 22 were described as “Location: The proposed study area is situated in Centurion south of The Els Club, Copperleaf, east of the</p>		<p>all the surrounding roads and the proposed traffic upgradings.</p> <p>We take note of this point and the C-Plan Maps which illustrates the surrounding environment gives a clear description of the surrounding ecological sensitivities and protected areas.</p>
---	--	--

<p>R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station.” Excerpt of Notice of application for BAR.</p> <p>That the EAP is not aware of the correct Road designation (R115 does not run past the area), gives a farm descriptor, not easily accessible to all, and does not supply clear diagrams in its application severely and negatively impacts responses from the general public.</p> <p>In this vein it also has to be pointed out that the EAP posted the Notices in areas,</p> <ul style="list-style-type: none"> • where the deteriorated R 114 made it impossible to safely stop next to the notice to actually read it; • next to an informal settlement at a known Hijack and smash and grab spot; • next to an informal settlement with the notice only displayed in English – clearly not the language used in the informal settlement; • Failed to put any type of notice at the petrol station opposite the informal settlement, which is frequented by number of locals; and • Only offered Hardcopies in Rooihuiskraal, an area not reachable for residents of the informal settlement, due to : 		
--	--	--

<ul style="list-style-type: none"> ○ The distance needed to be travelled; ○ The lack of transportation to this part of town for anyone without own transport - alternatives could have easily been found in the petrol station itself, the local school in Laezonia, even the existing B&B on the 511 all of which were in much closer proximity to the informal settlement. <p>As the EAP has no less than 5 applications presently in south west area of Ward 48 AND has experienced similar criticism with a prospecting application one can only wonder.</p> <p>Point 5</p> <p>a) Is the site located on any of the following? Shallow water table (less than 1.5m deep) NO Dolomite, sinkhole or doline areas NO page 27 of DBAR</p> <p>What studies have been conducted to be able to state that the area is not located on dolomite? The greater part of the South Western part of Ward 48 is situated on dolomite or dolomite rich with sinkholes being very prevalent in certain areas. Page 29 geotechnical information Halfway House granite - ferricrete and granite Test pits done where?</p> <p>Point 7 Groundcover "Are there any rare or endangered flora or fauna species (including red list species) present on the site NO X</p> <p>If YES, specify and explain: Only one Orange Listed Plant Species namely <i>Hypoxis hemerocallidea</i> was recorded on the study site. This Orange Listed Plant Species need to be removed and replanted prior to construction."</p>		<p>The study area maps also supply a clear indication of the locality of the study area.</p> <p>The study area is situated on granites. Various studies have already been conducted in this area. The dolomite band runs just north of the study area.</p> <p>Most of the land immediately adjacent to the study area is underlain by granites. The Forest Hill Shopping Centre is also developed on Granites.</p> <p>Orange listed species are not red listed species. They are protected for their medicinal value and GDARD collects such species and donate them to the AR for research purposes. This species is easy to propagate.</p> <p>The ecological sensitivity of a site is determined in terms of its locality, the biodiversity, the long-term sustainability (i.e. possible edge effects etc.). The</p>
---	--	--

<p>Excerpt DBAR, page 30 - How can the EAP state that there are no rare or endangered species, yet in the same breath point out the existence of an orange listed plant species?</p> <p>"Are there any special or sensitive habitats or other natural features present on the site? YES X If YES, specify and explain: Flora: According to the Ecologist, the study site lies in the Quarter Degree Square (QDS) 2528CC. Mucina and Rutherford (2006) which forms part of the Egoli Granite Grassland. This vegetation unit is considered Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011 (Government Gazette no. 34809, 2011). The authors described the landscape of the Egoli Granite Grassland as low hills and moderately undulating plains, which support tall grass species such as Hyparrhenia hirta, dominating the area. Scattered rocky outcrops and rock sheets form suitable habitats for woody species. This study unit is regarded as moderate sensitive, on account of the high number of species recorded and suitable habitat it provides for several Red List species known to occur in the QDS 2528CC. According to the GDARD five Red List species occur within a 5 km radius from the study site. The study site was not considered ecologically sensitive, due to anthropogenic influences such as urban development threatening this ecosystem. Refer to Figure 17, for the vegetation sensitivity map." Excerpt from DBAR, page 31 How can sensitive habitats be present on the proposed site, yet not be deemed ecologically sensitive?</p> <p>Point 8 LAND USE CHARACTER OF SURROUNDING AREA, page 34 of the DBAR This section is confusing, as it does not:</p> <ol style="list-style-type: none"> 1. Indicate where on the block table the proposed development actually is situated; 2. The Airfield next to the proposed development has not been 		<p>GDARD C-Plan maps correlate with the conclusions made in the reports. The GDARD conservation department is contacted for specific survey requirements prior to the conducting of specialist studies and the GDARD biodiversity requirements, which supplies sensitivity buffers and requirements are also considered.</p>
--	--	--

<p>indicated;</p> <ol style="list-style-type: none"> 3. Commercial and warehousing has been indicated, which does not exist, except for a petrol station, a liquor shop and a small undertaking which builds sets for the film industry (mainly pre fabricated assembly); 4. Education facilities are where in the close vicinity??? Copper Leaf's proposed building is a few kms away; 5. What is indicted as light industrial? The existing petrol station?; and 6. The indicated major road – 4 lanes or more, does this refer to the Highway? – this would make the whole diagram even more questionable, as the highway does not suddenly stop as the diagram indicates, neither are Point 4 and Point 3 indicated correctly and the Airfield is omitted in its entirety. <p>Point 9 Socio – economic context</p> <p>“The Centurion West Area is one of the fastest growing regions in the City, even in this current difficult economic climate. A substantial part of these developments are of a commercial and industrial nature, and are thus in a sense “job creator” land-uses. The development will contribute to the tax base of the City of Tshwane in the form of rates and taxes, as well as possible bulk services contributions payable to Tshwane” excerpt DBAr page 35.</p> <ul style="list-style-type: none"> • The fast growing area and new Developmental Node for the Centurion West area has been identified as the area around the R 114/R 55/N 14 intersection as discussed in the IDP, whereas especially the area to the West of the R 511 is considered and marked for recreational and touristic activity, and activity that will struggle with the development of an industrial township in close proximity. • The proposed area does not receive any municipal services 		<p>Take note that we had to consider the larger area and in some cases distances of a far a 10 – 20km are applicable when one refers to social facilities.</p>
--	--	--

<p>at all – no water or sewerage line exist into this area and the closest connecting point appears to be some kms away closer to the R 55. Additionally there is no electricity supplied at the proposed site neither. All of these infrastructure points yield a further and bigger question – the sewerage works, which would service this development are taxed beyond capacity, the electricity supply is taxed beyond capacity and requires extensions at the existing substations, the lack of clean water and the need to redo the R 114 and especially its connect to the R 511 in order to make the development feasible surely warrant a much closer cost/income analysis.</p> <p>“The development can be regarded as being desirable and will have several beneficial social and economic impacts on the area, which can be summarised as follow:</p> <ul style="list-style-type: none"> • Optimum utilisation of services and infrastructure; • Increase in property values of surrounding properties; and • Increased security “ excerpt DBAr page 35. <p>The above statement cannot be regarded as anything else but subjective – no infrastructure exists, how an industrial development would increase property values of properties that are intended for the direct opposite purpose and as a recreational offset to industrial is questionable. Any settlement development, which brings goods to an area that is does not have any man made or desired goods will draw crime to the area in greater numbers than what is presently experienced and will present a security risk for the surrounding community.</p> <p>“Contained urban growth:</p> <p>To contain urban growth an urban edge was identified to curb urban sprawl. The idea behind the urban edge is to limit development within certain areas of a city. Only certain types of developments are allowed on the outside of the urban edge. The goal is to curb urban sprawl and thereby protecting the natural environment. One way to do this is to increase the densities of the built environment within the</p>		<p>The information above were obtained from development frameworks that were compiled for the area over the past 10 years.</p> <p>The CTMM regard the study area ad its surroundings as a very important development area and even compiled a 2010 framework in which the future development and growth goals were set out.</p> <p>The GPETF also regards the study area</p>
--	--	--

<p>urban edge.” excerpt DBAr page 36. Precisely the reason why the area was zoned and strategized as an agricultural area.</p> <p>“Resourced based economic development: Resource based economic development should result in identification of the economic core. Development should be encouraged in close proximity to existing resources, which includes infrastructure such as roads, water and electricity.” excerpt DBAr page 36. Once again – no infrastructure exists. The R 114 is a road in desperate need of repair and maintenance, as the sharp and steep ridges are a life threatening endangerment to all motorists, who come off the existing tar road. Accidents are frequent and at times fatal.</p> <p>“Re-direction of urban growth:” - Which townships have been approved in close proximity to the proposed development?</p> <p>“The proposed development will have several beneficial social, economic and ecological impacts once the construction thereof is finalised, which can be summarised as follow:</p> <ol style="list-style-type: none"> • Reduction of potential dumping areas and informal settlements. • Optimum utilisation of services and infrastructure. • Expansion of municipal infrastructure and services • Increase in property values of surrounding properties. • Increased security. • Eradication of invasive species. 		<p>as an urban development area and the CTMM is in the process of planning a municipal sewer network and other services for the area.</p> <p>The study area ad its surroundings is not regarded as suitable for agricultural activities and the agricultural maps of the area regards the agricultural potential of the study area as low.</p> <p>Services already addressed.</p> <p>Inputs supplied by the town and regional planners.</p>
--	--	---

<p>7. • Compatibility with surrounding land-uses.</p> <p>8. • Landscaping could improve fauna numbers and species.” excerpt DBAr page 36.</p> <p>1. – the area is not used for dumping, nor has it been in the past 16 years – the informal settlement is not situated on the area as proposed for development - no attempts to erect and informal settlement in the proposed area over the past 16 years have been made, due to lack of water and electricity in the vicinity.</p> <p>2. – no infrastructures, besides a degraded road, exist at present – one simply cannot talk about optimum utilisation.</p> <p>3. – Point 2 and 3 contradict each other.</p> <p>4. – Could the EAP please provide proof of how an industrial development increases property prices of AH properties?</p> <p>5. – From a veld with no infrastructure to buildings with desirable goods, metal in the form of road signs, increased traffic to the area, etc ... Security does not increase by occupying the natural surroundings, human desired goods will increase security risks – which is a high risk for eth area, as eth exiting police station id understaffed and over stretched, esp for the size of the area it needs to cover.</p> <p>6. – The current Landowner is not eradicating invasive species at present, as they are obliged by law to do.</p> <p>7. – The surrounding land uses presently are mainly AH, with</p>		<p>There are signs of illegal dumping and squatting across the entire Centurion west area. Informal settlements develop eve without the availability of services. The large Mooiplaats/ Hoekplaats informal settlement on dolomitic land also had no services and the local authority was eventually forced to provide municipal services to the more than 15 000 squatters that reside on the land.</p> <p>Aerial photographs with evidence of illegal dumping are available on request.</p> <p>Bokamoso has been involved in many EIA applications in the area since approximately the year 2000. Bokamoso also assisted with the reservoir applications for the Copperfield Golf Estate (formerly known as the Gardener Ross Golf Estate). The problem in the area is the watershed, which runs almost on the alignment of the proposed PWV 9 freeway. It is expensive to provide services and new municipal sewer treatment facilities on the other side f the water shed and development services contributions are required to assist with the funding of such services.</p> <p>The area to the west of the R511 has been earmarked as a rural area, but the areas to the east of the R511 and the M26 has been earmarked for</p>
--	--	---

<p>a Reserve and Biosphere to the West of the proposed development. The area has been earmarked for recreation and tourist activities – Industrial land use surely does not fall into a desired category to have close by.</p> <p>8. – Landscaping in industrial settings is usually restricted to the smallest sqm possible and does not necessarily follow the look and feel of the area, therefore not contributing to species diversification. It also brings its own set of problems, due to increased rodent populations and usually feral cat colonies – which will have a negative impact on the wildlife in the adjacent AH.</p> <p>SECTION C: PUBLIC PARTICIPATION (SECTION 41)</p> <p>“1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.</p> <p>2. LOCAL AUTHORITY PARTICIPATION</p> <p>Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.</p> <p>Was the draft report submitted to the local authority for comment? YES X</p> <p>If yes, has any comments been received from the local authority? NO X “</p> <p>excerpt DBar page 38.</p> <p>“NOTICE OF APPLICATION FOR A BASIC ASSESSMENT</p> <p>Date of Notice: 4 October - 2 November 2016</p> <p>The aforementioned proposed development requires an</p>		<p>development by the local authority already many years ago. The only aspects which prevents development in certain areas is the lack of services.</p>
--	--	---

<p>application subject to a Basic Assessment. Representations with respect to this application may be made by phone, fax or e-mail within 30 days of the date of the notice. Please note that in order to continue to receive information regarding this project, you must register as an I&AP with the contact person listed below. “ excerpt Notice for Basic Assessment process</p> <p>The DBAr was made available to all registered I & Aps on the website of BOKAMOSO on the .. for comments until Furthermore during eth registration process as I & AP comments were already made, which the EAP fails to acknowledge in this presentation.</p> <p>Again it also has to be pointed out the EAP put the notices at areas that are highly inaccessible, provided the Notice only in English (while displaying it in close proximity to an informal settlement), has been vague and incorrect in the area descriptor and provided a blurry map of the affected area, which makes identification of where exactly the development is to take place difficult.</p> <p>Registered I&Aps have to download the DBAR at their own cost, for those without internet it is inaccessible, as the only physical copy is in Heuweloord – not accessible for anybody without own transport, as NO public transport exist and taxis do not service this route regularly.</p> <p>It further has to be pointed out that the application is one of 3, which pertain and deal with the same area and further industrial development. This makes responding much more difficult as it cannot be looked at in isolation, the 3 developments are clearly interconnected, as they will be</p>		<p>This matter has already been addressed.</p>
---	--	--

<p>sharing one main road to connect them to the R 114. The EAP was requested to present these applications together and in relation to each other, to enable the I &Aps to understand what is planned, but has refused to do so.</p>		
<ol style="list-style-type: none"> 1. The applications cannot be looked at separately and in isolation for the following reasons: <ol style="list-style-type: none"> a. One access road is foreseen to run from the R114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding X23 and X24. This speaks for a homogenous development, which needs to be regarded, especially pertaining to its cumulative impact in its totality and not individually. 2. The notices were displayed in the most elementary way and have complete left out a major stakeholder: <ol style="list-style-type: none"> a. Notices were displayed in areas that are inaccessible from the heavily degraded R114. 	<p>Esmarie Venier care@resthill.co.za 5 December 2016</p>	<p>All the issues raised by this I&AP are already addressed above.</p>

<p>b. Notice for X21 and X22 cites R115 as the main road to the development – the R115 does not run anywhere close to the proposed development – the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/mining application in Hennops.</p> <p>c. The notices were displayed next to an informal settlement in English only.</p> <p>d. The DBARs were only downloadable from the website – or open to public viewing in the Rooihuiskraal library, some 18km way from the location, with no taxi access. As the EAP had made contact with eth elders of the informal settlement [I would like to know why copies were not made available to same in their own language.]</p> <p>e. No public participation meeting has been held or its intention been announced to date.</p> <p>3. Municipal Services:</p> <p>a. No municipal services exist for the proposed site.</p> <p>b. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this?</p> <p>c. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as there appears to be no indication in eth DBARs as to how many people will be active in the proposed development.</p> <p>i. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this well surrounding area.</p> <p>ii. How will possible spills be mitigation, as the proposed site is close to a wetland area, and</p>		
---	--	--

<p>especially to the reserve area?</p> <p>d. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly.</p> <p>4. Roads:</p> <p>a. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have.</p> <p>b. The intersection between the R114 and R511 is an area of weekly. Often fatal accidents – what is the intention on mitigation of this></p> <p>c. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?</p> <p>5. Buildings next to the Runway and in and around the landing zone</p> <p>a. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated?</p> <p>6. Vulnerable population</p> <p>a. How will effects on the informal settlement be mitigated, during and especially after construction?</p> <p>b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?</p> <p>c. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, especially the informal settlement. Why is this missing?</p> <p>7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GP EMF or the present zoning – which indicates the area as agricultural holdings. How is this to be mitigated and addressed?</p> <p>8. No actual business plan for the proposed development has</p>		
--	--	--

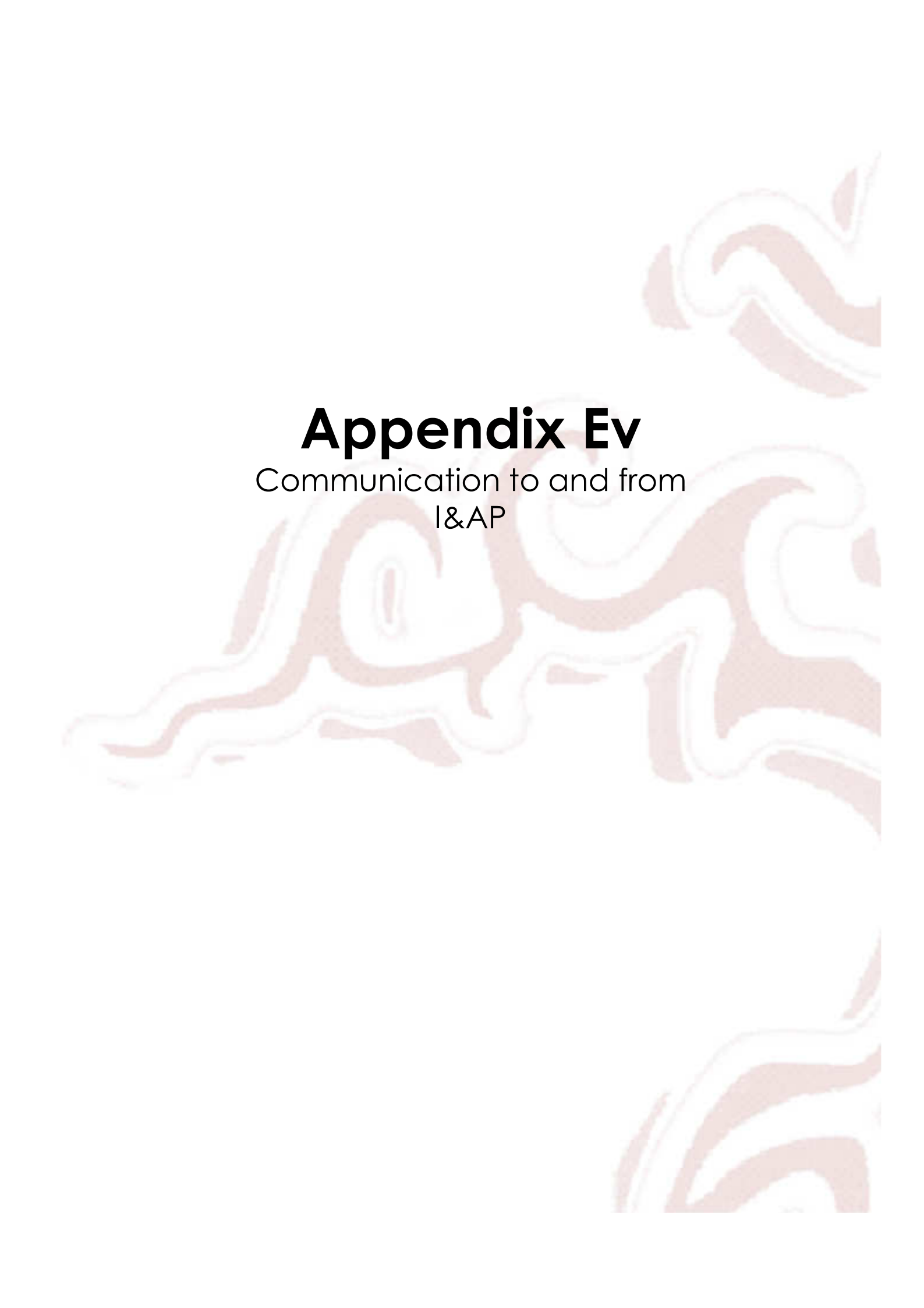
<p>been shown – what type of industrial activities are actually planned? How many people are foreseen to be employed and travelling daily?</p> <p>9. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc.) will take place after construction, with no eluding as to what exactly is to take place.</p> <p>10. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.</p>		
<p>1. The applications cannot be looked at separately and in isolation for the following reasons:</p> <p>b. One access road is foreseen to run from the R114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding X23 and X24. This speaks for a homogenous development, which needs to be regarded, especially pertaining to its cumulative impact in its totality and not individually.</p> <p>2. The notices were displayed in the most elementary way and have complete left out a major stakeholder:</p> <p>f. Notices were displayed in areas that are inaccessible from the heavily degraded R114.</p> <p>g. Notice for X21 and X22 cites R115 as the main road to the development – the R115 does not run anywhere close to the proposed development – the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/mining application in Hennops.</p> <p>h. The notices were displayed next to an informal settlement in English only.</p> <p>i. The DBARs were only downloadable from the website – or open to public viewing in the Rooihuiskraal library,</p>	<p>Joan Wilson wiltech@iafrica.com 5 December 2016</p>	<p>The I&AP repeated the issues raised by the I&APs listed above. The issues raised have already been addressed.</p>

<p>some 18km way from the location, with no taxi access. As the EAP had made contact with eth elders of the informal settlement [I would like to know why copies were not made available to same in their own language.]</p> <p>j. No public participation meeting has been held or its intention been announced to date.</p> <p>3. Municipal Services:</p> <p>e. No municipal services exist for the proposed site.</p> <p>f. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this?</p> <p>g. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as there appears to be no indication in eth DBARs as to how many people will be active in the proposed development.</p> <p>iii. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this well surrounding area.</p> <p>iv. How will possible spills be mitigation, as the proposed site is close to a wetland area, and especially to the reserve area?</p> <p>h. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly.</p> <p>4. Roads:</p> <p>d. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have.</p> <p>e. The intersection between the R114 and R511 is an area of weekly. Often fatal accidents – what is the intention on</p>		
---	--	--

<p>mitigation of this></p> <p>f. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?</p> <p>5. Buildings next to the Runway and in and around the landing zone</p> <p>b. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated?</p> <p>6. Vulnerable population</p> <p>d. How will effects on the informal settlement be mitigated, during and especially after construction?</p> <p>e. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?</p> <p>f. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, especially the informal settlement. Why is this missing?</p> <p>7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GP EMF or the present zoning – which indicates the area as agricultural holdings. How is this to be mitigated and addressed?</p> <p>8. No actual business plan for the proposed development has been shown – what type of industrial activities are actually planned? How many people are foreseen to be employed and travelling daily?</p> <p>9. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc.) will take place after construction, with no eluding as to what exactly is to take place.</p> <p>10. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.</p>		
--	--	--

<p>As an I&AP I would like to comment on all the Peach Tree applications (X20, X21, X22, X23, X24). I don't feel that the information supplied is clear enough. It's not clear where exactly these properties are located (R511 or R114) and what does an industrial township actually refer to (How am I suppose to know how these developments would affect me If I don't know what they are planning to do on the properties? The R114 is a dangerous road in dire need of maintenance and would become even more dangerous with the traffic from these new developments and R511 would also need to be adjusted with traffic lights etc. because of all these developments. There is currently no municipal water and no application for a water license on any of these properties, will they not be needing any water? And what about sewerage. We don't have sewerage works in our area.</p>	<p>Karen Holtzhausen Karenholt111@gmail.com 5 December 2016</p>	<p>The DBAR included clear locality maps and layouts for the proposed development. It also gave a detailed discussion of the proposed activity in the first section of the report. The DBAR furthermore supplied the detail of the study area in relation to the other two developments referred to.</p> <p>The services issue has already been addressed.</p>
<p>AS per previous mail – these 3 developments should be looked at together and not separated, as they do form part of one development. Please note my objections to the Peach Tree X24 development herewith.</p>	<p>Elke Haas Elke.haas@gmail.com 7 December 2016</p>	<p>This matter is already addressed above</p>
<p>I&APs in the area reported possible illegal construction activities on the study area to the City of Tshwane and recommended that a section 24G application be submitted.</p> <p>It was requested that the CTMM Environmental Planning division comment on the DBAR, but the CTMM raised concerns regarding the possible illegal activities on the study area and indicated that they are not in a position to supply comments.</p> <p>This matter was discussed with the applicant and the GDARD compliance and enforcement division and it the applicant indicated that he is willing to rehabilitate the disturbed areas.</p> <p>A rehabilitation plan for the study area has been compiled and the matter is now in the hands of the compliance and enforcement division at GDARD.</p>		

<p>The applicant confirmed that he was not responsible for the site clearance activities that took place. He indicated that he only purchased the property after the site clearance of a road took place. Bokamoso chose not to become involved in this matter and the GDARD assessing official also requested that the compliance and enforcement division of GDARD assist with this matter.</p> <p>The proposed rehabilitation was discussed with the CTMM, because GDARD requested that the rehabilitation proposal be discussed with the relevant department at CTMM. CTMM undertook to supply feedback after the after was discussed internally. Unfortunately, the CTMM failed to supply the necessary feedback. The GDARD EIA division requested that the FBAR be submitted without the CTMM comments, because they could no longer provide an extension of time for the application.</p> <p>The S24 G matter was also discussed above and in the FBAR.</p>		
--	--	--



Appendix Ev

Communication to and from
I&AP



Environment and Agriculture Management

Room 1127 | 11th Floor | Isivuno House | 143 Lilian Ngoyi Street | Pretoria | 0002
PO Box 440 | Pretoria | 0001
Tel: 012 358 9999 / 012 358 9999 | Fax: 086 651 9999

My ref: 8/4/R/4

Your ref:

Contact person: K. Mofela

Section: Environmental Planning & Open Space Management Section

Tel: 012 358 7334

Fax: 012 358 8934

Email: KemmoreM@tshwane.gov.za

Date: 17 February 2017

Bokamoso Landscape Architects and Environmental Consultants CC
P O Box 11375
Maroelana
0161

Attention: Lizelle Gregory

Tel: (012) 346 3810

Fax: 086 570 5659

E-mail: lizelleg@mweb.co.za or bokamoso10@gmail.com

Dear Madam,

DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSIONS 21 AND 22 INDUSTRIAL TOWNSHIP DEVELOPMENT SITUATED ON PORTIONS 105, 109 & 331 OF THE FARM KNOPJESLAAGTE 385-JR, CITY OF TSHWANE, GAUTENG

Your Report dated October 2016 refers,

1. INTRODUCTION

The Environmental Management Services Department (the Department) has considered the Draft Basic Assessment Report in respect of the above-mentioned application. The Draft Basic Assessment Report is submitted to the Environmental Management Services Department of the City of Tshwane, hereafter referred to as "the City", as a commenting authority in terms of the National Environmental Management Act (NEMA) and EIA Regulations of August 2014.

2. PROJECT LOCATION AND DESCRIPTION

Bokamoso Landscape Architects and Environmental Consultants CC has been appointed by the Dexalinx (Pty) Ltd as an independent Environmental Assessment Practitioner (EAP) to undertake the environmental assessment for the proposed light industrial township on Remainder of Portion 105 and parts of Portions 109 & 331. The proposed development site is bordered by road R114 in the northwest, undeveloped natural veld in the west, south and east. The study area is characterized by open natural fields.

The proposed development entails nine erven which include:

- six (6) zoned Industrial 2 for commercial purposes, light industry, cafeteria, carwash, place of refreshment, retail industries and shops
- one (1) zoned for infrastructure works
- one (1) zoned Municipal for establishment of fire station
- one (1) zoned Special for access and access control



The activity triggers listed activity in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and Environmental Impact Assessment Regulation, 2014 under:

- Listing Notice 1 GN 983 Activities 9, 10, 27 and
- Listing Notice 3 GN 985 Activities 4, 12.

2. DISCUSSION

In reviewing the application the Department made the following findings:

- a) According to the Tshwane GIS map, the proposed development site appears as undeveloped piece of land which is still in its natural state. The Tshwane aerial photos dated 2001 to 2015 indicates that the site was never developed. However, Figure 3 of the report shows the pavement with a cul-de-sac constructed onsite which is indicated in the proposed layout as the proposed 25m street. The pavement is shown to have been constructed sometime between the year 2015 to this date. The Department therefore considers this development as a commencement of development activities without environmental authorisation.
- b) During site inspection held on the 02 February 2017, an approximately 20m wide gravel road used as access road was observed to have been recently established through the proposed development site. Furthermore, the construction has partially degraded portion of the sensitive areas such as the granite-gneiss, Critical Biodiversity Area, Hennopsvallei Conservancy and GDARD Important Area associated with the Swartbooispruit as well as GDARD Irreplaceable site east of R511. The Department deems the development of access road as a commencement of unauthorised activity on an environmentally sensitive area without environmental authorisation.

In light of the above, the Department cannot provide comments on the Draft Basic Assessment report for the proposed Peach Tree extensions 21 and 22 industrial townships until the identified non-compliance issue mentioned above have been resolved with the Gauteng Department of Agriculture and Rural Development.

3. CONCLUSION

The Department cannot provide conclusive comments on the abovementioned application until the applicant rectifies the aforementioned issues.

Yours faithfully,



Mr Aluoneswi Mafunzwaini

17/02/2017

Date:

EXECUTIVE DIRECTOR: ENVIRONMENTAL MANAGEMENT AND PARKS DIVISION

Letter signed by: Rudzani Mukheli

Designation: Deputy Director: Environmental Planning & Open Space Management section

CC Gauteng Department of Agriculture and Rural Development

Attn:

Mr. Steven Mukhola

Tel: (011) 240 2572

Fax: (011) 240 2700



LEBOMBO GARDENS BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

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



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

**CITY OF TSHWANE
OPEN SPACE MANAGEMENT SECTION
11 SCHOEMAN STREET
PRETORIA**

**Tel: 012-358 8731
Email: Rudzanimi@tshwane.gov.za**

ATTENTION: Rudzani Mukheli

22 March 2017

RE: THE BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE X21 & X22 INDUSTRIAL TOWNSHIP DEVELOPMENT SITUATED ON PORTIONS 105, 109 & 331 OF THE FARM KNOPJESLAAGTE 385 – JR, CITY OF TSHWANE, GAUTENG

The telephonic conversation between Kemonne Mofela and Lizelle Gregory of Bokamoso regarding the above mentioned project refers.

Please note that there is a dispute regarding the construction of a road and a cul-de-sac on the above mentioned project. A discussion took place between Mary-Jane Ramahlodi of GDARD and Bokamoso. During this telephonic conversation Mary-Jane requested Lizelle to contact CoT and discuss the matter with them. It was also suggested from Mary-Jane that a rehabilitation plan be drawn up. This was done and discussed with Kemonne Mofela.

Kemonne Mofela then told Lizelle that she will discuss the matter with yourself and revert back to Lizelle. However several days if not weeks passed since this conversation with no feedback. Bokamoso was also unable during this time to get hold of either yourself or Kemonne.

Therefore we will now revert back to GDARD on the current status and our attempt to discuss the matter with you as our deadline to submit the Final BAR expires on 31 March 2017.

We trust you find the above in order. Please do not hesitate to contact our office should you have any questions in this regard.

Sincerely,

Anè Agenbacht (On behalf of Lizelle Gregory)

**Bokamoso Landscape Architects &
Environmental Consultants CC**

juanita@bokamoso.net

From: bianca@bokamoso.net
Sent: 09 December 2016 02:05 PM
To: juanita@bokamoso.net
Subject: FW: 002/16-17/E0218 Peach Tree X21 & 22
Attachments: image001.gif; 116111109520601771.jpg; 116111109520601971.gif; 116111109520602171.jpg; SDEPT_AGRIC16111109440.pdf; image002.jpg

FYI

Kind Regards/Vriendelike Groete,

Bianca Cronjé

Environmental Assessment Practitioner (EAP)



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: reception@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: info@bokamoso.net [<mailto:info@bokamoso.net>]
Sent: 14 November 2016 09:06 AM
To: bianca@bokamoso.net
Subject: FW: 002/16-17/E0218 Peach Tree X21 & 22

From: NTULI, RICHARD (GDARD) [<mailto:RICHARD.NTULI@gauteng.gov.za>]
Sent: 11 November 2016 09:52 AM
To: info@bokamoso.net
Cc: LEKU, TEBO (GDARD); MOAGI, WESI (GDARD)
Subject: 002/16-17/E0218 Peach Tree X21 & 22

Dear A Agenbcht

Attached please find the response letter from GDARD.

Regards;

Richard Ntuli
**GDARD IMPACT
MANAGEMENT ADMIN**
tel: 011 240-2572
THIRD FLOOR, 11 DIAGONAL STREET
JOHANNESBURG

" Vibrant, equitable, sustainable rural communities, food security for all, protected and enhanced environmental assets and natural resources"

From: richard.ntuli@gauteng.gov.za [<mailto:richard.ntuli@gauteng.gov.za>]

Sent: 11 November 2016 11:45 AM

To: NTULI, RICHARD (GDARD)

Subject: Message from DEPT_AGRIC_3RD_EPIA_W_B363_MIN



I am confident that you will do well in the exams and make Gauteng proud.
- David Makhura, Premier of Gauteng

Gauteng Provincial Government

Hotline: 08600 11000 | w

Disclaimer: This message may contain confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secured or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the content of this message, which arise as a result of e-mail transmission. The Gauteng Provincial Government does not take responsibility for Gauteng Provincial Government users' personal views. Gauteng Provincial Government services available online at: www.gautengonline.gov.za

**GAUTENG PROVINCE**AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICADiamond Building, 11 Diagonal Street, Johannesburg
P O Box 8769, Johannesburg, 2000

Telephone: (011) 240-2500

Fax: (011) 240-2700

Website: <http://www.gdard.gpg.gov.za>**FAX COVER SHEET**

Receiver's Details		Sender's Details	
To:	A Agenbacht	From:	Khaka Khaka
Company:	Bokamoso Landscape Architects and Environmental Consultants CC	Section:	Impact Management
Fax no.	086 570 5659	Floor:	03 Floor Diamond Building
Tel no.	012 346 3810	Tel:	(011) 240 3392
Email	info@bokamoso.net		
Date:	2016	Pages:	4 pages including the fax cover
SUBJECT:	GAUT: 002/16-17/E0218 COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSION 21 AND EXTENSION 22 ON PORTION 105, 109 AND 331 OF THE FARM KNOPJESLAAGTE 385 JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY		

CC: Rudzani Mukheli

Attn: Rudzani Mukheli

Tel: 012 358 8731

Fax: 012 358 8934



GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Reference: Gaut 002/16-17/E0218
Enquiries: Khaka Khaka
Telephone: 011 240 3392
E-mail: Khaka.Khaka@gauteng.gov.za

BY FACSIMILE: 086 570 5659
BY EMAIL: info@bokamoso.net

Bokamoso Landscape Architects and Environmental Consultants
P.O. Box 11375
MAROELANA
0161

Telephone No: 012 346 3810

Attention: A Agenbacht

COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSION 21 AND EXTENSION 22 ON PORTION 105, 109 AND 331 OF THE FARM KNOPJESLAAGTE 385 JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY

The Draft Basic Assessment Report (DBAR) regarding the above-mentioned development received by the Department on 24 October 2016 has reference.

The proposal entails the development of a light industrial township on afore-mentioned sites. The proposed establishment of industrial township will consist of six erven zoned as Industrial 2, (Commercial Use, Light Industry, Cafeteria, Carwash, Place of Refreshment, Retail industries and shops), one erf zoned for Infrastructure Works, one erf zoned for Municipal and one erf zoned as Special. The proposed development entails activities that are listed as Activity 9, 10 and 27 of Listing Notice 1, Activity 4 and 12 of Listing Notice 3 of the Environmental Impact Assessment Regulations 2014, promulgated in terms of sections 24 (5) and 44 of the National Environmental Management Act, 1998 (Act No. 107 of 1998, as amended). The proposed site measures approximately 19.5953 hectares in extent.

The Department will like to comment as follows:

1. Alignment of the activity with applicable legislations and policies

The activities applied for comply with the relevant legislation as outlined in Section 2 of Draft BAR:

- National Environmental Management Act, 1998 (Act No. 107 of 1998).
- National Water Act, 1998 (Act 36 of 1998).
- National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004).
- National Environmental Management: Air Quality Act (Act 39 of 2004).
- National Heritage Resources Act, 1999 (Act 25 of 1999).
- National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003).
- National Environmental Management: Waste Act, 2008 (Act 59 of 2008).
- The Conservation of Agricultural Resources Act, 1983 (No 43 of 1983).
- Environmental Impact Assessment Regulations of 2014 (GN R. 982 - 985).
- All relevant Provincial Regulations including Municipality by-laws.

2. Environmental Sensitivities on the proposed route

The proposed site falls within the Critical Biodiversity Areas and Important Areas as per C-Plan Version 3.3. Furthermore, the GIS reveal the presence of Orange Listed Plants (Habitat) and Primary Vegetation.

Fauna and Flora (Biodiversity) specialist studies and all other identified specialist studies should be conducted.

3. Alternatives

The alternatives that were considered beside the proposal for this development are as:

- Heavy Industrial Township

4. Significant rating of impacts

The methodology of assessing the impacts included in the Draft BAR is considered adequate but the Final BAR should expand further on these to ensure that an informed decision is made by the Department.

5. Locality map and layout plans or facility illustrations

This Department is satisfied with the locality and layout maps provided in the Draft BAR. On submission of the Final BAR, the below aspects must be taken into account with regards to the Locality and Layout Map:

• The Locality Map

- The scale of locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map.
- The locality map and all other maps are in colour.
- Locality map must show property boundaries and numbers within 100m of the site.
- For gentle slopes the 1m contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan.
- Areas with indigenous vegetation (even if it is degraded or infested with alien species).
- Locality map must show exact position of development site or sites.
- Locality map shows and identifies (if possible) public and access roads.
- The current land use as well as the land use zoning of each of the properties adjoining the site or sites.

• The layout plan

The layout plan is printed in colour and is overlaid with a sensitivity map (if applicable); layout plan is of acceptable paper size and scale, e.g.

- A4 size for activities with development footprint of 10sqm to 5 hectares.
- A3 size for activities with development footprint of > 5 hectares to 20 hectares.
- A2 size for activities with development footprint of >20 hectares to 50 hectares).
- A1 size for activities with development footprint of >50 hectares).
- layout plan scales should be guided by the following:
 - A0 = 1: 500
 - A1 = 1: 1000
 - A2 = 1: 2000
 - A3 = 1: 4000

- A4 = 1: 8000 ($\pm 10\ 000$)
- Layout plan must show the position of services, electricity supply cables (indicate above or underground), water supply pipelines, boreholes, sewage pipelines, septic tanks, storm water infrastructure and existing telecommunication infrastructure (where possible).
- Servitudes indicating the purpose of the servitude.
- Sensitive environmental elements on and within 100m of the site or sites (including the relevant buffers as prescribed by the competent authority) including (but not limited thereto):
 - Rivers and wetlands.
 - The 1:100 and 1:50 year flood line (where applicable).
 - Cultural and historical features (where applicable).

6. EMPr


It is important to note that the EMPr to be included in the BAR must be practical, site specific and easily enforceable.

7. Public participation process

The public participation process must be conducted according to Chapter 6 of the Environmental Impact Assessment Regulations, 2014, (GN R982) published under the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998, as amended). All public participation information including, but not limited to, proof of consultation and comments from key stakeholders, site notice, written notice, newspaper advertisement, comments and responses report must be attached in the appropriate Appendices in the Final BAR.

If you have any queries regarding this letter, contact the official at the contact details provided.

Yours faithfully



Mr. T. Leku

Acting Director: Impact Management

Date: 11/11/2016

From: Bokamoso <reception@bokamoso.net>
Sent: 30 November 2016 08:02 AM
To: juanita@bokamoso.net
Cc: info
Subject: FW: Comment on Peachtree extensions on the farm Knopjeslaagte
Attachments: PeachTree Industrial Extensions - comment on ALL.pdf; GDARD_letter
Confirming_pending_PA_declaration_031116.pdf

From: Mercia Komen [mailto:mercia@crocodileriverreserve.co.za]
Sent: 29 November 2016 11:42 PM
To: reception@bokamoso.net; Bokamoso
Cc: DA Ward 48 Ward; Jenny Cornish; Bruno Dusman
Subject: Comment on Peachtree extensions on the farm Knopjeslaagte

Dear Lizelle / Juanita

Please find attached a comment on the applications for industrial activities on the farm Knopjeslaagte, proposed by Bokamosa as separate studies. These comments are applicable to all BARs and should be replicated for each instance.

The comments are on behalf of the Crocodile River Reserve, a biodiversity stewardship project with GDARD. The comment is in line with the power of attorney signed by members and with the adopted constitution.

Mercia Komen
082 997 7880

cc:
Jenny Cornish, management unit representative, Doornrandje
Bruno Dusman, Secretary
Ward Councillor, Ward 48, Mr Kingsley Wakelin



GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE DIRECTOR: BIODIVERSITY MANAGEMENT
Diamond Building, 11 Diagonal Street, Newtown
PO Box 8769, Johannesburg, 2000
Tel: 011 240 2500
Fax: 011 240 2700

Enquiries: Mr. Terence Venter
Telephone: 012 808 9969
Reference: Confirmation of the Rhenosterspruit
conservancy's pending protected
area declaration

By fax:

or

By email: mercia@crocodileriverreserve.co.za

or

By hand

Ms. Mercia Komen
Chairperson of the Biodiversity Stewardship Project by the Rhenosterspruit Conservancy
P.O. Box 125
LANSERIA
1748

Dear Ms. Komen,

CONFIRMATION OF THE RHENOSTERSPRUIT CONSERVANCY'S PENDING PROTECTED AREA DECLARATION, ACCORDING TO THE NATIONAL ENVIRONMENTAL MANAGEMENT: PROTECTED AREAS ACT, NR. 57 OF 2003 (NEM: PAA)

Your e-mail dated 19 October 2016 in the above matter refers.

This letter serves to confirm that the Gauteng Department of Agriculture and Rural Development (GDARD) is currently in the process of assisting the Rhenosterspruit conservancy (situated to the south west of Pretoria on the border with the Mpumalanga province) with a protected area declaration under the NEM: PAA.

Results gathered during several ecological site assessments conducted by the Scientific Services unit of the GDARD during 2015 were reviewed and the GDARD recommended the establishment of two Nature Reserve (section 23 of the NEM: PAA) nodes, one being the "Hoogland" cluster and the other the "south west" cluster, on condition that should properties withdraw or join the conservation initiative, the protected area status afforded originally can be revised.

Properties that fall in between these two nature reserve nodes but did not form a contiguous area, were afforded Protected Environment (section 28 of the NEM: PAA) status.

Due to additional properties joining the conservation initiative, more site assessments were conducted during 2016 and the results are currently being reviewed by the department in order to recommend the best suited protected area category to the conservancy.

Should you require further information, please don't hesitate to contact the Control Biodiversity Officer: Biodiversity Stewardship, Mr. Terence Venter, at terence.venter@gauteng.gov.za (tel: 012 808 9969) or the Biodiversity Stewardship Officer, Ms. Christina Seegers, at christina.seegers@gauteng.gov.za (tel: 011 240 3506).

Yours faithfully,



MS. ELEANOR MCGREGOR
DIRECTOR: BIODIVERSITY MANAGEMENT

DATE: 3/11/2016

Development proposal on Portion 105, 109 and 331 of the Farm Knopjeslaagte 385 JR

Reference number for application not provided / unavailable

EAP: Bokamoso Landscape Architects and Environmental Consultants

TEL: (012) 346 3810

Fax: 086 570 5659

Email: Lizelleg@mweb.co.za

Comment by Mercia Komen

Capacity: Chairperson of the Biodiversity Stewardship Project "Crocodile River Reserve", landowner in the vicinity

mercia@crocodileriverreserve.co.za 082 997 7880

Please take note of the attachment: Letter of the Biodiversity Directorate confirming the ongoing project to proclaim a protected area.

Procedural Issues:

Notification

I&APs have commented that the site notice was posted in a manner to be unsafe to stop, and too small to read without leaving a vehicle and approaching the sign.

The posted public notice was not translated to accommodate other language in the directly adjoining information settlement. It seems the residents in the settlement have not registered as I&APs which *may* be indicative of not being informed or assisted to know their rights.

GAUT reference number

The notice is without a GAUT reference number. It is inferred that the first step in the process as required by Regulation 16 (a) and (b) has not been attended to. This includes but is not limited to - proof of payment of prescribed application fee, declaration of interest by the EAP, oath that information submitted is true and correct. Alternately the application has been lodged and the EAP has neglected to use the given reference number.

Section 16 of the Regulations, General application requirements, lists a number of specific requirements which are pre-requisites to continuing with the Environmental Impact Assessment. Without the GAUT reference, there is no way to readily ascertain if the EAP has complied with regulations.

The EAP responds in the Comments and Response table for Peach Tree X23 "*after submission of the application form and GAUT reference will be directed to project*". This does not conform with the regulations.

<p>In response to a notice posted on the R114 (attached) with regard to this Proposed Industrial Township, please register me (details below) as an Interested and Affected Party. Please confirm by return of mail that this has been done.</p> <p>The notice had no "Gaut:" reference number – if there is one, please also supply that.</p>	<p>Patrick Fynn fynnovation@gmail.com 8 October 2016</p>	<p>Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree Ext 23 Industrial Project.</p> <p>We will keep you updated regarding the process in the future.</p> <p>After submission of the Application form a GAUT Reference will be directed to project.</p>
--	---	---

If an I&AP wishes to address a comment directly to the competent authority, this comment will be "unassigned" without a GAUT number, and thus compromise the I&AP's rights.

Commencement

Between 25 August 2015 and 24 March 2016 there is commencement of activity on Portion 109. This commencement seems to align with the access road as proposed by the site map. The length of the disturbance is 270m and the width is between 20 and 33 meters, and disturbance exceeding 7000m² when measured. This triggers a listed activity.



It is UNCLEAR if this application is a Section 24G (National Environmental Management Act 107 of 1998) rectification, or an ordinary EIA. If not a Section 24G, it should be or the EAP must clearly motivate why rectification is not required, and if the Department has been made aware of the commencement of activity without environmental authorisation.

The National Environmental Management Act 107 of 1998 (the Act) states:

On application by a person who –

24G

Has commenced with a listed or specified activity without an environmental authorisation in contravention of section 24F(1);

24F (1)

Notwithstanding any other Act, no person may –

commence an activity listed or specified in terms of section 24(2)(a) or (b) unless the competent authority or the Minister or Minerals and Energy, as the case may be, has granted an environmental authorisation for the activity; or

commence and continue an activity listed in terms of section 24(2)(d) unless it is done in terms of an applicable norm or standard

Linked applications

It is considered irregular that the Peach Tree developments are presented separately, and specifically indicated to not be a phased development.

- Each "extension" is dependent on the access road on "Peach Tree X21"
- E21, E22 and E23 SHARE infrastructure and are intrinsically linked
- The site layout plan clearly shows ONE entrance with a network of roads over all three "extensions"
- Only the BAR for X21 and X22 has a site layout plan, an EMP and traffic assessment – meaning that the BAR for X23 is INCOMPLETE unless read with the other. As that IS the requirement that "extensions" cannot be decided separately and the BAR should be consolidated, and one decision anticipated.

Regulation 11 (3) stipulates -

"If a proponent or applicant intends undertaking **more than one activity as part of the same development** within the area of jurisdiction of a competent authority, **a single application** must be submitted for such development and the assessment of impacts, including cumulative impacts, where applicable, and consideration of the application, undertaken in terms of these Regulations, will include an assessment of all such activities forming part of the development."

Accordingly, it is concluded that the Applications for Peach Tree X21, X22 and X23 may be more than one activity but are all part of the SAME development and therefore demand a single application.

Here onward, all comments pertain to X21, X22 and X23 (no GAUT reference numbers provided by EAP)

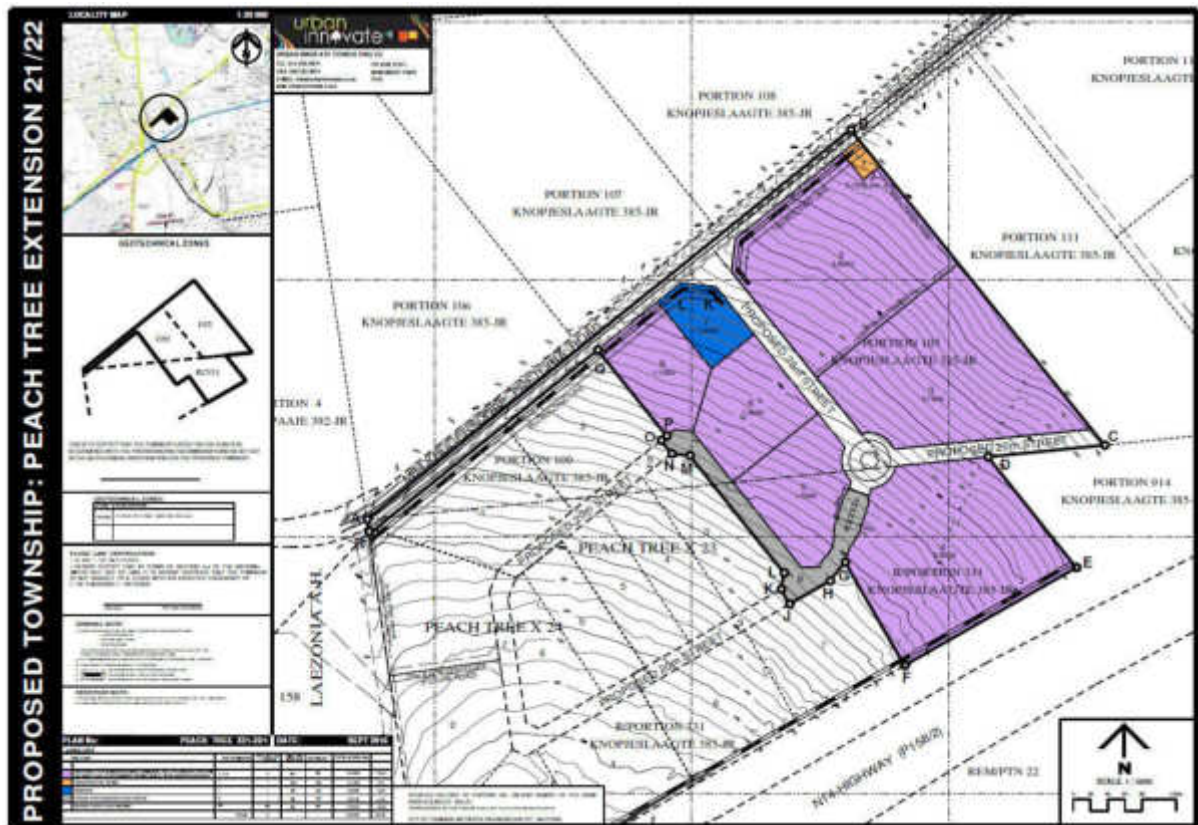


Figure 1: Site Layout plan at found in BAR relating to X21 and X22

The separation is artificial and contrived, as *operationally* the “sections” will be one. This contrived division has the appearance of a (thinly) veiled attempt to force the competent authority to approve all through dependencies if ONE is deemed to have merit.

That each extension supposedly has a different owner is questionable as there are THREE portions, and the arrangement of Extensions overlaps the three portions. There is NO clarity on how ownership, access and management will be split between three supposedly different owners. These matters would have been addressed if the precursor of submitting an application was visible to I&APs.

It is argued that the applications cannot be represented as separate because the development proposal is for a unit – one township development. If the applicant is insistent on three different “owners”, the portions should be divided along the ownership boundaries, and then each “section” can be considered on its own merits.

Regulations require that the entirety of a development is presented as ONE, and that the cumulative impacts are therefore known and considered. It is therefore inferred that the EAP or the developer are hedging their bets by presenting the development as separate, yet at the same time seeing it as expedient to do the specialist studies together – the best of both worlds for the applicant, and possibly the short-end of the stick for the consideration of cumulative impacts for the environment.

“Activities...still to be confirmed”

Activities Applied for in terms of NEMA:

In terms of Regulation No. R982 published in the Government Notice No. 38282 of 04 December 2014 of the National Environment Management Act (Act No. 107 of 1998) a specific list of activities was identified which could have a detrimental impact on the receiving environment. These listed activities require Environmental Authorization from the Competent Authority, i.e. the Gauteng Department of Agricultural and Rural Development (GDARD). *This is still very early in the environmental process and this is a desktop study therefore the activities applied for will still be confirmed as soon as more information is available.*

Figure 2: Extract from the BAR

The section “Activities applied for in terms of NEMA” refers, in BAR for all “extensions” (X21,X22 and X23).

It is queried how the EAP can prepare a DRAFT BAR for the public to comment on and understand the potential and real impacts, AND at the same time claim *“this is still very early in the environmental process and activities applied for will still be confirmed as more information is available.”*

Regulation 12(3)(b) requires that the proponent or applicant provide the EAP with ALL information regarding the application – by inference all activities.

When completing the BAR template the activities MUST be known in order for the impact to be assessed. In fact, *ahead of completing the BAR* the EAP must consider all the activities and determine if the process will be BAR or Scoping and EIA. It is not possible to make that distinction if the activities which may trigger Scoping are not known.

The precautionary principle should apply, and as “little is known”, no activities should be authorised. The application should be void.

An environmental authorisation is linked to a specific set of activities which potential negatives impacts on the environment HAVE to be assessed. As the EAP has failed to established those activities, it follows the impacts cannot be assessed and therefore the authorisation cannot be issued.

Impacts to the receiving environment are more than the footprint of a structure. Particularly in the instance of industrial activity there are at minimum, consideration of air pollution, water contamination, solid waste disposal, hazardous waste storage and disposal, impacts on climate change strategies, and human health considerations. All of these issues – and more - matter in an integrated environmental management system.

Environmental Management Framework

The Competent Authority is required by NEMA (24 0) when considering applications to take into account (1, b, v) any EMFs to the extent that such information, maps and frameworks are relevant to the application.

Gauteng Provincial Environmental Management Framework	<p>location of location from natural vegetated areas.</p> <p>The proposed site occurs within Zone 1 of the GPEMF i.e. urban development zone. Zone 1 is earmarked for urban development. Although the GPEMF have not yet been formally published we have taken these zones into consideration, however the need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality. The site is in close proximity to a Zone 5 section that is for Industrial and Large Commercial Focus zone. It should however be noted that along the N14 highway, which is the main highway towards the Lanseria International Airport, there is only one small section for Zone 5 (Industrial and Large Commercial Focus Zone) and more such zones would be expected and it is anticipated that more such developments will be applied for along this route as the Lanseria Airport is becoming more well-known and used by the public sector.</p>
--	---

Figure 3: from page 21 ro Peach Tree X23 BAR

The EAP mistakenly indicates that the Gauteng EMF is “not yet been formally published”. This allegation that the EMF is not formally published is incorrect as it was formally adopted and published on 22 May 2015 by Gazette **stating**,

“I, Lebogang Mai le, MEC for Economic Development, Environment, Agriculture and Rural Development hereby adopt and publish for implementation the Gauteng Provincial Environmental Management Framework, in terms of Regulation 5(4) of the Environmental Management Regulations, 2010, published under Government Notice R547 in Gazette 33306 on 18 June 2010.”

The EAP also engages in a spurious argument: “the need for social and economic facilities in this area (is identified)”

In South Africa, as in any country, “social and economic facilities” are needed. However to attain ecologically sustainable development as required by NEMA, there is provision for Environmental Management Frameworks which have the purpose of identifying compatible activities in various zones in order to promote proactive decision making. Additionally the local authority guides the Need and Desirability through Spatial Development Framework which identifies where there is a NEED, and indicates the location DESIRED for the desired activities.

The EAP also absurdly states “The proposed site occurs within Zone 1 **and** Zone 3 of the GPEMF” (emphasis added). An area is only attributed to ONE zone in the EMF, and in this instance it is Zone1. (see images below extracted from the EMF)

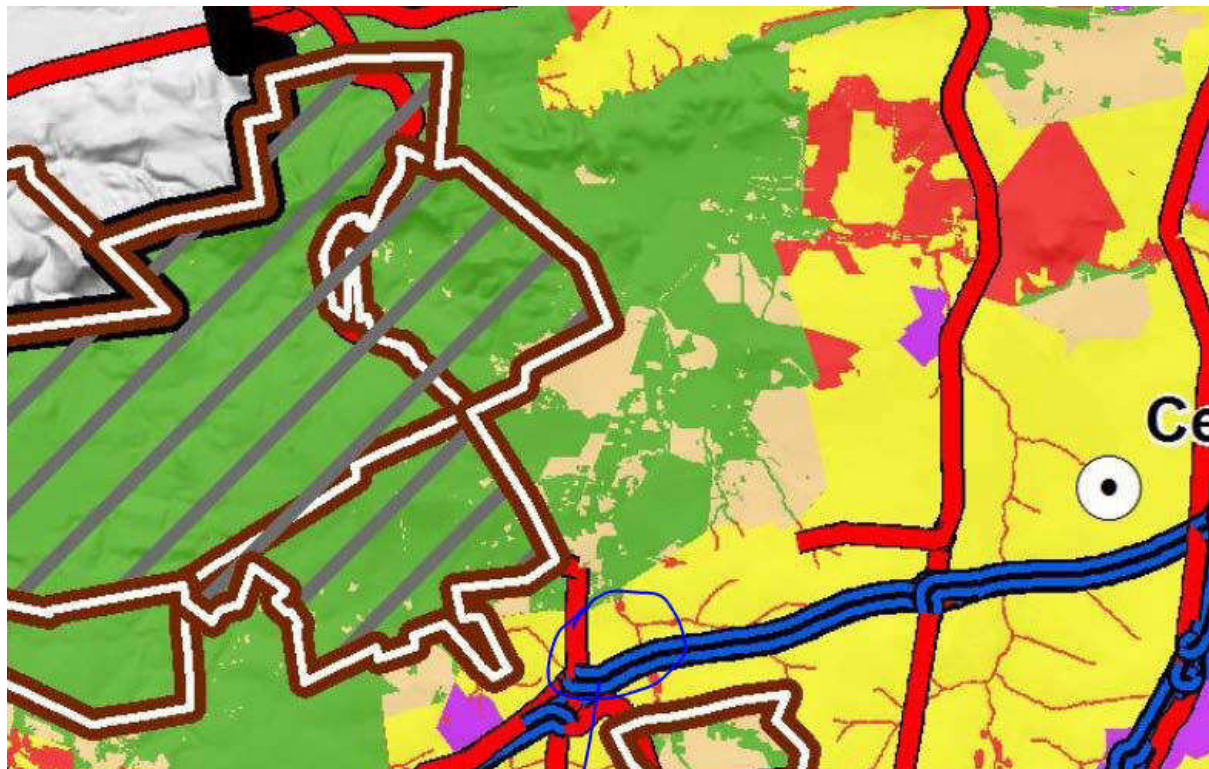
The EAP argues that “more such zones would be expected [i.e. Zone 5] and that more such (industrial) development will be applied for because of Lanseria development. The EAP therefore is doing the work of the EMF, done over an extended period of time in consultation with stakeholders from ALL sectors, or the results of the EMF are being negated by an opinion.

The EAP would have been more conscientious if in considering the ALTERNATIVE, a location alternative in the Lanseria mixed use development node was discussed, or a location in the Industrial Zone identified in the Tshwane RSDF.

The EAP in this respect ignores the strategic planning in the City of Tshwane’s RSDF too (more later).

The bottom line is that the ADOPTED EMF indicates this region for urban development (Zone1) and not Industrial and large commercial focus zone (Zone 5).

Given the situation as described, it would be expected of the competent authority to exercise that **proactive decision making provided for by the EMF**, and decline the application for failing to be aligned with strategic planning and therefore being unsustainable/less sustainable.



MAP LEGEND:

ENVIRONMENTAL MANAGEMENT ZONES

- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Special Control Zones
- Special Control Zone for Conservation, Recreation and Tourism

Zone 1: Urban development zone

Intention

The intention with this zone is to streamline urban development activities in it and to promote development infill, densification and concentration of urban development, in order to **establish a more effective and efficient city region that will minimise urban sprawl into rural areas.**

Special control zones (SCZ):

Special control zones are areas that have additional objectives that should be taken account in decision-making processes.

SCZ (a): Dinokeng

The Dinokeng area has a very high potential nature tourism activities within an area with a high nature conservation objective. The

Zone 5: Industrial and large commercial focus zone

Intention

The intention with Zone 5 is to streamline non-polluting industrial and large scale commercial (warehouses etc.) activities in **areas that are already used for such purposes and areas that are severely degraded but in proximity to required infrastructure.**

Request

Given these **many** procedural issues which seem to be irregular, erroneous and/or unclear, it is respectfully requested that application is refused, as permitted in Regulation 20 (1)(b), and the EAP is admonished for wasting the time of the I&APs and that of the Competent Authority.

If however the Competent Authority condones these procedural issues, the balance of this comment should be considered and the right to comment further is reserved for a time when these matters are corrected.

Additionally:

There inconsistencies, errors or omissions which are **misleading** and may even be a contravention of the Regulations. It is now the task of the competent authority not only to apply their mind to the decision but ALSO to verify the information presented in the BAR.

Please refer to specific examples under the headings –

Air pollution

Waste

Need and Desirability

Matters/Concerns not addressed in the Draft BAR

Aviation facility

Portion 331 has the runway of the adjoining aviation facility (Centurion Flight Academy) carved out of the portion. The portion thus surrounds the runway, and comment from Centurion Flight Academy, and any aviation conditions which might apply to neighbouring activities should be consider, and at least mentioned in the BAR for consideration by the Competent Authority.

The aviation facility is not merely a “neighbour” – the essential activity – take off and landing – runs the width of the subject portion. A quote from the Civil Aviation Authority is very clear about how inappropriate and unsafe development on the subject portions would be.

“Structures built in the near vicinity of an aerodrome, especially in the approach path to a runway, has the potential to interfere with the proper operation of navigational equipment, both on the ground and on airborne equipment. In addition, expected spin-offs from such developments such as lights, sunlight reflections from roofs, trees that will grow high in time and smoke also have the potential to endanger aviation. Furthermore, factories in the vicinity of aerodromes emitting large volumes of hot air/gasses can seriously affect the flying conditions of aircraft by producing high velocity ascending airflow being replaced by high velocity descending airflow. This could lead to loss of control of aircraft by the rapid succession of down then up and down again forces exerted on aircraft, which in severe cases could also lead to structural damage to aircraft.”¹

¹ Information Document by Civil Aviation Authority, Development around Aerodromes. www.caa.co.za

Protected Areas

Norms and Standards for protected areas stipulate that a buffer zone is intended to ensure integrity of the protected area. Conservation friendly land uses are encouraged to enhance buffering of the protected area.

The following areas are earmarked for protection and it is requested that the Competent Authority acknowledges the ongoing project and ensure new activities are not introduced into the buffer which are not conservation friendly.

Biodiversity Offset

The application site is 3.7km from a Biodiversity Offset, about to be proclaimed a protected area under NEMPAA. It is argued that industrial activity – and the alternative HEAVY industrial activity – will add to the already heavy load of air pollution experienced in the area.

This biodiversity offset is indicated in the Gauteng C-Plan for consideration. The report states that the C-Plan serves to “inform of protected area expansion and biodiversity stewardship programs” – and then proceeds to omit these in the maps and the narrative.

Biodiversity Stewardship Project

The EAP has been made aware of the Biodiversity Stewardship Project underway from another nearby application the EAP is engaged in.

Included in this (first) comment on this proposed development is a confirmation letter from the Biodiversity Stewardship Directorate.

The Protected Area in compliance with Norms and Standards will define a buffer area. The Norm and Standard states:

9. Planning outside the boundary to secure the protected area

Purpose

The purpose for this norm and its standards is to promote and ensure the positive involvement of the protected area management in planning outside the protected area which may affect its integrity.

9.1 Norm

The protected area has determined a buffer zone and is involved with planning outside planning structures to ensure integrity of the protected area.

a) Standard

An appropriate buffer zone for the protected area has been established.

Indicators

- i) The protected area has identified a buffer zone in its management plan;
- ii) The protected area has mechanisms to promote the implementation of the buffer zone;
- iii) The protected area management has proactively sought to encourage neighbours to introduce conservation-friendly land uses to enhance buffering of the protected area;
- iv) A policy for commenting on activities in the buffer zone has been developed and is implemented.

b) Standard

A protected area is integrated into land-use planning outside of the protected area.

Indicators

- i) The management authority actively engages with organs of state responsible for land use planning affecting the protected area;
- ii) The management authority plays an active role in land use planning affecting the protected area;
- iii) The land-use planning takes cognisance of the protected area and the achievement of protected area management objectives.

However, in the absence of a finalised buffer and proclamation, the Precautionary Principle should apply. This principle states –

“that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions”

Within the frame of “current knowledge” there is an effort underway to protect a listed threatened ecosystem and its associated biodiversity and valuable ecosystem services. The decisions and actions should consider this, and respond as if a buffer is in place, and ensure conservation-friendly activities take place.

Additionally, please refer to the definition of “buffer” in Listing notice 3.

"buffer area" means, unless specifically defined, an area extending 10 kilometres from the proclaimed boundary of a world heritage site or national park and 5 kilometres from the proclaimed boundary of a nature reserve, respectively, or that defined as such for a biosphere;

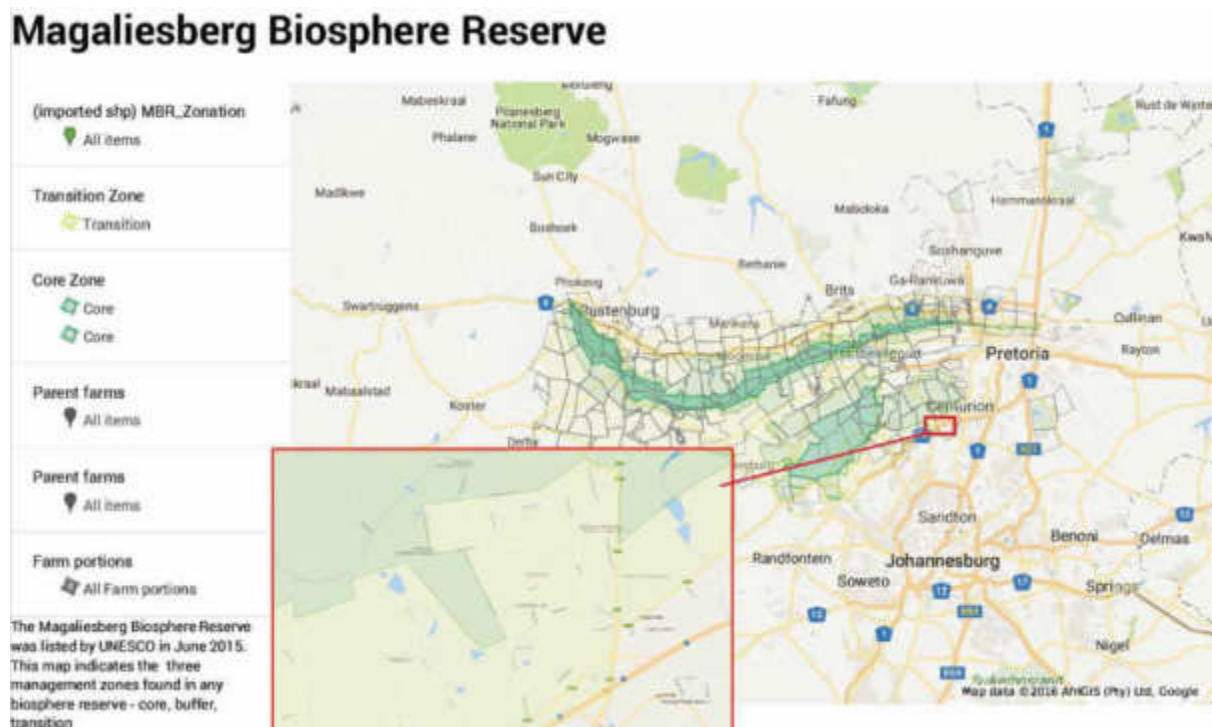
And

"protected area" means those protected areas contemplated in section 9 of the NEMPAA and the core area of a biosphere reserve and shall include their buffers

Of significance is the Protected Areas Act which requires that an activity in the buffer does not harm the core area/protected area

Magaliesberg Biosphere Reserve

Take note that the application portion is ON the boundary of the Magaliesberg Biosphere Reserve, designated by UNESCO in June 2015. The R114 being the southern boundary.



Extended buffer of the Cradle of Humankind World Heritage Site

Cradle of Humankind World Heritage Site (COH WHS) has produced an EMF which is referenced by the EAP, and a map of the extended buffer area to the COH WHS is included in the BAR. The EAP fails to note that the application portion is less than 5km from this extended buffer. This is contextual information for the location.

Expansion of Protected Areas

The site is under 4km from a focus area for the Expansion of Protected Areas.

Policy objective 1.4 in the Biodiversity Policy is to –

Promote environmentally sound and sustainable development in areas adjacent to or within protected areas, with a view to furthering the protection of these areas.²

To introduce industrial activity in the buffer area is not supportive of this policy.

These strategic studies are undertaken, and policies put in place to avert environmental degradation and to ensure the protection of the environmental rights of South Africans, now and in the future. While some of these protected areas already exist (COH WHS), others are in process. The public participation process assures the public that **all** knowledge is relevant. Information made known must be considered.

Has the Biodiversity Stewardship Directorate been approached for comment?

- Noting the “YES” response to “Has a draft report for this application been submitted to....all state departments administering a law relating to a matter likely to be affected as a result of this activity”
- Further noting that State Authorities are indicated to have commented, it is surprising to find the comments tend to be that the information has been forwarded to X; or the EAP is given the requirements of the Department e.g. Heritage. This cannot be construed as “comments” on the APPLICATION and therefore the ticked box is a misrepresentation of the state of affairs.

² Quoted from National Environmental Management Protected Areas Act 57 of 2003 - Regulations and Notices - Government Notice R106

Need and Desirability

“Need and Desirability” are concepts dealt with in direct relation to Sustainable Development, and not the needs or desires of the proponent.

One of the primary benefits of adopting a sustainability-led approach in EIA is that it fundamentally questions the purpose, need and desirability of projects, beyond the current approach of impact mitigation. A shift to sustainability-led criteria represents an evolution from avoidance of significant adverse effects towards enhancing expected positive contributions to sustainability objectives, however vaguely specified. This approach will support the notion that alternatives to proposals and projects need to be evaluated in order to meet intended needs, purposes and sustainability objectives and targets. The alternative that will best give effect to sustainability targets and have the lowest environmental impact should be the most appropriate option.

Figure 4: DEA, 2014 Environmental Impact Assessment and Management Satretgy for South Africa, p90

The “need” here is the broader societal needs and the public interest. In this respect Environmental Management Frameworks are key, indicating the kind of developments or land uses that would have a significant impact and the kind of developments or land uses that would be undesirable in the area.³

It is also highlighted that NEMA requires *an evaluation* of Need and Desirability – this a process of establishing relative importance or significance of information in the light of PEOPLE’s values, preferences and judgements.⁴

In short, Need and Desirability addresses the question “is this the right time and is it the right place for locating the type of land use / activity being proposed?”

The **time**, is therefore captured in the SDF which informs the IDP as to the priorities identified. Here, the power, water and sewage is NOT in place, and the answer is a simple “NO”. The provincial and city wide strategies place the need for industrial sites in DIFFERENT locations. It seems arrogant that a developer presumes to know better the societal needs than these strategic studies/plans all of which have been arrived at through a much more consultative and inclusive process.

The **place** addresses the “best practicable environmental option” as required by NEMA. The motivation for desirability should therefore clearly address the more beneficial land use, causing the least damage to the environment as a whole, at the most acceptable cost to society. This needs to address people’s health and wellbeing, the visual disturbance of the activity, the changes to sense of place, and opportunity costs (the net benefit from the next best/better alternative). It is also vital to address cumulative impacts and externalisation of disadvantages.

A very simple example is the light pollution which none of the owners or workers experience, but is a consequence for all residents near and around the development and alters the night skies permanently in the adjoining Conservation area where visitors may expect to still have a better view of the night skies.

On page 84 of the X23 BAR, the EAP explains that the development will -

³ Regulation 4 of GN No. R. 547 of 18 June 2010

⁴ EIA GUIDELINE AND INFORMATION DOCUMENT SERIES GUIDELINE ON NEED AND DESIRABILITY, October 2011

- Contribute to the tax base of the city
- Pay for bulk services to the City
- Contribute to the efficiency, sustainability and improved quality of the greater metropolitan area
- And, explains how well situated the development will be and how ideal the location is for this type of development (being industrial).

The EAP is guided on the BAR template to work according to **Notice 792 of 2012** or an updated version.

The content of that guideline is outlined above as the EAP fails to reference ANY of the broader society's needs and interest as reflected in an IDP, SDF and EMF and even the EIA.

"Justified" development contributes to environmental justice and social justice, and the development will be *ecologically* sustainable, as required by NEMA.

For the BAR, there should be a motivation of how the location is more desirable than another urban location. This BAR does not even provide a location alternative, let alone a Needs and Desirability EVALUATION of a different location, aligned with SDF and EMF in a manner THIS location is NOT.

There may (or may not) be more complete discussion in the balance of the BAR . However, the pertinent summary in the template, fails to comply with the Notice 792, as indicated in the template.

To determine if development is ecologically sustainable one has to measure the cost to the environment, and to future generations, weighted against the short term benefit to this generation, and the residual impact of the activity – its closure, rehabilitation and the risk of environmental disaster. As it is not KNOWN what the industrial activity might be – heavy or light – these questions cannot be answered. There is not even an estimate or description of the jobs to be created, and therefore no way to know if it is highly mechanised, highly skilled or "dirty industry/noxious industry" with high manual labour component.

It is already established that supposition does not assist the decision maker to make a reasoned, informed decision. In the absence of facts/evidence, the precautionary principle must apply.

"If planned and managed correctly, the proposed development could have a positive impact on property values. Due to the proposed theme, the development will generally be in line with the surrounding land uses."

The "theme" is industrial, and then not even clearly one kind or another. The surrounding land uses are a garage, an aerodrome, and a craft workshop for the creation of stage sets (not simply a "warehouse"). There is also a significant number of vacant stands. Should THIS development be allowed to set an Industrial tone for all those other potential "Urban Development"? It would seem the City of Tshwane disagrees, as does the provincial EMF.

Services

The EAP reports “No formal City of Tshwane water reticulation is available in the vicinity of the proposed development,” - and that more than anything defines that this application is beyond the urban edge, and therefore inappropriate. Further the EAP speculates about the ownership of a pipeline – and how it the competent authority to make an INFORMED decision based on speculation. A similar scenario is described with respect to power supply – ESKOM unable to provide, and City of Tshwane PERHAPS in nine months time – unless of course that power is already allocated elsewhere where PLANNED growth and development at the City’s pace is happening. The Need and Desirability should clearly show that it is hardly DESIRABLE to place the City under undue pressure in order to meet the financial aspiration of an individual rather than the basic needs of the residents of the city – and there are no facts given to indicate who is receiving the power and the water - only speculation.

The same holds true for the sewer service. The City Master plan would clearly show that expanded works/additional plants are require to service this particular area. Rather than “discussions with one of the previous landowners” the proponent/EAP should have checked with the City of Tshwane.

The City NO LONGER allows “package plants” as solutions for septic services.

All of these issues underscore the “desirability” from the perspective of the CITY is not there. It is too soon, or in the wrong place.

IMPORTANT: the BAR states “It has been confirmed that a proposal was made to the council to allow a sewer treatment works on Potion 109 of Knopjeslaagte 385 JR was approved as a temporary solution. Refer to

Annexure G5 for the approval letter.” G5 is in fact a Services Report by TELAWIZE PTY LTD. It states the same sentence quoted in the BAR – a discussion with a previous landowner is referred to and there is NOT a letter of approval from the City of Tshwane. The discussion indicated “temporary approval” . This does not mean the approval is transferable to another (potentially quite different) project or that the City has not in the interim revised its position on package plants. Again, the EAP is providing the competent authority with supposition and hearsay rather than evidence on which to base an informed decision.

As disingenuously, the motivation purports that the development meet the densification requirements of the Gauteng Spatial Development Framework, and address a need for hierarchy of nodes.

In this comment it is argued that the Lanseria Node is purpose specific to densification , to node hierarchy, and the plan allowed specifically for industrial activity. To create such in a greenfield where air pollution is already alarmingly high, is not sustainable.

The EAP argues that north of N14 is ideal for industrial activity – failing to indicate the poor road infrastructure which would be the route onto and from the N14; failing to mention the concentration of air pollution along the transport splines and the impact of additional pollution.

General Comments

Green Field Development

The industrial development is proposed as a green field development.

The portion is FULLY in a **critical biodiversity area**, and a green field development proposed for industrial activities. This is incompatible and undesirable, as further contained in the Gauteng Environmental Management Framework, which designates this area for urban development and not industrial development (which is encouraged on degraded land).

Infill, Compaction and the Urban Edge

The EAP motivates on page 10 of Appendix G, Specialist Report (X23 BAR) :

The proposed development aligns with the vision of the National Development Plan, as it will promote compaction of the city and limiting urban sprawl (by means of infill development), as well as by establishing a place of work in close proximity to residential opportunities, which will result in reduced travel times. More housing opportunities will be provided within the municipal area, which will include low to medium density housing opportunities.

By leaping the urban edge, the proposed development will more likely **create** urban sprawl. Infill is discussed in the City of Tshwane's Compaction and Densification Strategy (May 2005) as follows –

“promoting various forms of implosion or infill policies, where new growth is encouraged to occur within the existing urban fabric as opposed to beyond the existing edge”

The issue with the location of this proposed industrial development is best illustrated, not described.

The Figure 4 Relative to Tshwane RSDF industrial and mixed use zones, indicates the application portions in green, the mixed use zone in yellow and the industrial zone in white. It is evident that there is opportunity for infill in the industrial zone, where services are clearly readily available and sustaining the existing surrounding development.

The application portions by contrast are not infill but rather expansion in spite of the efforts of the BAR to indicate the contrary. “Follow the roofs”, a City of Tshwane policy fits in the white area, and the yellow (mixed) use is already at the “edge” where the green is well beyond the “roofs”.



Figure 5 Relative to Tshwane RSDF industrial and mixed use zones

Urban sprawl happens and needs to be managed particularly where services are not yet in place . It is well researched and reported that the greatest impacts, fragmentation and edge effect happen in this zone at or just outside the urban edge.

Air Pollution

The BAR references NEMA:AQA and lists that “hotspots” are priority areas for air pollution. The Diepsloot air monitoring station should be referenced, and it should be indicated how these – unknown! – activities are going to add to an already serious air pollution problem.

There should be proof that the disadvantage and health-compromised members of the Diepsloot community and neighbouring informal settlement have been consulted, and informed of the potential of additional air pollution. Their comments are pertinent, and their input essential to meet the public participation criteria.

Norms and Standards

The EAP cannot talk about “norms and standards” while in the same report claiming it is too early to know the activities and potential harmful impacts. The very basis of Norms and Standards is that the impacts are known, the mitigation is standard and stringent monitoring can be applied with hefty fines for exceeding norms.

Presentation of information to the public

It is extraordinary that the maps provided are of such scale as to render the features illegible and the map ultimately without purpose. As the EAP is providing the facility for the documents to be downloaded at the cost of the I&APs, it is argued that the maps could be provided in reasonable, legible size as separate files for those who choose to download these larger files, at no additional cost or inconvenience to the EAP.

Urban Edge and Urban Sprawl

The report expressly states that the aim of the Urban Edge Policy is to “curb unbridled urban growth”, yet the application is beyond the urban edge, while there are still plenty of sites WITHIN the urban edge far more suitable to industrial activities.

The EAP indicates the properties are outside the Urban Edge but proceeds to argue “proximity”. In which case, others can argue proximity to CBAs, to Focus Areas for Expansion of Protected Area, etc. There is an edge, and the property is outside the edge.

Water

The report references the riparian areas (shown to be not on site) but fails to indicate that the property is in a NFEPA sub-quaternary catchment - with FEPA status of Phase2, freshwater ecosystem priority area.

This means the basin should be protected from further damage, such as might occur with industrial effluent, spillage or storm water drainage being contaminated. This is considered a serious oversight as the water quality in the basin is already very compromised and every effort should be made to avoid further quality loss. The nature of the pollution is industrial effluent and discharge of untreated sewage.

C-Plan and sensitivity

The EAP concludes in one paragraph (13.2) that the site is *“not perceived as ecological (sic) sensitive and part of the green node as a result of its degraded state”*.

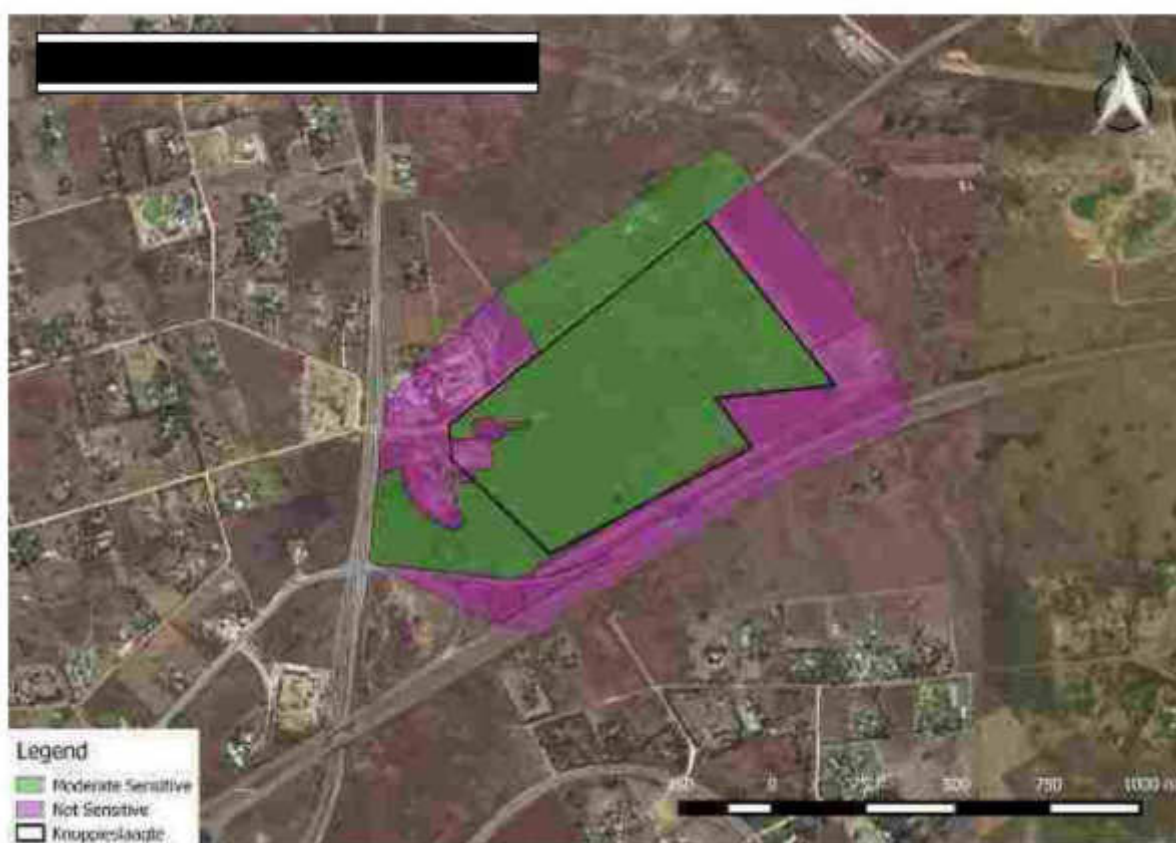
However, the EAP also writes *“Although it is not very clear as a result of the small scale and the indicated red node to the northern side of the site on the intersection of the R511 and M26, the Tshwane Open Space Framework (Figure 26) excluded the site from the Green node as a result of the degraded state.”*

The information is this incomplete and conclusions are drawn from this.

Yet, the ecological assessment found the habitat identified on the site to be “moderately ecological (sic) sensitive” and the Flora Assessment report indicated the SAME area to be “moderate sensitive”. Neither specialist indicated “degraded” as the conclusion.

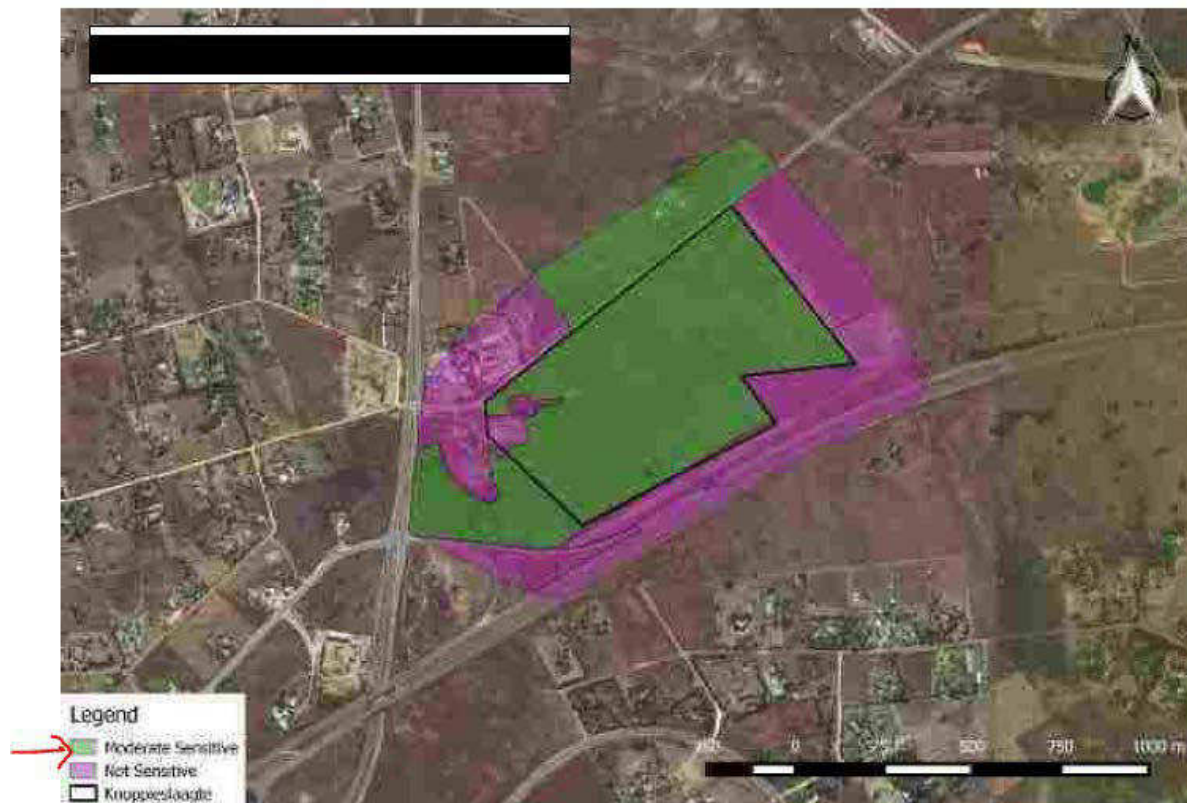
In the recommendations from the BAR:

*“Construction should be restricted to areas deemed to have a low ecological sensitivity (Refer to **Figure 5**).”*



10. OVERALL FINDINGS AND IMPLICATIONS

The study area consists of only the secondary grassland habitat. This habitat generally supports common fauna species and is not particularly suitable to support any Threatened or Near Threatened fauna species. Thus, the habitat identified on study area was considered to be moderately ecological sensitive from a faunal perspective (Figure 5).





“the ecological status of this Secondary Grassland is good, with fairly high species richness.”

6.4 Secondary Grassland

6.4.1 Composition & Connectivity

This study unit is dominated by the graminoid layer (Table 3), which include species such as *Eragrostis* spp., *Schizachyrium sanguineum*, *Heteropogon contortus*, *Andropogon* spp., *Aristida* spp. and *Hyparrhenia hirta* (Figure 3). Dominant forb species such as *Commelina africana*, *Dicoma anomala*, *Felicia muricata*, *Helichrysum nudifolium* var. *nudifolium* and *Wahlenbergia undulata* were also observed. One particular dwarf shrub, *Seriphium plumosum*, is encroaching in this study unit (Figure 3). None the less, the ecological status of this Secondary Grassland is good, with fairly high species richness.

Sadly, the EAP elects not to mention this conclusion in the BAR, requiring the Competent Authority and Public to read the entire specialist report to discover this.

“One Orange List species *Hypoxis hemerocallidea* was observed in abundance on the study Site”

Five medicinal plants found - important for conservation and protection particularly as NW Province is encouraging people in the Magaliesberg Biosphere to explore medicinal plants as a means of monetizing biodiversity.

The absence of *Boophae ditchia* is likely attributable to unsustainable harvesting – an activity allowed by poor land management by the proponent/owner. The habitat is suitable and these plants tend to be very old, and would therefore survive even if isolated.

The report indicates old farm lands exists – and this is the case. However since (the earliest readily available aerial photograph of) March 2005 to the present, the “plough scars” are precisely the same. The land has not been disturbed by farming for AT LEAST the past 11 years, and probably more.

Errors

- The Flora Assessment refers to a “Figure 4” which is not to be found in the report. It is inferred to be the sensitivity overlay on the aerial photograph (the label potentially relating to Figure 4 appears to be purposefully blacked out).
- The “findings” paragraph states that “the study site cannot be deemed ecologically high sensitive (sic) due to anthropogenic influences such as urban development threatening this ecosystem.” The study site is itself not subject to development, save the very recent “commencement” activity by the proponent. As the finding is a “THREAT” it is illogical to indicate the threat has become realised .
- The specialist continues “These factors [anthropogenic influences] also isolate this study unit, which will ULTIMATELY result in the distinction (sic) [demise?] of important individual plant species...’
It is therefore inferred: the site is not YET in the described condition and there ARE important plant species on site.
- The EAP indicates the adjoining land uses are urban, yet in the site photographs, these activities are not even visible.

Alternatives

Bizarrely and disingenuously, the only alternatives offered are “heavy industrial” and the obligatory “no go”. There is not even a location alternative which would be valuable in the evaluation of Need and Desirability.

Invasive species

“Invasive plants” are listed as being of “medium” and “low”. It is the collective experience of the Crocodile River Reserve that even with diligent effort, invaders cannot be brought under control in less than 5 years – and the invaders here are not as pervasive and or dense as those along the R114.

The impact of invaders is on the environment and it has the potential to completely transform the landscape which will take years to recover and incur great cost.

The BAR states:

“All alien species in the study site, especially Category 1b must be eradicated as a matter of urgency, to preclude their spreading during the construction phase.”

As the owner has allowed the invaders to proliferate, and the specialist has confirmed the presence of invaders, we ask that a directive is issued, and a fine imposed if immediate action to control and prevent the spread does not commence. The argument that development is imminent does NOTHING to curtail the spread and therefore the cost and effort to other (often fully) compliant landowners. It is a brazen tactic among developers to allow aliens to spread and persist during pre-construction and construction phases.

Air pollution

Construction Phase

Air pollution			
Nuisance to neighbours in terms of dust generation due to construction during the dry and windy season.	Medium	<ul style="list-style-type: none"> The application site must be damped at a regular basis with water to prevent dust pollution to nearby residential area and commuters utilizing surrounding roads. 	Low If mitigation is not implemented

Operation phase

Pollution			
The generation of Air pollution.	Low	One has to note that on a local scale, the proposed development does not include noxious industries, and therefore specifically would not contribute to any air pollution. As mentioned previously the exhaust fumes of additional vehicles may have an influence, but in this particular instance it is deemed as insignificant, and therefore on a local scale would not have any effect.	Low If mitigation is not implemented, air pollution might occur.

As the EAP is unable to provide detail of the kind of activities likely to occur, this rating is farcical. Industry is a) known to emit pollutant and b) emit pollutants of different level of danger to human health depending on the specific activity.

Alternative 1 – Heavy Industrial

Construction Phase

Air pollution			
Nuisance to neighbours in terms of dust generation due to construction during the dry and windy season.	High	<ul style="list-style-type: none"> The application site must be damped at a regular basis with water to prevent dust pollution to nearby residential area and commuters utilizing surrounding roads. 	Medium If mitigation is not implemented residents could complain about nuisance dust.

Operational Phase

Pollution			
The generation of Air pollution.	High	One has to note that on a local scale, the proposed development does not include noxious industries, and therefore specifically would not contribute to any air pollution. As mentioned previously the exhaust fumes of additional vehicles may have an influence, but in this particular instance it is deemed as insignificant, and therefore on a local scale would not have any effect. Heavy Industrial Developments may have severe contribution to air pollution depending on the type of industries.	Medium If mitigation is not implemented, air pollution might occur.

As the EAP is unable to provide detail of the kind of activities likely to occur, this rating is farcical. Industry is a) known to emit pollutant and b) emit pollutants of different level of danger to human health depending on the specific activity.

“Will the activity release emissions into the atmosphere” is the question, to which the answer is NO. The EAP provides no description of the industrial activities – or even the heavy industrial activities – and thus it is not possible to KNOW that there will be no emissions. In fact, it is unlikely that in the process of manufacturing something, that there are **no** emissions.

Bokamoso Landscape Architects and Environmental Consultants CC November 2016

Will the activity release emissions into the atmosphere?

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.
If no, describe the emissions in terms of type and concentration:

The proposed development will not generate any emissions. Some additional vehicle/truck traffic during the construction phase may have an influence but this can be regarded as insignificant.

	NO X
Not applicable	

Figure 6: Extract from the BAR (E23) for the preferred option on page 43

The Competent Authority is asked to take specific note of the inconsistency in the BAR. For the Alternative 1 (Heavy Industrial) the EAP indicates –

Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.
If no, describe the emissions in terms of type and concentration:

The proposed development will not generate any emissions. Some additional vehicle/truck traffic during the construction phase may have an influence but this can be regarded as insignificant.

	NO X
Not applicable	

Figure 7 extract from the BAR (E23) page 49

And yet in the rating tables (above) the EAP states “*Heavy Industrial Developments may have severe contribution to air pollution depending on the type of industries.*”

Waste

It is simply assumed that solid waste from the alternative option (Heavy Industry) is the responsibility of the Local Municipality – without KNOWLEDGE of what precisely the heavy industry might produce as waste, and if that waste has to be handled differently.

The EAP indicated “NO” to hazardous waste, AND continues, explaining that in Heavy Industry there is always the possibility of hazardous waste.

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

The solid waste will be disposed to the nearest landfill site.

Note: If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation?

NO
However, with a heavy industrial development

46

Bokamoso Landscape Architects and Environmental Consultants CC November 2016

there will always be a possibility of hazardous waste/substances depending on the type of industries occupying the area.

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Figure 8 Extract from BAR for X 23 page 46

establishment of a heavy industrial township will not be beneficial for the surrounding land uses; in fact the development will have a negative impact through potential noise and air pollution on the surrounding residents. Heavy industrial development (depending on the industry/tenant) may have toxic substances and hazardous waste that need to be disposed of or run into the municipal stream or environment. This may lead to ground water pollution. The N14 situated on the northern boundary of the study area will be visually impacted by the heavy industrial development. Therefore the study area is not ideally located for a heavy industrial development, but rather a light industrial development as the light industrial will not impact the sense of place as there are a few light industrial developments within the area.

Figure 9: extract from BAR for X23, page 82

This again is disingenuous as the section of the BAR is precisely for HEAVY INDUSTRY so correctly answered, would be YES – which then has further implications and requires a Scoping and EIA. The EAP cannot have it both ways – the precautionary principle requires that if there is a possibility, that either this is NOT an alternative to even OFFER, or the EIA process identified is incorrect. On the one hand a spurious alternative is offered knowing full well it is no alternative at all; or the process selected is incorrect.

Without belabouring the point, the same argument holds for “liquid effluent” and the answer “NO” should be “YES”.

<p>Liquid effluent (other than domestic sewage) Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?</p>	<div style="background-color: black; color: white; padding: 10px; text-align: center;"> NO X Once again, with a heavy industrial development there will always be a possibility of hazardous waste/substances depending on the type of industries occupying the area. </div>
<p>If yes, what estimated quantity will be produced per month? If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity (ies)?</p>	

Figure 10 Extract from BAR for X23 page 47

Light pollution

Light pollution is a permanent impact – there are always going to be lights at night. Light pollution destroys night skies and there are urban children in the world who have never seen stars. The duration impact should therefore be scored at Four, and consequently all these ratings are queried.

It is entirely unclear why heavy industrial activity will have a high impact for light pollution but “industrial activity” will have a low impact.

Proposal – Light Industrial, Commercial				
Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impact after mitigation:	Risk of the impact and mitigation not being implemented
CONSTRUCTION PHASE				
Light pollution during the night, caused by unsympathetic lighting design.	Medium	Lights that direct light beams downwards with low glaring qualities should be used for landscaping and streetlights. The lights should not be directed to glare in ongoing traffic or into the properties of surrounding residents.	Low	If mitigation is not implemented, light pollution during the night might occur.
OPERATIONAL PHASE				
The proposed development could cause a significant level of light pollution as the light industrial development will need some security lighting.	Low	Lighting within the proposed development, including security lighting, could easily glare into surrounding residences if not designed appropriately. It is recommended that all the lighting on site be designed to point downwards and designed in such a way as to not cause glare dispersal or unnecessary flickering.	None	If mitigation is not implemented, light pollution might occur.

No amount of mitigation is going to result in NO significance to light pollution. There WILL be lights and they WILL contribute to the loss of night skies.

It is NOT clearly stated why the significance in construction is MEDIUM and the rating is LOW, while Operational is LOW and NONE.

Alternative 1 – Heavy Industrial

Construction Phase

Light Pollution			
light pollution during the night, caused by unsympathetic lighting design.	High	Lights that direct light beams downwards with low glazing qualities should be used for landscaping and streetlights. The lights should not be directed to glare in ongoing traffic or into the properties of surrounding residents.	Medium If mitigation is not implemented, light pollution during the night might occur.

Operation Phase

Light Pollution			
The proposed development could cause a significant level of light pollution as the light industrial development will need some security lighting.	High	• Lighting within the proposed development, including security lighting, could easily glare into surrounding residences if not designed appropriately. It is recommended that all the lighting on site be designed to point downwards and designed in such a way as to not cause glare dispersal or unnecessary flickering.	Medium If mitigation is not implemented, light pollution might occur.

There is no reasoning for shifting the significance rating for heavy industry to HIGH while the preferred option is rated at LOW. Lighting is presumed to be a requirement for security and staff – their vision and needs are not different because the activity is more or less noxious.

Noise Pollution

Noise pollution is argued away in much the same way as air pollution – it is disrespectful of the people who will be resident in the area and who are having the sense of place further altered.

“ambient noise levels generated by this particular development would not be that significant, as the proposed development, is located within an area that already exceed the acceptable noise levels.”

Other ratings

1. “Uncontrolled activities and access to sensitive areas in the vicinity.” Is rated MEDIUM impact, but in fact it is HIGH and Permanent in that the development will be built on the sensitive area and is permanent, and no natural ecosystem will remain.
2. “Reduction of areas that have potential for informal settlements” – perhaps the proponent should rather be pushing for low cost housing, and securing sewers, water and power for people that their wellbeing and dignity can be improved. This would be a feasible ACTIVITY ALTERNATIVE to explore – which has not been done
3. “Upgrading existing services” has a HIGH positive impact, yet it not clear which services the proponent is upgrading – ESKOM power cannot be provided; the City is not able to provide power and IT is building the required infrastructure; the package plant is touted as a temporary solution to the CITY providing piped sewers, and also, the City is expected to deal with the solid waste – hazardous or not.

It reads more to the benefit of the proponent than the proponent benefiting the City and others.

“It is the opinion of Bokamoso that the Public Participation was extensive and transparent enough to ensure any comments or issues in regards to the proposed development to be addressed and to suggest possible mitigation measures.”

4. It is preposterous to score “job creation” as high positive impact *without* quantifying the jobs in terms of quality and quantity. Here the jobs are quantified as “numerous” and “on various levels” – too vague and imprecise to be reliable in weighing the economic benefit with the impact/risk to the environment and the social/health issues. There is NO indication that the industrial activity will not be FULLY automated and generate a handful of jobs at a significant opportunity cost.

Other comments

1. As mentioned elsewhere in this comment, there is no engagement with the community at Diepsloot or the informal settlement in the health risks to people from additional pollution, and the potential of mismanaged “package plant” releasing untreated sewage into the environment – not to mention the storage and removal of hazardous waste. Without ANY comment how does the EAP KNOW that sufficient effort was made to reach all affected parties? What effort has been made to INFORM and assist vulnerable communities, women and children to understand what industrial development in the area MAY do to their environment and therefore their wellbeing?

A not unreasonable public comment is made that in the informal settlement the notice could have been provided in a more accessible language.

The EAP responds that *“Please note that the public participation consultant that handed out the notices are equipped in several languages and if anyone did not understand the written notice it was explained to them in their own language.”* This response does not allow for the PURPOSE of the publically posted notice – that people are informed as they go about their business. The regulations also require a posted notice, not a “on the fly” translation. Not everyone sits around waiting to ask for a translation of a notice handed out.

2. In the list of I&AP, Kuman Govender is listed as being from GDRT – could this be GDARD – the Department of Agriculture and Rural Development?
3. In terms of City of Tshwane’s RSDF’s Density Map, the properties fall in a low density residential area. Region 4 earmarks the subject properties for purposes of future urban development. The properties are situated outside the demarcated urban edge of 2013. The author of the motivation elects to second-guess the planners of the City of Tshwane, and infer that the developer knows the mind of the competent authority – the City.
4. The “need” argument stays with the point of vacant land being inappropriate, while densification (of any industrial activities) being the better option. It FAILS to look at compatibility with the airfield, with the golf estate with the nearby conservation effort. It claims a contribution to “Quality of life” while at the same time failing to address the full extent of the environmental impacts, inclusive of added air pollution, water contamination and noise, claiming insufficient information at this point.
5. Development which is a poor fit with surrounding land uses does not enhance land values as is claimed; it has the potential to bring down the value of the golf estate, and other

residential land use. These developments assumed residential – even low density residential – based on the Strategic plans THIS application is arguing to overturn.

6. A garage which has existed on site for decades, can hardly be used to make an argument for “similar”- meaning industrial – land uses.
7. It is spurious to claim that vacant land brings more crime than an industrial complex filled with goods to steal. A non-sense argument is made in the BAR. Lay the power cables, fill the building with assets – and an opportunity is created for criminals. At best, the vacant lot can be used to hide – good and criminals making an escape.
Here in this comment it is argued that what HAS changed the sense of place/ character is the tendency of development-orientated owners to neglect the duty of care (NEMA 28 (1) – to allow rubble to be dumped, invaders to proliferate unchecked, litter to accumulate, over-use of grass by grass-cutters, veld fires to burn inopportunately without any effort to contain or control – by way of fire fighting or fire breaks as required by the National Forest and Veld Fire Act – an Act NOT listed or considered by the EAP.
8. It is further disingenuous of the applicant/EAP to suggest that WITH the development, the proponent will suddenly meet the legal land care obligations – why not now?
9. Landscaping, does NOT improve fauna numbers and species. Natural biodiversity and open space does.
10. The motivation states that the development is CONSISTENT with approved policy guidelines on national , provincial and local level. As has been discussed already, this is not the case. The arguments have been misleading, injecting preference into the argument which assume to know the mind of the authority.
11. In 8.4.2 it is claimed the public will have greater choice – where is the demand for these choices? City of Tshwane has a policy of “follow the roofs” . As the roofs are not here yet, how can the author claimed to know this? And if it is the choice of a further afield buyer, then the location alternative should have been FULLY explored.
As the author does not KNOW the nature of the business which will move in, there can be no understanding of the desirability of the public who “want” this (unknown) choice.

From: Gary Watkins <gary@workinfo.com>
Sent: 06 December 2016 08:09 AM
To: Juanita@bokamoso.net
Cc: eiaresponses@gmail.com
Subject: FW: Objections to the proposed Peach tree developments x 21, x22, x23, x24
Attachments: image001.png; image002.png; image003.png; Objections Peachtree industrial development.docx; Peachtree x 21 & 22 comment.docx

Good day

Attached please find my support for the objections to the Peachtree developments contained in the attachments.

Best regards

Gary Watkins

Managing Director

BA LLB

Email: gary@workinfo.com

Tel: +27 (0)861 967 5463 (Office) | +27 (0)11 462 0982 | Cel: 082 416 7712 | Fax: 086 719 8451

<http://www.workinfo.com> | <http://www.caselaw.co.za> | Join us on:   

Human Resource & Industrial Relations Consulting Services and Placements

Workshops | Consulting | Recruitment | Software | Surveys | Subscriptions

Concerns considering Peachtree x 21, x22, x23, x24

1. The applications cannot be looked at separately and in isolation.
 - a. One access road is foreseen to run from the R 114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding x 23 and x24. The speaks for a homogenous development, which needs to be regarded, esp pertaining to its cumulative impact in its totality and not individually.
2. The notices were displayed in the most elementary way and have complete left out a major stakeholder:
 - a. Notices were displayed in areas that are inaccessible from the heavily degraded R 114.
 - b. Notice for x21 and x22 cites R115 as the main road to the development – the R 115 does not run anywhere close to the proposed development- the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/ mining application in Hennops.
 - c. The notices were displayed next to an informal settlement in English only.
 - d. The DBARs were only downloadable from eth website – or open to public viewing in the Rooihuiskraal library, some 18 km way from eth location, with no taxi access. As the EAP had made contact with eth elders of eth informal settlement I would like to know why copies were not made available to same?
 - e. No public participation meeting has been held or its intention been announced to date.
3. Municipal Services:
 - a. No municipal services exist for the proposed site.
 - b. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this?
 - c. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as there appears to be no indication in eth DBARs as to how many people will be active in the proposed development.
 - i. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this will have severely adverse effects on the Borehole use of the surrounding area.
 - ii. How will possible spills be mitigated, as the proposed site is close to a wetlands area, and especially to the reserve area.
 - d. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly.
4. Roads
 - a. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have.
 - b. The intersection between the R 114 and R 511 is an area of weekly, often fatal accidents – what is the intention on mitigation of this?
 - c. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?

5. Buildings next to the Runway and in and around the landing zone
 - a. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated?
6. Vulnerable population
 - a. How will effects on the informal settlement be mitigated, during and esp after construction?
 - b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?
 - c. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, esp the informal settlement. Why is this missing?
7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GP EMF or the present zoning- which dedicates the area as agricultural holdings. How is this to be mitigated and addressed.
8. No actual business plan for the proposed development has been shown – what type of industrial activities are actually planned? How many people are foreseen to be employed and travelling daily?
9. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc..) will take place after construction, with no eluding as to what exactly is to take place.
10. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.

The proposed development is for the establishment of a light industrial township on Portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR, to be known as **Peach Tree X21 & 22**. The proposed development comprises an area of approximately 19,5953 hectares. The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. The proposed township will comprise of nine erven zoned as follows:

- Six erven zoned as "Industrial 2" for the main purposes of "Commercial Use, "Light Industry", Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops;
- One erf zoned for "Infrastructure Works";
- One erf zoned for "Municipal" for the purposes of a "Fire Station"; and
- One erf zoned as "Special" – for the purposes of access and access control. Page 3

Map is very grainy and it clearly cannot be looked at without considering Peachtree x 24 & x 23 – above, esp Fire station may be highly beneficial for the community – however application for x23 & x24 may be contradictory to this

Does the activity also require any authorisation other than NEMA EIA authorisation?

YES **NO X**

If yes, describe the legislation and the Competent Authority administering such legislation what about waste mngt /municipal authority

No. R 983, R 984 and R 985 of the Amended Regulations Implications for the development:

Significant need assurances that bulk water and waste treatment will take place prior to further development
PAGE 8

Water / Wetland and streams --- nothing on that site????

National Water Act (Act No. 36 of 1998) - NO NEED for WATER USE LICENCE< SO NO BOREHOLES WILL BE SUNK – EVER ???-

Air, page 8 – dust and noise during construction phase – what about afterwards – due to increase of traffic and activity?

Heritage assessment Page 9 – not the same as for prospecting licence?

Page 11 – C Plan irreplaceable – barely readable

Page 14 – Agricultural hubs in Gauteng as identified by GDARD

Page 13 – Urban Edge –

Page 14 – Waste - no indication of reducing, recycling has been shown, it is just assumed that the overburdened municipality, where Sunderland Ridge and Northern Farms is already a disaster continue to catch the generated sewerage, as well as other commercial waste. Hauled away to the nearest landfill site -- all of which is overflowing ...

Page 15 – red listed plant species Significant – Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea*

Page 16 – Noise control – 45 dBA – how was this established, in which radius? Pertains only to construction phase, what thereafter?

Page 16 – Gauteng Transport infrastructure – NOT SIGNIFICANT -- huge impact foreseen here, due to poor condition of the R 114, lack of controlled access between, 114/511 and the potential to create at that junction a hijacking/smash&grab hotspot

Page 16 – H&S – significant - during construction and thereafter – how though???

Page 17 - C Plan version 3.3. The proposed development has an Ecological Support area classified on the study area in terms of the Gauteng Conservation Plan. Some Important areas are situated on the boundary and further to the north and east of the study area.

Ecological support areas cannot be regarded in isolation, as the DBAr seems to indicate – all concern so far is only and prohibitively so, for eth small area to be developed only, not taking the greater environment and the impact the proposed development will have on same into account?

Page 17 - Gauteng Provincial Environmental Management Framework Significant - The proposed site occurs within Zone 1 and Zone 3 of the GPEMF i.e. urban development zone and high control zones (outside the urban development

zone). Even though Zone 3 of the GPEMF is not zoned from urban development the study area is also situated within Zone 1 which is earmarked for urban development. Although the GPEMF have not yet been formally

published we have taken these zones into consideration, however the need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality.

The figure is so unclear that reading it is impossible Laezonia falls into Tourism, how can industrial be next to it???

Point 3 Alternatives Page 20

Applicant considered heavy industrial, but has moved from that -- alternative only referred to alternative activity – no alternative and green methods are discussed, no alternative site given ... how will the design fit into the tourism activities on the other side of the road – how is the sprawling informal settlement to be dealt with...

A worse alternative is not an alternative. What is an alternative site location?

Point 4 Physical size of activity 19.5953 ha

Point 5 Site access page 21 access from R road, additional access road has to be built ! why omitted??? R 114 in a highly deteriorated condition, which requires upgrading and cannot as per status quo of today handle the additional intended access. Traffic accidents are ripe, speeding a problem – how will this be mitigated???

Page 23

Access to the proposed development will be from a 25m wide road linking from the R114. **Refer to Figure 14, for the site access map.** The R511 is a Class 2 road and was recently upgraded all the way to Erasmia. This road is also the future K46 with intersection spacing of 600m. The R114 (M34) is a Class 2 road. This road is a normal provincial road and should have intersection spacing of 600m.

The R 114 is severely degraded and forms the primary entrance to the proposed development – WHY is reference made to the R 511? Why is the lack of any traffic lights and the extremely high accident rate omitted, esp at the specific intersection to 114/511??? Misleading and incorrect - no traffic signals, stop streets are already causing more accidents , existing traffic volume is high for the original purpose of the road Point is misleading !!!!!

Section B

Point 1 Property Description

"The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station. " Excerpt Page 26 DBAr
The descriptor is inaccurate, as it refers to the R 115, when the property is clearly situated between the R 114, R 511 and N 14. It is omitted that the property in question is some 5 kms away from the declared Magaliesberg Biosphere, the Crocodile Reserve, within 7 km of the Diepsloot Township and the proposed Tanganjaki development.
The obtuse reference to the ZwartKops Raceway and the Gautrain Station, combined with the ongoing poor map quality as used by the EAP makes it extremely difficult for anybody to understand where the said development is supposed to be.

Furthermore the EAP chooses to describe the adjacent development of

x 23 " Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng." Excerpt of Notice of application for BAR and

x 24 "Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng." Excerpt of Notice of application for BAR.

X21 & x 22 were described as "Location: The proposed study area is situated in Centurion south of The Els Club, Copperleaf, east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station." Excerpt of Notice of application for BAR.

That the EAP is not aware of the correct Road designation (R115 does not run past the area), gives a farm descriptor, not easily accessible to all, and does not supply clear diagrams in its application severely and negatively impacts responses from the general public.

In this vein it also has to be pointed out that the EAP posted the Notices in areas,

- where the deteriorated R 114 made it impossible to safely stop next to the notice to actually read it;
- next to an informal settlement at a known Hijack and smash and grab spot;
- next to an informal settlement with the notice only displayed in English – clearly not the language used in the informal settlement;
- Failed to put any type of notice at the petrol station opposite the informal settlement, which is frequented by number of locals; and
- Only offered Hardcopies in Rooihuiskraal, an area not reachable for residents of the informal settlement, due to :
 - The distance needed to be travelled;
 - The lack of transportation to this part of town for anyone without own transport - alternatives could have easily been found in the petrol station itself, the local school in Laezonia, even the existing B&B on the 511 all of which were in much closer proximity to the informal settlement.

As the EAP has no less than 5 applications presently in south west area of Ward 48 AND has experienced similar criticism with a prospecting application one can only wonder.

Point 5

a) Is the site located on any of the following? Shallow water table (less than 1.5m deep) **NO**
Dolomite, sinkhole or doline areas **NO page 27 of DBAR**
What studies have been conducted to be able to state that the area is not located on dolomite? The greater part of the South Western part of Ward 48 is situated on dolomite or dolomite rich with sinkholes being very prevalent in certain areas.
Page 29 geotechnical information Halfway House granite - ferricrete and granite Test pits done where?

Point 7 Groundcover

"Are there any rare or endangered flora or fauna species (including red list species) present on the site **NO X**

If YES, specify and explain:

Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea* was recorded on the study site. This Orange Listed Plant Species need to be removed and replanted prior to construction."

Excerpt DBAR, page 30 - How can the EAP state that there are no rare or endangered species, yet in the same breath point out the existence of an orange listed plant species?

"Are there any special or sensitive habitats or other natural features present on the site? **YES X**

If YES, specify and explain:

Flora:
According to the Ecologist, the study site lies in the Quarter Degree Square (QDS) 2528CC. Mucina and Rutherford (2006) which forms part of the Egoli Granite Grassland. This vegetation unit is considered Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011 (Government Gazette no. 34809, 2011). The authors described the landscape of the Egoli Granite Grassland as low hills and moderately undulating plains, which support tall grass species such as *Hyparrhenia hirta*, dominating the area. Scattered rocky outcrops and rock sheets form suitable habitats for woody species. This study unit is regarded as moderate sensitive, on account of the high number of species recorded and suitable habitat it provides for several Red List species known to occur in the QDS 2528CC. According to the GDARD five Red List species occur within a 5 km radius from the study site. The study site was not considered ecologically sensitive, due to anthropogenic influences such as urban development threatening this ecosystem. **Refer to Figure 17, for the vegetation sensitivity map.**" Excerpt from DBAR, page 31
How can sensitive habitats be present on the proposed site, yet not be deemed ecologically sensitive?

Point 8 LAND USE CHARACTER OF SURROUNDING AREA, page 34 of the DBAR

This section is confusing, as it does not:

1. Indicate where on the block table the proposed development actually is situated;
2. The Airfield next to the proposed development has not been indicated;
3. Commercial and warehousing has been indicated, which does not exist, except for a petrol station, a liquor shop and a small undertaking which builds sets for the film industry (mainly pre fabricated assembly);
4. Education facilities are where in the close vicinity??? Copper Leaf's proposed building is a few kms away;
5. What is indicated as light industrial? The existing petrol station?; and

6. The indicated major road – 4 lanes or more, does this refer to the Highway? – this would make the whole diagram even more questionable, as the highway does not suddenly stop as the diagram indicates, neither are Point 4 and Point 3 indicated correctly and the Airfield is omitted in its entirety.

Point 9 Socio – economic context

“The Centurion West Area is one of the fastest growing regions in the City, even in this current difficult economic climate. A substantial part of these developments are of a commercial and industrial nature, and are thus in a sense “job creator” land-uses. The development will contribute to the tax base of the City of Tshwane in the form of rates and taxes, as well as possible bulk services contributions payable to Tshwane” excerpt DBAr page 35.

- The fast growing area and new Developmental Node for the Centurion West area has been identified as the area around the R 114/R 55/N 14 intersection as discussed in the IDP, whereas especially the area to the West of the R 511 is considered and marked for recreational and touristic activity, and activity that will struggle with the development of an industrial township in close proximity.
- The proposed area does not receive **any** municipal services at all – no water or sewerage line exist into this area and the closest connecting point appears to be some kms away closer to the R 55. Additionally there is no electricity supplied at the proposed site neither. All of these infrastructure points yield a further and bigger question – the sewerage works, which would service this development are taxed beyond capacity, the electricity supply is taxed beyond capacity and requires extensions at the existing substations, the lack of clean water and the need to redo the R 114 and especially its connect to the R 511 in order to make the development feasible surely warrant a much closer cost/income analysis.

“The development can be regarded as being desirable and will have several beneficial social and economic impacts on the area, which can be summarised as follow:

- Optimum utilisation of services and infrastructure;
- Increase in property values of surrounding properties; and
- Increased security “ excerpt DBAr page 35.

The above statement cannot be regarded as anything else but subjective – no infrastructure exists, how an industrial development would increase property values of properties that are intended for the direct opposite purpose and as a recreational offset to industrial is questionable. Any settlement development, which brings goods to an area that is does not have any man made or desired goods will draw crime to the area in greater numbers than what is presently experienced and will present a security risk for the surrounding community.

“Contained urban growth:

To contain urban growth an urban edge was identified to curb urban sprawl. The idea behind the urban edge is to limit development within certain areas of a city. Only certain types of developments are allowed on the outside of the urban edge. The goal is to curb urban sprawl and thereby protecting the natural environment. One way to do this is to increase the densities of the built environment within the urban edge.” excerpt DBAr page 36.

Precisely the reason why the area was zoned and strategized as an agricultural area.

“Resourced based economic development:

Resource based economic development should result in identification of the economic core. Development should be encouraged in close proximity to existing resources, which includes infrastructure such as roads, water and electricity.“ excerpt DBAr page 36.

Once again – no infrastructure exists. The R 114 is a road in desperate need of repair and maintenance, as the sharp and steep ridges are a life threatening endangerment to all motorists, who come off the existing tar road. Accidents are frequent and at times fatal.

“Re-direction of urban growth:”

- Which townships have been approved in close proximity to the proposed development?

“The proposed development will have several beneficial social, economic and ecological impacts once the construction thereof is finalised, which can be summarised as follow:

1. • Reduction of potential dumping areas and informal settlements.
2. • Optimum utilisation of services and infrastructure.
3. • Expansion of municipal infrastructure and services
4. • Increase in property values of surrounding properties.
5. • Increased security.
6. • Eradication of invasive species.
7. • Compatibility with surrounding land-uses.
8. • Landscaping could improve fauna numbers and species.” excerpt DBAr page 36.

1. – the area is not used for dumping, nor has it been in the past 16 years – the informal settlement is not situated on the area as proposed for development - no attempts to erect and informal settlement in the proposed area over the past 16 years have been made, due to lack of water and electricity in the vicinity.
2. – no infrastructures, besides a degraded road, exist at present – one simply cannot talk about optimum utilisation.

3. – Point 2 and 3 contradict each other.
4. – Could the EAP please provide proof of how an industrial development increases property prices of AH properties?
5. – From a veld with no infrastructure to buildings with desirable goods, metal in the form of road signs, increased traffic to the area, etc ... Security does not increase by occupying the natural surroundings, human desired goods will increase security risks – which is a high risk for eth area, as eth exiting police station is understaffed and over stretched, esp for the size of the area it needs to cover.
6. – The current Landowner is not eradicating invasive species at present, as they are obliged by law to do.
7. – The surrounding land uses presently are mainly AH, with a Reserve and Biosphere to the West of the proposed development. The area has been earmarked for recreation and tourist activities – Industrial land use surely does not fall into a desired category to have close by.
8. – Landscaping in industrial settings is usually restricted to the smallest sqm possible and does not necessarily follow the look and feel of the area, therefore not contributing to species diversification. It also brings its own set of problems, due to increased rodent populations and usually feral cat colonies – which will have a negative impact on the wildlife in the adjacent AH.

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

“1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.

2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.

Was the draft report submitted to the local authority for comment? **YES X**

If yes, has any comments been received from the local authority? **NO X** “ excerpt DBAr page 38.

“NOTICE OF APPLICATION FOR A BASIC ASSESSMENT PROCESS

Date of Notice: 4 October - 2 November 2016

The aforementioned proposed development requires an application subject to a Basic Assessment.

Representations with respect to this application may be made by phone, fax or e-mail within 30 days of the date of the notice. Please note that in order to continue to receive information regarding this project, you must register as an I&AP with the contact person listed below. “ excerpt Notice for Basic Assessment process

The DBAr was made available to all registered I & Aps on the website of BOKAMOSO on the ... for comments until ... Furthermore during eth registration process as I & AP comments were already made, which the EAP fails to acknowledge in this presentation.

Again it also has to be pointed out the EAP put the notices at areas that are highly inaccessible, provided the Notice only in English (while displaying it in close proximity to an informal settlement), has been vague and incorrect in the area descriptor and provided a blurry map of the affected area, which makes identification of where exactly the development is to take place difficult.

Registered I&Aps have to download the DBAR at their own costs, for those without internet it is inaccessible, as the only physical copy is in Heuweloord – not accessible for anybody without own transport, as NO public transport exist and taxis do not service this route regularly.

It further has to be pointed out that the application is one of 3, which pertain and deal with the same area and further industrial development. This makes responding much more difficult as it cannot be looked at in isolation, the 3 developments are clearly interconnected, as they will be sharing one main road to connect them to the R 114.

The EAP was requested to present these applications together and in relation to each other, to enable the I & Aps to understand what is planned, but has refused to do so.

juanita@bokamoso.net

From: Joan Wilson <wiltech@iafrica.com>
Sent: 05 December 2016 03:00 PM
To: Juanita@bokamoso.net; Elke Haas
Subject: Objections Peachtree industrial development NOVEMBER 2016
Attachments: Objections Peachtree industrial development NOVEMBER 2016.docx

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may concern
Please acknowledge my attachment and email.
Regards
Joan Wilson

Kind Regards

Ed & Joan Wilson

ALLROUND FENCING/WILTECH/ROSECOTTAGE
PO BOX 70461 BRYANSTON 2021
Tel: 0126693008 ED CEL: 0832666211 JOAN CEL:0828960525
Email: wiltech@iafrica.com

Concerns considering Peachtree x 21, x22, x23, x24

1. The applications cannot be looked at separately and in isolation.
 - a. One access road is foreseen to run from the R 114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding x 23 and x24. This speaks for a homogenous development, which needs to be regarded, especially pertaining to its cumulative impact in its totality and not individually.
2. The notices were displayed in the most elementary way and have complete left out a major stakeholder:
 - a. Notices were displayed in areas that are inaccessible from the heavily degraded R 114.
 - b. Notice for x21 and x22 cites R115 as the main road to the development – the R 115 does not run anywhere close to the proposed development- the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/ mining application in Hennops.
 - c. The notices were displayed next to an informal settlement in English only.
 - d. The DBARs were only downloadable from eth website – or open to public viewing in the Rooihuiskraal library, some 18 km way from eth location, with no taxi access. As the EAP had made contact with the elders of the informal settlement I would like to know why copies were not made available to same?
 - e. No public participation meeting has been held or its intention been announced to date.
3. Municipal Services:
 - a. No municipal services exist for the proposed site.
 - b. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this?
 - c. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as there appears to be no indication in eth DBARs as to how many people will be active in the proposed development.
 - i. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this will have severely adverse effects on the Borehole use of the surrounding area.
 - ii. How will possible spills be mitigated, as the proposed site is close to a wetlands area, and especially to the reserve area.
 - d. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly.
4. Roads
 - a. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have.
 - b. The intersection between the R 114 and R 511 is an area of weekly, often fatal accidents – what is the intention on mitigation of this?
 - c. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?

5. Buildings next to the Runway and in and around the landing zone
 - a. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated?
6. Vulnerable population
 - a. How will effects on the informal settlement be mitigated, during and especially after construction?
 - b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?
 - c. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, especial the informal settlement. Why is this missing?
7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GP EMF or the present zoning- which dedicates the area as agricultural holdings. How is this to be mitigated and addressed.
8. No actual business plan for the proposed development has been shown – what type of industrial activities are actually planned? How many people are foreseen to be employed and travelling daily?
9. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc..) will take place after construction, with no eluding as to what exactly is to take place.
10. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.

From: Resthill Memory Care <care@resthill.co.za>
Sent: 05 December 2016 02:15 PM
To: Juanita@bokamoso.net
Cc: 'Elke Haas'
Subject: Objections to the proposed Peach tree developments x 21, x 22, x 23, x 24
Attachments: Objections Peachtree industrial development.docx; Peachtree x 21 & 22 comment.docx

Follow Up Flag: Follow up
Flag Status: Flagged
Expires: 03 June 2017 12:00 AM

Good morning

Please find attached our objections to above Peachtree x 21, x 22, x 23, x24 developments. As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peachtree industrial development cannot be regarded and addressed in isolation, as your documents show. It has to be a different entity for each proposal.

Best Regards

RESTHILL MEMORY CARE (Pty) Ltd

ESMARIE VENIER

Owner & Nursing Services Director

Nursing Diploma (General, Midwifery, Psychiatry and Community Nursing) VKOVS
BA (Cur) Administration and Education UNISA
South African Nursing Council No. 12985685
Practice No. 8808309

Contact Us

Client Services **012 669 3019**

Emergency **083 461 4321**

Facsimile **086 565 0272**

E-mail **care@resthill.co.za**

Website www.resthill.co.za

Visit us at **105 Pretorius Street cnr Koedoe Steet, Laezonia AH, 0026**

Mail us at **P O Box 13874, Clubview, 0014**

Directions from Pretoria

- Midway between Centurion, Lanseria Airport and Fourways
- Easy access from N14 using off ramp R511 – towards Hartebeespoort Dam
- Left into R114 Muldersdrift for 1,2km
- Right into 2nd large dirt road – Pretorius Street
- 1,2km then Right at 105
- S 25° 54' 27.23" E 28° 0' 48.366"

Disclaimer

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

From: Elke Haas [mailto:elke.haas@gmail.com]

Sent: 05 December 2016 10:37 AM

To: Karen Holtzhausen <karenholt111@gmail.com>; Chris Geldmacher <chris@cybermatrix.co.za>; Gary Watkins <gary@workinfo.com>; Joan Wilson <wiltech@iafrica.com>; Ideal Gardening <dmeps@absamail.co.za>; Gillian Laing <giantgillian@gmail.com>; Mace, Bev <Bmace@fnb.co.za>; We Care | Resthill Elderly Care <care@resthill.co.za>; DA Ward 48 Ward <ward48.da@gmail.com>

Subject: Fwd: Objections to the proposed Peach tree developments x 21, x22, x23, x24

Deadline, today - 5th Dec 2016.

Please feel free to copy paste but please add -- the more we have individual language the stronger the case does become.

Thank you for caring - we can only achieve by standing together.

Elke

Good morning

Please find attached objections to above Peachtree x developments.

As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peachtree industrial development cannot be regarded and addressed in isolation, as also your document scleral show, which often are the same for the different extensions, esp the specialist studies.

If this is not acceptable to the EAP, please notify me of same, in order to address same e mail to all three proposed developments.

Thanking you

Elke Haas

0845931938

LZ resident

Concerns considering Peachtree x 21, x22, x23, x24

1. The applications cannot be looked at separately and in isolation.
 - a. One access road is foreseen to run from the R 114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding x 23 and x24. The speaks for a homogenous development, which needs to be regarded, esp pertaining to its cumulative impact in its totality and not individually.
2. The notices were displayed in the most elementary way and have complete left out a major stakeholder:
 - a. Notices were displayed in areas that are inaccessible from the heavily degraded R 114.
 - b. Notice for x21 and x22 cites R115 as the main road to the development – the R 115 does not run anywhere close to the proposed development- the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/ mining application in Hennops.
 - c. The notices were displayed next to an informal settlement in English only.
 - d. The DBARs were only downloadable from eth website – or open to public viewing in the Rooihuiskraal library, some 18 km way from eth location, with no taxi access. As the EAP had made contact with eth elders of eth informal settlement I would like to know why copies were not made available to same?
 - e. No public participation meeting has been held or its intention been announced to date.
3. Municipal Services:
 - a. No municipal services exist for the proposed site.
 - b. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this?
 - c. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as there appears to be no indication in eth DBARs as to how many people will be active in the proposed development.
 - i. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this will have severely adverse effects on the Borehole use of the surrounding area.
 - ii. How will possible spills be mitigated, as the proposed site is close to a wetlands area, and especially to the reserve area.
 - d. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly.
4. Roads
 - a. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have.
 - b. The intersection between the R 114 and R 511 is an area of weekly, often fatal accidents – what is the intention on mitigation of this?
 - c. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?

5. Buildings next to the Runway and in and around the landing zone
 - a. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated?
6. Vulnerable population
 - a. How will effects on the informal settlement be mitigated, during and esp after construction?
 - b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?
 - c. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, esp the informal settlement. Why is this missing?
7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GP EMF or the present zoning- which dedicates the area as agricultural holdings. How is this to be mitigated and addressed.
8. No actual business plan for the proposed development has been shown – what type of industrial activities are actually planned? How many people are foreseen to be employed and travelling daily?
9. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc..) will take place after construction, with no eluding as to what exactly is to take place.
10. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.

The proposed development is for the establishment of a light industrial township on Portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR, to be known as **Peach Tree X21 & 22**. The proposed development comprises an area of approximately 19,5953 hectares. The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. The proposed township will comprise of nine erven zoned as follows:

- Six erven zoned as "Industrial 2" for the main purposes of "Commercial Use, "Light Industry", Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops;
- One erf zoned for "Infrastructure Works";
- One erf zoned for "Municipal" for the purposes of a "Fire Station"; and
- One erf zoned as "Special" – for the purposes of access and access control. Page 3

Map is very grainy and it clearly cannot be looked at without considering Peachtree x 24 & x 23 – above, esp Fire station may be highly beneficial for the community – however application for x23 & x24 may be contradictory to this

Does the activity also require any authorisation other than NEMA EIA authorisation?

YES **NO X**

If yes, describe the legislation and the Competent Authority administering such legislation what about waste mngt /municipal authority

No. R 983, R 984 and R 985 of the Amended Regulations Implications for the development:

Significant need assurances that bulk water and waste treatment will take place prior to further development
PAGE 8

Water / Wetland and streams --- nothing on that site????

National Water Act (Act No. 36 of 1998) - NO NEED for WATER USE LICENCE< SO NO BOREHOLES WILL BE SUNK – EVER ???-

Air, page 8 – dust and noise during construction phase – what about afterwards – due to increase of traffic and activity?

Heritage assessment Page 9 – not the same as for prospecting licence?

Page 11 – C Plan irreplaceable – barely readable

Page 14 – Agricultural hubs in Gauteng as identified by GDARD

Page 13 – Urban Edge –

Page 14 – Waste - no indication of reducing, recycling has been shown, it is just assumed that the overburdened municipality, where Sunderland Ridge and Northern Farms is already a disaster continue to catch the generated sewerage, as well as other commercial waste. Hauled away to the nearest landfill site -- all of which is overflowing ...

Page 15 – red listed plant species Significant – Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea*

Page 16 – Noise control – 45 dBA – how was this established, in which radius? Pertains only to construction phase, what thereafter?

Page 16 – Gauteng Transport infrastructure – NOT SIGNIFICANT -- huge impact foreseen here, due to poor condition of the R 114, lack of controlled access between, 114/511 and the potential to create at that junction a hijacking/smash&grab hotspot

Page 16 – H&S – significant - during construction and thereafter – how though???

Page 17 - C Plan version 3.3. The proposed development has an Ecological Support area classified on the study area in terms of the Gauteng Conservation Plan. Some Important areas are situated on the boundary and further to the north and east of the study area.

Ecological support areas cannot be regarded in isolation, as the DBAr seems to indicate – all concern so far is only and prohibitively so, for eth small area to be developed only, not taking the greater environment and the impact the proposed development will have on same into account?

Page 17 - Gauteng Provincial Environmental Management Framework Significant - The proposed site occurs within Zone 1 and Zone 3 of the GPEMF i.e. urban development zone and high control zones (outside the urban development

zone). Even though Zone 3 of the GPEMF is not zoned from urban development the study area is also situated within Zone 1 which is earmarked for urban development. Although the GPEMF have not yet been formally

published we have taken these zones into consideration, however the need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality.

The figure is so unclear that reading it is impossible Laezonia falls into Tourism, how can industrial be next to it???

Point 3 Alternatives Page 20

Applicant considered heavy industrial, but has moved from that -- alternative only referred to alternative activity – no alternative and green methods are discussed, no alternative site given ... how will the design fit into the tourism activities on the other side of the road – how is the sprawling informal settlement to be dealt with...

A worse alternative is not an alternative. What is an alternative site location?

Point 4 Physical size of activity 19.5953 ha

Point 5 Site access page 21 access from R road, additional access road has to be built ! why omitted??? R 114 in a highly deteriorated condition, which requires upgrading and cannot as per status quo of today handle the additional intended access. Traffic accidents are ripe, speeding a problem – how will this be mitigated???

Page 23

Access to the proposed development will be from a 25m wide road linking from the R114. **Refer to Figure 14, for the site access map.** The R511 is a Class 2 road and was recently upgraded all the way to Erasmia. This road is also the future K46 with intersection spacing of 600m. The R114 (M34) is a Class 2 road. This road is a normal provincial road and should have intersection spacing of 600m.

The R 114 is severely degraded and forms the primary entrance to the proposed development – WHY is reference made to the R 511? Why is the lack of any traffic lights and the extremely high accident rate omitted, esp at the specific intersection to 114/511??? Misleading and incorrect - no traffic signals, stop streets are already causing more accidents , existing traffic volume is high for the original purpose of the road Point is misleading !!!!!

Section B

Point 1 Property Description

"The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station. " Excerpt Page 26 DBAr
The descriptor is inaccurate, as it refers to the R 115, when the property is clearly situated between the R 114, R 511 and N 14. It is omitted that the property in question is some 5 kms away from the declared Magaliesberg Biosphere, the Crocodile Reserve, within 7 km of the Diepsloot Township and the proposed Tanganjaki development.
The obtuse reference to the ZwartKops Raceway and the Gautrain Station, combined with the ongoing poor map quality as used by the EAP makes it extremely difficult for anybody to understand where the said development is supposed to be.

Furthermore the EAP chooses to describe the adjacent development of

x 23 " Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng." Excerpt of Notice of application for BAR and

x 24 "Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng." Excerpt of Notice of application for BAR.

X21 & x 22 were described as "Location: The proposed study area is situated in Centurion south of The Els Club, Copperleaf, east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station." Excerpt of Notice of application for BAR.

That the EAP is not aware of the correct Road designation (R115 does not run past the area), gives a farm descriptor, not easily accessible to all, and does not supply clear diagrams in its application severely and negatively impacts responses from the general public.

In this vein it also has to be pointed out that the EAP posted the Notices in areas,

- where the deteriorated R 114 made it impossible to safely stop next to the notice to actually read it;
- next to an informal settlement at a known Hijack and smash and grab spot;
- next to an informal settlement with the notice only displayed in English – clearly not the language used in the informal settlement;
- Failed to put any type of notice at the petrol station opposite the informal settlement, which is frequented by number of locals; and
- Only offered Hardcopies in Rooihuiskraal, an area not reachable for residents of the informal settlement, due to :
 - The distance needed to be travelled;
 - The lack of transportation to this part of town for anyone without own transport - alternatives could have easily been found in the petrol station itself, the local school in Laezonia, even the existing B&B on the 511 all of which were in much closer proximity to the informal settlement.

As the EAP has no less than 5 applications presently in south west area of Ward 48 AND has experienced similar criticism with a prospecting application one can only wonder.

Point 5

a) Is the site located on any of the following? Shallow water table (less than 1.5m deep) **NO**
Dolomite, sinkhole or doline areas **NO page 27 of DBAR**
What studies have been conducted to be able to state that the area is not located on dolomite? The greater part of the South Western part of Ward 48 is situated on dolomite or dolomite rich with sinkholes being very prevalent in certain areas.
Page 29 geotechnical information Halfway House granite - ferricrete and granite Test pits done where?

Point 7 Groundcover

"Are there any rare or endangered flora or fauna species (including red list species) present on the site **NO X**

If YES, specify and explain:

Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea* was recorded on the study site. This Orange Listed Plant Species need to be removed and replanted prior to construction."

Excerpt DBAR, page 30 - How can the EAP state that there are no rare or endangered species, yet in the same breath point out the existence of an orange listed plant species?

"Are there any special or sensitive habitats or other natural features present on the site? **YES X**

If YES, specify and explain:

Flora:

According to the Ecologist, the study site lies in the Quarter Degree Square (QDS) 2528CC. Mucina and Rutherford (2006) which forms part of the Egoli Granite Grassland. This vegetation unit is considered Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011 (Government Gazette no. 34809, 2011).

The authors described the landscape of the Egoli Granite Grassland as low hills and moderately undulating plains, which support tall grass species such as *Hyparrhenia hirta*, dominating the area. Scattered rocky outcrops and rock sheets form suitable habitats for woody species. This study unit is regarded as moderate sensitive, on account of the high number of species recorded and suitable habitat it provides for several Red List species known to occur in the QDS 2528CC. According to the GDARD five Red List species occur within a 5 km radius from the study site. The study site was not considered ecologically sensitive, due to anthropogenic influences such as urban development threatening this ecosystem. **Refer to Figure 17, for the vegetation sensitivity map.**" Excerpt from DBAR, page 31

How can sensitive habitats be present on the proposed site, yet not be deemed ecologically sensitive?

Point 8 LAND USE CHARACTER OF SURROUNDING AREA, page 34 of the DBAR

This section is confusing, as it does not:

1. Indicate where on the block table the proposed development actually is situated;
2. The Airfield next to the proposed development has not been indicated;
3. Commercial and warehousing has been indicated, which does not exist, except for a petrol station, a liquor shop and a small undertaking which builds sets for the film industry (mainly pre fabricated assembly);
4. Education facilities are where in the close vicinity??? Copper Leaf's proposed building is a few kms away;
5. What is indicated as light industrial? The existing petrol station?; and

6. The indicated major road – 4 lanes or more, does this refer to the Highway? – this would make the whole diagram even more questionable, as the highway does not suddenly stop as the diagram indicates, neither are Point 4 and Point 3 indicated correctly and the Airfield is omitted in its entirety.

Point 9 Socio – economic context

“The Centurion West Area is one of the fastest growing regions in the City, even in this current difficult economic climate. A substantial part of these developments are of a commercial and industrial nature, and are thus in a sense “job creator” land-uses. The development will contribute to the tax base of the City of Tshwane in the form of rates and taxes, as well as possible bulk services contributions payable to Tshwane” excerpt DBAr page 35.

- The fast growing area and new Developmental Node for the Centurion West area has been identified as the area around the R 114/R 55/N 14 intersection as discussed in the IDP, whereas especially the area to the West of the R 511 is considered and marked for recreational and touristic activity, and activity that will struggle with the development of an industrial township in close proximity.
- The proposed area does not receive **any** municipal services at all – no water or sewerage line exist into this area and the closest connecting point appears to be some kms away closer to the R 55. Additionally there is no electricity supplied at the proposed site neither. All of these infrastructure points yield a further and bigger question – the sewerage works, which would service this development are taxed beyond capacity, the electricity supply is taxed beyond capacity and requires extensions at the existing substations, the lack of clean water and the need to redo the R 114 and especially its connect to the R 511 in order to make the development feasible surely warrant a much closer cost/income analysis.

“The development can be regarded as being desirable and will have several beneficial social and economic impacts on the area, which can be summarised as follow:

- Optimum utilisation of services and infrastructure;
- Increase in property values of surrounding properties; and
- Increased security “ excerpt DBAr page 35.

The above statement cannot be regarded as anything else but subjective – no infrastructure exists, how an industrial development would increase property values of properties that are intended for the direct opposite purpose and as a recreational offset to industrial is questionable. Any settlement development, which brings goods to an area that is does not have any man made or desired goods will draw crime to the area in greater numbers than what is presently experienced and will present a security risk for the surrounding community.

“Contained urban growth:

To contain urban growth an urban edge was identified to curb urban sprawl. The idea behind the urban edge is to limit development within certain areas of a city. Only certain types of developments are allowed on the outside of the urban edge. The goal is to curb urban sprawl and thereby protecting the natural environment. One way to do this is to increase the densities of the built environment within the urban edge.” excerpt DBAr page 36.

Precisely the reason why the area was zoned and strategized as an agricultural area.

“Resourced based economic development:

Resource based economic development should result in identification of the economic core. Development should be encouraged in close proximity to existing resources, which includes infrastructure such as roads, water and electricity.” excerpt DBAr page 36.

Once again – no infrastructure exists. The R 114 is a road in desperate need of repair and maintenance, as the sharp and steep ridges are a life threatening endangerment to all motorists, who come off the existing tar road. Accidents are frequent and at times fatal.

“Re-direction of urban growth:”

- Which townships have been approved in close proximity to the proposed development?

“The proposed development will have several beneficial social, economic and ecological impacts once the construction thereof is finalised, which can be summarised as follow:

1. • Reduction of potential dumping areas and informal settlements.
2. • Optimum utilisation of services and infrastructure.
3. • Expansion of municipal infrastructure and services
4. • Increase in property values of surrounding properties.
5. • Increased security.
6. • Eradication of invasive species.
7. • Compatibility with surrounding land-uses.
8. • Landscaping could improve fauna numbers and species.” excerpt DBAr page 36.

1. – the area is not used for dumping, nor has it been in the past 16 years – the informal settlement is not situated on the area as proposed for development - no attempts to erect and informal settlement in the proposed area over the past 16 years have been made, due to lack of water and electricity in the vicinity.
2. – no infrastructures, besides a degraded road, exist at present – one simply cannot talk about optimum utilisation.

3. – Point 2 and 3 contradict each other.
4. – Could the EAP please provide proof of how an industrial development increases property prices of AH properties?
5. – From a veld with no infrastructure to buildings with desirable goods, metal in the form of road signs, increased traffic to the area, etc ... Security does not increase by occupying the natural surroundings, human desired goods will increase security risks – which is a high risk for eth area, as eth exiting police station id understaffed and over stretched, esp for the size of the area it needs to cover.
6. – The current Landowner is not eradicating invasive species at present, as they are obliged by law to do.
7. – The surrounding land uses presently are mainly AH, with a Reserve and Biosphere to the West of the proposed development. The area has been earmarked for recreation and tourist activities – Industrial land use surely does not fall into a desired category to have close by.
8. – Landscaping in industrial settings is usually restricted to the smallest sqm possible and does not necessarily follow the look and feel of the area, therefore not contributing to species diversification. It also brings its own set of problems, due to increased rodent populations and usually feral cat colonies – which will have a negative impact on the wildlife in the adjacent AH.

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

“1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.

2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.

Was the draft report submitted to the local authority for comment? **YES X**

If yes, has any comments been received from the local authority? **NO X** “ excerpt DBAr page 38.

“NOTICE OF APPLICATION FOR A BASIC ASSESSMENT PROCESS

Date of Notice: 4 October - 2 November 2016

The aforementioned proposed development requires an application subject to a Basic Assessment.

Representations with respect to this application may be made by phone, fax or e-mail within 30 days of the date of the notice. Please note that in order to continue to receive information regarding this project, you must register as an I&AP with the contact person listed below. “ excerpt Notice for Basic Assessment process

The DBAr was made available to all registered I & Aps on the website of BOKAMOSO on the ... for comments until ... Furthermore during eth registration process as I & AP comments were already made, which the EAP fails to acknowledge in this presentation.

Again it also has to be pointed out the EAP put the notices at areas that are highly inaccessible, provided the Notice only in English (while displaying it in close proximity to an informal settlement), has been vague and incorrect in the area descriptor and provided a blurry map of the affected area, which makes identification of where exactly the development is to take place difficult.

Registered I&Aps have to download the DBAR at their own cots, for those without internet it is inaccessible, as the only physical copy is in Heuweloord – not accessible for anybody without own transport, as NO public transport exist and taxis do not service this route regularly.

It further has to be pointed out that the application is one of 3, which pertain and deal with the same area and further industrial development. This makes responding much more difficult as it cannot be looked at in isolation, the 3 developments are clearly interconnected, as they will be sharing one main road to connect them to the R 114.

The EAP was requested to present these applications together and in relation to each other, to enable the I & Aps to understand what is planned, but has refused to do so.

From: Elke Haas <elke.haas@gmail.com>
Sent: 05 December 2016 08:51 AM
To: juanita@bokamoso.net; Mercia Komen; Ursula Glendinning; Yvonne Butler; Coetzee, Esca (E); Ingo von Boetticher; Nick Foster
Subject: Objections to the proposed Peach tree developments x 21, x22, x23, x24
Attachments: Objections Peachtree industrial development.docx; Peachtree x 21 & 22 comment.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning

Please find attached objections to above Peachtree x developments.

As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peachtree industrial development cannot be regarded and addressed in isolation, as also your document scleral show, which often are the same for the different extensions, esp the specialist studies.

If this is not acceptable to the EAP, please notify me of same, in order to address same e mail to all three proposed developments.

Thanking you
Elke Haas
0845931938
LZ resident

Concerns considering Peachtree x 21, x22, x23, x24

1. The applications cannot be looked at separately and in isolation.
 - a. One access road is foreseen to run from the R 114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding x 23 and x24. The speaks for a homogenous development, which needs to be regarded, esp pertaining to its cumulative impact in its totality and not individually.
2. The notices were displayed in the most elementary way and have complete left out a major stakeholder:
 - a. Notices were displayed in areas that are inaccessible from the heavily degraded R 114.
 - b. Notice for x21 and x22 cites R115 as the main road to the development – the R 115 does not run anywhere close to the proposed development- the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/ mining application in Hennops.
 - c. The notices were displayed next to an informal settlement in English only.
 - d. The DBARs were only downloadable from eth website – or open to public viewing in the Rooihuiskraal library, some 18 km way from eth location, with no taxi access. As the EAP had made contact with eth elders of eth informal settlement I would like to know why copies were not made available to same?
 - e. No public participation meeting has been held or its intention been announced to date.
3. Municipal Services:
 - a. No municipal services exist for the proposed site.
 - b. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this?
 - c. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as there appears to be no indication in eth DBARs as to how many people will be active in the proposed development.
 - i. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this will have severely adverse effects on the Borehole use of the surrounding area.
 - ii. How will possible spills be mitigated, as the proposed site is close to a wetlands area, and especially to the reserve area.
 - d. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly.
4. Roads
 - a. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have.
 - b. The intersection between the R 114 and R 511 is an area of weekly, often fatal accidents – what is the intention on mitigation of this?
 - c. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?

5. Buildings next to the Runway and in and around the landing zone
 - a. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated?
6. Vulnerable population
 - a. How will effects on the informal settlement be mitigated, during and esp after construction?
 - b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?
 - c. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, esp the informal settlement. Why is this missing?
7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GP EMF or the present zoning- which dedicates the area as agricultural holdings. How is this to be mitigated and addressed.
8. No actual business plan for the proposed development has been shown – what type of industrial activities are actually planned? How many people are foreseen to be employed and travelling daily?
9. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc..) will take place after construction, with no eluding as to what exactly is to take place.
10. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.

The proposed development is for the establishment of a light industrial township on Portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR, to be known as **Peach Tree X21 & 22**. The proposed development comprises an area of approximately 19,5953 hectares. The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. The proposed township will comprise of nine erven zoned as follows:

- Six erven zoned as "Industrial 2" for the main purposes of "Commercial Use, "Light Industry", Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops;
- One erf zoned for "Infrastructure Works";
- One erf zoned for "Municipal" for the purposes of a "Fire Station"; and
- One erf zoned as "Special" – for the purposes of access and access control. Page 3

Map is very grainy and it clearly cannot be looked at without considering Peachtree x 24 & x 23 – above, esp Fire station may be highly beneficial for the community – however application for x23 & x24 may be contradictory to this

Does the activity also require any authorisation other than NEMA EIA authorisation?

YES **NO X**

If yes, describe the legislation and the Competent Authority administering such legislation what about waste mngt /municipal authority

No. R 983, R 984 and R 985 of the Amended Regulations Implications for the development:

Significant need assurances that bulk water and waste treatment will take place prior to further development
PAGE 8

Water / Wetland and streams --- nothing on that site????

National Water Act (Act No. 36 of 1998) - NO NEED for WATER USE LICENCE< SO NO BOREHOLES WILL BE SUNK – EVER ???-

Air, page 8 – dust and noise during construction phase – what about afterwards – due to increase of traffic and activity?

Heritage assessment Page 9 – not the same as for prospecting licence?

Page 11 – C Plan irreplaceable – barely readable

Page 14 – Agricultural hubs in Gauteng as identified by GDARD

Page 13 – Urban Edge –

Page 14 – Waste - no indication of reducing, recycling has been shown, it is just assumed that the overburdened municipality, where Sunderland Ridge and Northern Farms is already a disaster continue to catch the generated sewerage, as well as other commercial waste. Hauled away to the nearest landfill site -- all of which is overflowing ...

Page 15 – red listed plant species Significant – Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea*

Page 16 – Noise control – 45 dBA – how was this established, in which radius? Pertains only to construction phase, what thereafter?

Page 16 – Gauteng Transport infrastructure – NOT SIGNIFICANT -- huge impact foreseen here, due to poor condition of the R 114, lack of controlled access between, 114/511 and the potential to create at that junction a hijacking/smash&grab hotspot

Page 16 – H&S – significant - during construction and thereafter – how though???

Page 17 - C Plan version 3.3. The proposed development has an Ecological Support area classified on the study area in terms of the Gauteng Conservation Plan. Some Important areas are situated on the boundary and further to the north and east of the study area.

Ecological support areas cannot be regarded in isolation, as the DBAr seems to indicate – all concern so far is only and prohibitively so, for eth small area to be developed only, not taking the greater environment and the impact the proposed development will have on same into account?

Page 17 - Gauteng Provincial Environmental Management Framework Significant - The proposed site occurs within Zone 1 and Zone 3 of the GPEMF i.e. urban development zone and high control zones (outside the urban development

zone). Even though Zone 3 of the GPEMF is not zoned from urban development the study area is also situated within Zone 1 which is earmarked for urban development. Although the GPEMF have not yet been formally

published we have taken these zones into consideration, however the need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality.

The figure is so unclear that reading it is impossible Laezonia falls into Tourism, how can industrial be next to it???

Point 3 Alternatives Page 20

Applicant considered heavy industrial, but has moved from that -- alternative only referred to alternative activity – no alternative and green methods are discussed, no alternative site given ... how will the design fit into the tourism activities on the other side of the road – how is the sprawling informal settlement to be dealt with...

A worse alternative is not an alternative. What is an alternative site location?

Point 4 Physical size of activity 19.5953 ha

Point 5 Site access page 21 access from R road, additional access road has to be built ! why omitted??? R 114 in a highly deteriorated condition, which requires upgrading and cannot as per status quo of today handle the additional intended access. Traffic accidents are ripe, speeding a problem – how will this be mitigated???

Page 23

Access to the proposed development will be from a 25m wide road linking from the R114. **Refer to Figure 14, for the site access map.** The R511 is a Class 2 road and was recently upgraded all the way to Erasmia. This road is also the future K46 with intersection spacing of 600m. The R114 (M34) is a Class 2 road. This road is a normal provincial road and should have intersection spacing of 600m.

The R 114 is severely degraded and forms the primary entrance to the proposed development – WHY is reference made to the R 511? Why is the lack of any traffic lights and the extremely high accident rate omitted, esp at the specific intersection to 114/511??? Misleading and incorrect - no traffic signals, stop streets are already causing more accidents , existing traffic volume is high for the original purpose of the road Point is misleading !!!!!

Section B

Point 1 Property Description

"The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station. " Excerpt Page 26 DBAr
The descriptor is inaccurate, as it refers to the R 115, when the property is clearly situated between the R 114, R 511 and N 14. It is omitted that the property in question is some 5 kms away from the declared Magaliesberg Biosphere, the Crocodile Reserve, within 7 km of the Diepsloot Township and the proposed Tanganjaki development.
The obtuse reference to the ZwartKops Raceway and the Gautrain Station, combined with the ongoing poor map quality as used by the EAP makes it extremely difficult for anybody to understand where the said development is supposed to be.

Furthermore the EAP chooses to describe the adjacent development of

x 23 " Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng." Excerpt of Notice of application for BAR and

x 24 "Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng." Excerpt of Notice of application for BAR.

X21 & x 22 were described as "Location: The proposed study area is situated in Centurion south of The Els Club, Copperleaf, east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station." Excerpt of Notice of application for BAR.

That the EAP is not aware of the correct Road designation (R115 does not run past the area), gives a farm descriptor, not easily accessible to all, and does not supply clear diagrams in its application severely and negatively impacts responses from the general public.

In this vein it also has to be pointed out that the EAP posted the Notices in areas,

- where the deteriorated R 114 made it impossible to safely stop next to the notice to actually read it;
- next to an informal settlement at a known Hijack and smash and grab spot;
- next to an informal settlement with the notice only displayed in English – clearly not the language used in the informal settlement;
- Failed to put any type of notice at the petrol station opposite the informal settlement, which is frequented by number of locals; and
- Only offered Hardcopies in Rooihuiskraal, an area not reachable for residents of the informal settlement, due to :
 - The distance needed to be travelled;
 - The lack of transportation to this part of town for anyone without own transport - alternatives could have easily been found in the petrol station itself, the local school in Laezonia, even the existing B&B on the 511 all of which were in much closer proximity to the informal settlement.

As the EAP has no less than 5 applications presently in south west area of Ward 48 AND has experienced similar criticism with a prospecting application one can only wonder.

Point 5

a) Is the site located on any of the following? Shallow water table (less than 1.5m deep) **NO**
Dolomite, sinkhole or doline areas **NO page 27 of DBAR**
What studies have been conducted to be able to state that the area is not located on dolomite? The greater part of the South Western part of Ward 48 is situated on dolomite or dolomite rich with sinkholes being very prevalent in certain areas.
Page 29 geotechnical information Halfway House granite - ferricrete and granite Test pits done where?

Point 7 Groundcover

"Are there any rare or endangered flora or fauna species (including red list species) present on the site **NO X**

If YES, specify and explain:

Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea* was recorded on the study site. This Orange Listed Plant Species need to be removed and replanted prior to construction."

Excerpt DBAR, page 30 - How can the EAP state that there are no rare or endangered species, yet in the same breath point out the existence of an orange listed plant species?

"Are there any special or sensitive habitats or other natural features present on the site? **YES X**

If YES, specify and explain:

Flora:
According to the Ecologist, the study site lies in the Quarter Degree Square (QDS) 2528CC. Mucina and Rutherford (2006) which forms part of the Egoli Granite Grassland. This vegetation unit is considered Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011 (Government Gazette no. 34809, 2011). The authors described the landscape of the Egoli Granite Grassland as low hills and moderately undulating plains, which support tall grass species such as *Hyparrhenia hirta*, dominating the area. Scattered rocky outcrops and rock sheets form suitable habitats for woody species. This study unit is regarded as moderate sensitive, on account of the high number of species recorded and suitable habitat it provides for several Red List species known to occur in the QDS 2528CC. According to the GDARD five Red List species occur within a 5 km radius from the study site. The study site was not considered ecologically sensitive, due to anthropogenic influences such as urban development threatening this ecosystem. **Refer to Figure 17, for the vegetation sensitivity map.**" Excerpt from DBAR, page 31
How can sensitive habitats be present on the proposed site, yet not be deemed ecologically sensitive?

Point 8 LAND USE CHARACTER OF SURROUNDING AREA, page 34 of the DBAR

This section is confusing, as it does not:

1. Indicate where on the block table the proposed development actually is situated;
2. The Airfield next to the proposed development has not been indicated;
3. Commercial and warehousing has been indicated, which does not exist, except for a petrol station, a liquor shop and a small undertaking which builds sets for the film industry (mainly pre fabricated assembly);
4. Education facilities are where in the close vicinity??? Copper Leaf's proposed building is a few kms away;
5. What is indicated as light industrial? The existing petrol station?; and

6. The indicated major road – 4 lanes or more, does this refer to the Highway? – this would make the whole diagram even more questionable, as the highway does not suddenly stop as the diagram indicates, neither are Point 4 and Point 3 indicated correctly and the Airfield is omitted in its entirety.

Point 9 Socio – economic context

“The **Centurion West Area is one of the fastest growing regions** in the City, even in this current difficult economic climate. A substantial part of these developments are of a commercial and industrial nature, and are thus in a sense “job creator” land-uses. The development will contribute to the **tax base of the City of Tshwane in the form of rates and taxes, as well as possible bulk services contributions payable to Tshwane**” excerpt DBAr page 35.

- The fast growing area and new Developmental Node for the Centurion West area has been identified as the area around the R 114/R 55/N 14 intersection as discussed in the IDP, whereas especially the area to the West of the R 511 is considered and marked for recreational and touristic activity, and activity that will struggle with the development of an industrial township in close proximity.
- The proposed area does not receive **any** municipal services at all – no water or sewerage line exist into this area and the closest connecting point appears to be some kms away closer to the R 55. Additionally there is no electricity supplied at the proposed site neither. All of these infrastructure points yield a further and bigger question – the sewerage works, which would service this development are taxed beyond capacity, the electricity supply is taxed beyond capacity and requires extensions at the existing substations, the lack of clean water and the need to redo the R 114 and especially its connect to the R 511 in order to make the development feasible surely warrant a much closer cost/income analysis.

“The development can be regarded as being desirable and will have several beneficial social and economic impacts on the area, which can be summarised as follow:

- Optimum utilisation of services and infrastructure;
- Increase in property values of surrounding properties; and
- Increased security “ excerpt DBAr page 35.

The above statement cannot be regarded as anything else but subjective – no infrastructure exists, how an industrial development would increase property values of properties that are intended for the direct opposite purpose and as a recreational offset to industrial is questionable. Any settlement development, which brings goods to an area that is does not have any man made or desired goods will draw crime to the area in greater numbers than what is presently experienced and will present a security risk for the surrounding community.

“**Contained urban growth:**

To contain urban growth an urban edge was identified to curb urban sprawl. The idea behind the urban edge is to limit development within certain areas of a city. Only certain types of developments are allowed on the outside of the urban edge. The goal is to curb urban sprawl and thereby protecting the natural environment. One way to do this is to increase the densities of the built environment within the urban edge.” excerpt DBAr page 36.

Precisely the reason why the area was zoned and strategized as an agricultural area.

“**Resourced based economic development:**

Resource based economic development should result in identification of the economic core. Development should be encouraged in close proximity to existing resources, which includes infrastructure such as roads, water and electricity.“ excerpt DBAr page 36.

Once again – no infrastructure exists. The R 114 is a road in desperate need of repair and maintenance, as the sharp and steep ridges are a life threatening endangerment to all motorists, who come off the existing tar road. Accidents are frequent and at times fatal.

“**Re-direction of urban growth:**”

- Which townships have been approved in close proximity to the proposed development?

“The proposed development will have several beneficial social, economic and ecological impacts once the construction thereof is finalised, which can be summarised as follow:

1. • Reduction of potential dumping areas and informal settlements.
2. • Optimum utilisation of services and infrastructure.
3. • Expansion of municipal infrastructure and services
4. • Increase in property values of surrounding properties.
5. • Increased security.
6. • Eradication of invasive species.
7. • Compatibility with surrounding land-uses.
8. • Landscaping could improve fauna numbers and species.” excerpt DBAr page 36.

1. – the area is not used for dumping, nor has it been in the past 16 years – the informal settlement is not situated on the area as proposed for development - no attempts to erect and informal settlement in the proposed area over the past 16 years have been made, due to lack of water and electricity in the vicinity.
2. – no infrastructures, besides a degraded road, exist at present – one simply cannot talk about optimum utilisation.

3. – Point 2 and 3 contradict each other.
4. – Could the EAP please provide proof of how an industrial development increases property prices of AH properties?
5. – From a veld with no infrastructure to buildings with desirable goods, metal in the form of road signs, increased traffic to the area, etc ... Security does not increase by occupying the natural surroundings, human desired goods will increase security risks – which is a high risk for eth area, as eth exiting police station id understaffed and over stretched, esp for the size of the area it needs to cover.
6. – The current Landowner is not eradicating invasive species at present, as they are obliged by law to do.
7. – The surrounding land uses presently are mainly AH, with a Reserve and Biosphere to the West of the proposed development. The area has been earmarked for recreation and tourist activities – Industrial land use surely does not fall into a desired category to have close by.
8. – Landscaping in industrial settings is usually restricted to the smallest sqm possible and does not necessarily follow the look and feel of the area, therefore not contributing to species diversification. It also brings its own set of problems, due to increased rodent populations and usually feral cat colonies – which will have a negative impact on the wildlife in the adjacent AH.

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

“1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.

2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.

Was the draft report submitted to the local authority for comment? **YES X**

If yes, has any comments been received from the local authority? **NO X** “ excerpt DBAr page 38.

“NOTICE OF APPLICATION FOR A BASIC ASSESSMENT PROCESS

Date of Notice: 4 October - 2 November 2016

The aforementioned proposed development requires an application subject to a Basic Assessment.

Representations with respect to this application may be made by phone, fax or e-mail within 30 days of the date of the notice. Please note that in order to continue to receive information regarding this project, you must register as an I&AP with the contact person listed below. “ excerpt Notice for Basic Assessment process

The DBAr was made available to all registered I & Aps on the website of BOKAMOSO on the ... for comments until ... Furthermore during eth registration process as I & AP comments were already made, which the EAP fails to acknowledge in this presentation.

Again it also has to be pointed out the EAP put the notices at areas that are highly inaccessible, provided the Notice only in English (while displaying it in close proximity to an informal settlement), has been vague and incorrect in the area descriptor and provided a blurry map of the affected area, which makes identification of where exactly the development is to take place difficult.

Registered I&Aps have to download the DBAR at their own cots, for those without internet it is inaccessible, as the only physical copy is in Heuweloord – not accessible for anybody without own transport, as NO public transport exist and taxis do not service this route regularly.

It further has to be pointed out that the application is one of 3, which pertain and deal with the same area and further industrial development. This makes responding much more difficult as it cannot be looked at in isolation, the 3 developments are clearly interconnected, as they will be sharing one main road to connect them to the R 114.

The EAP was requested to present these applications together and in relation to each other, to enable the I & Aps to understand what is planned, but has refused to do so.

From: Resthill Memory Care <care@resthill.co.za>
Sent: 05 December 2016 03:16 PM
To: Juanita@bokamoso.net
Subject: Registering as a Affected and Objecting Party against the Peachtree Development
Attachments: Objections Peachtree Dec 2016.pdf

Sensitivity: Confidential

Expires: 03 June 2017 12:00 AM

Dear Juanita

Please find included our objections.

Best Regards

RESTHILL MEMORY CARE (Pty) Ltd

ESMARIE VENIER

Owner & Nursing Services Director

Nursing Diploma (General, Midwifery, Psychiatry and Community Nursing) VKOVS
BA (Cur) Administration and Education UNISA
South African Nursing Council No. 12985685
Practice No. 8808309

Contact Us

Client Services **012 669 3019**

Emergency **083 461 4321**

Facsimile **086 565 0272**

E-mail **care@resthill.co.za**

Website www.resthill.co.za

Visit us at **105 Pretorius Street cnr Koedoe Steet, Laezonia AH, 0026**

Mail us at **P O Box 13874, Clubview, 0014**

Directions from Pretoria

- Midway between Centurion, Lanseria Airport and Fourways
- Easy access from N14 using off ramp R511 – towards Hartebeespoort Dam
- Left into R114 Muldersdrift for 1,2km
- Right into 2nd large dirt road – Pretorius Street
- 1,2km then Right at 105
- S 25° 54' 27.23" E 28° 0' 48.366"

Disclaimer

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

PROPOSED DEVELOPMENT

The proposed development is for the establishment of a light industrial township on Portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR, to be known as **Peach Tree X21 & 22**. The proposed development comprises an area of approximately 19, 5953 hectares. The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. The proposed township will comprise of nine erven zoned as follows:

- Six erven zoned as “Industrial 2” for the main purposes of “Commercial Use, “Light Industry”, Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops;
- One erf zoned for “Infrastructure Works”;
- One erf zoned for “Municipal” for the purposes of a “Fire Station”; and
- One erf zoned as “Special” – for the purposes of access and access control.

CONCERNS REGARDING

Peachtree x 21, x 22, x 23, x 24

1. The applications cannot be looked at separately and in isolation for the following reasons:
 - a. One access road is foreseen to run from the R 114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding x 23 and x 24. This speaks for a homogenous development, which needs to be regarded, especially pertaining to its cumulative impact in its totality and not individually.
2. The notices were displayed in the most elementary way and have complete left out a major stakeholder:
 - a. Notices were displayed in areas that are inaccessible from the heavily degraded R 114.
 - b. Notice for x21 and x22 cites R115 as the main road to the development – the R 115 does not run anywhere close to the proposed development- the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/ mining application in Hennops.
 - c. The notices were displayed next to an informal settlement in English only.
 - d. The DBARs were only downloadable from the website – or open to public viewing in the Rooihuiskraal library, some 18 km way from the location, with no taxi access. As the EAP had made contact with eth elders of the informal settlement [I would like to know why copies were not made available to same in their own language.]
 - e. No public participation meeting has been held or its intention been announced to date.
3. Municipal Services:
 - a. No municipal services exist for the proposed site.
 - b. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this?
 - c. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw

sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as there appears to be no indication in the DBARs as to how many people will be active in the proposed development.

i. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this will have severely adverse effects on the Borehole use of the surrounding area.

ii. How will possible spills be mitigated, as the proposed site is close to a wetlands area, and especially to the reserve area?

- d. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly.

4. Roads

- a. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have.
- b. The intersection between the R 114 and R 511 is an area of weekly, often fatal accidents – what is the intention on mitigation of this?
- c. How will residents in the adjacent Laezonia area be protected from the increase in traffic noise?

5. Buildings next to the Runway and in and around the landing zone

- a. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated?

6. Vulnerable population

- a. How will effects on the informal settlement be mitigated, during and especially after construction?
- b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?
- c. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, especially the informal settlement. Why is this missing?

7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GP EMF or the present zoning- which dedicates the area as agricultural holdings. How is this to be mitigated and addressed?

8. No actual business plan for the proposed development has been shown – what type of industrial activities are actually planned? How many people are foreseen to be employed and travelling daily?

9. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc.) will take place after construction, with no eluding as to what exactly is to take place.

10. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.

From: Elke Haas <elke.haas@gmail.com>
Sent: 07 December 2016 07:14 AM
To: juanita@bokamoso.net
Cc: Resthill Memory Care; Joan Wilson; Ursula Glendinning; Yvonne Butler; Ingo von Boetticher; leonard steinhobel; Liz Pattison; Coetzee, Esca (E); Gillian Laing; Mercia Komen
Subject: Objections to the proposed Peach tree developments x 21, x22, x23, x24 - especially Peachtree x24
Attachments: Objections Peachtree industrial development.docx; Peachtree x 21 & 22 comment.docx

Dear Juanita

As per previous mail - these 3 developments should be looked at together and not separated, as they do form part of one development.

Please note my objections to the Peachtree x 24 development herewith.

Good morning

Please find attached objections to above Peachtree x developments.

As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peachtree industrial development cannot be regarded and addressed in isolation, as also your document scleral show, which often are the same for the different extensions, esp the specialist studies.

If this is not acceptable to the EAP, please notify me of same, in order to address same e mail to all three proposed developments.

Thanking you

Elke Haas
0845931938
LZ resident

Concerns considering Peachtree x 21, x22, x23, x24

1. The applications cannot be looked at separately and in isolation.
 - a. One access road is foreseen to run from the R 114 into the proposed “industrial township”, with 2 loops going off from same Road, feeding x 23 and x24. The speaks for a homogenous development, which needs to be regarded, esp pertaining to its cumulative impact in its totality and not individually.
2. The notices were displayed in the most elementary way and have complete left out a major stakeholder:
 - a. Notices were displayed in areas that are inaccessible from the heavily degraded R 114.
 - b. Notice for x21 and x22 cites R115 as the main road to the development – the R 115 does not run anywhere close to the proposed development- the EAP cannot claim not to know this or having made a mistake. The EAP has also made similar mistakes, repeatedly with a prospecting/ mining application in Hennops.
 - c. The notices were displayed next to an informal settlement in English only.
 - d. The DBARs were only downloadable from eth website – or open to public viewing in the Rooihuiskraal library, some 18 km way from eth location, with no taxi access. As the EAP had made contact with eth elders of eth informal settlement I would like to know why copies were not made available to same?
 - e. No public participation meeting has been held or its intention been announced to date.
3. Municipal Services:
 - a. No municipal services exist for the proposed site.
 - b. Water use CANNOT be done via Borehole and these would trigger a water licence application. What has been done and is intended to be done pertaining to this?
 - c. Sewerage – no sewerage lines are in existence in the area, the local WWTP are above capacity limit with poor maintenance and resulting ongoing raw sewerage spills – this, while being one of the top priorities of the IDP is not foreseen to be changed in the near future. The information on treatment of sewerage is sparse and completely inconclusive, as there appears to be no indication in eth DBARs as to how many people will be active in the proposed development.
 - i. More and detailed information is needed on the sewerage intentions for this development, as mismanagement of this will have severely adverse effects on the Borehole use of the surrounding area.
 - ii. How will possible spills be mitigated, as the proposed site is close to a wetlands area, and especially to the reserve area.
 - d. Electricity use – more detailed explanation as to how this is intended to be done, as the current electricity supply fails the local low density development regularly.
4. Roads
 - a. The R114 is in a shockingly degraded state with high drops on either side, making it impossible to move off the Road for fear of accidents. What is intended to be done in order to accommodate the huge traffic impact the proposed development will have.
 - b. The intersection between the R 114 and R 511 is an area of weekly, often fatal accidents – what is the intention on mitigation of this?
 - c. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?

5. Buildings next to the Runway and in and around the landing zone
 - a. The aviation framework is not in favour of buildings and human activity in close proximity to airstrips. Why has this not been mentioned and how is this supposed to be mitigated?
6. Vulnerable population
 - a. How will effects on the informal settlement be mitigated, during and esp after construction?
 - b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?
 - c. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, esp the informal settlement. Why is this missing?
7. The proposed development is not in line with the City of Tshwane rural development strategy, the spatial development Framework, the GP EMF or the present zoning- which dedicates the area as agricultural holdings. How is this to be mitigated and addressed.
8. No actual business plan for the proposed development has been shown – what type of industrial activities are actually planned? How many people are foreseen to be employed and travelling daily?
9. The EAP only looks at environmental impacts during construction – which is short-sighted, as much more damage (air, water, noise pollution, use of roads, lack of infrastructure, etc..) will take place after construction, with no eluding as to what exactly is to take place.
10. Again – the proposals cannot be addressed in isolation, which has been pointed out to the EAP repeatedly. The construction plan itself speaks against this, as all developments feed off each other.

The proposed development is for the establishment of a light industrial township on Portions 105, 109 and 331 of the Farm Knopjeslaagte 385 JR, to be known as **Peach Tree X21 & 22**. The proposed development comprises an area of approximately 19,5953 hectares. The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. The proposed township will comprise of nine erven zoned as follows:

- Six erven zoned as "Industrial 2" for the main purposes of "Commercial Use, "Light Industry", Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops;
- One erf zoned for "Infrastructure Works";
- One erf zoned for "Municipal" for the purposes of a "Fire Station"; and
- One erf zoned as "Special" – for the purposes of access and access control. Page 3

Map is very grainy and it clearly cannot be looked at without considering Peachtree x 24 & x 23 – above, esp Fire station may be highly beneficial for the community – however application for x23 & x24 may be contradictory to this

Does the activity also require any authorisation other than NEMA EIA authorisation?

YES **NO X**

If yes, describe the legislation and the Competent Authority administering such legislation what about waste mngt /municipal authority

No. R 983, R 984 and R 985 of the Amended Regulations Implications for the development:

Significant need assurances that bulk water and waste treatment will take place prior to further development
PAGE 8

Water / Wetland and streams --- nothing on that site????

National Water Act (Act No. 36 of 1998) - NO NEED for WATER USE LICENCE< SO NO BOREHOLES WILL BE SUNK – EVER ???-

Air, page 8 – dust and noise during construction phase – what about afterwards – due to increase of traffic and activity?

Heritage assessment Page 9 – not the same as for prospecting licence?

Page 11 – C Plan irreplaceable – barely readable

Page 14 – Agricultural hubs in Gauteng as identified by GDARD

Page 13 – Urban Edge –

Page 14 – Waste - no indication of reducing, recycling has been shown, it is just assumed that the overburdened municipality, where Sunderland Ridge and Northern Farms is already a disaster continue to catch the generated sewerage, as well as other commercial waste. Hauled away to the nearest landfill site -- all of which is overflowing ...

Page 15 – red listed plant species Significant – Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea*

Page 16 – Noise control – 45 dBA – how was this established, in which radius? Pertains only to construction phase, what thereafter?

Page 16 – Gauteng Transport infrastructure – NOT SIGNIFICANT -- huge impact foreseen here, due to poor condition of the R 114, lack of controlled access between, 114/511 and the potential to create at that junction a hijacking/smash&grab hotspot

Page 16 – H&S – significant - during construction and thereafter – how though???

Page 17 - C Plan version 3.3. The proposed development has an Ecological Support area classified on the study area in terms of the Gauteng Conservation Plan. Some Important areas are situated on the boundary and further to the north and east of the study area.

Ecological support areas cannot be regarded in isolation, as the DBAr seems to indicate – all concern so far is only and prohibitively so, for eth small area to be developed only, not taking the greater environment and the impact the proposed development will have on same into account?

Page 17 - Gauteng Provincial Environmental Management Framework Significant - The proposed site occurs within Zone 1 and Zone 3 of the GPEMF i.e. urban development zone and high control zones (outside the urban development

zone). Even though Zone 3 of the GPEMF is not zoned from urban development the study area is also situated within Zone 1 which is earmarked for urban development. Although the GPEMF have not yet been formally

published we have taken these zones into consideration, however the need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality.

The figure is so unclear that reading it is impossible Laezonia falls into Tourism, how can industrial be next to it???

Point 3 Alternatives Page 20

Applicant considered heavy industrial, but has moved from that -- alternative only referred to alternative activity – no alternative and green methods are discussed, no alternative site given ... how will the design fit into the tourism activities on the other side of the road – how is the sprawling informal settlement to be dealt with...

A worse alternative is not an alternative. What is an alternative site location?

Point 4 Physical size of activity 19.5953 ha

Point 5 Site access page 21 access from R road, additional access road has to be built ! why omitted??? R 114 in a highly deteriorated condition, which requires upgrading and cannot as per status quo of today handle the additional intended access. Traffic accidents are ripe, speeding a problem – how will this be mitigated???

Page 23

Access to the proposed development will be from a 25m wide road linking from the R114. **Refer to Figure 14, for the site access map.** The R511 is a Class 2 road and was recently upgraded all the way to Erasmia. This road is also the future K46 with intersection spacing of 600m. The R114 (M34) is a Class 2 road. This road is a normal provincial road and should have intersection spacing of 600m.

The R 114 is severely degraded and forms the primary entrance to the proposed development – WHY is reference made to the R 511? Why is the lack of any traffic lights and the extremely high accident rate omitted, esp at the specific intersection to 114/511??? Misleading and incorrect - no traffic signals, stop streets are already causing more accidents , existing traffic volume is high for the original purpose of the road Point is misleading !!!!!

Section B

Point 1 Property Description

"The study area is located adjacent to the Centurion Flight Academy (Pty) Ltd, south of the Copperleaf Golf and Country Estate, east of the R115 Road and north of the N14. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station. " Excerpt Page 26 DBAr
The descriptor is inaccurate, as it refers to the R 115, when the property is clearly situated between the R 114, R 511 and N 14. It is omitted that the property in question is some 5 kms away from the declared Magaliesberg Biosphere, the Crocodile Reserve, within 7 km of the Diepsloot Township and the proposed Tanganjaki development.
The obtuse reference to the ZwartKops Raceway and the Gautrain Station, combined with the ongoing poor map quality as used by the EAP makes it extremely difficult for anybody to understand where the said development is supposed to be.

Furthermore the EAP chooses to describe the adjacent development of

x 23 " Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng." Excerpt of Notice of application for BAR and

x 24 "Project Description & Property Description: The proposed Peach Tree Ext 24 development is for the establishment of an Industrial Township which is situated on the Remainder of Portions 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng." Excerpt of Notice of application for BAR.

X21 & x 22 were described as "Location: The proposed study area is situated in Centurion south of The Els Club, Copperleaf, east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. Major city attractions such as the Zwartkops Raceway and the Gautrain Station are situated in the area. The proposed site is approximately 14km from the Zwartkops Raceway and approximately 25km from the Centurion Gautrain Station." Excerpt of Notice of application for BAR.

That the EAP is not aware of the correct Road designation (R115 does not run past the area), gives a farm descriptor, not easily accessible to all, and does not supply clear diagrams in its application severely and negatively impacts responses from the general public.

In this vein it also has to be pointed out that the EAP posted the Notices in areas,

- where the deteriorated R 114 made it impossible to safely stop next to the notice to actually read it;
- next to an informal settlement at a known Hijack and smash and grab spot;
- next to an informal settlement with the notice only displayed in English – clearly not the language used in the informal settlement;
- Failed to put any type of notice at the petrol station opposite the informal settlement, which is frequented by number of locals; and
- Only offered Hardcopies in Rooihuiskraal, an area not reachable for residents of the informal settlement, due to :
 - The distance needed to be travelled;
 - The lack of transportation to this part of town for anyone without own transport - alternatives could have easily been found in the petrol station itself, the local school in Laezonia, even the existing B&B on the 511 all of which were in much closer proximity to the informal settlement.

As the EAP has no less than 5 applications presently in south west area of Ward 48 AND has experienced similar criticism with a prospecting application one can only wonder.

Point 5

a) Is the site located on any of the following? Shallow water table (less than 1.5m deep) **NO**
Dolomite, sinkhole or doline areas **NO page 27 of DBAR**
What studies have been conducted to be able to state that the area is not located on dolomite? The greater part of the South Western part of Ward 48 is situated on dolomite or dolomite rich with sinkholes being very prevalent in certain areas.
Page 29 geotechnical information Halfway House granite - ferricrete and granite Test pits done where?

Point 7 Groundcover

"Are there any rare or endangered flora or fauna species (including red list species) present on the site **NO X**

If YES, specify and explain:

Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea* was recorded on the study site. This Orange Listed Plant Species need to be removed and replanted prior to construction."

Excerpt DBAR, page 30 - How can the EAP state that there are no rare or endangered species, yet in the same breath point out the existence of an orange listed plant species?

"Are there any special or sensitive habitats or other natural features present on the site? **YES X**

If YES, specify and explain:

Flora:
According to the Ecologist, the study site lies in the Quarter Degree Square (QDS) 2528CC. Mucina and Rutherford (2006) which forms part of the Egoli Granite Grassland. This vegetation unit is considered Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011 (Government Gazette no. 34809, 2011). The authors described the landscape of the Egoli Granite Grassland as low hills and moderately undulating plains, which support tall grass species such as *Hyparrhenia hirta*, dominating the area. Scattered rocky outcrops and rock sheets form suitable habitats for woody species. This study unit is regarded as moderate sensitive, on account of the high number of species recorded and suitable habitat it provides for several Red List species known to occur in the QDS 2528CC. According to the GDARD five Red List species occur within a 5 km radius from the study site. The study site was not considered ecologically sensitive, due to anthropogenic influences such as urban development threatening this ecosystem. **Refer to Figure 17, for the vegetation sensitivity map.**" Excerpt from DBAR, page 31
How can sensitive habitats be present on the proposed site, yet not be deemed ecologically sensitive?

Point 8 LAND USE CHARACTER OF SURROUNDING AREA, page 34 of the DBAR

This section is confusing, as it does not:

1. Indicate where on the block table the proposed development actually is situated;
2. The Airfield next to the proposed development has not been indicated;
3. Commercial and warehousing has been indicated, which does not exist, except for a petrol station, a liquor shop and a small undertaking which builds sets for the film industry (mainly pre fabricated assembly);
4. Education facilities are where in the close vicinity??? Copper Leaf's proposed building is a few kms away;
5. What is indicated as light industrial? The existing petrol station?; and

6. The indicated major road – 4 lanes or more, does this refer to the Highway? – this would make the whole diagram even more questionable, as the highway does not suddenly stop as the diagram indicates, neither are Point 4 and Point 3 indicated correctly and the Airfield is omitted in its entirety.

Point 9 Socio – economic context

“The Centurion West Area is one of the fastest growing regions in the City, even in this current difficult economic climate. A substantial part of these developments are of a commercial and industrial nature, and are thus in a sense “job creator” land-uses. The development will contribute to the tax base of the City of Tshwane in the form of rates and taxes, as well as possible bulk services contributions payable to Tshwane” excerpt DBAr page 35.

- The fast growing area and new Developmental Node for the Centurion West area has been identified as the area around the R 114/R 55/N 14 intersection as discussed in the IDP, whereas especially the area to the West of the R 511 is considered and marked for recreational and touristic activity, and activity that will struggle with the development of an industrial township in close proximity.
- The proposed area does not receive **any** municipal services at all – no water or sewerage line exist into this area and the closest connecting point appears to be some kms away closer to the R 55. Additionally there is no electricity supplied at the proposed site neither. All of these infrastructure points yield a further and bigger question – the sewerage works, which would service this development are taxed beyond capacity, the electricity supply is taxed beyond capacity and requires extensions at the existing substations, the lack of clean water and the need to redo the R 114 and especially its connect to the R 511 in order to make the development feasible surely warrant a much closer cost/income analysis.

“The development can be regarded as being desirable and will have several beneficial social and economic impacts on the area, which can be summarised as follow:

- Optimum utilisation of services and infrastructure;
- Increase in property values of surrounding properties; and
- Increased security “ excerpt DBAr page 35.

The above statement cannot be regarded as anything else but subjective – no infrastructure exists, how an industrial development would increase property values of properties that are intended for the direct opposite purpose and as a recreational offset to industrial is questionable. Any settlement development, which brings goods to an area that is does not have any man made or desired goods will draw crime to the area in greater numbers than what is presently experienced and will present a security risk for the surrounding community.

“Contained urban growth:

To contain urban growth an urban edge was identified to curb urban sprawl. The idea behind the urban edge is to limit development within certain areas of a city. Only certain types of developments are allowed on the outside of the urban edge. The goal is to curb urban sprawl and thereby protecting the natural environment. One way to do this is to increase the densities of the built environment within the urban edge.” excerpt DBAr page 36.

Precisely the reason why the area was zoned and strategized as an agricultural area.

“Resourced based economic development:

Resource based economic development should result in identification of the economic core. Development should be encouraged in close proximity to existing resources, which includes infrastructure such as roads, water and electricity.“ excerpt DBAr page 36.

Once again – no infrastructure exists. The R 114 is a road in desperate need of repair and maintenance, as the sharp and steep ridges are a life threatening endangerment to all motorists, who come off the existing tar road. Accidents are frequent and at times fatal.

“Re-direction of urban growth:”

- Which townships have been approved in close proximity to the proposed development?

“The proposed development will have several beneficial social, economic and ecological impacts once the construction thereof is finalised, which can be summarised as follow:

1. • Reduction of potential dumping areas and informal settlements.
2. • Optimum utilisation of services and infrastructure.
3. • Expansion of municipal infrastructure and services
4. • Increase in property values of surrounding properties.
5. • Increased security.
6. • Eradication of invasive species.
7. • Compatibility with surrounding land-uses.
8. • Landscaping could improve fauna numbers and species.” excerpt DBAr page 36.

1. – the area is not used for dumping, nor has it been in the past 16 years – the informal settlement is not situated on the area as proposed for development - no attempts to erect and informal settlement in the proposed area over the past 16 years have been made, due to lack of water and electricity in the vicinity.
2. – no infrastructures, besides a degraded road, exist at present – one simply cannot talk about optimum utilisation.

3. – Point 2 and 3 contradict each other.
4. – Could the EAP please provide proof of how an industrial development increases property prices of AH properties?
5. – From a veld with no infrastructure to buildings with desirable goods, metal in the form of road signs, increased traffic to the area, etc ... Security does not increase by occupying the natural surroundings, human desired goods will increase security risks – which is a high risk for eth area, as eth exiting police station is understaffed and over stretched, esp for the size of the area it needs to cover.
6. – The current Landowner is not eradicating invasive species at present, as they are obliged by law to do.
7. – The surrounding land uses presently are mainly AH, with a Reserve and Biosphere to the West of the proposed development. The area has been earmarked for recreation and tourist activities – Industrial land use surely does not fall into a desired category to have close by.
8. – Landscaping in industrial settings is usually restricted to the smallest sqm possible and does not necessarily follow the look and feel of the area, therefore not contributing to species diversification. It also brings its own set of problems, due to increased rodent populations and usually feral cat colonies – which will have a negative impact on the wildlife in the adjacent AH.

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

“1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.

2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.

Was the draft report submitted to the local authority for comment? **YES X**

If yes, has any comments been received from the local authority? **NO X** “ excerpt DBAr page 38.

“NOTICE OF APPLICATION FOR A BASIC ASSESSMENT PROCESS

Date of Notice: 4 October - 2 November 2016

The aforementioned proposed development requires an application subject to a Basic Assessment.

Representations with respect to this application may be made by phone, fax or e-mail within 30 days of the date of the notice. Please note that in order to continue to receive information regarding this project, you must register as an I&AP with the contact person listed below. “ excerpt Notice for Basic Assessment process

The DBAr was made available to all registered I & Aps on the website of BOKAMOSO on the ... for comments until ... Furthermore during eth registration process as I & AP comments were already made, which the EAP fails to acknowledge in this presentation.

Again it also has to be pointed out the EAP put the notices at areas that are highly inaccessible, provided the Notice only in English (while displaying it in close proximity to an informal settlement), has been vague and incorrect in the area descriptor and provided a blurry map of the affected area, which makes identification of where exactly the development is to take place difficult.

Registered I&Aps have to download the DBAR at their own costs, for those without internet it is inaccessible, as the only physical copy is in Heuweloord – not accessible for anybody without own transport, as NO public transport exist and taxis do not service this route regularly.

It further has to be pointed out that the application is one of 3, which pertain and deal with the same area and further industrial development. This makes responding much more difficult as it cannot be looked at in isolation, the 3 developments are clearly interconnected, as they will be sharing one main road to connect them to the R 114.

The EAP was requested to present these applications together and in relation to each other, to enable the I & Aps to understand what is planned, but has refused to do so.

From: juanita@bokamoso.net
Sent: 06 December 2016 08:23 AM
To: Resthill Memory Care
Cc: Elke Haas
Subject: RE: Objections to the proposed Peach tree developments x 21, x 22, x 23, x 24
Attachments: image001.jpg

Dear Esmarie Venier,

Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 1 1375 Maroelana 0161

From: Resthill Memory Care [mailto:care@resthill.co.za]
Sent: 05 December 2016 02:15 PM
To: Juanita@bokamoso.net
Cc: 'Elke Haas'
Subject: Objections to the proposed Peach tree developments x 21, x 22, x 23, x 24

Good morning

Please find attached our objections to above Peachtree x 21, x 22, x 23, x24 developments.
As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peachtree industrial development cannot be regarded and addressed in isolation, as your documents show.
It has to be a different entity for each proposal.

Best Regards

**RESTHILL MEMORY CARE (Pty) Ltd
ESMARIE VENIER**

Owner & Nursing Services Director

Nursing Diploma (General, Midwifery, Psychiatry and Community Nursing) VKOVS
BA (Cur) Administration and Education UNISA
South African Nursing Council No. 12985685
Practice No. 8808309

Contact Us

Client Services **012 669 3019**
Emergency **083 461 4321**

Facsimile 086 565 0272

E-mail care@resthill.co.za

Website www.resthill.co.za

Visit us at 105 Pretorius Street cnr Koedoe Steet, Laezonia AH, 0026

Mail us at P O Box 13874, Clubview, 0014

Directions from Pretoria

- Midway between Centurion, Lanseria Airport and Fourways
- Easy access from N14 using off ramp R511 – towards Hartebeespoort Dam
- Left into R114 Muldersdrift for 1,2km
- Right into 2nd large dirt road – Pretorius Street
- 1,2km then Right at 105
- S 25° 54' 27.23" E 28° 0' 48.366"

Disclaimer

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

From: Elke Haas [mailto:elke.haas@gmail.com]

Sent: 05 December 2016 10:37 AM

To: Karen Holtzhausen <karenholt111@gmail.com>; Chris Geldmacher <chris@cybermatrix.co.za>; Gary Watkins <gary@workinfo.com>; Joan Wilson <wiltech@iafrica.com>; Ideal Gardening <dmeps@absamail.co.za>; Gillian Laing <giantgillian@gmail.com>; Mace, Bev <Bmace@fnb.co.za>; We Care | Resthill Elderly Care <care@resthill.co.za>; DA Ward 48 Ward <ward48.da@gmail.com>

Subject: Fwd: Objections to the proposed Peach tree developments x 21, x22, x23, x24

Deadline, today - 5th Dec 2016.

Please feel free to copy paste but please add -- the more we have individual language the stronger the case does become.

Thank you for caring - we can only achieve by standing together.

Elke

Good morning

Please find attached objections to above Peachtree x developments.

As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peachtree industrial development cannot be regarded and addressed in isolation, as also your document scleral show, which often are the same for the different extensions, esp the specialist studies.

If this is not acceptable to the EAP, please notify me of same, in order to address same e mail to all three proposed developments.

Thanking you

Elke Haas

0845931938

LZ resident

From: IG <dmps@absamail.co.za>
Sent: 05 December 2016 02:38 PM
To: juanita@bokamoso.net
Cc: eiaresponses@gmail.com
Subject: RE: Please register me as a I&AP in the Peach tree 3 developments
Attachments: image002.jpg; image003.jpg

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Juanita,

Attached please find my objections to the Below projects.

No. R 983, R 984 and R 985 of the Amended Regulations Implications for the development:
Water is a scares commodity, with our boreholes drying up. This needs significant assurances that bulk water and waste treatment will take place prior to further development .

PAGE 8 Water / Wetland and streams --- no allocation, This is part of the biosphere. And we have seen what mines have done to all the frogs, and plants.

National Water Act (Act No. 36 of 1998) - NO NEED for WATER USE LICENCE< SO NO BOREHOLES WILL BE SUNK – this possess huge risk, of contamination and damage.

Air, page 8 – dust and noise during construction phase , once again this is a biosphere. Noise, dust and a major problem for neighbours.

Page 14 – Waste - no indication of reducing, recycling has been shown, it is just assumed that the overburdened municipality, where Sunderland Ridge and Northern Farms is already a disaster continue to catch the generated sewerage, as well as other commercial waste. Hauled away to the nearest landfill site -- all of which is overflowing ...

Heritage assessment Page 9 – License needed.

Page 15 – red listed plant species Significant – Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea*, EIA study needs to be done and submitted.

Page 16 – Noise control – 45 dBA – how was this established, in which radius? Pertains only to construction phase, what thereafter? It effects all the residence.

There are just too many grey areas. And we have first-hand experience on the Old Mulders drift, with all the mines. And the problems we are experiencing.

Thank you,

Gail
dmps@absamail.co.za

From: IG [mailto:dmps@absamail.co.za]
Sent: 24 Oktober 2016 12:50 PM
To: 'juanita@bokamoso.net'
Cc: 'eiaresponses@gmail.com'
Subject: RE: Please register me as a I&AP in the Peach tree 3 developments
Importance: High

Dear Juanita,

You have Three developments - 1: Peachtree x20 – residential and retail development.

2: Peachtree x 23 – Industrial development opposite Engen garage

3: Prospecting application in Hennopsriver.

Hope this helps.

Regards,

Gail

From: juanita@bokamoso.net [<mailto:juanita@bokamoso.net>]
Sent: 24 Oktober 2016 11:29 AM
To: IG
Cc: eiareponses@gmail.com
Subject: RE: Please register me as a I&AP in the Peach tree 2 developments

Dear Gail,

Please refer to the correct project name on the abovementioned subject.

Thank you.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: IG [<mailto:dmps@absamail.co.za>]
Sent: 20 October 2016 11:09 AM
To: juanita@bokamoso.net
Cc: eiareponses@gmail.com
Subject: Please register me as a I&AP in the Peach tree 2 developments
Importance: High

Hi Juanita,

Please register me as I & AP for the two developments.

Please ensure all relevant information is sent to me.
Thank you,

Gail
dmps@absamail.co.za

juanita@bokamoso.net

From: DG Office <DGOffice@drdlr.gov.za>
Sent: 06 October 2016 04:13 PM
To: juanita@bokamoso.net
Subject: T2016-1128: PEACH TREE EXT 21 & EXT 22 INDUSTRIAL - PUBLIC PARTICIPATION PROCESS
Attachments: image9ab902.JPG

Good day

I acknowledge with thanks receipt of your email dated 04 October 2016, addressed to the Director General regarding the subject matter.

Kindly note that the matter has been referred to the Deputy Director General: Spatial Planning and Land Use Management: Dr N Makgalemele for attention and response.

Should you wish to follow up on this matter, kindly contact Ms Karen: Tel: 012 312 9665. Email: Karen.VanSchalkwyk@drdlr.gov.za or Ms Baloi: Tel: 012 312 9851. Email: Malebo.Baloi@drdlr.gov.za

Kind regards

Samuel Masemola (Mr)
Office of the Director-General
Dept of Rural Development and Land Reform
TEL: + 27 12 312 8911 or
FAX: + 27 12 323 6072
184 Jacob Mare (Jeff Masemola) Street, **PRETORIA**. Room 246 Old Building



Together we move South Africa forward

From: juanita@bokamoso.net
Sent: 06 October 2016 11:16 AM
To: 'mdeyzel260@gmail.com'
Subject: Peach Tree Ext 21 & Ext 22 - Public Participation Process
Attachments: Public Notice Peach Tree X21 & X22.pdf; image001.jpg; Peach Tree Ext 21 & Ext 22 - Landowner & Tenant Letter.pdf

Dear Alma Antoinette Maroun,

Please refer to the attached Public Notice & Landowner and Tenant Letter regarding the proposed ***Peach Tree Ext 21 & Ext 22 Industrial*** Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net
Sent: 04 October 2016 11:51 AM
To: RudzaniM; 'jgrobler@geoscience.org.za'; msebesho; 'asalomon@sahra.org.za'; 'keetm@dwaf.gov.za'; 'SiwelaneL@dws.gov.za'; 'tshifaror@dwa.gov.za'; 'mathebet@dwa.gov.za'; 'maphata.ramphele@gauteng.gov.za'; 'paia@eskom.co.za'; 'central@eskom.co.za'; kumen govender; nkoneigh; mmpshe; 'loveous.tampane@transnet.net'; CLCC; magezi.mhlanga@drdlr.gov.za; dgoffice@drdlr.gov.za; Fhulufhedzan Rasimphi (Fhulufhedzan.Rasimphi@drdlr.gov.za); schmidk; 'daddyT@tshwane.gov.za'
Subject: Peach Tree Ext 21 & Ext 22 - Public Participation Process
Attachments: Public Notice Peach Tree X21 & X22.pdf; image001.jpg

Dear Interested and/or Affected Parties,

Please refer to the attached Public Notice regarding the proposed ***Peach Tree Ext 21 & Ext 22 Industrial*** Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net
Sent: 10 October 2016 09:59 AM
To: 'armand@eaglescreek.net'
Subject: Peach Tree X21 & X22; Peach Tree X23 and Peach Tree X24 - Public Participation Process
Attachments: image001.jpg; Public Notice Peach Tree X21 & X22.pdf; Peach Tree Ext 23 - Public Notice BA.pdf; Peach Tree Ext 24 - Public Notice BA.pdf

Dear Armand,

Your telephonic conversation with Corné Niemandt refers.

Please refer to the attached Public Notices for the abovementioned projects.

If you want to register as an Interested and/or Affected Party (I&AP) for each of these abovementioned projects, you are more than welcome to register via email.

Hope this finds you well.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net
Sent: 26 October 2016 10:23 AM
To: gary@workinfo.com; 'fynnovation@gmail.com'; nickfoster155@gmail.com; ingo.vonboetticher@gmail.com; HennieA@Nedbank.co.za; richard.bonathaba@gmail.com; 'andre.potgieter@gmail.com'; 'literay@vodamail.co.za'; 'Ian Roos'; tiaanvc@gmail.com; 'Paul Millinger'; 'IG'; 'Liz Pattison'; 'Monica Gerry'; 'Dot Henwood'; 'Yvonne Butler'; Karen Holtzhausen (karenholt111@gmail.com); mdp0001@gmail.com; Katarina v. Stockhausen (kina@vst.io); elke.haas@gmail.com; 'Duncan&Terry'; 'esca Coetzee'; 'Lemmens, Lydia'
Subject: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg; Public Notice Peach Tree X21 & X22.pdf; Peach Tree Ext 24 - Public Notice BA.pdf

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net
Sent: 01 November 2016 03:37 PM
To: Carol o'Brien
Subject: RE: Affected and interested party...
Attachments: image002.jpg; image003.jpg

Dear Carol o'Brien,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X20, Peach Tree X21 & X22, Peach Tree X23 and Peach Tree X24*** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Carol o'Brien [mailto:editor@workinfo.com]
Sent: 01 November 2016 09:50 AM
To: juanita@bokamoso.net
Cc: eiaresponses@gmail.com
Subject: FW: Affected and interested party...
Importance: High

Oops! Typo in your email address Juanita so here it comes again!

Carol o'Brien
Cell 082 955 6205

From: Carol o'Brien [mailto:editor@workinfo.com]
Sent: Tuesday, November 1, 2016 8:35 AM
To: 'juanita@bokamosa.net' <juanita@bokamosa.net>
Cc: 'eiaresponses@gmail.com' <eiaresponses@gmail.com>
Subject: Affected and interested party...
Importance: High

Morning Juanita, regarding the Peachtree developments and prospecting *et al*, I am registering as an interested and affected party, residing at Plot 39 Bodley Road, Laezonia with effect from 11 September 2016.

I see that the deadline was end October 2016 but am trusting that this submission will be accepted given that the Telkom lines have been down since midday 31 October in our area.

Thank you in advance for confirming receipt of this email.

Carol o'Brien

Editor Equity & Human Resources Newsletter

Email editor@workinfo.com

Cell 082 955 6205 | Fax 086 719 8451

<http://www.workinfo.com> | <http://www.caselaw.co.za>

Workinfo.com
human resources for today's workplace

Caselaw
www.caselaw.co.za

 Services Seta
Accreditation No : 2333

Find us on:



Facebook



Twitter



LinkedIn

Human Resource & Industrial Relations Consulting Services and Placements
Workshops | Consulting | Recruitment | Software | Surveys | Subscriptions

From: juanita@bokamoso.net
Sent: 16 November 2016 02:43 PM
To: esca Coetzee
Subject: RE: Bokamoso development in Laezonia area
Attachments: Peach Tree X20 Final BAR Review Notice.pdf; Peach Tree X21 & X22 Review Notice.pdf; Peach Tree X24 Development - Review Notice.pdf; image001.jpg

Dear Esca Coetzee,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X20, Peach Tree X21 & X22 and Peach Tree X24*** Projects.

Please refer to the attached Review Notices regarding the abovementioned projects.

The reports are also available on our website that includes more information to answer all your queries.

Please note that that we have distributed public notices in the 100m radius around the study areas according to the regulations.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: esca Coetzee [mailto:escacoetzee@gmail.com]
Sent: 16 November 2016 09:11 AM
To: lizelleg@mweb.co.za; eiaresponses@gmail.com
Subject: Bokamoso development in Laezonia area

Good day

I would like to register as i&AP for all the projects that is currently taking place close to Laezonia/R511/R114/Gerhardsdville. I am confused, there are too many applications and no explanations what applications are for which developments. As I &AP's we need a clarification session by Bokamoso to explain to us what is going on where. When will a public meeting be held, will all these development be explained so that we can give an opinion? What will be the cumulative impact of all these developments? We live on plots far from each other...to only put up

a sign and expect everyone to see it is not enough. Newspapers are not distributed in the plot areas, how will we be informed? Why was flyers not distributed? I don't think we had a fair opportunity to get involved in these developments.

Kind regards
Esca Coetzee
082 875 6800

From: juanita@bokamoso.net
Sent: 23 November 2016 03:10 PM
To: esca Coetzee
Subject: RE: Bokamoso development in Laezonia area
Attachments: image001.jpg; 20160712_130734.jpg; doc04582420160712143145.pdf; 20161003_135407.jpg; doc05352120161003162832.pdf; 20161003_122946.jpg; doc05352020161003162816.pdf; 20161003_134144.jpg; doc05352220161003162846.pdf; 20161110_140302.jpg; doc04765020160804152628.pdf

Dear Esca Coetzee

Thank you for your query and concerns regarding the process for the proposed developments occurring within the Laezonia area, it has been noted and will be included in our report that is submitted to the Department. Kindly note that we have three consultants working on the 5 projects within the area (Peach Tree X20, Peach Tree X21 & X22, Peach Tree X23, Peach Tree X24 and the Prospecting Right for Dolomite & Limestone Aggregate) and Public Participation has been conducted for each of these projects.

The initial stage of the public participation process entails the notification of residents within a 100m, radius of the project area, the 100 meter radius is no longer a requirement of the legislation. It was previously a prerequisite of the previous regulations however with the 2014 Amended NEMA Regulations this is no longer relevant. Bokamoso however still adheres to this process to ensure a fair amount of people are notified, based on this it is apparent that Bokamoso goes beyond what is expected within the legislation to ensure that all relevant I&APs are notified. Signboards were placed at various locations throughout the area, each signboard relating to a specific project. A Bokamoso team member also hand delivered notices to various companies and businesses in the area, kindly find attached proof of Notification and placement of the signboards. The second phase of Public participation occurs when the Basic Assessment Reports (BARs) are released for comment, as per the legislated timeframes provided by the Department all I&APs are allowed 30days to comment on the BAR. A copy of these documents have been placed at, Rooihuiskraal Library and electronic copies of the document can be accessed via our website. All registered I&APs were notified of the commencement of the Comment Period and where the documents can be located. After the comment period has been completed, the relevant consultant will address the comments received from the all I&APs and include this in the report, a Final Report will be released to I&APs for a further 30day comment period. Any further comments received during this time can be sent directly to the assessing officer from GDARD and Cc'd to Bokamoso. Again all registered I&APs will be notified of the commencement of the Comment Period , where the documents can be located and who to send their comments to. This process allows I&APs the opportunity to review the relevant reports relating to that specific project, all impacts and mitigation measures are also addressed within these reports. Bokamoso's contact details have been provided throughout the process should any I&AP's require clarity regarding any of the projects.

In reference to your queries regarding the cumulative environmental impacts of these projects, kindly refer to the relevant projects on our website, each project deals with the cumulative impacts. Kindly find below a link to each of the projects:

Project	Website Link	Start of Comment Period	End of Comment Period
Final BAR Peach Tree X20	http://b.bokamoso.net/index.php/projects-useful-links/category/109-final-basic-assessment-report	7 November 2016	7 December 2016
Draft BAR Peach Tree X21 & X22	http://b.bokamoso.net/index.php/projects-useful-links/category/98-peach-tree-draft-basic-assessment	24 October 2016	22 November 2016
Draft BAR Peach Tree	http://b.bokamoso.net/index.php/projects-	3 November 2016	5 December 2016

X23	useful-links/category/105-draft-basic-assessment-report		
Draft BAR Peach Tree X24	http://b.bokamoso.net/index.php/projects-useful-links/category/107-draft-basic-assessment-report	3 November 2016	5 December 2016
Hennopsrivier	Not yet available	-	-

Should you have any further queries regarding the project, the relevant consultants are willing to meet with you at our offices to discuss your concerns.

I hope that the above addresses your concerns regarding the process and impacts that the proposed development will have.

Thank you.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: esca Coetzee [<mailto:escacoetzee@gmail.com>]
Sent: 23 November 2016 08:52 AM
To: lizelleq@mweb.co.za; eiareponses@gmail.com
Subject: Re: Bokamoso development in Laezonia area

Good day Lizelle

I understand that an EAP is only required to do what the law specifies so it seems that only the minimum is being done to make the public aware of these projects and to ensure compliance with the EIA regulations. I would think that the purpose of the public participation requirements is not merely to comply with the minimum but to ensure that the I&AP's understand and are clear what is going on and how they can add value within the EIA process. I would like to highlight that running 3-4 EIA processes, by the same EAP in the same area, it would be assumed that a bit more effort would be done to make sure the I&AP's understand clearly and are not confused. At this stage this is not the case.

I would also like to request as per my previous email that the cumulative environmental impacts of all these projects be assessed, as I do not see a response on this issue below.

Kind regards
Esca Coetzee
082 875 6800

On Wed, Nov 16, 2016 at 9:10 AM, esca Coetzee <escacoetzee@gmail.com> wrote:

Good day

I would like to register as i&AP for all the projects that is currently taking place close to Laezonia/R511/R114/Gerhardsville. I am confused, there are too many applications and no explanations what applications are for which developments. As I &AP's we need a clarification session by Bokamoso to explain to us what is going on where. When will a public meeting be held, will all these development be explained so that we can give an opinion? What will be the cumulative impact of all these developments? We live on plots far from each other...to only put up a sign and expect everyone to see it is not enough. Newspapers are not distributed in the plot areas, how will we be informed? Why was flyers not distributed? I don't think we had a fair opportunity to get involved in these developments.

Kind regards
Esca Coetzee
082 875 6800

From: juanita@bokamoso.net
Sent: 30 November 2016 08:20 AM
To: mercia@crocodileriverreserve.co.za
Subject: RE: Comment on Peachtree extensions on the farm Knopjeslaagte
Attachments: image001.jpg

Dear Mercia Komen,

Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register for the proposed ***Peach Tree X21 & X22, Peach Tree X23 and Peach Tree X24*** Projects.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Mercia Komen [mailto:mercia@crocodileriverreserve.co.za]
Sent: 29 November 2016 11:42 PM
To: reception@bokamoso.net; Bokamoso
Cc: DA Ward 48 Ward; Jenny Cornish; Bruno Dusman
Subject: Comment on Peachtree extensions on the farm Knopjeslaagte

Dear Lizelle / Juanita

Please find attached a comment on the applications for industrial activities on the farm Knopjeslaagte, proposed by Bokamoso as separate studies. These comments are applicable to all BARs and should be replicated for each instance.

The comments are on behalf of the Crocodile River Reserve, a biodiversity stewardship project with GDARD. The comment is in line with the power of attorney signed by members and with the adopted constitution.

Mercia Komen
082 997 7880

cc:
Jenny Cornish, management unit representative, Doornrandje
Bruno Dusman, Secretary

Ward Councillor, Ward 48, Mr Kingsley Wakelin

From: juanita@bokamoso.net
Sent: 07 November 2016 08:49 AM
To: dave@clce.co.za
Subject: RE: I & AP
Attachments: Peach Tree X20 Review Notice.pdf; Peach Tree X21 & X22 Review Notice.pdf; Peach Tree X24 Development - Review Notice.pdf; image001.jpg

Dear Dave Fourie,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed **Peach Tree X20, Peach Tree X21 & X22 and Peach Tree X24** Projects.

Please refer to the attached Review Notices for the abovementioned Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Dave Fourie [mailto:dave@clce.co.za]
Sent: 02 November 2016 08:10 PM
To: reception@bokamoso.net
Subject: I & AP

Please register me as I & AP for proposals for Portions 105, 109 and 331 Knopjeslaagte called Peach Tree Extn 20 (3 phases < 500 residential units & retail), Peach Tree Extn 21 & 22 (industrial township) and Peach Tree Extn 24 (industrial township).

Thank you,

Dave Fourie

Tel: +27(0)83 225 5075
Fax: +27(0)86 611 9211
Skype: dave-fourie
LinkedIn: <http://za.linkedin.com/in/davefourie/>

juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 06 December 2016 08:30 AM
To: Joan Wilson
Subject: RE: Objections Peachtree industrial development NOVEMBER 2016
Attachments: image001.jpg

Dear Joan Wilson,

Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Joan Wilson [mailto:wiltech@iafrica.com]
Sent: 05 December 2016 03:00 PM
To: Juanita@bokamoso.net; Elke Haas
Subject: Objections Peachtree industrial development NOVEMBER 2016

To Whom it may concern
Please acknowledge my attachment and email.
Regards
Joan Wilson

Kind Regards

Ed & Joan Wilson

ALLROUND FENCING/WILTECH/ROSECOTTAGE
PO BOX 70461 BRYANSTON 2021
Tel: 0126693008 ED CEL: 0832666211 JOAN CEL:0828960525
Email: wiltech@iafrica.com

From: juanita@bokamoso.net
Sent: 04 January 2017 08:29 AM
To: Elke Haas
Cc: Resthill Memory Care; Joan Wilson; Ursula Glendinning; Yvonne Butler; Ingo von Boetticher; leonard steinhobel; Liz Pattison; Coetzee, Esca (E); Gillian Laing; Mercia Komen
Subject: RE: Objections to the proposed Peach tree developments x 21, x22, x23, x24 - especially Peachtree x24
Attachments: image001.jpg

Dear Elke Haas,

Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register for the proposed ***Peach Tree X21 & X22, Peach Tree X23 and Peach Tree X24*** Projects.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Elke Haas [mailto:elke.haas@gmail.com]
Sent: 07 December 2016 07:14 AM
To: juanita@bokamoso.net
Cc: Resthill Memory Care; Joan Wilson; Ursula Glendinning; Yvonne Butler; Ingo von Boetticher; leonard steinhobel; Liz Pattison; Coetzee, Esca (E); Gillian Laing; Mercia Komen
Subject: Objections to the proposed Peach tree developments x 21, x22, x23, x24 - especially Peachtree x24

Dear Juanita

As per previous mail – these 3 developments should be looked at together and not separated, as they do form part of one development.

Please note my objections to the Peachtree x 24 development herewith.

Good morning

Please find attached objections to above Peachtree x developments.
As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peachtree industrial development cannot be regarded and addressed in isolation, as also your document scleral show, which often are the same for the different extensions, esp the specialist studies.

If this is not acceptable to the EAP, please notify me of same, in order to address same e mail to all three proposed developments.

Thanking you

Elke Haas
0845931938
LZ resident

From: juanita@bokamoso.net
Sent: 05 December 2016 09:53 AM
To: Elke Haas
Cc: Mercia Komen; Ursula Glendinning; Yvonne Butler; Coetzee, Esca (E); Ingo von Boetticher; Nick Foster
Subject: RE: Objections to the proposed Peach tree developments x 21, x22, x23, x24
Attachments: image001.jpg

Dear Elke Haas,

Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register for the abovementioned projects.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Elke Haas [<mailto:elke.haas@gmail.com>]

Sent: 05 December 2016 08:51 AM

To: juanita@bokamoso.net; Mercia Komen; Ursula Glendinning; Yvonne Butler; Coetzee, Esca (E); Ingo von Boetticher; Nick Foster

Subject: Objections to the proposed Peach tree developments x 21, x22, x23, x24

Good morning

Please find attached objections to above Peachtree x developments.

As has been pointed out on various occasions and by a number of I&APs, the various extension so the Peachtree industrial development cannot be regarded and addressed in isolation, as also your document scleral show, which often are the same for the different extensions, esp the specialist studies.

If this is not acceptable to the EAP, please notify me of same, in order to address same e mail to all three proposed developments.

Thanking you
Elke Haas
0845931938
LZ resident

From: juanita@bokamoso.net
Sent: 08 November 2016 04:00 PM
To: kouewaternana@gmail.com
Subject: RE: Peach tree
Attachments: Peach Tree X21 & X22 Review Notice.pdf; Peach Tree X20 Final BAR Review Notice.pdf; Peach Tree X23 Industrial - Review Notice.pdf; Peach Tree X24 Development - Review Notice.pdf; image001.jpg

Dear Lee Greeff,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed **Peach Tree X20, Peach Tree X21 & X22, Peach Tree X23 and Peach Tree X24** Projects.

Please refer to the attached Review Notices regarding the abovementioned Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Lee Greeff [mailto:kouewaternana@gmail.com]
Sent: 27 October 2016 07:21 PM
To: reception@bokamoso.net
Subject: Peach tree

Good day

As an. I&A party I reject the industrial application for the two portions 331 of the farm Knopjieslaagte 385jr

This is an agricultural area not meant for industry.
Please do not have this area spoilt by an industrial area.
Thank you
072 2032370
Sent from my iPad

From: juanita@bokamoso.net
Sent: 06 December 2016 09:12 AM
To: Karen Holtzhausen
Subject: RE: Peach tree applications
Attachments: image001.jpg

Dear Karen Holtzhausen,

Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Karen Holtzhausen [mailto:karenholt111@gmail.com]

Sent: 05 December 2016 05:00 PM

To: Juanita@bokamoso.net

Subject: Peach tree applications

Good day,

As an I&AP I would like to comment on all the Peach Tree applications (X20,X21,X22,X23 & X24). I don't feel that the information supplied is clear enough. It's not clear where exactly these properties are located (R511 or R114?) and what does an industrial township actually refer to (How am I suppose to know how these developments would affect me if I don't know what they are planning to do on the properties? The R114 is a dangerous road in dire need of maintenance and would become even more dangerous with the traffic from these new developments and R511 would also need to be adjusted with traffic lights etc. because of all these developments. There is currently no municipal water and no application for a water licence on any of these properties, will they not be needing any water? And what about sewerage...we don't have sewerage works in our area.

Thank you for you time!

Regards
Karen Holtzhausen
Plot 91, Doornrandjes

From: juanita@bokamoso.net
Sent: 26 October 2016 10:36 AM
To: Mr Matlala
Subject: RE: Peachtree developments
Attachments: image001.jpg; image002.jpg

Dear Mr Matlala,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X21 &22, Peach Tree X23, Peach Tree X24 and the Prospecting Right of Beryl, Limestone, Iron Ore, Gold and Copper*** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Mr Matlala [mailto:matlala@msmminc.co.za]
Sent: 25 October 2016 07:58 PM
To: juanita@bokamoso.net
Subject: Re: Peachtree developments

PLEASE REFER TO THE SUBJECT.



CEO: Nano Matlala
MSMM Inc.
Lembede Tambo Pitjje Chambers
905 Cnr Orient and Stanza Bopape Str
Arcadia
Pretoria
Tel: 087 232 1799

Email: matlala@msmminc.co.za

On 25 Oct 2016, at 08:13, juanita@bokamoso.net wrote:

Dear Mr Matlala,

Thank you for your response, please refer to the project names?

Thank you.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training

description: description: description: [cid:image004.jpg@01cdf311.5caabf60](#)

Landscape Architects &

Environmental Consultants

T: (+27)12 346 3810 1 F: (+27) 86 570 5659 1 E: juanita@bokamoso.net 1
www.bokamoso.net

36 Lebombo Street, Ashlea Gardens, Pretoria 1 P.O. Box 11375 Maroelana
0161

-----Original Message-----

From: Mr Matlala [<mailto:matlala@msmminc.co.za>]

Sent: 24 October 2016 05:10 PM

To: Juanita@bokamoso.net

Subject: Peachtree developments

I hereby register as an interested party.

Nano Matlala.

Sent from my iPhone

juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 19 October 2016 03:25 PM
To: bomax@mtnloaded.co.za
Subject: RE: PEACH TREE
Attachments: image001.jpg

Dear Bob Glossop,

Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22** Project.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: . [mailto:bomax@mtnloaded.co.za]
Sent: 18 October 2016 06:19 PM
To: reception@bokamoso.net
Subject: PEACH TREE

Hi Juanita,

Please register me as an I&AP for the application for an Industrial Township at Knoppieslaagte 385-JR, Peach Tree Ext 21 & Ext 22 Industrial.

Thanks, Bob Glossop.....083 266

3784.....bomax@mtnloaded.co.za

From: juanita@bokamoso.net
Sent: 26 October 2016 04:10 PM
To: Elke Haas
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg

Dear Elke Haas,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X21 & X22 and Peach Tree X24*** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Elke Haas [mailto:elke.haas@gmail.com]
Sent: 26 October 2016 12:02 PM
To: juanita@bokamoso.net
Subject: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Juanita

Please also register me for the Peachtree x21-24 developments and submit documents as have been produced so far.

Thank you,

Elke Haas

Sent from my iPhone

On 26 Oct 2016, at 10:23, juanita@bokamoso.net wrote:

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training

<image001.jpg>

**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

<Public Notice Peach Tree X21 & X22.pdf>

<Peach Tree Ext 24 - Public Notice BA.pdf>

From: juanita@bokamoso.net
Sent: 27 October 2016 11:53 AM
To: Nick Foster
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 20
Attachments: image002.jpg; image003.png; image004.png

Dear Nick Foster,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X20, Peach Tree X21 & X22 and Peach Tree X24*** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Nick Foster [mailto:nickfoster155@gmail.com]
Sent: 26 October 2016 06:50 PM
To: juanita@bokamoso.net
Cc: eiaresponses@gmail.com
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 20

Hi Juanita,

Please register myself as am I&AP for:

Peach Tree Extn 20.
Peach Tree Extn 21 & 22.
Peach tree Extn 24.

I confirm I am already registered for Peach Tree Extn 23.

Do please confirm back to me for each proposal.

Many thanks.

Kinds regards

NICK FOSTER

Foster and Dalton (Pty) Ltd
Cell: 073 039 3996

Office: 011 025 6559
Fax: 086 632 5577
Skype: nick.foster5
<https://www.facebook.com/fosteranddalton/>
www.fosteranddalton.co.za



DISCLAIMER: This message is for the named person's use only. It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this message in error, please immediately delete it and any copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient. Any views expressed in this message are those of the individual sender, except where the message states otherwise and the sender is authorised to state them to be the views of Foster and Dalton (Pty) Ltd.

From: juanita@bokamoso.net [mailto:juanita@bokamoso.net]
Sent: Wednesday, October 26, 2016 10:23 AM
To: gary@workinfo.com; fynnovation@gmail.com; nickfoster155@gmail.com; ingo.vonboetticher@gmail.com; HennieA@Nedbank.co.za; richard.bonathaba@gmail.com; andre.potgieter@gmail.com; literay@vodamail.co.za; 'Ian Roos'; tiaanvc@gmail.com; 'Paul Millinger'; 'IG'; 'Liz Pattison'; 'Monica Gerry'; 'Dot Henwood'; 'Yvonne Butler'; Karen Holtzhausen; mdp0001@gmail.com; Katarina v. Stockhausen; elke.haas@gmail.com; 'Duncan&Terry'; 'esca Coetzee'; 'Lemmens, Lydia'
Subject: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net
Sent: 02 November 2016 12:01 PM
To: Patrick Fynn
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg

Dear Patrick Fynn,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22 Peach Tree X24** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Patrick Fynn [mailto:fynnovation@gmail.com]
Sent: 02 November 2016 11:47 AM
To: juanita@bokamoso.net
Cc: 'Elke Haas'
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Juanita

Thank you for letting us know. Please also register me as an I&AP for the Peach Tree Ext 21, 22 and 24 developments.

Regards

Patrick Fynn
Plot 129, Laezonia A/H, 0026 Tshwane.
H : 012 669 3223
M: 082 574 5609
E : Fynnovation@xsinet.co.za
P : POBox 56046
Wierdapark
0149 RSA

From: juanita@bokamoso.net [mailto:juanita@bokamoso.net]

Sent: Wednesday, 26 October 2016 10:23 AM

To: gary@workinfo.com; fynnovation@gmail.com; nickfoster155@gmail.com; ingo.vonboetticher@gmail.com; HennieA@Nedbank.co.za; richard.bonathaba@gmail.com; andre.potgietr@gmail.com; literay@vodamail.co.za; 'Ian Roos' <ecologic@mweb.co.za>; tiaanvc@gmail.com; 'Paul Millinger' <pgmillinger@gmail.com>; 'IG' <dmps@absamail.co.za>; 'Liz Pattison' <liz@carrpattison.co.za>; 'Monica Gerry' <mgerry18@gmail.com>; 'Dot Henwood' <oakviewgardens@gmail.com>; 'Yvonne Butler' <yvonnebutler37@gmail.com>; Karen Holtzhausen <karenholt111@gmail.com>; mdp0001@gmail.com; Katarina v. Stockhausen <kina@vst.io>; elke.haas@gmail.com; 'Duncan&Terry' <villaduntel@gmail.com>; 'esca Coetzee' <escacoetzee@gmail.com>; 'Lemmens, Lydia' <lydia.pretorius@siemens.com>

Subject: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Ian Roos <ecologic@mweb.co.za>
Sent: 26 October 2016 02:48 PM
To: juanita@bokamoso.net
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image002.jpg; image003.jpg

Juanita

Please note that we act on behalf of Eagles Creek Business Trust , who has already been registered for all your stated applications.

Regards

Ian Roos

ecologic AFRIKA

Cell: 083 635 7315

Tel: 012 661 4863

Fax: 012 661 5251

ecologic@mweb.co.za

PO Box 8079

Centurion

0046



From: juanita@bokamoso.net [mailto:juanita@bokamoso.net]

Sent: 26 October 2016 10:23 AM

To: gary@workinfo.com; fynnovation@gmail.com; nickfoster155@gmail.com; ingo.vonboetticher@gmail.com; HennieA@Nedbank.co.za; richard.bonathaba@gmail.com; andre.potgietr@gmail.com; literay@vodamail.co.za; 'Ian Roos'; tiaanvc@gmail.com; 'Paul Millinger'; 'IG'; 'Liz Pattison'; 'Monica Gerry'; 'Dot Henwood'; 'Yvonne Butler'; Karen Holtzhausen; mdp0001@gmail.com; Katarina v. Stockhausen; elke.haas@gmail.com; 'Duncan&Terry'; 'esca Coetzee'; 'Lemmens, Lydia'

Subject: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 26 October 2016 04:05 PM
To: liz
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg

Dear Liz Pattison,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22 and Peach Tree X24** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: liz [mailto:liz@carrpattison.co.za]

Sent: 26 October 2016 12:54 PM

To: juanita@bokamoso.net; gary@workinfo.com; fynnovation@gmail.com; nickfoster155@gmail.com; ingo.vonboetticher@gmail.com; HennieA@Nedbank.co.za; richard.bonathaba@gmail.com; andre.potgieter@gmail.com; literay@vodamail.co.za; 'Ian Roos'; tiaanvc@gmail.com; 'Paul Millinger'; 'IG'; 'Monica Gerry'; 'Dot Henwood'; 'Yvonne Butler'; Karen Holtzhausen; mdp0001@gmail.com; Katarina v. Stockhausen; elke.haas@gmail.com; 'Duncan&Terry'; 'esca Coetzee'; 'Lemmens, Lydia'

Subject: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Juanita

Please register me

Thank you

Kind regards

LIZ PATTISON

Sent from Samsung mobiledevice

----- Original message -----

From: juanita@bokamoso.net

Date: 26/10/2016 10:23 (GMT+02:00)

To: gary@workinfo.com, fynnovation@gmail.com, nickfoster155@gmail.com, ingo.vonboetticher@gmail.com, HennieA@Nedbank.co.za, richard.bonathaba@gmail.com, andre.potgietr@gmail.com, literay@vodamail.co.za, 'Ian Roos' <ecologic@mweb.co.za>, tiaanvc@gmail.com, 'Paul Millinger' <pgmillinger@gmail.com>, 'IG' <dmps@absamail.co.za>, 'Liz Pattison' <liz@carrpattison.co.za>, 'Monica Gerry' <mgerry18@gmail.com>, 'Dot Henwood' <oakviewgardens@gmail.com>, 'Yvonne Butler' <yvonnebutler37@gmail.com>, Karen Holtzhausen <karenholt111@gmail.com>, mdp0001@gmail.com, "Katarina v. Stockhausen" <kina@vst.io>, elke.haas@gmail.com, 'Duncan&Terry' <villaduntel@gmail.com>, 'esca Coetzee' <escacoetzee@gmail.com>, "'Lemmens, Lydia'" <lydia.pretorius@siemens.com>
Subject: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects &

Environmental Consultants

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 26 October 2016 03:56 PM
To: Karen Holtzhausen
Cc: eiaresponses@gmail.com
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg

Dear Karen Holtzhausen,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22 and Peach Tree X24** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Karen Holtzhausen [mailto:karenholt111@gmail.com]
Sent: 26 October 2016 11:06 AM
To: juanita@bokamoso.net
Cc: eiaresponses@gmail.com
Subject: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Good day Juanita,

Thankyou for informing ne of the other applications in our area. Please register me as an interested and affected party for peachtree X21, X22, and X24 also.

Regards

Karen Holtzhausen Plot 91, Doornrandjes

Cell: 0720933361

Email: karenholt111@gmail.com

Sent from Samsung Mobile

----- Original message -----

From: juanita@bokamoso.net

Date: 2016/10/26 10:23 (GMT+02:00)

To:

gary@workinfo.com,fynnovation@gmail.com,nickfoster155@gmail.com,ingo.vonboetticher@gmail.com,H
ennieA@Nedbank.co.za,richard.bonathaba@gmail.com,andre.potgieter@gmail.com,literay@vodamail.co.za,
'Ian Roos' <ecologic@mweb.co.za>,tiaanvc@gmail.com,'Paul Millinger' <pgmillinger@gmail.com>,'IG'
<dmps@absamail.co.za>,'Liz Pattison' <liz@carrpattison.co.za>,'Monica Gerry'
<mgerry18@gmail.com>,'Dot Henwood' <oakviewgardens@gmail.com>,'Yvonne Butler'
<yvonnebutler37@gmail.com>,Karen Holtzhausen
<karenholt111@gmail.com>,mdp0001@gmail.com,"Katarina v. Stockhausen"
<kina@vst.io>,elke.haas@gmail.com,'Duncan&Terry' <villaduntel@gmail.com>,'esca Coetzee'
<escacoetzee@gmail.com>,"Lemmens, Lydia" <lydia.pretorius@siemens.com>
Subject: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net
Sent: 26 October 2016 03:54 PM
To: Paul Millinger
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg

Dear Paul Millinger,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X21 & X22 and Peach Tree X24*** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Paul Millinger [mailto:pgmillinger@gmail.com]

Sent: 26 October 2016 11:31 AM

To: juanita@bokamoso.net

Subject: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Good morning

I would like to register for these ones as well please.

Paul Millinger
Plot 27 Akasia str Gerardsville
0828238287

Thank you

Paul Millinger
082 823 8287

On 26 Oct 2016 10:23, <juanita@bokamoso.net> wrote:

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects &

Environmental Consultants

T: [\(+27\)12 346 3810](tel:+27123463810) | F: [\(+27\) 86 570 5659](tel:+27865705659) | E: juanita@bokamoso.net | www.bokamoso.net

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net
Sent: 26 October 2016 03:42 PM
To: Tiaan Van Coppenhagen
Cc: eiaresponses@gmail.com
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg

Dear Tiaan van Coppenhagen,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22 and Peach Tree X24** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Tiaan Van Coppenhagen [mailto:tiaanvc@gmail.com]

Sent: 26 October 2016 10:57 AM

To: juanita@bokamoso.net

Cc: eiaresponses@gmail.com

Subject: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Juanita

Thanks for the notification. Since this is a "new" application please also register me as an IAP for this application

Please ensure that all communication is sent to tiaanvc@gmail.com. Your confirmation of registration will be appreciated

Kind regards

On 26 Oct 2016 10:23, <juanita@bokamoso.net> wrote:

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects &

Environmental Consultants

T: [\(+27\)12 346 3810](tel:+27123463810) | F: [\(+27\) 86 570 5659](tel:+27865705659) | E: juanita@bokamoso.net | www.bokamoso.net

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net
Sent: 26 October 2016 03:37 PM
To: Dalene van der Merwe
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg

Dear Dalene van der Merwe,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X21 & X22 and Peach Tree X24*** Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Dalene van der Merwe [mailto:literay@vodamail.co.za]
Sent: 26 October 2016 11:16 AM
To: juanita@bokamoso.net
Subject: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Dear Juanita

Thank you for this notification. Please can you register me as a Interested and Affected Party for both the proposed Peach Tree Ext 21 & Ext 22 Industrial Project and the proposed Peach Tree Ext 24 Development.

Thank you.

Kind regards

Dalene van der Merwe

Plot 30

Doornrandje

On 2016-10-26 10:23 AM, juanita@bokamoso.net wrote:

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

--

Kind regards

Dalene van der Merwe
Literay Electrix cc
083 779-4143
083 377-6977 (Stephan)

From: juanita@bokamoso.net
Sent: 27 October 2016 03:43 PM
To: Duncan&Terry
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg

Dear Duncan Williams,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22 and Peach Tree X24** Projects.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Duncan&Terry [mailto:villaduntel@gmail.com]
Sent: 27 October 2016 03:20 PM
To: juanita@bokamoso.net
Subject: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

I would like to register for all of these as well please.

Regards

Duncan Williams
Plot 124, 5th Avenue, Gerhardsville, 0157
Tel: 0741473870

On 26-10-2016 10:23 AM, juanita@bokamoso.net wrote:

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

juanita@bokamoso.net

From: juanita@bokamoso.net
Sent: 26 October 2016 04:21 PM
To: Sasha Howard
Subject: RE: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: image001.jpg; image002.png; image003.png; image004.jpg

Dear Sasha Howard,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22 and Peach Tree X24** Projects.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Sasha Howard [<mailto:sasha.howard@jasco.co.za>]
Sent: 26 October 2016 04:06 PM
To: juanita@bokamoso.net
Subject: Fwd: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23



Sasha Howard | Service Delivery Manager | Enterprise
TEL +27 11 266 1552 | MOBILE +27 82 334 3224 | EMAIL sasha.howard@jasco.co.za

This e-mail is subject to our e-mail legal notice, to view please click here.

www.jasco.co.za



Hi Juanita

Please register Sasha Howard, as an Interested and Affected Party for

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

Kind Regards
Sasha

Subject: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Date: Wed, 26 Oct 2016 10:23:09 +0200 (SAST)

From: juanita@bokamoso.net

To: gary@workinfo.com, fynnovation@gmail.com, nickfoster155@gmail.com, ingo.vonboetticher@gmail.com, HennieA@Nedbank.co.za, richard.bonathaba@gmail.com, andre.potgieter@gmail.com, literay@vodamail.co.za, 'Ian Roos' <ecologic@mweb.co.za>, tiaanvc@gmail.com, 'Paul Millinger' <pgmillinger@gmail.com>, 'IG' <dmps@absamail.co.za>, 'Liz Pattison' <liz@carrpattison.co.za>, 'Monica Gerry' <mgerry18@gmail.com>, 'Dot Henwood' <oakviewgardens@gmail.com>, 'Yvonne Butler' <yvonnebutler37@gmail.com>, Karen Holtzhausen <karenholt111@gmail.com>, mdp0001@gmail.com, Katarina v. Stockhausen <kina@vst.io>, elke.haas@gmail.com, 'Duncan&Terry' <villaduntel@gmail.com>, 'esca Coetzee' <escacoetzee@gmail.com>, 'Lemmens, Lydia' <lydia.pretorius@siemens.com>

Dear Interested and/or Affected Parties,

Please note that you are registered as an Interested and/or Affected Party (I&AP) for the proposed Peach Tree Ext 23 Industrial Project.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training

<mime-attachment.jpg>

Landscape Architects &

Environmental Consultants

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

<Public Notice Peach Tree X21 & X22.pdf>

<Peach Tree Ext 24 - Public Notice BA.pdf>

From: juanita@bokamoso.net
Sent: 15 November 2016 08:46 AM
To: georgia@papi.co.za
Subject: RE: Peach Tree X21, X22 and X23 on Portions 105,109 and 331 of the Farm Knopjeslaagte 385 JR.
Attachments: Peach Tree Ext 24 - Public Notice BA.pdf; Peach Tree X21 & X22 Review Notice.pdf; Peach Tree X23 Industrial - Review Notice.pdf; image001.jpg

Dear Georgia Diedericks.

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22 and Peach Tree X23** Projects.

We have noted your comments on our Issues and Comments Register.

Please refer to the attached Review Notices for the abovementioned projects.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed development directly next to the abovementioned projects:

- Peach Tree Ext 24 Development.

These project has also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed development.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Georgia Diedericks [mailto:georgia@papi.co.za]
Sent: 14 November 2016 09:01 PM
To: lizelleg@mweb.co.za
Subject: Peach Tree X21, X22 and X23 on Portions 105,109 and 331 of the Farm Knopjeslaagte 385 JR.
Importance: High

Good day,

I have noted that an environmental assessment is currently taking place on Peach Tree X21, X22 and X23 on Portions 105,109 and 331 of the Farm Knopjeslaagte 385 JR, my concerns are as follows:

- There is no valid reference number from the Gauteng department of agriculture and rural development
- The activities that are envisioned for the site are “unknown”, therefore how is it possible to be performing this EA?
- The area is not zoned for industrial use
- Water pollution (the rivers and ground water is very important to us living in the area as there are no municipal services like water)

Please keep me informed of developments and record my concerns.

Warm regards

Georgia Diedericks
083 608 1491
HD6

From: juanita@bokamoso.net
Sent: 06 December 2016 08:28 AM
To: IG
Cc: eiaresponses@gmail.com
Subject: RE: Please register me as a I&AP in the Peach tree 3 developments
Attachments: image001.jpg; image003.jpg

Dear Gail,

Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: IG [mailto:dmps@absamail.co.za]
Sent: 05 December 2016 02:38 PM
To: juanita@bokamoso.net
Cc: eiaresponses@gmail.com
Subject: RE: Please register me as a I&AP in the Peach tree 3 developments
Importance: High

Hi Juanita,

Attached please find my objections to the Below projects.

No. R 983, R 984 and R 985 of the Amended Regulations Implications for the development:

Water is a scarce commodity, with our boreholes drying up. This needs significant assurances that bulk water and waste treatment will take place prior to further development .

PAGE 8 Water / Wetland and streams --- no allocation, This is part of the biosphere. And we have seen what mines have done to all the frogs, and plants.

National Water Act (Act No. 36 of 1998) - NO NEED for WATER USE LICENCE< SO NO BOREHOLES WILL BE SUNK – this possess huge risk, of contamination and damage.

Air, page 8 – dust and noise during construction phase , once again this is a biosphere. Noise, dust and a major problem for neighbours.

Page 14 – Waste - no indication of reducing, recycling has been shown, it is just assumed that the overburdened municipality, where Sunderland Ridge and Northern Farms is already a disaster continue to catch the generated sewerage, as well as other commercial waste. Hauled away to the nearest landfill site -- all of which is overflowing ...

Heritage assessment Page 9 – License needed.

Page 15 – red listed plant species Significant – Only one Orange Listed Plant Species namely *Hypoxis hemerocallidea*, *EIA study needs to be done and submitted*.

Page 16 – Noise control – 45 dBA – how was this established, in which radius? Pertains only to construction phase, what thereafter? It effects all the residence.

There are just too many grey areas. And we have first-hand experience on the Old Mulders drift, with all the mines. And the problems we are experiencing.

Thank you,

Gail

dmps@absamail.co.za

From: IG [mailto:dmps@absamail.co.za]

Sent: 24 Oktober 2016 12:50 PM

To: 'juanita@bokamoso.net'

Cc: 'eiaresponses@gmail.com'

Subject: RE: Please register me as a I&AP in the Peach tree 3 developments

Importance: High

Dear Juanita,

You have Three developments - 1: Peachtree x20 – residential and retail development.

2: Peachtree x 23 – Industrial development opposite Engen
garage

3: Prospecting application in Hennopsriver.

Hope this helps.

Regards,

Gail

From: juanita@bokamoso.net [mailto:juanita@bokamoso.net]

Sent: 24 Oktober 2016 11:29 AM

To: IG

Cc: eiaresponses@gmail.com

Subject: RE: Please register me as a I&AP in the Peach tree 2 developments

Dear Gail,

Please refer to the correct project name on the abovementioned subject.

Thank you.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects & Environmental Consultants

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: IG [<mailto:dmps@absamail.co.za>]

Sent: 20 October 2016 11:09 AM

To: juanita@bokamoso.net

Cc: eiareponses@gmail.com

Subject: Please register me as a I&AP in the Peach tree 2 developments

Importance: High

Hi Juanita,

Please register me as I & AP for the two developments.

Please ensure all relevant information is sent to me.

Thank you,

Gail

dmps@absamail.co.za

From: juanita@bokamoso.net
Sent: 09 November 2016 08:38 AM
To: Mercia Komen
Subject: RE: register as I&AP
Attachments: Peach Tree X21 & X22 Review Notice.pdf; Peach Tree X24 Development - Review Notice.pdf; image001.jpg

Dear Mercia Komen,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22 and Peach Tree X24** Projects.

Please refer to the attached Review Notices for the above mentioned Projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Mercia Komen [mailto:mercia@crocodileriverreserve.co.za]

Sent: 08 November 2016 04:59 PM

To: juanita@bokamoso.net

Subject: Re: register as I&AP

Hello Juanita

Yes, it seems prudent to register as I&AP as these are linked to the other development for which I have registered. Thank you and please add me to the register.

Mercia

Mercia Komen
082 997 7880

On 8 November 2016 at 15:54, <juanita@bokamoso.net> wrote:

Dear Mercia,

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects &

Environmental Consultants

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: juanita@bokamoso.net [mailto:juanita@bokamoso.net]

Sent: 01 November 2016 04:11 PM

To: mercia@crocodileriverreserve.co.za

Subject: RE: register as I&AP

Dear Mercia Komen,

Thank you for your response, Bokamoso Environmental registered the Crocodile River Reserve as an Interested and/or Affected Party for the proposed **Peach Tree X23** Project.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



Landscape Architects &

Environmental Consultants

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Mercia Komen [mailto:mercia@crocodileriverreserve.co.za]

Sent: 31 October 2016 12:24 PM

To: reception@bokamoso.net

Subject: register as I&AP

Hello

Please register the Crocodile River Reserve as I&AP for Peach Tree Ext 23 Industrial development . Kindly acknowledge receipt of this registration. There appears to be no Gauteng reference number to quote, and as the triggered activities are not listed at this point, we reserve the right to comment once the information is available.

This is on behalf of the Biodiversity Stewardship Project with GDARD, Crocodile River Reserve. I have constitutional mandate, and individual authorities of more than 100 landowners to make this request.

Mercia Komen

082 997 7880

From: juanita@bokamoso.net
Sent: 06 December 2016 08:37 AM
To: Resthill Memory Care
Subject: RE: Registering as a Affected and Objecting Party against the Peachtree Development
Attachments: image001.jpg
Sensitivity: Confidential

Dear Esmarie Venier,

Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Resthill Memory Care [mailto:care@resthill.co.za]
Sent: 05 December 2016 03:16 PM
To: Juanita@bokamoso.net
Subject: Registering as a Affected and Objecting Party against the Peachtree Development
Sensitivity: Confidential

Dear Juanita

Please find included our objections.

Best Regards

**RESTHILL MEMORY CARE (Pty) Ltd
ESMARIE VENIER**

Owner & Nursing Services Director

Nursing Diploma (General, Midwifery, Psychiatry and Community Nursing) VKOVS
BA (Cur) Administration and Education UNISA
South African Nursing Council No. 12985685
Practice No. 8808309

Contact Us

Client Services **012 669 3019**

Emergency **083 461 4321**

Facsimile **086 565 0272**

E-mail **care@resthill.co.za**

Website www.resthill.co.za

Visit us at **105 Pretorius Street cnr Koedoe Steet, Laezonia AH, 0026**

Mail us at **P O Box 13874, Clubview, 0014**

Directions from Pretoria

- Midway between Centurion, Lanseria Airport and Fourways
- Easy access from N14 using off ramp R511 – towards Hartebeespoort Dam
- Left into R114 Muldersdrift for 1,2km
- Right into 2nd large dirt road – Pretorius Street
- 1,2km then Right at 105
- S 25° 54' 27.23" E 28° 0' 48.366"

Disclaimer

This email transmission is confidential and may contain proprietary information for the exclusive use of the intended recipient. Any use, distribution or copying of this transmission, other than by the intended recipient, is strictly prohibited. If you are not the intended recipient, please notify the sender and delete all copies. Electronic media is susceptible to unauthorized modification, deterioration, and incompatibility. Accordingly, the electronic media version of any work product may not be relied upon.

From: juanita@bokamoso.net
Sent: 07 November 2016 08:54 AM
To: Penny Aarts
Cc: eiaresponses@gmail.com
Subject: RE: Registration
Attachments: Peach Tree X20 Review Notice.pdf; Peach Tree X21 & X22 Review Notice.pdf; Peach Tree X23 Industrial - Review Notice.pdf; Peach Tree X24 Development - Review Notice.pdf; image001.jpg

Dear Penny Aarts,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X20, Peach Tree X21 & X22, Peach Tree X23, Peach Tree X24 and for the Prospecting Right for Beryl, Limestone, Iron Ore, Copper and Gold*** Projects.

Please refer to the attached Review Notices for the abovementioned projects.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Penny Aarts [mailto:Penny@acresoflove.org]
Sent: 03 November 2016 08:36 AM
To: Juanita@bokamoso.net
Cc: eiaresponses@gmail.com
Subject: Registration

Dear Juanita

Please would you register me as an Interested and Affected Person for the Peachtree and Hennops River processes?
I am a joint owner of Plot 84, Knoppjeslaagte. (Cnr M26 and Mimosa Road)

Kind regards

Penelope Aarts

From: juanita@bokamoso.net
Sent: 26 October 2016 03:50 PM
To: Suzanne
Cc: eiaresponses@gmail.com; Hugo van Schalkwyk
Subject: RE: Registration as I&AP for Laezonia proposed projects
Attachments: Public Notice Peach Tree X21 & X22.pdf; Peach Tree Ext 24 - Public Notice BA.pdf; image001.jpg

Dear Suzanne van Schalkwyk,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree X20, Peach Tree X23 and for the Prospecting Right of Beryl, Limestone, Iron Ore, Gold and Copper*** Project.

We will keep you updated regarding the process in the future.

Bokamoso Environmental would like to notify you kindly that there are also the following proposed developments directly next to the abovementioned project:

- Peach Tree Ext 21 & Ext 22 Industrial; and
- Peach Tree Ext 24 Development.

These projects have also been advertised in a newspaper and notices have been erected on site and distributed to surrounding landowners.

Please refer to the attached Public Notices regarding the proposed Peach Tree Ext 21 & X22 and Peach Tree Ext 24.

You are more than welcome to register as an I&AP for the directly proposed developments.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Suzanne [mailto:suzanne.hugo@gmail.com]

Sent: 26 October 2016 11:24 AM

To: juanita@bokamoso.net

Cc: eiaresponses@gmail.com; Hugo van Schalkwyk

Subject: Registration as I&AP for Laezonia proposed projects

Dear Juanita

Please register us as I&AP for:

- Peachtree x20 - residential and retail development
- Peachtree x23 - industrial development
- Prospecting application in Hennopsriver

Hugo and Suzanne van Schalkwyk
8 Lewis Street, Laezonia
Cell: 0828522550
email: suzanne.hugo@gmail.com

Please could you confirm when done.

Thank you.

--

Blessings
Suzanne van Schalkwyk

From: juanita@bokamoso.net
Sent: 13 October 2016 11:36 AM
To: Ian Roos
Subject: RE: Registration as IAP Peach Tree X21&22
Attachments: image002.jpg; image003.jpg

Dear Ian Roos,

Thank you for your response, we have registered Eagles Creek Business Trust as an Interested and/or Affected Party for the proposed ***Peach Tree Ext 21 & Ext 22*** Project.

We will keep you updated regarding the process in the future.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Ian Roos [mailto:ecologic@mweb.co.za]
Sent: 13 October 2016 11:20 AM
To: reception@bokamoso.net
Cc: juanita@bokamoso.net; 'Armand'
Subject: Registration as IAP Peach Tree X21&22

Please register Eagles Creek Business Trust as an IAP for the above proposed development.

Please confirm receipt of registration.

Regards

Ian Roos
ecologic AFRICA
Cell: 083 635 7315
Tel: 012 661 4863
Fax: 012 661 5251
ecologic@mweb.co.za
PO Box 8079
Centurion
0046



From: juanita@bokamoso.net
Sent: 01 November 2016 03:56 PM
To: juliahenry8@gmail.com
Cc: vdmerwe.dalene@gmail.com
Subject: RE: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23
Attachments: Peach Tree X21 & X22 Review Notice.pdf; image001.jpg

Dear Julia Henry,

Thank you for your response, Bokamoso Environmental registered you as an Interested and/or Affected Party for the proposed **Peach Tree X21 & X22, Peach Tree X23 and Peach Tree X24** Projects.

We will keep you updated regarding the process in the future.

Please refer to the attached Review Notice regarding the proposed Peach Tree X21 & X22 Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Dalene van der Merwe [mailto:vdmerwe.dalene@gmail.com]
Sent: 28 October 2016 09:25 AM
To: reception@bokamoso.net
Subject: Fwd: Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Hi Juanita

I think Julia sent this to me in error because I gave her your details so I'm just forwarding it to you. Please reply directly to Julia.

Many thanks

Kind regards

Dalene

----- Forwarded Message -----

Subject:Re: Peach Tree X21 & X22; Peach Tree X24 and Peach Tree Ext 23

Date:Thu, 27 Oct 2016 11:54:59 +0200

From:Julia Henry <juliahenry8@gmail.com>

To:Dalene van der Merwe <literay@vodamail.co.za>

Hi Juanita,

Please could you register me as an IAP for this Peachtree Ext 24 Development as well as Peachtree Ext 21 and Ext 22 and Peachtree Ext 23.

Please let me know what else I must do.

Many thanks

Kind regards

JULIA HENRY
Plot 28
Doornrandje

On Thu, Oct 27, 2016 at 11:46 AM, Dalene van der Merwe <literay@vodamail.co.za> wrote:

From: juanita@bokamoso.net
Sent: 21 November 2016 09:48 AM
To: Elke Haas
Subject: RE: Review notice for Peachtree x21 & 22
Attachments: Peach Tree X21 & X22 Review Notice.pdf; image001.jpg

Dear Elke Haas,

Thank you for your response, please refer to the attached Review Notice regarding the proposed ***Peach Tree X21 & X22*** Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | **F:** (+27) 86 570 5659 | **E:** juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

From: Elke Haas [<mailto:elke.haas@gmail.com>]
Sent: 21 November 2016 06:58 AM
To: juanita@bokamoso.net
Subject: Review notice for Peachtree x21 & 22

Good morning Juanita

Could you please be so kind and e mail me the review notice for Peachtree x 21& 22 once again, I seem to have mislaid it, it is for the DBAr and especially the commenting period thereto.

Thank you

Elke Haas
Laezonia resident

From: juanita@bokamoso.net
Sent: 24 October 2016 03:01 PM
To: RudzaniM; 'jgrobler@geoscience.org.za'; msebesho; 'asalomon@sahra.org.za'; 'keetm@dwaf.gov.za'; 'SiwelaneL@dws.gov.za'; 'tshifaror@dwa.gov.za'; 'mathebet@dwa.gov.za'; 'maphata.ramphele@gauteng.gov.za'; 'paia@eskom.co.za'; 'central@eskom.co.za'; kumen govender; nkoneigh; mmmpshe; 'loveous.tampane@transnet.net'; CLCC; magezi.mhlanga@drdlr.gov.za; dgoffice@drdlr.gov.za; Fhulufhedzan Rasimphi (Fhulufhedzan.Rasimphi@drdlr.gov.za); schmidk; daddyT@tshwane.gov.za; 'lan Roos'; 'bomax@mtnloaded.co.za'
Subject: Peach Tree X21 & X22 - Review Notice
Attachments: Peach Tree X21 & X22 Review Notice.pdf; image001.jpg

Dear Interested and/or Affected Parties,

Please refer to the attached Review Invitation Notice regarding the proposed **Peach Tree X21 & X22** Project.

Kind Regards/Vriendelike Groete

Juanita De Beer

Senior Public Participation Consultant & EAP in training



**Landscape Architects &
Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: juanita@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161



an agency of the
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za
South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4637 | Cape Town | 8001
www.sahra.org.za

Enquiries: Andrew Salomon
Tel: 021 462 4502
Email: asalomon@sahra.org.za
CaseID: 10193

Date: Friday October 14, 2016
Page No: 1

Letter

In terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999)

Attention: Dexalinx (Pty) Ltd

The proposed Peach Tree Ext 21 & Ext 22 Industrial development is for the establishment of a Industrial Township which is situated on Portions 105, 109 & 331 of the Farm Knopjeslaagte 385 – JR, City of Tshwane, Gauteng.

Thank you for your notification regarding this development.

In terms of the National Heritage Resources Act, no 25 of 1999, heritage resources, including archaeological or palaeontological sites over 100 years old, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a **Heritage Impact Assessment** is done. This must include the archaeological component (Phase 1) and any other applicable heritage components. Appropriate (Phase 2) mitigation, which involves recording, sampling and dating sites that are to be destroyed, must be done as required.

The quickest process to follow for the archaeological component is to contract an accredited specialist (see the web site of the Association of Southern African Professional Archaeologists www.asapa.org.za) to provide a Phase 1 Archaeological Impact Assessment Report. This must be done before any large development takes place.

The Phase 1 Impact Assessment Report will identify the archaeological sites and assess their significance. It should also make recommendations (as indicated in section 38) about the process to be followed. For example, there may need to be a mitigation phase (Phase 2) where the specialist will collect or excavate material and date the site. At the end of the process the heritage authority may give permission for destruction of the sites.

Where bedrock is to be affected, or where there are coastal sediments, or marine or river terraces and in potentially fossiliferous superficial deposits, a Palaeontological Desk Top study must be undertaken to assess whether or not the development will impact upon palaeontological resources - or at least a letter of exemption



an agency of the
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za
South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4637 | Cape Town | 8001
www.sahra.org.za

Enquiries: Andrew Salomon
Tel: 021 462 4502
Email: asalomon@sahra.org.za
CaseID: 10193

Date: Friday October 14, 2016
Page No: 2

from a Palaeontologist is needed to indicate that this is unnecessary. If the area is deemed sensitive, a full Phase 1 Palaeontological Impact Assessment will be required and if necessary a Phase 2 rescue operation might be necessary. **Please note that a nationwide fossil sensitivity map is now available on SAHRIS to assist with determining the fossil sensitivity of a study area .**

If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority motivating for exemption from having to undertake further heritage assessments.

Any other heritage resources that may be impacted such as built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscapes or views must also be assessed.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully

Andrew Salomon
Heritage Officer: Archaeology
South African Heritage Resources Agency

John Gribble
Manager: Maritime and Underwater Cultural Heritage Unit / Acting Manager: Archaeology, Palaeontology and Meteorites Unit
South African Heritage Resources Agency

Our Ref: 10193



an agency of the
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za
South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4637 | Cape Town | 8001
www.sahra.org.za

Enquiries: Andrew Salomon
Tel: 021 462 4502
Email: asalomon@sahra.org.za
CaseID: 10193

Date: Friday October 14, 2016
Page No: 3

ADMIN:

Direct URL to case: <http://www.sahra.org.za/node/373790>
(GDARD, Ref:)



Appendix Evi

List of Interested and Affected
Parties

REGISTERED INTERESTED AND AFFECTED PARTIES

Please include all authorities as well as attendees from the public meetings

PROJECT TITLE: _____



CONTACT	NAME	PHONE	FAX	E-MAIL	ADDRESS (Postal/Physical)
Client	Dexalinx (PTY) Ltd				
Competent Authority - GDARD					
City of Tshwane	Rudzani			RudzaniM@tshwane.gov.za kemmonem@tshwane.gov.za tshinadzom@tshwane.gov.za	
Council Geo-Science	J. Grobler			grobler@geoscience.org.za msebesho@geoscience.org.za	
SAHRA	Andrew Salomon			asalomon@sahra.org.za	
DWS	Lilian Siwelane			keetm@dwaf.gov.za siwelanel@dwa.gov.za tshifaror@dwa.gov.za mathebet@dwa.gov.za	
PHRAG	Maphata Ramphela			maphata.ramphela@gauteng.gov.za	
Eskom				paia@eskom.co.za central@eskom.co.za	
GDRT	Kumen Govender			kumen.govender@gauteng.gov.za	
Randwater	Natalie Koneight			nkoneigh@randwater.co.za mmpshe@randwater.co.za	
Spoornet	Loveous Tampane			loveous.tampane@transnet.net	
Hennops Valley Conservancy	Wolf	Cell: 082 461 6102		mooplaas@greenthumb.co.za wolfmooplaas@gmail.com	
Department of Land Claims	Ms Nomfundo Gobodo			CLCC@drdlr.gov.za magedi.mhlanga@drdlr.gov.za DGOffice@drdlr.gov.za Fhulufhedzan.Rasimphi@drdlr.gov.za	
SANRAL	Klaus Schmidt			schmidk@nra.co.za	
Ward Councillor - Ward 106 City of Tshwane	Tshela Cedrick	Cell: 082 410 6490		daddyT@tshwane.gov.za	
Local Newspaper	Beeld Newspaper				

Dept/ Company/ Private	NAME	PHONE	FAX	E-MAIL	ADDRESS
Eagles Creek Business Trust	Ian Roos	Cell: 083 635 7315/012 661 4863	126 615 251	ecologic@mwweb.co.za	
Private	Bob Glossop	Cell: 083 266 3784		bomax@mtnloaded.co.za	
Private	Nano Matlala	Tel: 087 232 1799		matlala@nsmminc.co.za	
Private	Dalene van der Merwe			literav@vodamail.co.za	
Private	Karen Holtzhausen	Cell: 072 093 3361		karenholt111@gmail.com	
Private	Paul Millinger	Cell: 082 823 8287		pqmillinger@gmail.com	
Private	Tiaan van Coppenhagen			tiaanvc@gmail.com	
Private	Elke Haas			elke.haas@gmail.com	
Private	Liz Pattison			liz@carrpattison.co.za	
Private	Sasha Howard	Tel: 011 266 1552		sasha.howard@iasco.co.za	
Private	Nick Foster	Cell: 073 039 3996		nickfoster155@gmail.com	
Private	Duncan Williams	Cell: 074 147 3870		villadunte@gmail.com	
Private	Carol o'Brien	Cell: 082 955 6205		editor@workinfo.com	
Private	Julia Henry			juliahenry8@gmail.com	
Private	Partick Fynn	Cell: 082 574 5609		fynnovation@gmail.com	
Private	Penny Aarts			Penny@acresoflove.org	
Private	Dave Fourie	Cell: 083 225 5075		dave@clce.co.za	
Private	Ursula Glendinning	Cell: 083 307 1322		glendinning.uvm@gmail.com	
Private	Lee Greeff	Cell: 072 203 2370		kouewatenana@gmail.com	
Crocodile River Reserve	Mercia Komen	Cell: 082 997 7880		mercia@crocodilerverreserve.co.za	

[illegible]



Appendix G

Specialist Reports



Appendix G1

Motivating Memorandum

1. GENERAL INFORMATION

- 1.1 Application is hereby made in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law (2016) for the establishment of a township situated on Part of the Remainder of Portion 105, Portion 109 and Remainder of Portion 331 of the farm Knopjeslaagte 385-JR (hereinafter referred to as “the subject properties”), to be known as Peach Tree Extension 21.
- 1.2 The intension is to obtain land use rights to enable the establishment of a township, which will comprise of three (3) erven zoned as follows:
- Two erven zoned “Industrial 2” for the main purposes of “Commercial Use” and “Light Industry”, subject to certain conditions;
 - One erf zoned “Infrastructure Works”, subject to certain conditions;
- 1.3 According to the City of Tshwane Town Planning Scheme 2008 (revised 2014) the “Industrial 2” zoning allows for “Business Buildings, Cafeteria, Car Wash, Commercial Use, Light Industry, Parking Garage, Parking Site, Place of Refreshment, Retail Industry, and Shops” subject to certain conditions.
- 1.4 It is confirmed that the proposed township name has been reserved by the Toponymy Unit of the Tshwane City Planning and Development Department (letter of confirmation of township name attached as **Annexure A**). The Township will be known as Peach Tree Extension 21.
- 1.5 This memorandum provides the relevant property information, and motivates the merits of the development proposal from a development planning perspective.

2. PROPERTY INFORMATION

2.1 Locality

- 2.1.1 The subject properties are situated to the east of the R511, between the R114 (M34) to the north and the N14-Highway to the south in Knopjeslaagte. The site is furthermore situated to the south-west of the Copperleaf Golf Estate and the north-east of Diepsloot West. Leazonia Agricultural Holdings are also located directly west of the site. A locality plan is attached hereto as **Annexure B**.

2.2 Property description, ownership and extent

- 2.2.1 The details related to description, ownership, and size of the subject properties are provided in the table below:

PROPERTY DESCRIPTION	REGISTERED OWNER	DEED OF TRANSFER NUMBER	SIZE
Knopjeslaagte 385 JR: Rem/Portion 105	Tembibex (Pty) Ltd	T122/1977	8.5654 hectares
Knopjeslaagte 385 JR: Portion 109	Tembibex (Pty) Ltd	T145496/2004	8.5653 hectares
Knopjeslaagte 385 JR: Portion 331	Dexalink (Pty) Ltd	T100157/1992	43.2787 hectares

- 2.2.2 Deeds of Transfer T122/1977, T145496/2004 and T100157/1992 and the relevant Power of Attorney documents (with proof of Company Registration) are respectively attached as **Annexures C** and **D**.

2.2.4 The following Surveyor General diagrams relate to the subject properties, and are attached as **Annexure E**:

- Diagram A4353/1946 – Part of the Remainder of Portion 105 of the farm Knopjeslaagte 385 JR;
- Diagram A6872/1946 – Portion 109 of the farm Knopjeslaagte 385 JR.
- Diagram A7234/1989 – Portion 331 of the farm Knopjeslaagte 385 JR.

2.3 Mortgage Bonds, Conditions of Title, Servitudes and Mineral Rights

2.3.1 Mortgage Bonds

The subject properties are not encumbered by any bonds.

2.3.2 Conditions of Title

A Conveyancers' Report has been prepared and is attached hereto as **Annexure F**.

Part of the Remainder of Portion 105 (a Portion of Portion 21) of the farm Knopjeslaagte 385 JR is subject to the following conditions of title in terms of Deed of Transfer T122/1977 which will be addressed through the proclamation of the township:

- ❑ Condition (i) on page 2 of Deed of Transfer T122/1977 which reads as follows:
 - (i) *"The land may not be subdivided nor may any share in it or portion of it be sold, leased or disposed of in any way without the written approval of the controlling authority as defined in Act 21 of 1940."*
- ❑ Condition (ii) on page 3 of Deed of Transfer T122/1977 which reads as follows:
 - (ii) *"Not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the land except with the written approval of the controlling authority as defined in Act 21 of 1940."*
- ❑ Condition (iii) on page 3 of Deed of Transfer T122/1977 which reads as follows:
 - (iii) *"The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the controlling authority as defined in Act 21 of 1940."*
- ❑ Condition (iv) on page 3 of Deed of Transfer T122/1977 which reads as follows:
 - (iv) *"No building or any structure whatsoever shall be erected within a distance of 37,79 metres from the centre line of the road, without the written approval of the controlling authority as defined in Act 21 of 1940."*

Portion 331 (a Portion of Portion 22) of the farm Knopjeslaagte 385 JR is subject to the following conditions of title in terms of Deed of Transfer T100157/1992 which may prove to be restrictive to the proposed development:

- ❑ Condition (1) on page 3 of Deed of Transfer T100157/1992 which reads as follows:
 - (I) *"kragtens Notariële Akte 594/1972S is die reg aan ELEKTRISITEITSVOORSIENING-KOMMISSIE verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit genoemde Akte en soos aangedui deur figure cd en ef op aangehegde Kaart."*

- ❑ Condition (2) on page 3 of Deed of Transfer T100157/1992 which reads as follows:
 - (II) *“Aan ‘n Reg van Weg 6 meter wyd ten gunste van die RESTERENDE GEDEELTE van Gedeelte 22 van die genoemde plaas, groot 85,1994 hektaar, soos aangedui deur die figuur TUVWXYZT op die genoemde Kaart L.G. No. A 7234/1989.”*
- ❑ Condition (3) on page 7 of Deed of Transfer T100157/1992 which reads as follows:
 - (III) *“By virtue of Notarial Deed of Servitude K9594/2005S dated 22 November 2005 the within mentioned property is subject to a servitude as follows:*

The servient owner hereby gives to the City Council a servitude perpetuity over that portion of the servient property substantially in accordance with the figure marked on the sketch plan annexed thereto marked A measuring approximately 5m² (such servitude area to be duly surveyed and reflected on and approved Surveyor General's diagram for registration purposes) (the servitude area) with the right to use the said Servitude are in perpetuity to convey portable water with ancillary rights..”

These conditions can be removed by way of Court Order or when dealing with the Conditions of Establishment during the proclamation of the township, provided a certificate from the Land Surveyor can be obtained confirming the conditions does not affect the relevant property.

Portion 109 (a Portion of Portion 105) of the farm Knopjeslaagte 385 JR is subject to the following conditions of title in terms of Deed of Transfer T145496/2004 which may prove to be restrictive to the proposed development:

- ❑ Condition (1) on page 3 of Deed of Transfer T145496/2004 which reads as follows:
 - (1) *“The land may not be subdivided nor may any share in it or portion of it be sold, leased or disposed of in any way without the written approval of the controlling authority as defined in Act 21 of 1940.”*
- ❑ Condition (2) on page 3 of Deed of Transfer T145496/2004 which reads as follows:
 - (2) *“Not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the land except with the written approval of the controlling authority as defined in Act 21 of 1940.”*
- ❑ Condition (3) on page 3 of Deed of Transfer T145496/2004 which reads as follows:
 - (3) *“The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the controlling authority as defined in Act 21 of 1940.”*
- ❑ Condition (4) on page 3 of Deed of Transfer T145496/2004 which reads as follows:
 - (4) *“No building or any structure whatsoever shall be erected within a distance of 37,78 metres from the centre line of the road, without the written approval of the controlling authority as defined in Act 21 of 1940.”*

The consent of the controlling authority will be obtained upon approval of the application for township establishment.

2.3.3 Servitudes

A Land Surveyor Certificate has been prepared and is attached hereto as **Annexure G**.

Part of the Remainder of Portion 105 of the farm Knopjeslaagte 385 JR Diagram SG A6873/1946

- There are no servitudes that affect the proposed township

Portion 109 of the farm Knopjeslaagte 385 JR Diagram SG A6872/1946

- There are no servitudes that affect the proposed township

The Remainder of Portion 331 of the farm Knopjeslaagte 385 JR Diagram SG A7234/1989

1. The portion is subject to a right of way servitude 6m wide as indicated on the SG Diagram that does not affect the proposed township.
2. The portion is subject to a servitude for Electrical Power lines as indicated on the SG Diagram that does not affect the proposed township.
3. The portion is subject to Water Pipeline Servitude 5m wide as indicated on the SG Diagram and does not affect the proposed township.

2.3.4 Mineral Rights

Written confirmation has been requested from the Department of Minerals and Resources that the proposed development complies in all respects with the requirements emanating from the Minerals and Energy Act, and proof of submission is attached hereto as **Annexure H**.

2.4 Zoning

2.4.1 The subject properties are currently zoned “Undetermined” in terms of the Tshwane Town-Planning Scheme, 2008 (revised 2014).

2.4.3 The relevant Zoning Certificates are attached hereto as **Annexure I**.

2.4.4 **Annexure J** hereto contains the relevant Zoning Map illustrating the zoning pattern of the surrounding area, which indicates predominantly “Undetermined” zonings.

3. PHYSICAL CHARACTERISTICS OF THE SUBJECT PROPERTIES

3.1 Gradient

3.1.1 The subject properties slope and drains towards the northwest with the highest lying point at the 1469m contour line, and the lowest point at the 1459m contour line.

3.1.2 Detailed contours are indicated on the Township Layout Plan, attached hereto as **Annexure K**.

3.1.3 Consulting civil engineers have been appointed to confirm whether the township is affected by flood lines with an expected frequency of 1:50 years or 1:100 years. It is expected that the subject properties will not be affected by the afore-mentioned flood lines, but will be confirmed and certified by the consulting engineer.

3.2 Geotechnical Conditions

- 3.2.1 Louis Kruger Geotechnics CC has prepared a geotechnical report (attached hereto as **Annexure L**), which report confirms that the soil conditions will not hamper the development potential of the site.
- 3.2.2 Fourteen test pits were excavated, logged and described to profile the soil conditions of the subject properties.
- 3.2.3 With reference to **Annexure L** it is confirmed that the subject properties are underlain by hillwash, nodular ferricrete and very soft rock granite with soft patches. The site is classified as NHBRC Zone P (Fill, perched water table)-C2-S2.
- 3.2.4 The application will also be circulated to the controlling authority for comment – the Council for Geoscience - as prescribed.

3.3 Environmental Considerations

- 3.3.1 Bokamoso Landscape Architects & Environmental Consultants has been appointed to obtain the relevant environmental authorisation, as the proposed development does not encompass a listed activity in terms of relevant environmental legislation, i.e. the National Environmental Management Act. A copy of the Executive Summary of the Basic Assessment Report is attached hereto as **Annexure M**.
- 3.3.2 The application will also be circulated to the relevant authority for comment (GDARD) as prescribed.

4. **DEVELOPMENT PROPOSAL**

- 4.1 As indicated on the proposed Township Layout Plan (**Annexure K**), provision is made for three (3) erven zoned as follows:

ERF NR.	PROPOSED ZONING	PROPOSED USE	PROPOSED ERF SIZE
1	Infrastructure Works	Electricity Power Station, Reservoir, Sewerage Works (Package plat).	0,1000 hectares
2	Industrial 2	Business Building, Cafeteria, Car Wash, Commercial Use, Light Industry , Parking Garage and Parking Site, Place of Refreshment, Retail Industry and Shop.	3,8000 hectares
3	Industrial 2	Business Building, Cafeteria, Car Wash, Commercial Use, Light Industry , Parking Garage and Parking Site, Place of Refreshment, Retail Industry and Shop.	3,7600 hectares

- 4.2 These aforementioned land use rights will be incorporated into the Tshwane Town-Planning Scheme, 2008 (revised 2014). The proposed zoning of the erven is in line with the ruling town planning scheme.
- 4.3 Access to the proposed development will be obtained from the M34 (R114) Pretoria Krugersdorp Road as indicated on the proposed township layout plan.
- 4.4 Parking will be provided in accordance with the provisions of the Tshwane Town-Planning Scheme, 2008 (revised 2014).
- 4.5 The proposed development will be subject to the approval of a site development plan and building plans. These plans will address the siting of buildings, building lines, height, privacy of adjacent property owners, etc.

- 4.6 The proposed conditions of establishment are attached hereto as **Annexure N**.
- 4.7 The proposed scheme documents are attached hereto as **Annexure O**.

5. ELECTRICAL AND CIVIL ENGINEERING SERVICES

- 5.1 Consulting engineers have been appointed to conduct electrical and civil services reports.
- 5.2 Elektroplan Consulting Engineers CC has compiled an electrical services report (attached as **Annexure P**), which report recommends that the developer enters into negotiation with the City of Tshwane for the supply of bulk power to the development.
- 5.3 CivilConsult was appointed by the registered property owner as consulting engineers for Peach Tree Extension 21, i.e. Part of the Remainder of Portion 105, 109 and Rem/331 of the farm Knopjeslaagte 385 JR. **Annexure Q** hereto contains a copy of the civil services report, conducted by Civil Consult Engineers dated June 2016.

Civil Engineering services are discussed in great detail in the service report. All design standards to be followed for the design of infrastructure will be based on the technical requirements of the Engineering Department of the City of Tshwane for the provision of municipal services.

The design of the water reticulation will be done in accordance with the latest edition of the Design Guidelines for Water Reticulation and Supply issued by the Water and Sanitation Division of the City of Tshwane. No formal City of Tshwane water reticulation is available in the vicinity of the proposed development.

Sewer design will be done according to the Tshwane Manual for the Design of Streets and Storm Water, issued by the Town Engineer's office of the City of Tshwane. No formal City of Tshwane sewer reticulation is available in the vicinity of the proposed development. Permanent and Interim Solutions are listed and discussed in the relevant services report.

- 5.4 According to the report, the proposed development may require the upgrading of existing engineering infrastructure and the developer will enter into services agreements with the Municipality, as required.
- 5.5 The amount of Bulk Services Contributions for civil services payable to the City of Tshwane will be determined with the compilation of the services agreements.

6. TRAFFIC ENGINEERING

- 6.1 Route 2 Transport Strategies Consulting was appointed in September 2015 to compile a traffic impact study for peach Tree Extension 21. The scope of the report includes an assessment on the roads that are to be affected by the development; peak hours' analysis of traffic volumes and also assessment scenarios. The report proposes the following:
- Provision of a 1.5m wide sidewalks along the site frontage on the M34 and internal roads;
 - The access road should have two lanes in and two lanes out;
 - The implementation of bus and mini-bus taxi laybys on both sides of the new road to the access road along the M34;
 - A detailed site development plan should be compiled showing parking, on-site circulation and refuse removal.

The report's findings state that, based on the site observations, the existing and base traffic volumes shown in the figures, as well as the mentioned capacity analyses, it can be said that the proposed development traffic will not have an impact on the weekly AM and PM peak hour intersection capacities, although the M34 and Road to Access intersection needs to be signalised. Please refer to the traffic impact study, attached as **Annexure R**:

7. POLICIES

7.1 National Development Guidelines

7.1.1 **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) confirms that the following principles apply to spatial planning, land development and land use management:

7(a) *The principle of spatial justice, whereby:-*

- (i) *Past spatial and other development imbalances must be redressed through improved access to and use of land.*

It is our opinion that the greater community of this area will benefit from the development proposal through various new housing and employment opportunities.

The development will enhance the urban environment through the strengthening of economic growth and strategic densification of future development zones, as required in terms of the RSDF.

- (ii) *Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.*
- (iii) *Spatial planning mechanism, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.*
- (iv) *Land use management system must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.*
- (v) *Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.*
- (vi) *A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.*

Principles (7)(a) (ii) to (vi) relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

7(b) *The principle of spatial sustainability, whereby spatial planning and land use management systems must:-*

-
- (i) *Promote land development that is within the fiscal, institutional and administrative means of the Republic.*

The proposed development, as motivated, complies with the fiscal, institutional and administrative means of the Republic as well as the Local Authority.

Development Policies (RSDF for Region 4), related administration and laws and the National Environmental Management Act, 1998, do allow for the application, as submitted, to be entertained.

- (ii) *Ensure that special consideration is given to the protection of prime and unique agricultural land.*

In terms of Municipal policy, the property is earmarked for future urban land uses, not agricultural use. The Municipal policy is also due for review in the near future, which is to include the property and surroundings in the development zone.

- (iii) *Uphold consistency of land use measures in accordance with environmental management instruments.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (iv) *Promote and stimulate the effective and equitable functioning of land markets.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (v) *Consider all current and future cost to all parties for the provision of infrastructure and social services in land developments.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (vi) *Promote land development in locations that are sustainable and limit urban sprawl.*

The subject properties border onto the urban edge of the City of Tshwane and will not contribute to urban sprawl, as it entails a brownfield development. Other similar developments in the area has recently been approved by Council and a services masterplan will be done in the near future to service the area.

According to relevant policy guidelines of the Municipality (i.e. the Regional Spatial Development Framework for Region 4, 2013), the subject properties are earmarked for purposes of future urban development. Development pressure and the availability of developable land is channelling development opportunities into the area.

- (vii) *Result in communities that are viable.*

The proposed development is in close proximity to residential, commercial, lifestyle and educational opportunities and will therefore ensure that there are sufficient residents in the general area to make full use of such facilities. As mentioned above, the site is located in a future development zone, which has been activated by other similar

developments and applications being approved by Council in the area.

7(c) The principle of efficiency, whereby:-

- (i) *Land development optimises the use of existing resources and infrastructure.*

The proposed development will promote efficient land development, as it entails the establishment of a place of work in close proximity to place of residence. A mixture of land-uses will result in a better functioning urban environment. The proposed development will fit into the planned redevelopment of the area and create much needed housing opportunities within the municipality.

The subject properties are strategically situated in relation to transportation routes, e.g. the M34 Road, R511, Ruimte Road and the N14 freeway. These routes connect the application site to the surrounding areas and municipalities on a provincial scale.

The availability of services, capacity of said services, and upgrades required will be determined/confirmed in the relevant Engineering Service Reports, as per the documentation included hereto as part of the application documentation.

- (ii) *Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the properties.

- (iii) *Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the properties.

7(d) Principal of spatial resilience whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

7(e) The principle of good administration, whereby:-

- (i) *All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.*

This principle relates to obligations imposed on local government. The application will be circulated to relevant internal municipal departments for their comments.

- (ii) *All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial planning frameworks.*

This principle relates to obligations imposed on local government.

- (iii) *The requirements of any law relating to land development and land use are met timeously.*

This principle relates to obligations imposed on local government.

- (iv) *The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.*

This principle relates to obligations imposed on local government. It is also confirmed that the application will be advertised by the applicant in the prescribed manner.

- (v) *Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.*

This principle relates to obligations imposed on local government.

7.1.2 National Development Plan - 2030

The National Development Plan identifies five principles for spatial development: spatial justice, spatial sustainability, spatial resilience, spatial quality and special efficiency.

It confirms that South African cities are highly fragmented, as little has been achieved in reversing apartheid geography. The Plan proposes that the situation be addressed by establishing new norms and standards: amongst others by densifying cities, improving transport and locating jobs where people live.

The containment of urban sprawl is particularly highlighted in the Plan, confirming that sprawl be contained and reversed (if possible), “... as denser forms of development are more efficient in terms of land usage, infrastructure cost and environmental protection.”

The proposed development aligns with the vision of the National Development Plan, as it will promote compaction of the city and limiting urban sprawl (by means of infill development), as well as by establishing a place of work in close proximity to residential opportunities, which will result in reduced travel times. More housing opportunities will be provided within the municipal area, which will include low to medium density housing opportunities.

7.2 Provincial Development Guidelines

7.2.1 Gauteng Spatial Development Framework, 2011

The Gauteng Spatial Development Framework (SDF), 2011, was, amongst others, compiled to specify a clear set of spatial objectives for municipalities to achieve in order to ensure realisation of the future provincial spatial infrastructure; and to enable and direct growth.

The SDF aims to articulate the spatial objectives of the Gauteng region to assist the alignment of neighbouring municipalities’ spatial plans. It is proposed that key principles in local municipality SDFs should include (applicable to this application):

- Promotion of densification in specific areas to utilise resources more efficiently;
- Establishment of a hierarchy of nodes and supporting existing development nodes.

The SDF confirms on page 128 that *“it remains the intension to limit urban sprawl as a fundamental tenet or urban growth policy and to promote the intentions of intensification and densification, together with a transformed urban structure that de-emphasises the need for outward expansion of the urban system”*.

The SDF furthermore identified four critical factors for development in the province, relevant to this development:

- **Contained urban growth:**

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

This edge is however not set in stone and can be amended if development pressure in an area requires the alteration of this “line” or edge. Normally, areas identified for future development or as future development nodes are not included within the urban edge of a municipality. Amendments to the relevant spatial legislation and frameworks of the municipality usually later include these areas within the edge, so the development potential can be unlocked. Approval of net land-use rights and applications in an area indicates that the characteristics of the area have changed over the years.

- **Resourced based economic development:**

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

The proposed development is situated near existing and adjacent to approved proposed developments and infrastructure networks. Recent similar approved township establishment applications indicate that there is a growing economic base in the area.

- **Re-direction of urban growth:**

Developments in economically non-viable areas should be limited and thereby achieving growth within the economic growth sphere. The western Tshwane area is a fast growing development area in Tshwane, and growth should be encouraged in the precinct. Several new township applications have been approved in close proximity and adjacent to the application site, indicating the growth trend towards this region. Further development pressure is also mounting.

- **Increased access and mobility:**

New land development areas should be planned/design to increase access and mobility of these developments. The proposed land development area could be regarded as accessible due to its strategic location in close proximity to the M34, R511 and N14 Highway.

7.3 **Local Development Guidelines**

7.3.1 **Integrated Development Plan (IDP), 2011-2016**

The City of Tshwane has adopted an Integrated Development Plan (IDP) for 2011-2016 in terms of Section 25 of the Local Government, Municipal Systems Act, 2000 (Act 32 of 2000), which plan integrates and

coordinates plans and aligns the resources and capacity of the Municipality to implement these plans. The compilation of Spatial Development Frameworks forms part of the IDP.

Strategic Objective 2 of the IDP (economic growth and development and job creation) and Strategic Objective 3 (sustainable communities) is particularly relevant to the proposed development. The City of Tshwane further more seeks to focus its efforts to complement National and Provincial Government to accomplish the following strategic objectives:

- Provide quality basic services and infrastructure;
- Facilitate higher and shared economic growth and development;
- To fight poverty, build clean, healthy, safe and sustainable communities;
- Foster participatory democracy through a caring, accessible and accountable service;
- To ensure good governance, financial viability and optimal institutional transformation with capacity to execute its mandate.

The Strategic Levers emanating from the city's macro and long-term strategy, including the medium-term plan reflect Tshwane's attempts in actively working towards achieving the targets set out at national and provincial level. This is to, in the end, ensure that the CoT succeeds in achieving its vision of the leading international African Capital City of excellence that empowers the community to prosper in a safe and healthy environment. Throughout the IDP, the Tshwane Municipality is focused to ensure:

- Encourage economic growth within the city, making it more competitive in global markets;
- Manage physical integration and compaction of the city and improve the quality and liveability within;
- Ensure the communities well-being by making services more available to all, enhancing these services and making them more affordable.

The proposed development will encourage economic growth, lead to compaction of the city through infill development, and ensure the well-being of the community by providing a much needed services and making it more available. It will also optimise the use of the existing municipal services network. It is in-line with the directives of the current planning policy and principles. The proposed development will enable job creation during both the construction and operational phases, and will promote the sustainable use of land resources, land ownership and housing opportunities.

7.3.2 Metropolitan Spatial Development Framework (MSDF), 2012

The MSDF was compiled to realise the vision of the City of Tshwane through spatial restructuring and to integrate all aspects of spatial planning. The "Smart Growth" approach to growth management entails the management of the physical growth of cities and is central to the implementation of the MSDF, and favours brownfield development and promotion of the mixing of compatible land uses (*"doing the right thing in the right place in the right way at the right time"*).

The MSDF also encourages infill development and the consolidation of secondary or emerging nodes to create primary nodes as opposed to leapfrog development. The MSDF describes various strategies which guide the development of retail facilities, i.e. renewal strategy, maintenance strategy, expansion strategy, new growth areas strategy, nodal strategy and nodal interchange strategy. In terms of these parameters, the proposed development can be described as an Expansion Strategy.

These overall objectives are supported by specific objectives:

- To stimulate economic growth;
- Utilise possible future growth and new developments to restructure and improve the urban form;
- Promote the availability of public transport; and
- Create healthy, comfortable and safe living and working environments for all.

Urban densification is seen as an important part of the spatial restructuring of the Tshwane Metropolitan area. This concept relates to: (1) An increase in the levels of access to goods, employment opportunities and public transport systems; (2) Viability of public transport systems; and (3) Optimal usage of land as a scarce resource.

The context of the application site is such that it is located adjacent to the build-up area of Copperleaf Golf Estate as well as to the Diepsloot area. Recent applications for township establishment was also approved by Council (Peach Tree X15 and X16) just to the south-east of the application site. Vacant land is a scarce resource, thus the developer seized the opportunity to develop the vacant property. As a result, the proposed development is in line with the principles dealing with containment of growth and compaction of urban development.

The proposed development stimulates economic growth by providing taxable residential, commercial, and industrial property, thereby creating additional revenue for the CTMM and adding buying power to the local economy. The proposed development will enhance the image of the area by developing vacant land which has been neglected.

7.3.3 Regional Spatial Development Framework: Region 4, 2013

The Regional Spatial Development Framework (RSDF) (2013) for Region 4 earmarks the subject properties for purposes of future urban development. The properties are situated outside the demarcated urban edge of 2013. In terms of RSDF's Density Map, the properties fall in a low density residential area.

The RSDF concedes that the future urban development area *"represents a natural direction for growth of the metropolitan area and region"*, subject to the provision of essential services and the LSDF for the area (i.e. Monavoni and Western Farms Development Framework, 2008).

The following development guidelines are proposed in the future urban area:

- Development that is in line with the Monavoni and Western Farms Development Framework;
- Contribution towards the goals of the City Strategy and MSDF;
- Availability of bulk engineering services;
- Protection of environmental sensitivity of the area;
- Proximity to other existing supporting social facilities, economic opportunities, retail and recreation;
- Physical features that may define the development (e.g. railway lines, watersheds, provincial roads, environmental areas);
- Provision of community facilities (e.g. schools, medical facilities, police stations).

The spatial development framework for the region is based on an integrated urban lattice on which densification and intensification of systems can take place in an integrated manner. A set of linear systems form the framework of the urban development lattice and relays urban energy from the traversing highways to lower order roads where it can be converted into physical development and economic growth. Existing and future mass transport routes are and should be integrated into the urban system.

The application site is located adjacent to the R511, N14-Highway and the M34, which has been identified by the RSDF as part of the **east-west** development mobility spines in the area which is defined as an arterial along which traffic flows with minimum interruption. In essence, the proposed township establishment is thus in line with the proposals of the RSDF.

7.3.4 Monavoni and Western Farms Development Framework, 2008

In terms of the Monavoni and Western Farms Development Framework (2008), the subject properties is situated within Zone 9: Agricultural Zone, while approved townships Peach Tree Extensions 15 and 16,

situated to the south of the subject properties, is situated in Zone 2: Low Density Residential Zone (maximum nett density: 25 dwelling units per hectare).

The Proposed Development Edge also runs between the subject properties and nigh approved townships Peach Tree Extensions 15 and 16, situated to the south of the subject properties. The Framework confirms that geotechnical conditions on the subject properties are “intermediate”, which also applies to nearby approved townships Peach Tree Extensions 15 and 16, situated to the south of the subject properties.

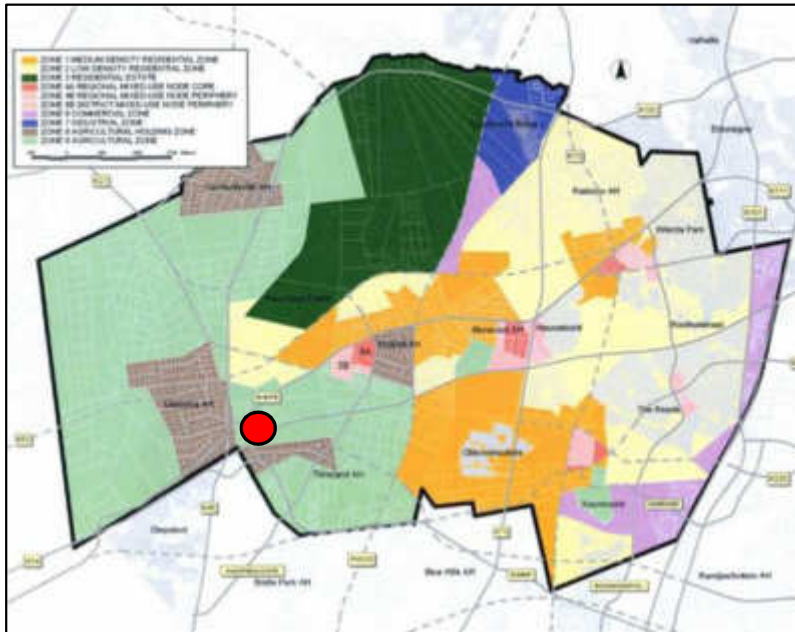


Figure 4: Monavoni & Western Farms Spatial Framework

The Framework also indicates that both the subject properties and adjacent approved townships Peach Tree Extensions 15 and 16, situated to the south of the subject properties, have low agricultural potential and medium development suitability.

8. MOTIVATION AND BURDEN OF PROOF

8.1 Need

- 8.1.1 Part of the Remainder of Portion 105, Portion 109 and Rem/331 of the farm Knopjeslaagte 385-JR is located in an area where several new residential and mixed use developments and townships have been developed in recent years or are planned in the near future. This is mainly due to the high demand in developable land in close proximity to built-up areas and access routes. These townships are located all around the application site. It is necessary to accommodate and consider the land uses of the surrounding existing and proposed uses as well as residential townships in the area in the layout of the proposed township establishment.
- 8.1.2 The locality of the application site adjacent to the existing urban edge and in a future development zone and also major through routes and highways, are vitally important. The accessibility of the site is one of its major advantages. Access to the proposed township will be from the M34, which links with the R511 and also the N14-Highway. The site of application's close proximity to Copperleaf Golf Estate, Diepsloot-West, Laezonia AH, Gerhardsville and Mnandi AH.
- 8.1.3 Open and vacant, unutilized land within a build-up or developing area can be perceived as a weakness due to the security threat that vacant land imposes, as well as the negative influence it has on the image of a neighbourhood. Unused agricultural land or vacant land, which implies lower densities, makes the provision of essential municipal services less viable and more expensive to provide. By developing the existing land, the development of urban fibre can be stimulated through the strengthening of the future development node and region. The proposed land use rights of the erven accommodated in the township, Peach Tree Ext 21, are in accordance with the proposals of the Integrated Development Plan (IDP), as the IDP earmarks this area for mixed uses.
- 8.1.4 The proposed development will positively influence the income base of the Municipality. The income generated by rates is a function of land value, which is in turn a function of the land use. The establishment of the township broadens the economic base of the area. The development will also ensure the following:
- Infill development – The application site is a vacant portion of land situated adjacent to an existing and future residential townships, within the Municipality.
 - New work opportunities in close proximity to place of residence – as a large labour force (skilled, semi-skilled and unskilled) is available in close proximity to the proposed development.
 - Optimal use of existing infrastructure.
- 8.1.5 It is important to mention the issue of sustainability in terms of motivating the need for the development. According to the definition of Social Sustainability, the following themes are relevant (own extract):
- Basic needs (which includes Housing and Employment)
 - Identity, sense of place and culture
 - Social mixing and cohesion
 - Well-being, happiness and quality of life

The social sustainability of the development can be derived from the fact that it will fulfil in the basic needs of the future inhabitants of the development. This will contribute to the well-being and quality of life of these people.

A large infrastructure enhancement exercise, in order to service the proposed development, will have a positive influence on the surrounding properties and members of the local community. The demand for investment in infrastructure to eradicate backlog and create a platform for economic growth within South African and especially in this part of the City of Tshwane is much needed. Due to the current demand, the government and development finance institutions can only provide a portion of this development's housing requirements and it is therefore crucial that private sector investors and the public cooperate in funding efforts. The capital cost for the development will be essentially borne by the developer, while new housing opportunities are provided, additional civil services are provided and job creation is ensured, while economic growth is taking place.

One of the most positive influences of this development will be the number of employment opportunities that it will create. The construction phase will create temporary employment, while the operational phase of the residential-, retail-, security-, and municipal uses will create numerous permanent job opportunities.

- 8.1.6 The need for the proposed development is also recognised by the Municipality's approval of similar land use applications in the immediate vicinity. The proposed development is also consistent with approved land use policies (e.g. the RSDF, MSDF and IDP). The need for the proposed development is substantiated by the principles of the IDP, i.e. the infill of vacant land and the optimal use of existing infrastructure, as well as from current market forces.

8.2 Desirability

- 8.2.1 The development can be regarded as being desirable and will have several beneficial social and economic impacts on the area, which can be summarised as follow:

- Optimum utilisation of services and infrastructure.
- Increase in property values of surrounding properties.
- Increased security.
- Compatibility with surrounding land uses.
- Increased housing opportunities

The proposed mixed land use development will act as a catalyst for the sustainable development of the larger precinct, as identified in the RSDF for the region. Even though other developments are taking place in the area, this development will help the remaining inherent potential of the surrounding land to be unlocked.

- 8.2.2 The proposed development will contribute to the overall efficiency, sustainability and improved quality and liveability of the greater Tshwane metropolitan area, especially in the south western part. The following factors are important:

- Urban Form: Several areas around the application site are in the process of being developed. Other similar land-use applications are currently underway.
- Character of the Environment: The area in question is characterized by vacant and unused agricultural land in close vicinity to the application site. The agricultural use of the land in the area has diminished of the years as infrastructure, urban development and other factors such as crime changed the makeup of the area. Land-uses currently being considered by Council are mainly residential of nature. The proposed township to be known as Peach Tree Extension 21 will positively contribute to the existing character of the area.

- Influence to the Area: The proposed development will fit in with the existing and developing urban form and character of the area. It will uplift the area aesthetically and economically and might attract other potential developers to the area as well. Thus, in effect, it might have a very positive financial influence to the precinct. Furthermore, the proposed development is adjacent of other already developed and planned residential townships within the area. It will thus eliminate urban sprawling to some extent as well.

8.2.3 The application site can furthermore be regarded as strategically located due to its close proximity to existing residential (formal and informal) townships and it can therefore be argued that it addresses the spatial inequalities of the past through the provision of employment opportunities in close proximity to residences, with a variety of public transport systems being available to the public. The township will ensure employment opportunities for skilled, semi-skilled and unskilled employees during the construction and the operational phases, as discussed above.

The proposed development will have several beneficial social, economic and ecological impacts once the construction thereof is finalised, which can be summarised as follow:

- Reduce the potential dumping areas and informal settlements;
- Optimum utilisation of services and infrastructure;
- Expansion of municipal infrastructure and services;
- Increase in property values of surrounding properties;
- Increased security;
- Eradication of invasive species;
- Compatibility with surrounding land uses; and
- Landscaping could improve fauna numbers and species.

As mentioned above, the proposed development will include transportation facilities and will be easily accessible through public transport. The need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality. The development will provide much needed residential and retail facilities as well as light industrial components for the area, and thus make a positive contribution with regards to social welfare.

8.2.4 Taking into account the characteristics of the area and the accessibility of the site, the proposed township could be regarded as desirable and strategically situated within a developing residential area. The proposed development will contribute positively to the improvement of the character of the area. As mentioned above, the accessibility of the proposed township from the R511, M34, the R114 and also the N14 Highway furthermore contributes to the development potential of the application site and surroundings.

8.2.5 The development proposal is also consistent with, and will promote, the land use policy guidelines of the Municipality.

8.3 Compliance with SPLUMA principles

- 8.3.1 With reference to Section 7.1.1 of this Memorandum, it is confirmed that the development proposal complies with the principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

8.4 Public interest in terms of Section 47(2) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

- 8.4.1 The proposed development is in the public interest, as the land use rights is consistent with approved policy guidelines on national, provincial and local level.
- 8.4.2 The proposed development will provide a greater choice in retail and residential opportunities to the public.

8.5 Facts and circumstances of application in terms of Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

- 8.5.1 Application is made in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law (2016) for the establishment of a township on Part of the Remainder of Portion 105, Portion 109 and Rem/331 of the farm Knopjeslaagte 385 JR, to be known as Peach Tree Extension 21.
- 8.5.2 The township will comprise of three (3) erven zoned as follows:

- Two erven zoned "Industrial 2" for the main purposes of "Commercial Use" and "Light Industry", subject to certain conditions;
- One erf zoned "Infrastructure Works", subject to certain conditions;

- 8.5.3 The proposed land use rights align with approved policy guidelines on national, provincial and local level.

8.6 Rights and obligations of affected parties in terms of Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

- 8.6.1 The rights and obligations of affected parties will be taken into account in the following manner:
- The application will be advertised in the prescribed manner by the publications of notices in the Gauteng Provincial Gazette, Beeld and Citizen, by the simultaneous display of a notice on site and notification to adjacent property owners.
 - The City Planning Department will circulate the application for comments from internal departments of the Municipality. Any concerns raised will have to be dealt with to the satisfaction of the relevant department.
 - The applicant will circulate the application to relevant external departments/institutions for comment.

8.7 Impact on engineering services, social infrastructure and open space in terms of Sections 42 and 49 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

- 8.7.1 The impact of the proposed development will be confirmed by the client's consulting engineers, the internal departments of the Municipality and relevant external departments/institutions who will be afforded an opportunity to comment on the application.

8.7.2 Any adverse impacts will be mitigated and addressed by suitable solutions, which may include service agreements and payment of bulk contributions to upgrade existing services infrastructure.

8.7.3 Engineering services have also been discussed in Section 5 and 6 of this memorandum. More detailed information is available in the relevant Annexures attached hereto.

8.8 Reply to objections

8.8.1 The applicant will reply to any valid objections to the application.

8.8.2 The advertisements will comply with the requirements of the relevant provincial legislation and as well as those in terms of the City of Tshwane Land Use Management By-Law (2016). The rights of potential objectors and or interested parties will be brought to the attention of probable objectors and or interested parties in terms of the requirements of the City of Tshwane Land Use Management By-Law (2016).

9. CONCLUSION

9.1 Application is made in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law (2016) for the establishment of a township on Part of the Remainder of Portion 105, Portion 109 and Rem/331 of the farm Knopjeslaagte 385 JR, to be known as Peach Tree Extension 21.

9.3 Taking into account the contextual characteristics of the area, the accessibility of the application site and its location within close proximity to various public amenities, the proposed township for which there is a proven need could be regarded as strategically situated within a developing and sought-after area.

9.4 The application clearly indicates the land- use rights, scheme documents, diagrams, layout plans, need and desirability, co-ordinated harmonious development and all other relevant requirements in terms of provincial legislation.

9.5 We trust that Council will evaluate and consider the application on its merit.



Tel: 012 460 0670
Fax: 086 592 9974
E-mail: info@urbaninnovate.co.za

PO Box 27011
Monument Park
0105

LIST OF ANNEXURES

ANNEXURE A	-	Proof of reservation of Township Name
ANNEXURE B	-	Locality Plan
ANNEXURE C	-	Deeds of Transfer
ANNEXURE D	-	Company Resolutions, Power of Attorneys, proof of Company Registration
ANNEXURE E	-	SG diagrams
ANNEXURE F	-	Conveyancer's Report
ANNEXURE G	-	Land Surveyor Certificate
ANNEXURE H	-	Letter to Department of Mineral Resources
ANNEXURE I	-	Zoning Certificates
ANNEXURE J	-	Zoning Map
ANNEXURE K	-	Proposed Township Layout Plan
ANNEXURE L	-	Geotechnical Report
ANNEXURE M	-	Basic Assessment Executive Summary
ANNEXURE N	-	Proposed Conditions of Establishment
ANNEXURE O	-	Proposed Scheme Documents
ANNEXURE P	-	Electrical Engineering Services Report
ANNEXURE Q	-	Civil Engineering Services Report
ANNEXURE R	-	Traffic Impact Study
ANNEXURE S	-	List of adjacent properties

1. GENERAL INFORMATION

- 1.1 Application is hereby made in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law (2016) for the establishment of a township situated on a part of Portion 109 and a part of the Remainder of Portion 331 of the farm Knopjeslaagte 385-JR (hereinafter referred to as “the subject properties”), to be known as Peach Tree Extension 22.
- 1.2 The intension is to obtain land use rights to enable the establishment of a township, which will comprise of five (5) erven zoned as follows:
 - Four (4) erven zoned “Industrial 2” for the main purposes of “Commercial Use” and “Light Industry”, subject to certain conditions;
 - One erf zoned “Municipal” for the purposes of a “Fire Station” subject to certain conditions;
- 1.3 According to the City of Tshwane Town Planning Scheme 2008 (revised 2014) the “Industrial 2” zoning allows for “Business Buildings, Cafeteria, Car Wash, Commercial Use, Light Industry, Parking Garage, Parking Site, Place of Refreshment, Retail Industry, and Shops” subject to certain conditions.
- 1.4 It is confirmed that the proposed township name has been reserved by the Toponymy Unit of the Tshwane City Planning and Development Department (letter of confirmation of township name attached as **Annexure A**). The township will be known as Peach Tree Extension 22.
- 1.5 This memorandum provides the relevant property information, and motivates the merits of the development proposal from a development planning perspective.

2. PROPERTY INFORMATION

2.1 Locality

- 2.1.1 The subject properties are situated to the east of the R511, between the R114 (M34) to the north and the N14-Highway to the south in Knopjeslaagte. The site is furthermore situated to the south-west of the Copperleaf Golf Estate and the north-east of Diepsloot West. Leazonia Agricultural Holdings are also located directly west of the site. A locality plan is attached hereto as **Annexure B**.

2.2 Property description, ownership and extent

- 2.2.1 The details related to description, ownership and size of the subject properties are provided in the table below:

PROPERTY DESCRIPTION	REGISTERED OWNER	DEED OF TRANSFER NUMBER	SIZE
Knopjeslaagte 385 JR: Portion 109	Tembibex (Pty) Ltd	T145496/2004	8.5653 hectares
Knopjeslaagte 385 JR: Portion 331	Dexalink (Pty) Ltd	T100157/1992	43.2787 hectares

- 2.2.2 Deeds of Transfer T145496/2004 and T100157/1992 and the relevant Power of Attorney documents (with proof of Company Registration) are respectively attached as **Annexures C** and **D**.

2.2.4 The following Surveyor General diagrams relate to the subject properties, and are attached as **Annexure E**:

- Diagram A6872/1946 – Portion 109 of the farm Knopjeslaagte 385 JR.
- Diagram A7234/1989 – Portion 331 of the farm Knopjeslaagte 385 JR.

2.3 Mortgage Bonds, Conditions of Title, Servitudes and Mineral Rights

2.3.1 Mortgage Bonds

The subject properties are not encumbered by any bonds.

2.3.2 Conditions of Title

A Conveyancers' Report has been prepared and is attached hereto as **Annexure F**.

A part of the Remainder of Portion 331 (a Portion of Portion 22) of the farm Knopjeslaagte 385 JR is subject to the following conditions of title in terms of Deed of Transfer T100157/1992 which may prove to be restrictive to the proposed development:

- ❑ Condition (1) on page 3 of Deed of Transfer T100157/1992 which reads as follows:
 - (I) *“kragtens Notariële Akte 594/1972S is die reg aan ELEKTRISITEITSVOORSIENING-KOMMISSIE verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte en onderworpe aan voorwaardes soos meer volledig sal blyk uit genoemde Akte en soos aangedui deur figure cd en ef op aangehegde Kaart.”*
- ❑ Condition (2) on page 3 of Deed of Transfer T100157/1992 which reads as follows:
 - (II) *“Aan 'n Reg van Weg 6 meter wyd ten gunste van die RESTERENDE GEDEELTE van Gedeelte 22 van die genoemde plaas, groot 85,1994 hektaar, soos aangedui deur die figuur TUVWXYZT op die genoemde Kaart L.G. No. A 7224/1989.”*
- ❑ Condition (3) on page 7 of Deed of Transfer T100157/1992 which reads as follows:
 - (III) *“By virtue of Notarial Deed of Servitude K9594/2005S dated 22 November 2005 the within mentioned property is subject to a servitude as follows:*

The servient owner hereby gives to the City Council a servitude perpetuity over that portion of the servient property substantially in accordance with the figure marked on the sketch plan annexed thereto marked A measuring approximately 5m² (such servitude area to be duly surveyed and reflected on and approved Surveyor General's diagram for registration purposes) (the servitude area) with the right to use the said Servitude are in perpetuity to convey portable water with ancillary rights..”

These conditions can be removed by way of Court Order or when dealing with the Conditions of Establishment during the proclamation of the township, provided a certificate from the Land Surveyor can be obtained confirming the conditions does not affect the relevant property.

A part of Portion 109 (a Portion of Portion 105) of the farm Knopjeslaagte 385 JR is subject to the following conditions of title in terms of Deed of Transfer T145496/2004 which may prove to be restrictive to the proposed development:

- ❑ Condition (1) on page 3 of Deed of Transfer T145496/2004 which reads as follows:

- (1) *"The land may not be subdivided nor may any share in it or portion of it be sold, leased or disposed of in any way without the written approval of the controlling authority as defined in Act 21 of 1940."*
- ❑ Condition (2) on page 3 of Deed of Transfer T145496/2004 which reads as follows:
- (2) *"Not more than one dwelling-house together with such outbuildings as are ordinarily required to be used in connection therewith shall be erected on the land except with the written approval of the controlling authority as defined in Act 21 of 1940."*
- ❑ Condition (3) on page 3 of Deed of Transfer T145496/2004 which reads as follows:
- (3) *"The land shall be used for residential and agricultural purposes only and no store or place of business or industry whatsoever may be opened or conducted on the land without the written approval of the controlling authority as defined in Act 21 of 1940."*
- ❑ Condition (4) on page 3 of Deed of Transfer T145496/2004 which reads as follows:
- (4) *"No building or any structure whatsoever shall be erected within a distance of 37,78 metres from the centre line of the road, without the written approval of the controlling authority as defined in Act 21 of 1940."*

The consent of the controlling authority will be obtained upon approval of the application for township establishment.

2.3.3 Servitudes

A Land Surveyor Certificate has been prepared and is attached hereto as **Annexure G**.

A part of Portion 109 of the farm Knopjeslaagte 385 JR Diagram SG A6872/1946

- There are no servitudes that affect the proposed township

A part of the Remainder of Portion 331 of the farm Knopjeslaagte 385 JR Diagram SG A7224/1989

1. The portion is subject to a right of way servitude 6m wide as indicated on the SG Diagram that does not affect the proposed township.
2. The portion is subject to a servitude for Electrical Power lines as indicated on the SG Diagram that does not affect the proposed township.
3. The portion is subject to Water Pipeline Servitude 5m wide as indicated on the SG Diagram and does not affect the proposed township.

2.3.4 Mineral Rights

Written confirmation has been requested from the Department of Minerals and Resources that the proposed development complies in all respects with the requirements emanating from the Minerals and Energy Act, and proof of submission is attached hereto as **Annexure H**.

2.4 Zoning

- 2.4.1 The subject properties are currently zoned *"Undetermined"* in terms of the Tshwane Town-Planning Scheme, 2008 (revised 2014).

- 2.4.3 The relevant Zoning Certificates are attached hereto as ***Annexure I***.
- 2.4.4 ***Annexure J*** hereto contains the relevant Zoning Map illustrating the zoning pattern of the surrounding area, which indicates predominantly “*Undetermined*” zonings.

3. PHYSICAL CHARACTERISTICS OF THE SUBJECT PROPERTIES

3.1 Gradient

- 3.1.1 The subject properties slope and drains towards the northwest with the highest lying point at the 1 476m contour line, and the lowest point at the 1 467m contour line.
- 3.1.2 Detailed contours are indicated on the Township Layout Plan, attached hereto as ***Annexure K***.
- 3.1.3 Consulting civil engineers have been appointed to confirm whether the township is affected by flood lines with an expected frequency of 1:50 years or 1:100 years. It is expected that the subject properties will not be affected by the afore-mentioned flood lines, but will be confirmed and certified by the consulting engineer.

3.2 Geotechnical Conditions

- 3.2.1 Louis Kruger Geotechnics CC has prepared a geotechnical report (attached hereto as ***Annexure L***), which report confirms that the soil conditions will not hamper the development potential of the site.
- 3.2.2 Fourteen test pits were excavated, logged and described to profile the soil conditions of the subject properties.
- 3.2.3 With reference to ***Annexure L*** it is confirmed that the subject properties are underlain by hillwash, nodular ferricrete and very soft rock granite with soft patches. The site is classified as NHBRC Zone P (Fill, perched water table)-C2-S2.
- 3.2.4 The application will also be circulated to the controlling authority for comment – the Council for Geoscience - as prescribed.

3.3 Environmental Considerations

- 3.3.1 Bokamoso Landscape Architects & Environmental Consultants has been appointed to obtain the relevant environmental authorisation, as the proposed development does not encompass a listed activity in terms of relevant environmental legislation, i.e. the National Environmental Management Act. A copy of the Executive Summary of the Basic Assessment Report is attached hereto as ***Annexure M***.
- 3.3.2 The application will also be circulated to the relevant authority for comment (GDARD) as prescribed.

4. DEVELOPMENT PROPOSAL

- 4.1 As indicated on the proposed Township Layout Plan (**Annexure K**), provision is made for five (5) erven zoned as follows:

ERF NR.	PROPOSED ZONING	PROPOSED USE	PROPOSED ERF SIZE
1	Industrial 2	Business Building, Cafeteria, Car Wash, Commercial Use, Light Industry , Parking Garage and Parking Site, Place of Refreshment, Retail Industry and Shop.	1,1300 hectares
2	Municipal	Fire Station, with uses ancillary and subservient to the main use.	0,6000 hectares
3	Industrial 2	Business Building, Cafeteria, Car Wash, Commercial Use, Light Industry , Parking Garage and Parking Site, Place of Refreshment, Retail Industry and Shop.	1,3685 hectares
4	Industrial 2	Business Building, Cafeteria, Car Wash, Commercial Use, Light Industry , Parking Garage and Parking Site, Place of Refreshment, Retail Industry and Shop.	1,3580 hectares
5	Industrial 2	Business Building, Cafeteria, Car Wash, Commercial Use, Light Industry , Parking Garage and Parking Site, Place of Refreshment, Retail Industry and Shop.	3,9340 hectares

- 4.2 These aforementioned land use rights will be incorporated into the Tshwane Town-Planning Scheme, 2008 (revised 2014).
- 4.3 Access to the proposed development will be obtained via a public street from the M34 (R114) Pretoria Krugersdorp Road as indicated on the proposed township layout plan.
- 4.4 Parking will be provided in accordance with the provisions of the Tshwane Town-Planning Scheme, 2008 (revised 2014).
- 4.5 The proposed development will be subject to the approval of a site development plan and building plans. These plans will address the siting of buildings, building lines, height, privacy of adjacent property owners, etc.
- 4.6 The proposed conditions of establishment are attached hereto as **Annexure N**.
- 4.7 The proposed scheme documents are attached hereto as **Annexure O**.

5. ELECTRICAL AND CIVIL ENGINEERING SERVICES

- 5.1 Consulting engineers have been appointed to conduct electrical and civil services reports.
- 5.2 Elektroplan Consulting Engineers CC has compiled an electrical services report (attached as **Annexure P**), which report recommends that the developer enters into negotiation with the City of Tshwane for the supply of bulk power to the development.
- 5.3 CivilConsult was appointed by the registered property owner as consulting engineers for Peach Tree Extension 22, i.e. a part of Portion 109 and a part of the Remainder of Portion 331 of the farm Knopjeslaagte 385-JR. **Annexure Q** hereto contains a copy of the civil services report, conducted by Civil Consult Engineers dated June 2016.

Civil Engineering services are discussed in great detail in the service report. All design standards to be followed for the design of infrastructure will be based on the technical requirements of the Engineering Department of the City of Tshwane for the provision of municipal services.

The design of the water reticulation will be done in accordance with the latest edition of the Design Guidelines for Water Reticulation and Supply issued by the Water and Sanitation Division of the City of Tshwane. No formal City of Tshwane water reticulation is available in the vicinity of the proposed development.

Sewer design will be done according to the Tshwane Manual for the Design of Streets and Storm Water, issued by the Town Engineer's office of the City of Tshwane. No formal City of Tshwane sewer reticulation is available in the vicinity of the proposed development. Permanent and Interim Solutions are listed and discussed in the relevant services report.

- 5.4 According to the report, the proposed development may require the upgrading of existing engineering infrastructure and the developer will enter into services agreements with the Municipality, as required.
- 5.5 The amount of Bulk Services Contributions for civil services payable to the City of Tshwane will be determined with the compilation of the services agreements.

6. TRAFFIC ENGINEERING

- 6.1 Route 2 Transport Strategies Consulting was appointed in September 2015 to compile a traffic impact study for peach Tree Extension 22. The scope of the report includes an assessment on the roads that are to be affected by the development; peak hours' analysis of traffic volumes and also assessment scenarios. The report proposes the following:
- Provision of a 1.5m wide sidewalks along the site frontage on the M34(R114) and internal roads;
 - The access road should have two lanes in and two lanes out;
 - The implementation of bus and mini-bus taxi layby's on both sides of the new road to the access road along the M34;
 - A detailed site development plan should be compiled showing parking, on-site circulation and refuse removal.

The report's findings state that, bases on the site observations, the existing and base traffic volumes shown in the figures, as well as the mentioned capacity analyses, it can be said that the proposed development traffic will not have an impact on the weekly AM and PM peak hour intersection capacities, although the M34 and Road to Access intersection needs to be signalised. Please refer to the traffic impact study, attached as **Annexure R**.

7. POLICIES

7.1 National Development Guidelines

7.1.1 **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**

Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) confirms that the following principles apply to spatial planning, land development and land use management:

7(a) *The principle of spatial justice, whereby:-*

- (i) *Past spatial and other development imbalances must be redressed through improved access to and use of land.*

It is our opinion that the greater community of this area will benefit from the development proposal through various new housing and employment opportunities.

The development will enhance the urban environment through the strengthening of economic growth and strategic densification of future development zones, as required in terms of the RSDF.

- (ii) *Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.*
- (iii) *Spatial planning mechanism, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.*
- (iv) *Land use management system must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas.*
- (v) *Land development procedures must include provisions that accommodate access to secure tenure and incremental upgrading of informal areas.*
- (vi) *A Municipal Planning Tribunal considering an application before it, may not be implemented or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application.*

Principles (7)(a) (ii) to (vi) relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

7(b) *The principle of spatial sustainability, whereby spatial planning and land use management systems must:-*

- (i) *Promote land development that is within the fiscal, institutional and administrative means of the Republic.*

The proposed development, as motivated, complies with the fiscal, institutional and administrative means of the Republic as well as the Local Authority.

Development Policies (RSDF for Region 4), related administration and laws and the National Environmental Management Act, 1998, do allow for the application, as submitted, to be entertained.

- (ii) *Ensure that special consideration is given to the protection of prime and unique agricultural land.*

In terms of Municipal policy, the property is earmarked for future urban land uses, not agricultural use. The Municipal policy is also due for review in the near future, which is to include the property and surroundings in the development zone.

- (iii) *Uphold consistency of land use measures in accordance with environmental management instruments.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (iv) *Promote and stimulate the effective and equitable functioning of land markets.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (v) *Consider all current and future cost to all parties for the provision of infrastructure and social services in land developments.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- (vi) *Promote land development in locations that are sustainable and limit urban sprawl.*

The subject properties border onto the urban edge of the City of Tshwane and will not contribute to urban sprawl, as it entails a brownfield development. Other similar developments in the area has recently been approved by Council and a services masterplan will be done in the near future to service the area.

According to relevant policy guidelines of the Municipality (i.e. the Regional Spatial Development Framework for Region 4, 2013), the subject properties are earmarked for purposes of future urban development. Development pressure and the availability of developable land is channelling development opportunities into the area.

- (vii) *Result in communities that are viable.*

The proposed development is in close proximity to residential, commercial, lifestyle and educational opportunities and will therefore ensure that there are sufficient residents in the general area to make full use of such facilities. As mentioned above, the site is located in a future development zone, which has been activated by other similar developments and applications being approved by Council in the area.

7(c) The principle of efficiency, whereby:-

- (i) *Land development optimises the use of existing resources and infrastructure.*

The proposed development will promote efficient land development, as it entails the establishment of a place of work in close proximity to place of residence. A mixture of land-uses will result in a better functioning urban environment. The proposed development will fit into the planned redevelopment of the area and create much needed housing opportunities within the municipality.

The subject properties are strategically situated in relation to transportation routes, e.g. the M34 Road, R511, Ruimte Road and the N14 freeway. These routes connect the application site to the surrounding areas and municipalities on a provincial scale.

The availability of services, capacity of said services, and upgrades required will be determined and confirmed in the relevant Engineering Service Reports, as per the documentation included hereto as part of the application documentation.

- (ii) *Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the properties.

- (iii) *Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.*

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the properties.

- 7(d) *Principal of spatial resilience* whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.**

This principle relates to obligations imposed on local government, and in this regard the legislation is clear in respect of the procedures to facilitate the development to the property.

- 7(e) *The principle of good administration, whereby:-***

- (i) *All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.*

This principle relates to obligations imposed on local government. The application will be circulated to relevant internal municipal departments for their comments.

- (ii) *All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial planning frameworks.*

This principle relates to obligations imposed on local government.

- (iii) *The requirements of any law relating to land development and land use are met timeously.*

This principle relates to obligations imposed on local government.

- (iv) *The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.*

This principle relates to obligations imposed on local government. It is also confirmed that the application will be advertised by the applicant in the prescribed manner.

- (v) *Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.*

This principle relates to obligations imposed on local government.

7.1.2 National Development Plan - 2030

The National Development Plan identifies five principles for spatial development: spatial justice, spatial sustainability, spatial resilience, spatial quality and special efficiency.

It confirms that South African cities are highly fragmented, as little has been achieved in reversing apartheid geography. The Plan proposes that the situation be addressed by establishing new norms and standards: amongst others by densifying cities, improving transport and locating jobs where people live.

The containment of urban sprawl is particularly highlighted in the Plan, confirming that sprawl be contained and reversed (if possible), “... as denser forms of development are more efficient in terms of land usage, infrastructure cost and environmental protection.”

The proposed development aligns with the vision of the National Development Plan, as it will promote compaction of the city and limiting urban sprawl (by means of infill development), as well as by establishing a place of work in close proximity to residential opportunities, which will result in reduced travel times. More housing opportunities will be provided within the municipal area, which will include low to medium density housing opportunities.

7.2 Provincial Development Guidelines

7.2.1 Gauteng Spatial Development Framework, 2011

The Gauteng Spatial Development Framework (SDF), 2011, was, amongst others, compiled to specify a clear set of spatial objectives for municipalities to achieve in order to ensure realisation of the future provincial spatial infrastructure; and to enable and direct growth.

The SDF aims to articulate the spatial objectives of the Gauteng region to assist the alignment of neighbouring municipalities’ spatial plans. It is proposed that key principles in local municipality SDFs should include (applicable to this application):

- Promotion of densification in specific areas to utilise resources more efficiently;
- Establishment of a hierarchy of nodes and supporting existing development nodes.

The SDF confirms on page 128 that “it remains the intension to limit urban sprawl as a fundamental tenet or urban growth policy and to promote the intentions of intensification and densification, together with a transformed urban structure that de-emphasises the need for outward expansion of the urban system”.

The SDF furthermore identified four critical factors for development in the province, relevant to this development:

- **Contained urban growth:**

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

This edge is however not set in stone and can be amended if development pressure in an area requires the alteration of this “line” or edge. Normally, areas identified for future development or as future development nodes are not included within the urban edge of a municipality. Amendments to the relevant spatial legislation and frameworks of the municipality usually later include these areas within the edge, so the development potential can be unlocked. Approval of net land-use rights and applications in an area indicates that the characteristics of the area have changed over the years.

- **Resourced based economic development:**

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

The proposed development is situated near existing and adjacent to approved proposed developments and infrastructure networks. Recent similar approved township establishment applications indicate that there is a growing economic base in the area.

- **Re-direction of urban growth:**

Developments in economically non-viable areas should be limited and thereby achieving growth within the economic growth sphere. The western Tshwane area is a fast growing development area in Tshwane, and growth should be encouraged in the precinct. Several new township applications have been approved in close proximity and adjacent to the application site, indicating the growth trend towards this region. Further development pressure is also mounting.

- **Increased access and mobility:**

New land development areas should be planned/design to increase access and mobility of these developments. The proposed land development area could be regarded as accessible due to its strategic location in close proximity to the M34, R511 and N14 Highway.

7.3 Local Development Guidelines

7.3.1 Integrated Development Plan (IDP), 2011-2016

The City of Tshwane has adopted an Integrated Development Plan (IDP) for 2011-2016 in terms of Section 25 of the Local Government, Municipal Systems Act, 2000 (Act 32 of 2000), which plan integrates and coordinates plans and aligns the resources and capacity of the Municipality to implement these plans. The compilation of Spatial Development Frameworks forms part of the IDP.

Strategic Objective 2 of the IDP –(economic growth and development and job creation) and Strategic Objective 3 (sustainable communities) is particularly relevant to the proposed development.

The City of Tshwane further more seeks to focus its efforts to complement National and Provincial Government to accomplish the following strategic objectives:

- Provide quality basic services and infrastructure;
- Facilitate higher and shared economic growth and development;
- To fight poverty, build clean, healthy, safe and sustainable communities;
- Foster participatory democracy through a caring, accessible and accountable service;
- To ensure good governance, financial viability and optimal institutional transformation with capacity to execute its mandate.

The Strategic Levers emanating from the city's macro and long-term strategy, including the medium-term plan reflect Tshwane's attempts in actively working towards achieving the targets set out at national and provincial level. This is to ensure that the CoT succeeds in achieving its vision of the leading international African Capital City of excellence that empowers the community to prosper in a safe and healthy environment. Throughout the IDP, the Tshwane Municipality is focused to ensure:

- Encourage economic growth within the city, making it more competitive in global markets;
- Manage physical integration and compaction of the city and improve the quality and liveability within;
- Ensure the communities well-being by making services more available to all, enhancing these services and making them more affordable.

The proposed development will encourage economic growth, lead to compaction of the city through infill development, and ensure the well-being of the community by providing a much needed services and making it more available. It will also optimise the use of the existing municipal services network. It is in-line with the directives of the current planning policy and principles. The proposed development will enable job creation during both the construction and operational phases, and will promote the sustainable use of land resources, land ownership and housing opportunities.

7.3.2 Metropolitan Spatial Development Framework (MSDF), 2012

The MSDF was compiled to realise the vision of the City of Tshwane through spatial restructuring and to integrate all aspects of spatial planning. The "Smart Growth" approach to growth management entails the management of the physical growth of cities and is central to the implementation of the MSDF, and favours brownfield development and promotion of the mixing of compatible land uses (*"doing the right thing in the right place in the right way at the right time"*).

The MSDF also encourages infill development and the consolidation of secondary or emerging nodes to create primary nodes as opposed to leapfrog development. The MSDF describes various strategies which guide the development of retail facilities, i.e. renewal strategy, maintenance strategy, expansion strategy, new growth areas strategy, nodal strategy and nodal interchange strategy. In terms of these parameters, the proposed development can be described as an Expansion Strategy.

These overall objectives are supported by specific objectives:

- To stimulate economic growth;
- Utilise possible future growth and new developments to restructure and improve the urban form;
- Promote the availability of public transport; and
- Create healthy, comfortable and safe living and working environments for all.

Urban densification is seen as an important part of the spatial restructuring of the Tshwane Metropolitan area. This concept relates to: (1) An increase in the levels of access to goods, employment opportunities and public transport systems; (2) Viability of public transport systems; and (3) Optimal usage of land as a scarce resource.

The context of the application site is such that it is located adjacent to the build-up area of Copperleaf Golf Estate as well as to the Diepsloot area. Recent applications for township establishment were also approved by Council (Peach Tree X15 and X16) just to the south-east of the application site. Vacant land is a scarce resource, thus the developer seized the opportunity to develop the vacant property. As a result, the proposed development is in line with the principles dealing with containment of growth and compaction of urban development.

The proposed development stimulates economic growth by providing taxable residential, commercial, and industrial property, thereby creating additional revenue for the CoT and adding buying power to the local economy. The proposed development will enhance the image of the area by developing vacant land which has been neglected.

7.3.3 Regional Spatial Development Framework: Region 4, 2013

The Regional Spatial Development Framework (RSDF) (2013) for Region 4 earmarks the subject properties for purposes of future urban development. The properties are situated outside the demarcated urban edge of 2013. In terms of RSDF's Density Map, the properties fall in a low density residential area.

The RSDF concedes that the future urban development area "*represents a natural direction for growth of the metropolitan area and region*", subject to the provision of essential services and the LSDF for the area (i.e. Monavoni and Western Farms Development Framework, 2008).

The following development guidelines are proposed in the future urban area:

- Development that is in line with the Monavoni and Western Farms Development Framework;
- Contribution towards the goals of the City Strategy and MSDF;
- Availability of bulk engineering services;
- Protection of environmental sensitivity of the area;
- Proximity to other existing supporting social facilities, economic opportunities, retail and recreation;
- Physical features that may define the development (e.g. railway lines, watersheds, provincial roads, environmental areas);
- Provision of community facilities (e.g. schools, medical facilities, police stations).

The spatial development framework for the region is based on an integrated urban lattice on which densification and intensification of systems can take place in an integrated manner. A set of linear systems form the framework of the urban development lattice and relays urban energy from the traversing highways to lower order roads where it can be converted into physical development and economic growth. Existing and future mass transport routes are and should be integrated into the urban system.

The application site is located adjacent to the R511, N14-Highway and the M34, which has been identified by the RSDF as part of the **east-west** development mobility spines in the area which is defined as an arterial along which traffic flows with minimum interruption. In essence, the proposed township establishment is thus in line with the proposals of the RSDF.

7.3.4 Monavoni and Western Farms Development Framework, 2008

In terms of the Monavoni and Western Farms Development Framework (2008), the subject properties is situated within Zone 9: Agricultural Zone, while approved townships Peach Tree Extensions 15 and 16, situated to the south of the subject properties, is situated in Zone 2: Low Density Residential Zone (maximum nett density: 25 dwelling units per hectare).

The Proposed Development Edge also runs between the subject properties and nigh approved townships Peach Tree Extensions 15 and 16, situated to the south of the subject properties. The Framework confirms that geotechnical conditions on the subject properties are “intermediate”, which also applies to nearby approved townships Peach Tree Extensions 15 and 16, situated to the south of the subject properties.

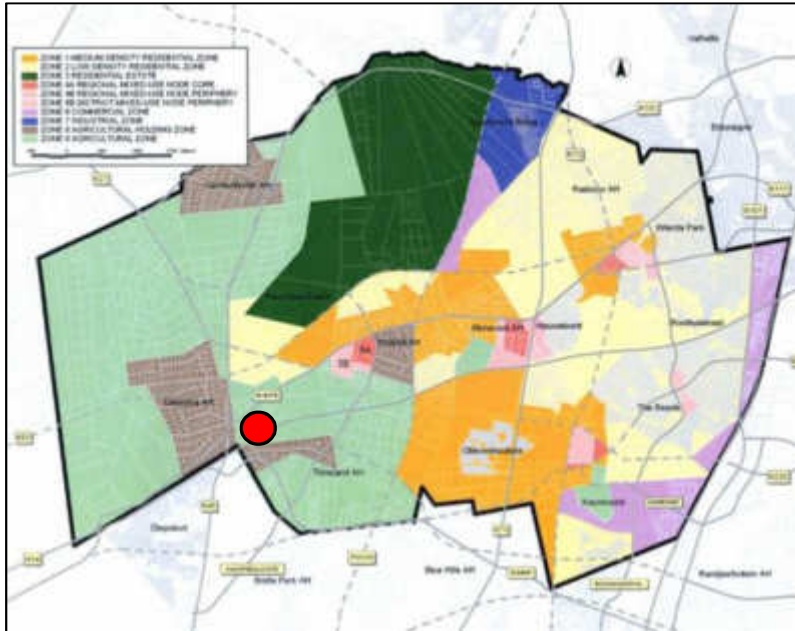


Figure 4: Monavoni & Western Farms Spatial Framework

The Framework also indicates that both the subject properties and adjacent approved townships Peach Tree Extensions 15 and 16, situated to the south of the subject properties, have low agricultural potential and medium development suitability.

8. MOTIVATION AND BURDEN OF PROOF

8.1 Need

- 8.1.1 A part of Portion 109 and a part of the Remainder of Portion 331 of the farm Knopjeslaagte 385-JR is located in an area where several new residential and mixed use developments and townships have been developed in recent years or are planned in the near future. This is mainly due to the high demand in developable land in close proximity to built-up areas and access routes. These townships are located all around the application site. It is necessary to accommodate and consider the land uses of the surrounding existing and proposed uses as well as residential townships in the area in the layout of the proposed township establishment.
- 8.1.2 The locality of the application site adjacent to the existing urban edge and in a future development zone and also major through routes and highways, are vitally important. The accessibility of the site is one of its major advantages. Access to the proposed township will be from the M34(R114), which links with the R511 and also the N14-Highway. The site of application's close proximity to Copperleaf Golf Estate, Diepsloot-West, Laezonia AH, Gerhardsville and Mnandi AH.
- 8.1.3 Open and vacant, unutilized land within a build-up or developing area can be perceived as a weakness due to the security threat that vacant land imposes, as well as the negative influence it has on the image of a neighbourhood. Unused agricultural land or vacant land, which implies lower densities, makes the provision of essential municipal services less viable and more expensive to provide. By developing the existing land, the development of urban fibre can be stimulated through the strengthening of the future development node and region. The proposed land use rights of the erven accommodated in the township, Peach Tree Ext 22, are in accordance with the proposals of the Integrated Development Plan (IDP), as the IDP earmarks this area for mixed uses.
- 8.1.4 The proposed development will positively influence the income base of the Municipality. The income generated by rates is a function of land value, which is in turn a function of the land use. The establishment of the township broadens the economic base of the area. The development will also ensure the following:
- Infill development – The application site is a vacant portion of land situated adjacent to an existing and future residential townships, within the Municipality.
 - New work opportunities in close proximity to place of residence – as a large labour force (skilled, semi-skilled and unskilled) is available in close proximity to the proposed development.
 - Optimal use of existing infrastructure.
- 8.1.5 It is important to mention the issue of sustainability in terms of motivating the need for the development. According to the definition of Social Sustainability, the following themes are relevant (own extract):
- Basic needs (which includes Housing and Employment)
 - Identity, sense of place and culture
 - Social mixing and cohesion
 - Well-being, happiness and quality of life

The social sustainability of the development can be derived from the fact that it will fulfil in the basic needs of the future inhabitants of the development. This will contribute to the well-being and quality of life of these people.

A large infrastructure enhancement exercise, in order to service the proposed development, will have a positive influence on the surrounding properties and members of the local community. The demand for investment in infrastructure to eradicate backlog and create a platform for economic growth within South African and especially in this part of the City of Tshwane is much needed. Due to the current demand, the government and development finance institutions can only provide a portion of this development's housing requirements and it is therefore crucial that private sector investors and the public cooperate in funding efforts. The capital cost for the development will be essentially borne by the developer, while new housing opportunities are provided, additional civil services are provided and job creation is ensured, while economic growth is taking place.

One of the most positive influences of this development will be the number of employment opportunities that it will create. The construction phase will create temporary employment, while the operational phase of the residential-, retail-, security-, and municipal uses will create numerous permanent job opportunities.

- 8.1.6 The need for the proposed development is also recognised by the Municipality's approval of similar land use applications in the immediate vicinity. The proposed development is also consistent with approved land use policies (e.g. the RSDF, MSDF and IDP). The need for the proposed development is substantiated by the principles of the IDP, i.e. the infill of vacant land and the optimal use of existing infrastructure, as well as from current market forces.

8.2 Desirability

- 8.2.1 The development can be regarded as being desirable and will have several beneficial social and economic impacts on the area, which can be summarised as follow:
- Optimum utilisation of services and infrastructure.
 - Increase in property values of surrounding properties.
 - Increased security.
 - Compatibility with surrounding land uses.
 - Increased housing opportunities

The proposed mixed land use development will act as a catalyst for the sustainable development of the larger precinct, as identified in the RSDF for the region. Even though other developments are taking place in the area, this development will help the remaining inherent potential of the surrounding land to be unlocked.

- 8.2.2 The proposed development will contribute to the overall efficiency, sustainability and improved quality and liveability of the greater Tshwane metropolitan area, especially in the south western part. The following factors are important:
- Urban Form: Several areas around the application site are in the process of being developed. Other similar land-use applications are currently underway.
 - Character of the Environment: The area in question is characterized by vacant and unused agricultural land in close vicinity to the application site. The agricultural use of the land in the area has diminished of the years as infrastructure, urban development and other factors such as crime changed the makeup of the area. Land-uses currently being considered by Council are mainly residential of nature. The proposed township to be known as Peach Tree Extension 22 will positively contribute to the existing character of the area.

- Influence to the Area: The proposed development will fit in with the existing and developing urban form and character of the area. It will uplift the area aesthetically and economically and might attract other potential developers to the area as well. Thus, in effect, it might have a very positive financial influence to the precinct. Furthermore, the proposed development is adjacent to other already developed and planned residential townships within the area. It will thus eliminate urban sprawling to some extent as well.

8.2.3 The application site can furthermore be regarded as strategically located due to its close proximity to existing residential (formal and informal) townships and it can therefore be argued that it addresses the spatial inequalities of the past through the provision of employment opportunities in close proximity to residences, with a variety of public transport systems being available to the public. The township will ensure employment opportunities for skilled, semi-skilled and unskilled employees during the construction and the operational phases, as discussed above.

The proposed development will have several beneficial social, economic and ecological impacts once the construction thereof is finalised, which can be summarised as follows:

- Reduce the potential dumping areas and informal settlements;
- Optimum utilisation of services and infrastructure;
- Expansion of municipal infrastructure and services;
- Increase in property values of surrounding properties;
- Increased security;
- Eradication of invasive species;
- Compatibility with surrounding land uses; and
- Landscaping could improve fauna numbers and species.

As mentioned above, the proposed development will include transportation facilities and will be easily accessible through public transport. The need for social and economic facilities in this area is identified in various planning policies and policy frameworks of the Municipality. The development will provide much needed residential and retail facilities as well as light industrial components for the area, and thus make a positive contribution with regards to social welfare.

8.2.4 Taking into account the characteristics of the area and the accessibility of the site, the proposed township could be regarded as desirable and strategically situated within a developing residential area. The proposed development will contribute positively to the improvement of the character of the area. As mentioned above, the accessibility of the proposed township from the R511, M34 (R114) and also the N14 Highway furthermore contributes to the development potential of the application site and surroundings.

8.2.5 The development proposal is also consistent with, and will promote, the land use policy guidelines of the Municipality.

8.3 Compliance with SPLUMA principles

8.3.1 With reference to Section 7.1.1 of this Memorandum, it is confirmed that the development proposal complies with the principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

8.4 Public interest in terms of Section 47(2) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

8.4.1 The proposed development is in the public interest, as the land use rights are consistent with approved policy guidelines on national, provincial and local level.

- 8.4.2 The proposed development will provide a greater choice in retail and residential opportunities to the public.

8.5 Facts and circumstances of application in terms of Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

- 8.5.1 Application is made in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law (2016) for the establishment of a township on Portion 109 and Rem/331 of the farm Knopjeslaagte 385 JR, to be known as Peach Tree Extension 22.

- 8.5.2 The township will comprise of five (5) erven zoned as follows:

- Four (4) erven zoned "Industrial 2" for the main purposes of "Commercial Use" and "Light Industry", subject to certain conditions;
- One erf zoned "Municipal", for the purpose of a "Fire Station".

- 8.5.3 The proposed land use rights align with approved policy guidelines on national, provincial and local level.

8.6 Rights and obligations of affected parties in terms of Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

- 8.6.1 The rights and obligations of affected parties will be taken into account in the following manner:

- The application will be advertised in the prescribed manner by the publications of notices in the Gauteng Provincial Gazette, Beeld and Citizen, by the simultaneous display of a notice on site and notification to adjacent property owners.
- The City Planning Department will circulate the application for comments from internal departments of the Municipality. Any concerns raised will have to be dealt with to the satisfaction of the relevant department.
- The applicant will circulate the application to relevant external departments/institutions for comment.

8.7 Impact on engineering services, social infrastructure and open space in terms of Sections 42 and 49 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

- 8.7.1 The impact of the proposed development will be confirmed by the client's consulting engineers, the internal departments of the Municipality and relevant external departments/institutions who will be afforded an opportunity to comment on the application.

- 8.7.2 Any adverse impacts will be mitigated and addressed by suitable solutions, which may include service agreements and payment of bulk contributions to upgrade existing services infrastructure.

- 8.7.3 Engineering services have also been discussed in Section 5 and 6 of this memorandum. More detailed information is available in the relevant Annexures attached hereto.

8.8 Reply to objections

- 8.8.1 The applicant will reply to any valid objections to the application.

- 8.8.2 The advertisements will comply with the requirements of the relevant provincial legislation and as well as those in terms of the City of Tshwane Land Use Management By-Law (2016). The rights of potential objectors and or interested parties will be brought to the attention of probable objectors and or interested parties in terms of the requirements of the City of Tshwane Land Use Management By-Law (2016).

9. CONCLUSION

- 9.1 Application is made in terms of Section 16(4) of the City of Tshwane Land Use Management By-Law (2016) for the establishment of a township on a part of Portion 109 and a part of the Remainder of Portion 331 of the farm Knopjeslaagte 385-JR, to be known as Peach Tree Extension 22.
- 9.3 Taking into account the contextual characteristics of the area, the accessibility of the application site and its location within close proximity to various public amenities, the proposed township for which there is a proven need could be regarded as strategically situated within a developing and sought-after area.
- 9.4 The application clearly indicates the land- use rights, scheme documents, diagrams, layout plans, need and desirability, co-ordinated harmonious development and all other relevant requirements in terms of provincial legislation.
- 9.5 We trust that Council will evaluate and consider the application on its merit.



Tel: 012 460 0670
Fax: 086 592 9974
E-mail: info@urbaninnovate.co.za

PO Box 27011
Monument Park
0105

LIST OF ANNEXURES

ANNEXURE A	-	Proof of reservation of Township Name
ANNEXURE B	-	Locality Plan
ANNEXURE C	-	Deeds of Transfer
ANNEXURE D	-	Company Resolutions, Power of Attorneys, proof of Company Registration
ANNEXURE E	-	SG diagrams
ANNEXURE F	-	Conveyancer's Report
ANNEXURE G	-	Land Surveyor Certificate
ANNEXURE H	-	Letter to Department of Mineral Resources
ANNEXURE I	-	Zoning Certificates
ANNEXURE J	-	Zoning Map
ANNEXURE K	-	Proposed Township Layout Plan
ANNEXURE L	-	Geotechnical Report
ANNEXURE M	-	Basic Assessment Executive Summary
ANNEXURE N	-	Proposed Conditions of Establishment
ANNEXURE O	-	Proposed Scheme Documents
ANNEXURE P	-	Electrical Engineering Services Report
ANNEXURE Q	-	Civil Engineering Services Report
ANNEXURE R	-	Traffic Impact Study
ANNEXURE S	-	List of adjacent properties



Appendix G2

Flora and Fauna Habitat Assessment

Flora Assessment for Portion 331, 109, and 105 of the Farm Knopjeslaagte 385-JR, Centurion



Report Author: S.E. van Rooyen

Reviewed by: Dr. J.V. van Greuning (Pr. Sci. Nat. reg. no. 400168/08)

April 2016



**Landscape Architects &
Environmental Consultants:
Specialist Division**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: corne@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

Specialists

Specialist investigators: Mr. S.E. van Rooyen (M.Sc. Restoration Ecology and Botany candidate)

Declaration of independence:

The specialist investigators responsible for conducting this particular specialist vegetation study declare that:

- I consider myself bound to the rules and ethics of the South African Council for Natural Scientific Professions (SACNASP);
- At the time of conducting the study and compiling this report we did not have any interest, hidden or otherwise, in the proposed development, except for financial compensation for work done in a professional capacity;
- Work performed for this study was done in an objective manner. Even if this study results in views and findings that are not favourable to the client/applicant, we will not be affected in any manner by the outcome of any environmental process of which this report may form a part;
- I declare that there are no circumstances that may compromise our objectivity in performing this specialist investigation. We do not necessarily object to or endorse the proposed development, but aim to present facts, findings and recommendations based on relevant professional experience and scientific data;
- I do not have any influence over decisions made by the governing authorities;
- I have the necessary qualifications and guidance from professional experts (registered Pr. Nat. Sci.) in conducting specialist reports relevant to this application, including knowledge of the Act, regulations and any guidelines that have relevance to the proposed activity;
- This document and all information contained herein is and will remain the intellectual property of Bokamoso Environmental: Specialist Division. This document, in its entirety or any portion thereof, may not be altered in any manner or form, for any purpose without the specific and written consent of the specialist investigators.
- I will comply with the Act, regulations and all other applicable legislation;



S.E. van Rooyen

VERIFICATION STATEMENT

This communication serves to verify that the flora report compiled by S. E. van Rooyen has been prepared under my supervision, and I have verified the contents thereof.

Declaration of independence: I, Dr. J.V. van Greuning (Pr. Sci. Nat. reg. no. 400168/08) declare that I:

- am committed to biodiversity conservation but concomitantly recognise the need for economic development. Whereas I appreciate the opportunity to also learn through the processes of constructive criticism and debate, I reserve the right to form and hold my own opinions and therefore will not willingly submit to the interests of other parties or change my statements to appease them.
- abide by the Code of Ethics of the S.A. Council of Natural Scientific Professions
- act as an independent specialist consultant in the field of Botany
- am subcontracted as specialist consultant by Bokamoso Environmental Consultants for the proposed Mixed Use development on Portion 331, 105, 109 of the farm Knoppieslaagte 385-JR described in this report.
- have no financial interest in the proposed development other than remuneration for work performed
- have or will not have any vested or conflicting interests in the proposed development
- undertake to disclose to Bokamoso Environmental Consultants and its client as well as the competent authority any material information that have or may have the potential to influence the decision of the competent authority required in terms of the Environmental Impact Assessment Regulations, 2014.



Dr. J. V. van Greuning

Table of Contents

1. INTRODUCTION	5
2. OBJECTIVES OF THE STUDY	5
3. SCOPE OF STUDY	5
4. STUDY AREA	6
4.1 Regional vegetation	6
4.2 The study site	6
5. METHODS	7
6. RESULTS	7
6.1 Study Units	7
6.2 Red and Orange List species	8
6.3 Medicinal and Alien species	8
6.4 Secondary Grassland	9
6.4.1 Composition & Connectivity	9
6.4.2 Red and Orange List species	10
6.4.3. Medicinal and Alien species	10
6.4.4 Sensitivity	10
7. FINDINGS AND POTENTIAL IMPLICATIONS	12
8. DISCUSSION, RECOMMENDATIONS AND MITIGATION MEASURES	13
9. CONCLUSIONS	14
10. LITERATURE and LAW SOURCES	15
Annexure A: Red Data Flora (confidential)	17

1. INTRODUCTION

Bokamoso Environmental: Specialist Division was commissioned to conduct a flora assessment for the proposed light industrial development on Portion 331, 105, and 109 of the Farm Knopjeslaagte 385-JR, Centurion. The objective was to conduct a floristic species survey to determine which species occur in the site of the proposed development. Special attention was given to possible habitats for Red and Orange List plant species that may occur in the area. Furthermore, the ecological integrity and sensitive habitats of the site were investigated.

2. OBJECTIVES OF THE STUDY

- To assess the habitat component and current ecological status of the area;
- To identify and list the plant species occurring on the site and indicate whether they are Red and Orange List species;
- Make recommendations if any Red and Orange List species are found;
- To indicate the sensitive habitats of the area;
- To highlight the current impacts on the flora of the site; and
- Provide recommendations to mitigate negative impacts and enhance positive impacts on the current flora should the proposed development be approved.

3. SCOPE OF STUDY

This report:

- Lists all plant species, including alien species, recorded during the flora survey;
- Provides recommendations on Red and Orange List plant species;
- Indicates medicinal plant species recorded;
- Comments on ecological sensitive areas;
- Comments on current impacts affecting the flora of the site;
- Evaluates the conservation importance and significance of the area in and adjacent to the proposed development, with special emphasis on the current status of threatened species; and
- Provides recommendations to mitigate or reduce negative impacts, should the proposed development be approved.

4. STUDY AREA

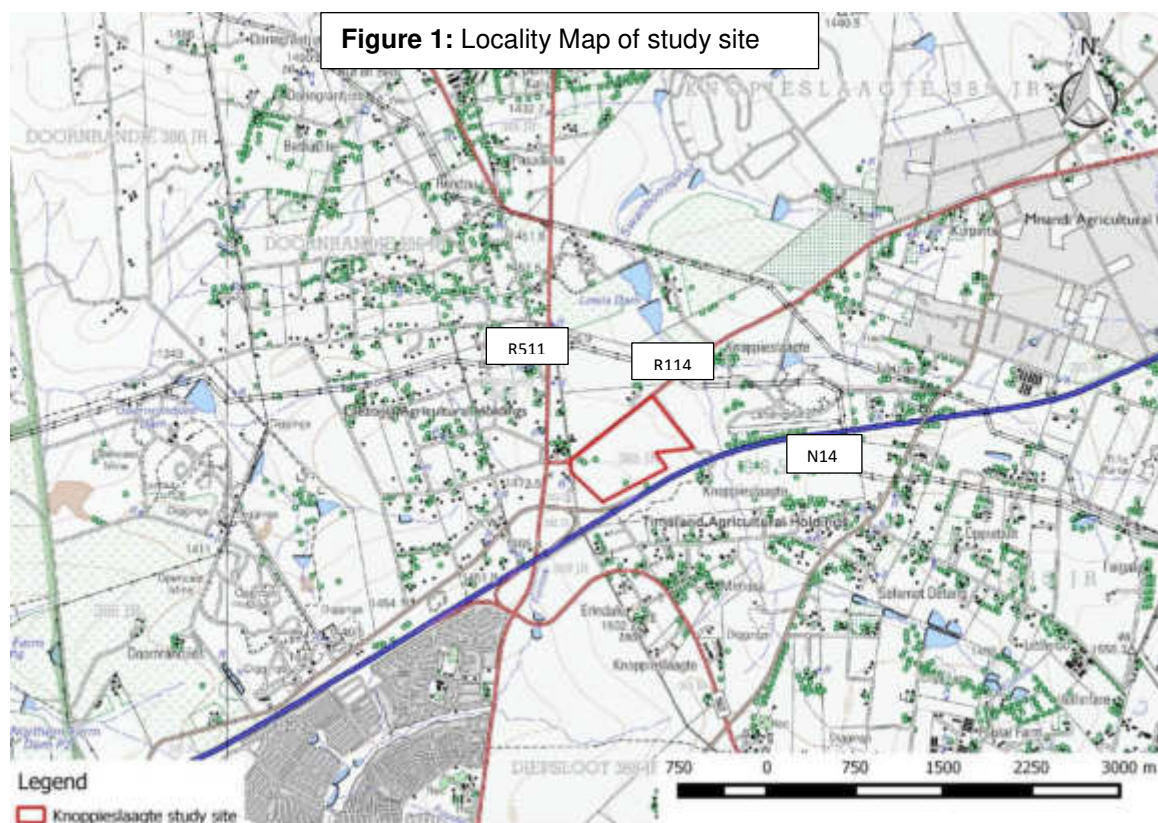
4.1 Regional vegetation

The study site lies within the Quarter Degree Square (QDS) 2528CC, which according to Mucina and Rutherford (2006) forms part of the Egoli Granite Grassland. This vegetation unit is considered Endangered according to the National list of threatened terrestrial ecosystems for South Africa, 2011 (Government Gazette no. 34809, 2011).

Less than 3 % of the targeted 24 % of the Egoli Granite Grassland is conserved in several nature reserves. The authors described the landscape of the Egoli Granite Grassland as low hills and moderately undulating plains, which support tall grass species such as *Hyparrhenia hirta*, dominating the area. Scattered rocky outcrops and rock sheets form suitable habitats for woody species (Mucina and Rutherford, 2006). This grassland is regarded as degraded as over utilisation created a species poor vegetation unit (Mucina and Rutherford, 2006).

4.2 The study site

The site for the proposed light industrial development on Portion 331, 109, and 105 of the farm Knopjeslaagte 385-JR, Centurion is situated east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd (**Figure 1**). The study site is about 45 ha in size.



5. METHODS

The study site was visited on the 20th of April 2016. For each study unit identified, a species list was compiled for all plants recorded, using the adequate number of sampling plots (100 m by 25 m). Field guides such as those by Germishuizen and Meyer (2003), Koekemoer *et al.* (2014), Pooley (1998), van Ginkel *et al.* (2011), van Oudtshoorn *et al.* (2014), van Wyk and Malan (1998) and van Wyk (2013) were used to identify the species. The herbarium of the University of Pretoria (H.G.W.J. Schweickerdt Herbarium, University of Pretoria) was also visited to confirm the correct identification of species.

The survey also included information about the occurrence of Red and Orange List plant species obtained from GDARD (Pfab, 2002; Pfab and Victor, 2002) (Annexure A). The Red List Plant Species Guidelines and Requirements for Biodiversity Assessments v3. issued by GDARD (2014) was consulted. A desktop study was done to identify suitable habitats for the Red and Orange List plant species known to occur in the QDS 2528CC. The plant species list for this QDS obtained from SANBI (Plants of Southern Africa: an online checklist) was consulted to verify the record of occurrence of the plant species recorded at the site. The Gauteng Conservation Plan (C-plan v3.3) was also consulted to evaluate ecologically sensitive areas (GDARD. 2014b).

Each study unit was further assessed for the occurrence of alien plant species (Bromilow, 2010) and any form of disturbance. Alien species are included in the species lists (indicated in bold in the relevant tables) as they suggest the particular state of each study unit. For each alien species the Category is indicated according to the Alien and Invasive species lists (2014) amended in NEMBA (National Environmental Management: Biodiversity Act (ACT NO, 10 OF 2004) (Department of environmental affairs. 2014).

For each plant species, the medicinal properties were assessed (van Wyk *et al.*, 2013). Medicinal plants are marked with an asterisk in the respective tables (**Table 4**).

6. RESULTS

6.1 Study Units

The vegetation of the study site consists of Secondary Grassland, therefore no different study units was distinguished. (**Figure 2**):

The plant species found in the study unit is listed in **Table 4**.



Figure 2: Vegetation map indicating different study units identified in the study site

6.2 Red and Orange List species

Twenty-two Red and Orange List species are known to occur in the QDS 2528CC (**Annexure A**), from which one Orange List plant species (*Hypoxis hemerocallidea*) was found on the study site. According to the GDARD five Red List species occur within a 5 km radius from the study site. The chance of finding these species on the study site is very low, as the study site experiences some disturbances from human activities as well as isolation from similar vegetation units.

6.3 Medicinal and Alien species

The number of medicinal plant species for each study unit is indicated in **Table 1** and in species list (**Table 4**). The species are indicated with an asterisk. Five medicinal species were listed in the study site.

Table 1 The number of plant species recorded per study unit, including the total number of medicinal and alien plant species.

Study unit	Total number of species	No. of medicinal species	No. of alien species
Secondary Grassland	65	5	11

The number of alien plant species for the study unit is indicated in **Table 1 & 2**, and in species lists (**Table 4**). The species are indicated in bold. The Secondary Grassland study unit has a low alien species richness compared to the total number of species identified (**Table 1**). These alien plant individuals are scattered over the study unit, forming no conspicuous stands dominated by alien species.

Table 2 Number of alien plant species per study unit and numbers in different categories.

Study unit	Total number of alien species	CAT 1b	CAT 2	Not declared
Secondary Grassland	11	4	1	6

Category 1b alien species are major invaders that need to be removed (Act No. 43 of 1983), as amended. These alien species must be contained, and in many cases they already fall under a government sponsored management programme such as Working for Water. Alien invasive species in this Category may not be owned, imported into South Africa, grown, moved, sold, given as a gift or dumped in a waterway.

All Category 2 declared weeds should likewise be removed (Act No. 43 of 1983), as amended, unless a permit is obtained to control it in a demarcated area or a biological control reserve.

6.4 Secondary Grassland

6.4.1 Composition & Connectivity

This study unit is dominated by the graminoid layer (**Table 3**), which include species such as *Eragrostis* spp., *Schizachyrium sanguineum*, *Heteropogon contortus*, *Andropogon* spp., *Aristida* spp. and *Hyparrhenia hirta* (**Figure 3**). Dominant forb species such as *Commelina africana*, *Dicoma anomala*, *Felicia muricata*, *Helichrysum nudifolium* var. *nudifolium* and *Wahlenbergia undulata* were also observed. One particular dwarf shrub, *Seriphium plumosum*, is encroaching in this study unit (**Figure 3**). None the less, the ecological status of this Secondary Grassland is good, with fairly high species richness.

Table 3 Number of species recorded in each growth form

GROWTH FORM	TOTAL NUMBER OF SPECIES
Shrub/Tree	5
Graminoid	30
Forb	26

Succulent	2
Geophyte	2

This Secondary Grassland is isolated from similar grassland vegetation units. It is surrounded by urban development and agricultural activities. The ecological status of this study unit will only decrease as movement of plant species is limited on account of isolation from natural vegetated areas.

6.4.2 Red and Orange List species

One Orange List species *Hypoxis hemerocallidea* was observed in abundance on the study site (**Annexure A**). This study unit also provides suitable habitat for *Boophone disticha*, *Brachycorythis conica* subsp. *transvaalensis*, *Habenaria kraenzliniana*, *Melolobium subspicatum* and *Pearsonia bracteata* (**Annexure A**). The probability of locating these species is unlikely on account of human disturbances and isolation from similar vegetation units.

6.4.3. Medicinal and Alien species

Eleven alien plant species occur on the study unit, of which four are category 1b invaders and should be removed from the study unit (**Table 2**). Six species remain uncategorised.

Five medicinal species were observed in this study unit (**Table 1**).

6.4.4 Sensitivity

This study unit is regarded as moderate sensitive, on account of the high number of species recorded and suitable habitat it provides for several Red List species known to occur in the QDS 2528CC. This study unit is also isolated from similar vegetation units, which limit the probability of locating any of the Red List species mentioned in **Annexure A**.

Table 4 Species list for Disturbed Grassland study unit.

Scientific name	Invasive category
<i>Acacia mearnsii</i>	2
<i>Aloe cf. zebrina</i>	
<i>Andropogon eucomus</i>	
<i>Andropogon schirensis</i>	
<i>Aristida congesta</i> subsp. <i>congesta</i>	
<i>Aristida stipitata</i>	
<i>Babiana hypogae</i>	
<i>Barleria</i> sp.	
<i>Bidens pilosa</i>	

<i>Brachiaria nigropedata</i>	
<i>Bulbostylis hispidula</i> subsp. <i>pyriformis</i>	
<i>Chamaecrista mimosoides</i>	
<i>Chlorophytum</i> cf. <i>transvaalense</i>	
<i>Cleome maculata</i>	
<i>Commelina africana</i>	
<i>Commelina erecta</i>	
<i>Cymbopogon caesius</i>	
<i>Cynodon dactylon</i>	
<i>Cyperus</i> sp.	
<i>Datura ferox</i>	1b
<i>Dichrostachys cinerea</i> subsp. <i>africana</i> *	
<i>Dicoma anomala</i>	
<i>Diheteropogon amplexans</i>	
<i>Eleusine coracana</i>	
<i>Eragrostis chloromelas</i>	
<i>Eragrostis curvula</i>	
<i>Eragrostis gummiflua</i>	
<i>Eragrostis nindensis</i>	
<i>Eragrostis superba</i>	
<i>Eucalyptus camaldulensis</i>	1b
<i>Felicia muricata</i>	
<i>Gnaphalium luteo-album</i>	
<i>Haplocarpha scaposa</i>	
<i>Helichrysum nudifolium</i> var. <i>nudifolium</i> *	
<i>Heteropogon contortus</i>	
<i>Hilliardiella oligocephala</i> *	
<i>Hyparrhenia hirta</i>	
<i>Hypoxis hemerocallidea</i> *	
<i>Hypoxis iridifolia</i>	
<i>Indigofera</i> sp.	
<i>Lactuca inermis</i>	
<i>Ledebouria revoluta</i>	
<i>Melia azedarach</i>	1b
<i>Melinis repens</i>	
<i>Monsonia angustifolia</i>	
<i>Panicum natalense</i>	
<i>Paspalum dilatatum</i>	
<i>Perotis patens</i>	
<i>Persicaria lapathifolia</i>	
<i>Pinus</i> sp.	
<i>Pogonarthria squarrosa</i>	
<i>Polygala hottentotta</i>	
<i>Scabiosa columbaria</i> *	
<i>Schizachyrium sanguineum</i>	
<i>Schoenoplectus</i> sp.	
<i>Seriphium plumosum</i>	
<i>Sporobolus africanus</i>	
<i>Striga elegans</i>	
<i>Tagetes minuta</i>	
<i>Themeda triandra</i>	

<i>Trachypogon spicatus</i>	1b
<i>Trichoneura grandiglumis</i>	
<i>Urelytrum agropyroides</i>	
<i>Urochloa panicoides</i>	
<i>Verbena bonariensis</i>	
<i>Wahlenbergia undulata</i>	

Alien species indicated in bold; Medicinal species indicated with (*)



Figure 3: Secondary Grassland dominated by *Hyparrhenia hirta* and *Schizachyrium sanguineum*

7. FINDINGS AND POTENTIAL IMPLICATIONS

The study site consists of one study unit, dominated by the graminoid vegetation layer. Although one Orange List species was observed, the study site cannot be deemed ecologically high sensitive due to anthropogenic influences such as urban development threatening this ecosystem (**Figure 4**). These factors also isolate this study unit, which will ultimately result in the distinction of important individual plant species located in this Secondary Grassland. It is strongly advised that the Orange List species *Hypoxis hemerocallidea* be relocated from the site prior to construction.



Figure 4: Sensitivity map of study site

8. DISCUSSION, RECOMMENDATIONS AND MITIGATION MEASURES

Competent and appropriate management authority should be appointed to implement the Ecological Management Plan (EMP) and Environmental Impact Assessment (EIA) conditions throughout all phases of development, including the operational phase. The EMP should comply with the *Minimum Requirements for Ecological Management Plans* according to GDARD. The EMP and EIA should take into account all recommendations and mitigation measures as outlined by all Flora assessments conducted for the EIA process. The following recommendations and mitigation measures are proposed:

- The attached sensitivity map should be used as a decision tool to guide the layout design (**Figure 4**).
- A pre- and post-construction alien invasive control, monitoring and eradication programme must be implemented along with an on-going programme to ensure persistence of indigenous species. A qualified botanist/ecologist should compile and supervise the implementation of this programme.
- Rehabilitation of natural vegetation should proceed in accordance with a rehabilitation plan compiled by a specialist registered in terms of the Natural Scientific Professions Act (No. 27 of 2003) in the field of Ecological Science.

- Where active rehabilitation or restoration is mandatory, it should make use of indigenous plant species native to the study area. The species selected should strive to represent habitat types typical of the ecological landscape prior to construction. As far as possible, indigenous plants naturally growing within the vicinity of the study area, but would otherwise be destroyed during construction, should be used for re-vegetation/landscaping purposes.
- Only plant species that are indigenous to the natural vegetation of the study site should be used for landscaping in communal areas. As far as possible, plants naturally growing on the development site, but would otherwise be destroyed during clearing for development purposes, should be incorporated into landscaped areas. Forage and host plants required by pollinators should also be planted in landscaped areas.
- In order to minimize artificially generated surface storm-water runoff, total sealing of paved areas such as parking lots, driveways, pavements and walkways should be avoided. Permeable material should rather be utilized for these purposes.
- A rescue plan for the Orange List species, *Hypoxis hemerocallidea* needs to be incorporated into the EMP prior to construction.

9. CONCLUSIONS

The removal and relocating of the Orange List species *Hypoxis hemerocallidea* prior to construction is mandatory. All alien species in the study site, especially Category 1b must be eradicated as a matter of urgency, to preclude their spreading during the construction phase.

10. LITERATURE and LAW SOURCES

Bromilow, C. 2010. *Problem plants of South Africa*. Briza Publications, Pretoria.

Department of environmental affairs. 2014. National environmental management: Biodiversity Act 2004 (ACT NO, 10 OF 2004) Alien and invasive species lists. www.gpwonline.co.za.

GDARD. 2012. Red List Plant Species Guidelines. Compiled 26 June 2006 with minor edits in January 2012. Obtained from Lorraine Mills (Lorraine.Mills@gauteng.gov.za).

GDARD. 2014a. Requirements for Biodiversity Assessments version 3. Gauteng Department of Agriculture and Rural Development: Biodiversity Management Directorate. 24 pages.

GDARD. 2014b. Technical report for the Gauteng Conservation Plan (Gauteng C-Plan v3.3). Gauteng Department of Agriculture and Rural Development: Nature Conservation Directorate. 60 pages.

Germishuizen, G. and Meyer, N.L. 2003. Plants of southern Africa: an annotated checklist. Strelitzia 14, National Botanical Institute, Pretoria.

Government Gazette no. 34809. 9 December 2011. 1002 National Environmental Management: Biodiversity Act (10/2004): National list of ecosystems that are threatened and in need of protection. <http://biodiversityadvisor.sanbi.org/wp-content/uploads/2012/10/20111209-National-Gazette-No-34809-of-09-December-2011-Volume-558.pdf>.

Government Gazette no. 37885. 1 August 2014. R. 598 National Environmental Management: Biodiversity Act (10/2004): Alien and Invasive Species Regulations. www.gpwonline.co.za.

Henderson, L. 2001. *Alien weeds and invasive plants*. Plant Protection Research Institute, Agricultural Research Council, Pretoria.

Henderson, L. 2007. Invasive, naturalized and casual alien plants in southern Africa: a summary based on the Southern African Plant Invaders Atlas (SAPIA). *Bothalia*, **37**(2): 215–248.

IUCN. 2015. IUCN Red List Categories. Prepared by the IUCN Species Survival Commission. Gland, Switzerland.

Koekemoer, M., Steyn, H.M. and Bester, S.P. 2014. Guide to Plant Families of southern Africa. Strelitzia 31. South African National Biodiversity Institute, Pretoria.

Mucina, L. and Rutherford, M.C. 2006. The vegetation of South Africa, Lesotho and Swaziland. Strelitzia 19. South African National Biodiversity Institute, Pretoria.

Pfab, M.F. 2002. Priority ranking scheme for Red Data plants in Gauteng, South Africa. *South African Journal of Botany* **68**: 299-303.

Pfab, M.F. and Victor, J.E. 2002. Threatened plants of Gauteng, South Africa. *South African Journal of Botany* **68**: 370-375.

Pfab, M.F. 2014. *GDARD Requirements for Biodiversity Assessments*. Version 3. Gauteng Department of Agriculture and Rural Development: Nature Conservation Directorate.

Pooley, E. 1998. *A field to the wild flowers of Kwazulu-Natal and the eastern region*. Natal Flora Publications Trust, Durban.

Raimondo, D., Van Staden, L., Foden, W., Victor, J.E., Helme, N.A., Turner, R.C., Kamundi, D.A. and Manyama, P.A. 2009. *Red Data List of South African Plants*. Strelitzia 25, South African National Biodiversity Institute, Pretoria.

South African National Biodiversity Institute (SANBI). Threatened terrestrial ecosystems for South Africa (2011): Egoli Granite Grassland (Gm 10). Available from Biodiversity GIS website (<http://bgis.sanbi.org/ecosystems/showecosystem.asp?CODE=Gm%2010>), accessed on 16 March 2016.

van Ginkel, C.E., Glen, R.P., Gordon-Gray, K.D., Cilliers, C.J., Muasya, M., and van Deventer, P.P. 2011. Easy identification of some South African Wetland Plants (Grasses, Restios, Sedges, Rushes, Bulrushes, Eriocaulons and Yellow-eyed grasses). WRC Report No TT 479/10. ISBN: 978-1-4312-0066-5.

van Oudtshoorn, F. 2014. *Guide to grasses of southern Africa*. Briza Publications, Pretoria.

van Wyk, B. and Malan, S. 1998. *Field guide to the wildflowers of the Highveld*. Struik Publishers, Cape Town.

van Wyk, B. and van Wyk, P. 2013. *Field guide to trees of southern Africa*. Struik Publishers, Cape Town.

van Wyk, B-E., Van Oudtshoorn, B., and Gericke, N. 2013. *Medicinal plants of South Africa*. Briza Publications, Pretoria.

The following information is to remain confidential and is not meant for the general public. Please do not distribute under any circumstances without the permission from GDARD.

Annexure A: Red Data Flora (confidential)

The following Red Data floral species are listed for the QDC 2528CC. An indication is also provided if the species was recorded on site.

SPECIES	FLOWERING SEASON	SUITABLE HABITAT	CRITERIA	CATAGORY (¹ global; ² national)	OBSERVED
<i>Adromischus umbraticola</i> subsp. <i>umbraticola</i>	September-January	Rock crevices on rocky ridges, usually south-facing, or in shallow gravel on top of rocks, but often in shade of other vegetation.	A2	Near Threatened ¹	Not observed No Suitable habitat
<i>Boophone disticha</i>	October-January	Dry grassland and rocky areas.	N/A	Declining ²	Not observed Suitable habitat
<i>Bowiea volubilis</i> subsp. <i>volubilis</i>	September-April	Shady places, steep rocky slopes and in open woodland, under large boulders in bush or low forest.	B	Vulnerable ²	Not observed No suitable habitat
<i>Brachycorythis conica</i> subsp. <i>transvaalensis</i>	January-March	Short grasslands, hillsides, on sandy gravel overlying dolomite, sometimes also on quartzites; occasionally open woodland; 1000 - 1705m.	A3	Endangered ²	Not observed Suitable habitat Recorded within 5km radius from study site

<i>Callilepis leptophylla</i>	August-January & May	Grassland or open woodland, often on rocky outcrops or rocky hillslopes.	N/A	Declining ²	Not observed No suitable habitat
<i>Ceropegia decidua</i> subsp. <i>pretoriensis</i>	November-April	Direct sunshine or shaded situations, rocky outcrops of the quartzitic Magaliesberg mountain series, in pockets of soil among rocks, in shade of shrubs and low trees, can be seen twining around grass spikes.	A1	Vulnerable ¹	Not observed No suitable habitat
<i>Cheilanthes deltoidea</i> subsp. <i>silicicola</i>	November-June	Southwest-facing soil pockets and rock crevices in chert rock.	A2	Vulnerable ¹	Not observed No suitable habitat Recorded within 5km radius from study site
<i>Cleome conrathii</i>	March-May; December-January	Stony quartzite slopes, usually in red sandy soil, grassland or open to closed deciduous woodland, all aspects.	A3	Near Threatened ¹	Not observed No suitable habitat
<i>Crinum macowanii</i>	October-January	Grassland, along rivers, in gravelly soil or on sandy flats.	N/A	Declining ²	Not observed No suitable habitat
<i>Dicliptera magaliesbergensis</i>	February-April	Forest, savanna (Riverine forest and bush).	A1	Vulnerable ¹	Not observed No suitable habitat Recorded within

					5km radius from study site
<i>Drimia sanguinea</i>	August-December	Open veld and scrubby woodland in a variety of soil types.	B	Near Threatened ²	Not observed No suitable habitat Recorded within 5km radius from study site
<i>Eucomis autumnalis</i>	November-April	Damp, open grassland and sheltered places.	N/A	Declining ²	Not observed No suitable habitat
<i>Gunnera perpensa</i>	October-March	In cold or cool, continually moist localities, mainly along upland streambanks.	N/A	Declining ²	Not observed No suitable habitat
<i>Habenaria barbertoni</i>	February-March	In grassland on rocky hillsides.	A2	Near Threatened ¹	Not observed No suitable habitat
<i>Habenaria kraenzliniana</i>	February-April	Terrestrial in stony, grassy hillsides, recorded from 1000 to 1400m.	A3	Near Threatened ¹	Not observed Suitable habitat Recorded within 5km radius from study site

<i>Habenaria mossii</i>	March-April	Open grassland on dolomite or in black sandy soil.	A1	Endangered ¹	Not observed No suitable habitat
<i>Holothrix randii</i>	September-October	Grassy slopes and rock ledges, usually southern aspects.	B	<i>Holothrix randii</i>	Not observed No suitable habitat
<i>Hypoxis hemerocallidea</i>	September-March	Occurs in a wide range of habitats, from sandy hills on the margins of dune forests to open rocky grassland; also grows on dry, stony, grassy slopes, mountain slopes and plateaux; appears to be drought and fire tolerant.	N/A	Declining ²	Observed
<i>Ilex mitis</i> var. <i>mitis</i>	October-December	Riverbanks, streambeds, evergreen forests.	N/A	Declining ²	Not observed No suitable habitat
<i>Lithops lesliei</i> subsp. <i>lesliei</i>	March-June	Primary habitat appears to be the arid grasslands in the interior of South Africa where it usually occurs in rocky places, growing under the protection of surrounding forbs and grasses.	B	Near Threatened ²	Not observed No suitable habitat
<i>Melolobium subspicatum</i>	September-May	Grassland.	A1	Vulnerable ¹	Not observed Suitable habitat Recorded within 5km radius from

					study site
<i>Pearsonia bracteata</i>	December-April	Plants in Gauteng and North West occur in gently sloping Highveld grassland, while those in the Wolkberg were collected from steep wooded slopes and cliffs in river valleys.	A3	Near Threatened ¹	Not observed Suitable habitat

CONFIDENTIAL

FAUNA HABITAT ASSESSMENT FOR PORTION 331, 109, 105 OF THE FARM KNOPJESLAAGTE 385-JR, CENTURION



Report Authors: CW Vermeulen; SE van Rooyen

Compiled by: Corné Niemandt

Reviewed: Reinier F. Terblanche (Pr.Sci.Nat, Reg. No. 400244/05)

April 2016



**Landscape Architects &
Environmental Consultants: Specialist Division**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: corne@bokamoso.net | www.bokamoso.net
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

Review of

FAUNA HABITAT ASSESSMENT FOR PORTION 331, 109, 105 OF THE FARM KNOPJESLAAGTE 385-JR, CENTURION

Review: July 2016

Reviewer: Reinier F. Terblanche

(M.Sc, *Cum Laude*; Pr.Sci.Nat, Reg. No. 400244/05)

APPROACH OF REVIEWER TO ECOLOGICAL REVIEWS

Ecological studies and applied ecology comprise the consideration of a diversity of factors, even more so in South Africa with its exceptional high floral and faunal diversities, various soil types, geological formations and diversity of habitats in all its biomes. Therefore it would be easy to add onto or show gaps in any ecological impact assessment, rehabilitation actions or management plans stemming from ecological assessments. The approach followed here is to review the ecological study in a reasonable context and focus on the successful fulfilment of the aims of the study within the limits of cost and time.

ECOLOGICAL REVIEW: FAUNA HABITAT ASSESSMENT FOR PORTION 331, 109, 105 OF THE FARM KNOPJESLAAGTE 385-JR, CENTURION, APRIL 2016

Findings of the review

- The report contains details of the expertise of the persons who prepared the report and a declaration that the person who prepared the report is acting independently.
- The aims of the report are clear.
- The report provides references and descriptions of the principles and guidelines to be taken into account for fauna habitat assessment.
- Acceptable methods and limitations have been given in detail to reach the goal of the assessment.
- Relevant laws and guidelines have been mentioned and integrated.
- The report gives a clear assessment of the status fauna at the site and also added an extensive literature survey and existing knowledge survey.
- The recommendations and the conclusion are consistent with the aims of the report.
- It is to be commended that the report is economical and practical so that it adds value to the team effort of addressing the management and future of the habitats at the site.

Overall the report appears to be relevant, detailed enough for the purposes of this study and complete and finally addressing the key issues at stake.



Reinier F. Terblanche M.Sc. Ecology; Pr.Sci.Nat, Reg. No. 400244/05

Specialists

Specialist investigators: Mr. S.E. van Rooyen (M.Sc. Restoration Ecology and Botany candidate); CW Vermeulen (B.Sc. Biological and Environmental Sciences); Mr. Corné Niemandt (M.Sc. Plant Science; B.Sc. Honours Zoology)

Declaration of independence:

The specialist investigators responsible for conducting this particular specialist vegetation study declare that:

- We consider ourselves bound to the rules and ethics of the South African Council for Natural Scientific Professions (SACNASP);
- At the time of conducting the study and compiling this report we did not have any interest, hidden or otherwise, in the proposed development, except for financial compensation for work done in a professional capacity;
- Work performed for this study was done in an objective manner. Even if this study results in views and findings that are not favourable to the client/applicant, we will not be affected in any manner by the outcome of any environmental process of which this report may form a part;
- We declare that there are no circumstances that may compromise our objectivity in performing this specialist investigation. We do not necessarily object to or endorse the proposed development, but aim to present facts, findings and recommendations based on relevant professional experience and scientific data;
- We do not have any influence over decisions made by the governing authorities;
- We have the necessary qualifications and guidance from professional experts (registered Pr. Nat. Sci.) in conducting specialist reports relevant to this application, including knowledge of the Act, regulations and any guidelines that have relevance to the proposed activity;
- This document and all information contained herein is and will remain the intellectual property of Bokamoso Environmental: Specialist Division. This document, in its entirety or any portion thereof, may not be altered in any manner or form, for any purpose without the specific and written consent of the specialist investigators.
- We will comply with the Act, regulations and all other applicable legislation;



S.E. van Rooyen



CW Vermeulen



Corné Niemandt

Table of Contents

1. INTRODUCTION	7
2. SCOPE AND OBJECTIVE OF ASSESSMENT	7
3. STUDY AREA	8
4. METHODS	8
5. RESULTS	9
5.1 Secondary Grassland	9
6. MAMMAL HABITAT ASSESSMENT	11
6.1 Methods	11
6.2 Specific Requirements	12
6.3 Results	13
6.3.1 Mammal habitats identified	13
6.3.2 Expected and observed Mammal species	13
6.3.3 Threatened and Red Listed Mammal species	14
6.4 Findings	15
7. HERPETOFAUNA HABITAT ASESSMENT	15
7.1 Methods	15
7.2 Specific Requirements	16
7.3 Results	16
7.3.1 Herpetofauna habitats identified	16
7.3.2 Expected and observed Herpetofauna species	16
7.3.3 Threatened and Red Listed Herpetofauna species	18
7.4 Findings	18
8. AVIFAUNA HABITAT ASSESSMENT	18
8.1 Methods	18
8.2 Specific Requirements in terms of Red Data Avifaunal species	19
8.3 Avifaunal Habitats identified	20
8.3.1 Threatened and Near Threatened bird species:	22
8.4 Findings and Conclusion	24
9. INVERTEBRATE HABITAT ASSESSMENT	25
9.1 Methods	25
9.2 Specific Requirements	26

9.3 Results.....	28
9.3.1 Invertebrate habitats identified	28
9.3.2 Expected and observed Invertebrate species	28
8.3.3 Threatened and Red Listed Invertebrate species	29
9.4 Findings	29
10. OVERALL FINDINGS AND IMPLICATIONS	30
11. LIMITATIONS	30
12. RECOMMENDATIONS	31
13. CONCLUSION	32
14. LITERATURE SOURCES	32

FIGURES:

Figure 1: Locality Map.....	8
Figure 2: Habitats Identified.....	9
Figure 3: Secondary Grassland.....	10
Figure 4: Suitable White-bellied Korhaan habitat.....	23
Figure 5: Fauna and Avifauna Sensitivity Map.....	30

1. INTRODUCTION

Bokamoso Environmental Consultants CC; Specialist Division was appointed to conduct a Basic Faunal Habitat Assessment for the proposed mixed use development on Portion 331, 109, 105 of the farm Knopjeslaagte 385-JR, Centurion, also known as Peach Tree Extensions.

This report is based on the faunal species present on the study area as well as species that could potentially occur. The report acts as an overview of the probable and/or known occurrence of following faunal groups; Mammals, Reptiles, Amphibians, Birds and Invertebrates.

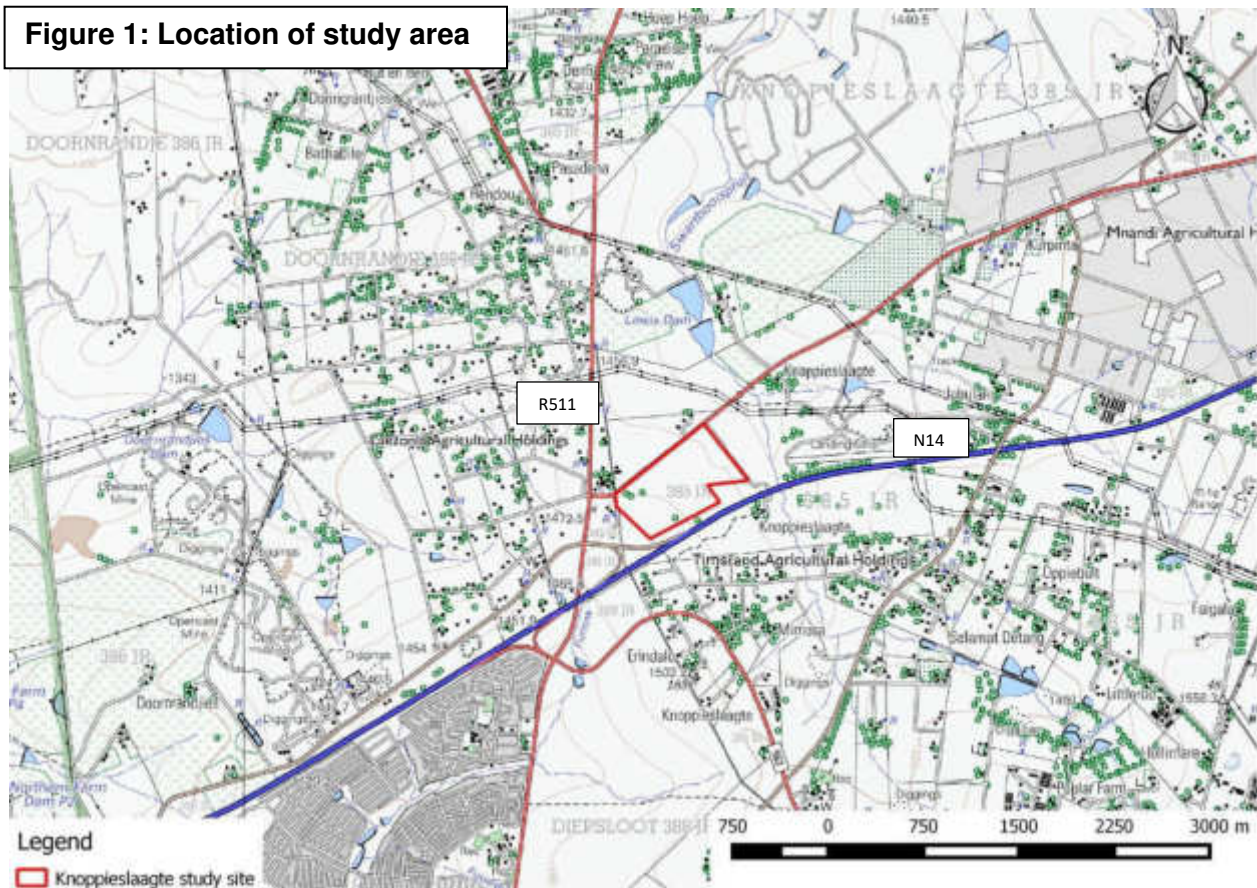
2. SCOPE AND OBJECTIVE OF ASSESSMENT

- To qualitatively and quantitatively assess the significance of the habitat components and current general conservation status of the property
- Comment on ecological sensitive areas within the study area
- Comment on connectivity with natural vegetation and homogeneous habitats surrounding the study area
- To provide a list of faunal species which occur or might occur, and to identify species of conservation importance
- To highlight potential impacts of the proposed development on the fauna judge to be present on the study site, and
- To provide management recommendations to mitigate negative and enhance positive impacts should the proposed development be approved.

3. STUDY AREA

The study area is situated in Centurion, Gauteng, on portion 331, 109, 105 of the farm Knopjeslaagte 385-JR. The study area is situated east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd (**Figure 1**). The study site is about 45 ha in size, is located 1469 meters above sea level and is located in the quarter degree square (QDS) 2528CC. The study area is homogenous with regards to vegetation and falls in the Egoli Granite Grassland, declared as Endangered (Government Gazette no. 34809, 2011).

Figure 1: Location of study area



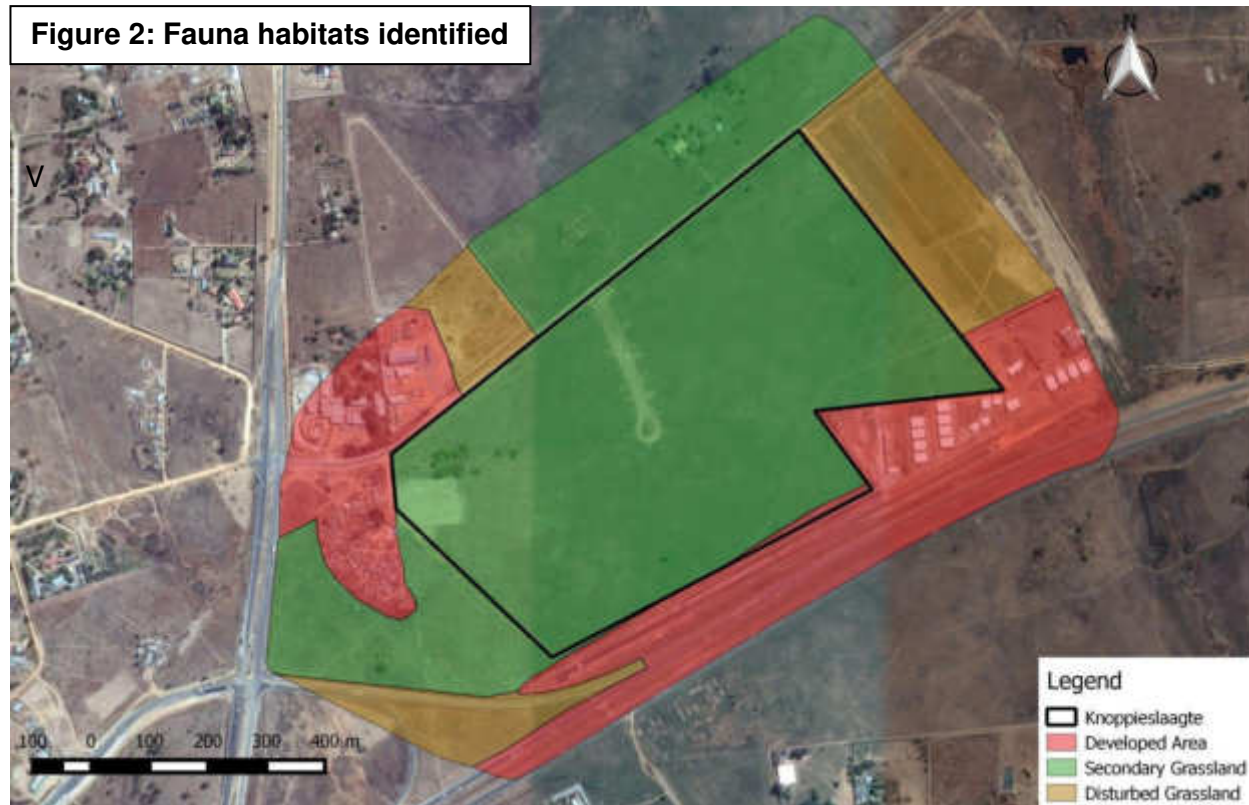
4. METHODS

Before conducting a field survey a desktop assessment was conducted to note the prevalent faunal species occurring on or near the study area. A list of expected species was compiled and used as a reference during the field survey to ensure that faunal species that should theoretically occur were not overlooked. All distinct faunal habitats were identified on site, after which each habitat was assessed to record the associated faunal species for each of the

respective faunal group (Mammals, Herpetofauna, Invertebrates and Avifauna) present in that specific habitat.

5. RESULTS

One faunal habitat type was identified in the study area, namely a Secondary Grassland (**Figure 2**).



5.1 Secondary Grassland

This study unit contains various anthropogenic disturbances in the form of footpaths, littering, mowing of grass and alien vegetation encroachment in the eastern corner. Adjacent to the study site is an Airport, which creates noise disturbances. The majority of the study area is dominated by graminoid species such as *Eragrostis* spp., *Schizachyrium sanguineum*, *Heteropogon contortus*, *Andropogon* spp., *Aristida* spp. and *Hyparrhenia hirta*. Encroachment of *Seriphium plumosum* is also observed. Fairly high floristic species richness appears to remain which apparently enhances the favourability of this habitat for several fauna species (**Figure 3**).



Figure 3: Secondary Grassland

6. MAMMAL HABITAT ASSESSMENT

This part of the report focuses on the probable and/or known occurrence of Threatened and Near Threatened mammal species as well as mammal species with conservation concern based on the habitats present on the study area.

Special attention was paid to the evaluation of the quantitative and qualitative habitat conditions of Threatened and near Threatened mammal species judged to have a probable occurrence in the study area. Mitigation measures to lesser the impacts and effects of the proposed development were suggested where applicable. The secondary objective of this investigation was to gauge which mammals might still reside in the study area and to compile a complete list of mammal diversity.

6.1 Methods

A three hour field survey was conducted on the 20th of April 2016, during which all observed mammal species as well as all the potential mammal habitats on the study area was identified. Following the field survey a desktop assessment was conducted to add additional mammal species expected to occur in the study area on account of their individual habitat preferences in accordance with the habitats identified on the study area. Mammal occurrence probability can be attributed to the well recorded and known distributions of South African mammals as well as the quantitative and qualitative nature of the habitats present on site. Moreover the 500 meters surrounding the study area was scanned for any additional mammal habitats.

Field Survey

Before the commencement of the field survey a list of expected mammal species was compiled to use as a reference in the field. All the Threatened and Near Threatened mammals with distribution ranges overlapping the study area were included in the aforementioned reference list. These species were prioritized and special attention was paid in terms of identifying their associated habitat preferences and noting signs of their occurrence. The field survey was conducted by means of random transect walks in each habitat. During the field survey mammal species were identified in accordance with individual habitat preferences as well as actual observations and signs such as spoor, droppings, burrows and roosting sites indicating their presence (Stuart & Stuart, 2011).

Desktop Survey

On account of the fact that the majority of mammals are nocturnal, hibernating, secretive and/or seasonal it is increasingly difficult to confirm their presence or absence by means of actual observations alone. Therefore a number of authoritative tomes such as field guides, databases and scientific literature were utilized to deduce the probable occurrence of mammal species. The Animal Demography Unit: Virtual Museum (<http://vmus.adu.org.za/>) was consulted to verify the records and occurrence of recorded mammal species in the 2528CCQDS. The Gauteng Conservation Plan (C-plan v3.3) was consulted to evaluate ecologically sensitive areas associated with mammals. A comprehensive list of probable mammalian occurrence with reference to the study area was compiled on account of the well-known and documented distributions of mammals in South Africa, especially in the Gauteng province.

The occurrence probability of mammal species was deduced in accordance with a species' distribution and habitat preferences. Where a species' distribution range was found to overlap with the study area and its preferred habitat was present, the applicable species was deemed to have a high occurrence probability on or near the study area.

In the case where the preferred habitat of a species' were found to be suboptimal on the study area, however its distribution range still overlapped the study area, the applicable species' occurrence probability was deemed to be medium.

When the habitat preferences of a species were absent from the site, the applicable species was deemed to have a low occurrence probability regardless of its distribution range.

6.2 Specific Requirements

During the field survey attention was paid to note any signs of potential occurrence of Threatened and/or Near Threatened species.

These species include:

Southern African hedgehog (*Atelerix frontalis*), Woodland Dormouse (*Graphiurus murinus*), White-tailed rat (*Mystromys albicaudatus*), and several bat species including Blasius's/Peak-Saddle Horseshoe Bat (*Rhinolophus blasii*), Darling's Horseshoe Bat (*Rhinolophus darlingi*), Geffroy's Horseshoe Bat (*Rhinolophus clivosus*), Hildebrandt's Horseshoe Bat (*Rhinolophus*

hildebrandtii), Scheiber's Long-Fingered Bat (*Miniopterus schreibersii*) and Temminck's Hairy Bat (*Myotis tricolor*).

Mammal species listed according to IUCN as Near Threatened: Southern African Hedgehog (*Atelerix frontalis*), Schreiber's Long-Fingered Bat (*Miniopterus schreibersii*), Temminck's Hairy Bat (*Myotis tricolor*), Horseshoe Bat (*Rhinolophus clivosus*), Darling's Horseshoe Bat (*Rhinolophus darling*) and Hildebrandt's Horseshoe Bat (*Rhinolophus hildebrandtii*).

6.3 Results

6.3.1 Mammal habitats identified

During the habitat assessment only one distinct mammalian habitat was identified in the study area, namely Secondary Grassland (**Figure 2**).

The Secondary Grassland provides excellent habitat for smaller rodents and insectivorous mammals such as shrews, Slender Mongoose (*Galerella sanguineus*), Marsh Mongoose (*Atilax paludinosus*), Scrub Hare (*Lepus saxatilis*), Four-striped grass mouse (*Rhabdomys pumilio*) and house cats and dogs. The Grassland habitat is degraded as it regularly experience disturbances such as grass cutting and trampling and illegal dumping. The isolated nature of this habitat decreases the occurrence probability of locating robust terrestrial mammals such as Common Duiker (*Sylvicapra grimmia*) or Steenbok (*Raphicerus campestris*). The occurrence probability of nomadic mammal species such as the African Hedgehog is highly unlikely on account of the degraded and isolated status of this Grassland habitat.

On account of the current status of both the habitats identified in the study area, the ecological status is deemed to be low sensitive (**Figure 5**).

6.3.2 Expected and observed Mammal species

Table 1: Mammal species observed or expected to occur.

	Scientific Name	Common Name	Red List Category	Occurrence Probability
1.	<i>Aethomys</i>	Veld rats	Not listed	4
2.	<i>Atelerix frontalis</i>	Southern African Hedgehog	Near Threatened	1
3.	<i>Canis mesomelas</i>	Black-backed Jackal	Least Concern	3

4.	<i>Crocidura hirta</i>	Lesser Red Musk Shrew	Data Deficient	3
5.	<i>Crocidura silacea</i>	Lesser Gray-brown Musk Shrew	Data Deficient	3
6.	<i>Cryptomys hottentotus</i>	Southern African Mole-rat	Least Concern	3
7.	<i>Cynictis</i>	Yellow Mongoose	Not listed	4
8.	<i>Dendromus mystacalis</i>	Chestnut African Climbing Mouse	Least Concern	3
9.	<i>Epomophorus wahlbergi</i>	Epomophorus wahlbergi	Least Concern	1
10.	<i>Felis catus</i>	Domestic Cat	Introduced	4
11.	<i>Genetta maculata</i>	Common Large-spotted Genet (Rusty-spotted Genet)	Least Concern	3
12.	<i>Genetta genetta</i>	Common Genet	Least Concern	3
13.	<i>Genetta tigrina</i>	Cape Genet	Least Concern	3
14.	<i>Graphiurus murinus</i>	Forest African Dormouse	Least Concern	3
15.	<i>Hystrix africaeaustralis</i>	Cape Porcupine	Least Concern	2
16.	<i>Leptailurus serval</i>	Serval	Near Threatened	3
17.	<i>Lepus saxatilis</i>	Scrub Hare	Least Concern	5
18.	<i>Mastomys coucha</i>	Southern African Mastomys	Least Concern	4
19.	<i>Neoromicia capensis</i>	Cape Serotine	Least Concern	3
20.	<i>Rattus</i>	Genus Rattus	Not listed	5
21.	<i>Rattus rattus</i>	Roof Rat	Least Concern	4
22.	<i>Rhabdomys pumilio</i>	Xeric Four-striped Grass Rat	Least Concern	5
23.	<i>Scotophilus dinganii</i>	Yellow-bellied House Bat	Least Concern	4
24.	<i>Tatera</i>		Not listed	2

*The occurrence probability of the mammal species listed below are indicated as follows:

Not likely to occur - 1, Low occurrence probability - 2, Medium occurrence probability - 3, High occurrence probability - 4, **Confirmed occurrence - 5**

Red Data species ranked as defined in Friedmann and Daly's S.A. Red Data Book of the mammals of South Africa.

6. 3.3 Threatened and Red Listed Mammal species

The listed shrews (**Table 1**) are not necessarily threatened; they are listed as a precautionary measure as a result of their unknown status. Musk shrews are widespread and commonly found in residential gardens throughout Gauteng, as such they are generally assumed to be abundant. The conservation status of musk shrews are however still to be determined and as such they are listed as Data Deficient.

Suitable habitat for the Serval (*Leptailurus serval*) was observed in the Secondary Grassland, as this habitat is approx. 500m away from a dam, connected to a water course. This particular species prefer wetlands and grasslands close to water. The Secondary Grassland habitat is

also favourable habitat for the Southern African hedgehog (*Atelerix frontalis*), as it prefer grassland areas. The probability for these species occurring there is unlikely, on account of the continuous human disturbances affecting this habitat. The habitat units discussed in this report is also subjected to isolation from nearby natural habitat units, which limits movement for any fauna species listed in **Table 1**.

6.4 Findings

The terrestrial habitat on the study area experience anthropogenic disturbances, which decreases the probability occurrence of both the Serval (*Leptailurus serval*) and Southern African hedgehog (*Atelerix frontalis*). It is therefore not expected that any threatened mammal species occur in the study area. Furthermore, isolation from similar natural habitats could influence the small mammals likely to occur in the study area, as genetic variation amongst species could be reduced. Based on the findings of this report the study area is deemed to have a moderate ecological sensitivity from a mammalian point of view.

7. HERPETOFAUNA HABITAT ASESMENT

7.1 Methods

Habitat types identified in the study area was recorded, and a combined species list was compiled for the possible presence of herpetofauna species, considering the knowledge of their preferred habitats. Field guides such as those of du Preez & Carruthers (2009), Marais (2004), and (Alexander & Marais 2007) were used for identification and habitat description of herpetofauna species.

A desktop study was conducted to identify suitable habitats for the threatened herpetofauna species known to occur in the QDS 2528CC. The Animal Demography Unit: Virtual Museum (<http://vmus.adu.org.za/>) was consulted to verify the occurrence of herpetofauna species previously recorded within the QDS 2528CC. The Gauteng Conservation Plan (C-plan v3.3) was consulted to evaluate ecologically sensitive areas.

The majority of herpetofauna species are nocturnal, poikilothermic secretive and seasonal, which makes it difficult to observe them during field surveys. In this case the presence of

herpetofauna species was examined on habitat preferred by selected species and respective documented ranges.

7.2 Specific Requirements

Adequate amount of random transect walks in the study site was attempted to identify herpetofauna and invertebrate species. Emphasis on specific Red List species that might occur on the study site:

- Striped Harlequin Snake (*Homoroselaps dorsalis*)

7.3 Results

7.3.1 Herpetofauna habitats identified

The Secondary Grassland provides no conspicuous standing or flowing water bodies in the study area which decreases the niche preference for amphibian species (Du preez & Carruthers, 2009). Also, no medium or large sized rocks were observed which decreases the probability of finding reptile species in this habitat (**Table 2 and 3**). Termite mounds are absent from study area, which lessens the probability of finding reptiles, particularly the Striped Harlequin Snake (*Homoroselaps dorsalis*). The Secondary Grassland habitat does however provide a suitable habitat for some *Agama* species as well as nomadic reptile species.

7.3.2 Expected and observed Herpetofauna species

No amphibians or reptiles were observed during the survey. Five amphibian species and 30 reptile species have been recorded and are expected to occur in the QDS 2528CC (**Tables 2 & 3**).

Table 2: Amphibian species deducted to occur.

	<i>Scientific Name</i>	<i>Common Name</i>	<i>Red List Category</i>	<i>Occurrence Probability</i>
1.	<i>Schismaderma carens</i>	Red Toad	Least Concern	4
2.	<i>Sclerophrys capensis</i>	Raucous Toad	Least Concern	3
3	<i>Sclerophrys gutturalis</i>	Guttural Toad	Least Concern	4
4.	<i>Tomopterna cryptotis</i>	Tremelo Sand Frog	Least Concern	2
5.	<i>Tomopterna natalensis</i>	Natal Sand Frog	Least Concern	2

*The occurrence probability of the amphibian species listed below are indicated as follows:

Not likely to occur - 1, Low occurrence probability - 2, Medium occurrence probability - 3, High occurrence probability - 4, **Confirmed occurrence - 5**

Table 3: Reptile species observed and/or deducted to occur.

#	Scientific Name	Common Name	Red List Category	Occurrence Probability
1.	<i>Agama aculeata distantii</i>	Distant's Ground Agama	Least Concern	3
2.	<i>Afrotyphlops bibronii</i>	Bibron's Blind Snake	Least Concern	2
3.	<i>Agama atra</i>	Southern Rock Agama	Least Concern	1
4.	<i>Aparallactus capensis</i>	Black-headed Centipede-eater	Least Concern	2
5.	<i>Atractaspis bibronii</i>	Bibron's Stiletto Snake	Least Concern	1
6.	<i>Boaedon capensis</i>	Brown House Snake	Least Concern	4
7.	<i>Causus rhombeatus</i>	Rhombic Night Adder	Least Concern	4
8.	<i>Cordylus vittifer</i>	Common Girdled Lizard	Least Concern	2
9.	<i>Crotaphopeltis hotamboeia</i>	Red-lipped Snake	Least Concern	4
10.	<i>Dasypeltis scabra</i>	Rhombic Egg-eater	Least Concern	4
11.	<i>Gerrhosaurus flavigularis</i>	Yellow-throated Plated Lizard	Least Concern	3
12.	<i>Hemachatus haemachatus</i>	Rinkhals	Least Concern	4
13.	<i>Hemidactylus mabouia</i>	Common Tropical House Gecko	Least Concern	2
14.	<i>Homoroselaps dorsalis</i>	Striped Harlequin Snake	Near Threatened	1
15.	<i>Homoroselaps lacteus</i>	Spotted Harlequin Snake	Least Concern	1
16.	<i>Lamprophis aurora</i>	Aurora House Snake	Least Concern	4
17.	<i>Leptotyphlops scutifrons conjunctus</i>	Eastern Thread Snake	Not listed	1
18.	<i>Lycodonomorphus inornatus</i>	Olive House Snake	Least Concern	2
19.	<i>Lycophidion capense capense</i>	Cape Wolf Snake	Least Concern	1
20.	<i>Lygodactylus capensis capensis</i>	Common Dwarf Gecko	Least Concern	4
21.	<i>Naja annulifera</i>	Snouted Cobra	Least Concern	2
22.	<i>Pachydactylus affinis</i>	Transvaal Gecko	Least Concern	4
23.	<i>Pachydactylus capensis</i>	Cape Gecko	Least Concern	3
24.	<i>Panaspis wahlbergii</i>	Wahlberg's Snake-eyed Skink	Least Concern	1
25.	<i>Prosymna sundevallii</i>	Sundevall's Shovel-snout	Least Concern	1
26.	<i>Psammophis brevirostris</i>	Short-snouted Grass Snake	Least Concern	3
27.	<i>Psammophylax rhombeatus rhombeatus</i>	Spotted Grass Snake	Least Concern	4
28.	<i>Pseudaspis cana</i>	Mole Snake	Least Concern	4

29.	<i>Rhinotyphlops lalandei</i>	Delalande's Beaked Blind Snake	Least Concern	3
30.	<i>Trachylepis capensis</i>	Cape Skink	Least Concern	3

*The occurrence probability of the reptile species listed below are indicated as follows:

Not likely to occur - 1, Low occurrence probability - 2, Medium occurrence probability - 3, High occurrence probability - 4, **Confirmed occurrence - 5**

7.3.3 Threatened and Red Listed Herpetofauna species

No threatened species are expected to occur in the study area. No suitable habitat for the Striped Harlequin Snake (*Homoroselaps dorsalis*) was found to be present in the study area. It is highly unlikely for this particular species to occur in or around the study area as multiple disturbances and sub-optimal habitat was observed.

7.4 Findings

It seems that the largest part of the grassland habitat on the study area was utilized for agricultural activities in the form of agricultural lands in the past. Other disturbances, mostly anthropogenic, within the secondary grassland include vegetation harvesting, illegal dumping, and spreading of alien invasive species. Consequently, owing to the disturbed nature of the habitat it seems unlikely to be suitable for threatened and near threatened herpetofauna, including the Striped Harlequin Snake (*Homoroselaps dorsalis*) was observed during the field survey.

8. AVIFAUNA HABITAT ASSESSMENT

8.1 Methods

A field survey was conducted on the 20th of April 2016. A total of 3 hours was spent on the study area whilst conducting the field survey. Before conducting the field survey, a desktop assessment was conducted to document the prevalent avifaunal species occurring on or near the study area. A list of expected species was compiled and used as a reference guide during the field survey to ensure that bird species that should theoretically occur within the study area were not overlooked. All discrete avifaunal habitats were identified on site, after which each habitat was assessed to document the associated avifaunal composition by means of random

transect walks. Species were identified by actual sightings, calls as well as signs of presence in the form of eggshells, nests, droppings and feathers (Stuart & Stuart, 2000). Where necessary, species were verified using Sasol Birds of Southern Africa (Sinclair *et al.*, 2011).

By consulting the Southern Africa Bird Atlas Project 1 and 2 (SABAP2), a comprehensive species list could be compiled for the 2528CC QDS and the 2550_2800 pentad. SABAP2 is the follow-up project to the Southern African Bird Atlas Project (referred to as SABAP1). SABAP1 took place from 1987-1991. The second bird atlas project started on 1 July 2007 and plans to run indefinitely. The project aims to map the distribution and relative abundance of birds in Southern Africa. The field work for this project is done by more than one thousand nine hundred volunteers, known as citizen scientists. The unit of data collection is the pentad, five minutes of latitude by five minutes of longitude, squares with sides of roughly 9 km (SABAP2).

The species list for the QDS can however not be used as an accurate list in terms of the species actually occurring within the study area since it covers a larger area, as well as a larger variety of habitat types. In order to compile an accurate species list for the study area, all the species previously recorded in the 2528CC QDS were considered, and added or eliminated based on the habitat types present on the study area as well as the habitat preferences of individual species.

8.2 Specific Requirements in terms of Red Data Avifaunal species

According to the Gauteng Department of Agriculture and Rural Development's (GDARD) requirements for Biodiversity Assessments, Version 3.3 (March 2014), as well as for any other Red Data species: Eleven threatened and near threatened bird species were prioritized for inclusion into the Gauteng C-Plan based on:

1. Threat status (2 Endangered (**EN**), 5 Vulnerable (**VU**) and 4 Near Threatened (**NT**)).
2. Whether the species was actually present, on a frequent basis, in the province. Vagrants, erratic visitors or erratic migrants to the province (Tarboton *et al.*, 1987) have been excluded from the conservation plan.
3. Whether the threat was due to issues related to land use planning. Species which are impacted on mostly by threats such as poisoning were excluded.

Important Threatened and Near Threatened Bird species regional conservation status (only those favoring grassland habitats) (Taylor *et al.*, 2015):

- Blue Crane (*Anthropoides paradiseus*) **NT**
- African Marsh-Harrier (*Circus ranivorus*) **EN**
- White-bellied Korhaan (*Eupodotis senegalensis*) **VU**
- Secretarybird (*Sagittarius serpentarius*) **VU**
- African Grass-Owl (*Tyto capensis*) **VU**
- Abdim's Stork (*Ciconia abdimii*) **NT**
- Verreaux's Eagle (*Aquila verreauxii*) **VU**

8.3 Avifaunal Habitats identified

One avifaunal habitat namely Secondary Grassland was identified within the study area. The Secondary Grassland habitat contains mostly grass and forb vegetation and is dominated by *Eragrostis* spp. and *Hyparrhenia hirta*. Secondary Grassland habitat generally has a low to medium avifaunal species richness as a result of the highly specialised environment. A number of widespread bird species such as Bishops and Widowbirds (*Euplectes* sp.), Sparrows (*Passer* sp.), Doves (*Streptopelia* sp.), Lapwings (*Vanellus* sp.), Swallows (*Hirundo* sp.) and Cisticolas (*Cisticola* sp.) were present within the grassland habitat. Connectivity with surrounding homogenous habitats was found to be low as a result of various developments, including residential, agricultural and industrial, in the surrounding area. A number of disturbances such as grass harvesting, unpaved roads and tracks, trampling, illegal rubble dumping and alien vegetation encroachment were also noted within this habitat unit. The study area is situated directly adjacent to an airfield to the east and a provincial road to the south. Both the road and the airfield is a source of noise pollution which negatively impacts avifauna within and around the study area.

Due to the on-going disturbances within the secondary grassland habitat unit and because the habitat is isolated from homogeneous grasslands, the sustainability in terms of the continual well-being and persistence of this grassland habitat is unlikely. On account of the aforementioned low connectivity and other disturbances including noise pollution from the adjacent airfield and provincial road, the study area provides sub-optimal habitat for threatened and near threatened bird species and was identified with a moderate avifaunal sensitivity.

Table 3: Bird species recorded during the field survey:

	Common English name	Taxonomic name
1.	Bishop, Southern Red	<i>Euplectes orix</i>
2.	Canary, Black-throated	<i>Crithagra atrogularis</i>
3.	Cisticola, Desert	<i>Cisticola aridulus</i>
4.	Cisticola, Zitting	<i>Cisticola juncidis</i>
5.	Crow, Pied	<i>Corvus albus</i>
6.	Dove, Laughing	<i>Streptopelia senegalensis</i>
7.	Dove, Red-eyed	<i>Streptopelia semitorquata</i>
8.	Egret, Western Cattle	<i>Bubulcus ibis</i>
9.	Fiscal, Southern	<i>Lanius collaris</i>
10.	Francolin, Orange River	<i>Scleroptila levaillantoides</i>
11.	Guineafowl, Helmeted	<i>Numida meleagris</i>
12.	Ibis, African Sacred	<i>Threskiornis aethiopicus</i>
13.	Ibis, Hadida	<i>Bostrychia hagedash</i>
14.	Kite, Black-shouldered	<i>Elanus caeruleus</i>
15.	Lark, Rufous-naped	<i>Mirafraga africana</i>
16.	Longclaw, Cape	<i>Macronyx capensis</i>
17.	Masked-weaver, Southern	<i>Ploceus velatus</i>
18.	Myna, Common	<i>Acridotheres tristis</i>
19.	Palm-swift, African	<i>Cypsiurus parvus</i>
20.	Pipit, African	<i>Anthus cinnamomeus</i>
21.	Prinia, Tawny-flanked	<i>Prinia subflava</i>
22.	Quail, Common	<i>Coturnix coturnix</i>
23.	Quailfinch, African	<i>Ortygospiza atricollis</i>
24.	Stonechat, African	<i>Saxicola torquatus</i>
25.	Swallow, Greater-striped	<i>Hirundo cucullata</i>
26.	Swift, Little	<i>Apus affinis</i>
27.	Swift, White-rumped	<i>Apus caffer</i>
28.	Turtle-dove, Cape	<i>Streptopelia capicola</i>
29.	Waxbill, common	<i>Estrilda astrild</i>
30.	Whydah, Pin-tailed	<i>Vidua macroura</i>
31.	Widowbird, Long-tailed	<i>Euplectes progne</i>

The study area was found to hold a low avifaunal species richness and density. The various disturbances identified within the grassland habitat as well as its close proximity to the provincial road and airfield can be held accountable for the low avifaunal species richness and species density.

8.3.1 Threatened and Near Threatened bird species:

Table 4: Threatened and near threatened bird species previously recorded within the 2528CC QDS.

	Species name	Latest Date Record (Year)	Red Data: (Regional; Global)	Taxonomic name	Rep Rate (%)	Occurrence Probability
1.	Crane, Blue	Prior to 2007	NT, VU	<i>Anthropoides paradiseus</i>	1.6	0
2.	Duck, Maccoa	Prior to 2007	NT, NT	<i>Oxyura maccoa</i>	0.06	0
3.	Eagle, Martial	Prior to 2007	EN, VU	<i>Polemaetus bellicosus</i>	0.16	0
4.	Eagle, Verreauxs'	Prior to 2007	VU, LC	<i>Aquila verreauxii</i>	1.275	0
5.	Falcon, Lanner	2010	VU, LC	<i>Falco biarmicus</i>	2.44	0
6.	Falcon, Red-footed	Prior to 2007	NT, NT	<i>Falco vespertinus</i>	0.08	0
7.	Finfoot, African	Prior to 2007	VU, LC	<i>Podica senegalensis</i>	0.08	0
8.	Grass-owl, African	2012	VU, LC	<i>Tyto capensis</i>	2.06	0
9.	Kingfisher, Half-collared	Prior to 2007	NT, LC	<i>Alcedo semitorquata</i>	0.32	0
10.	Korhaan, White-bellied	2016	VU, LC	<i>Eupodotis senegalensis</i>	1.97	2
11.	Marsh-harrier, African	Prior to 2007	EN, LC	<i>Circus ranivorus</i>	0.16	0
12.	Roller, European	2012	NT, LC	<i>Coracias garrulus</i>	1.11	0
13.	Stork, Abdim's	2012	NT, LC	<i>Ciconia abdimii</i>	3.58	0
14.	Stork, Black	Prior to 2007	VU, LC	<i>Ciconia nigra</i>	0.16	0
15.	Stork, Yellow-billed	Prior to 2007	EN, LC	<i>Leptoptilos crumeniferus</i>	0.08	0
16.	Vulture, Cape	Prior to 2007	EN, EN	<i>Gyps coprotheres</i>	0.16	0

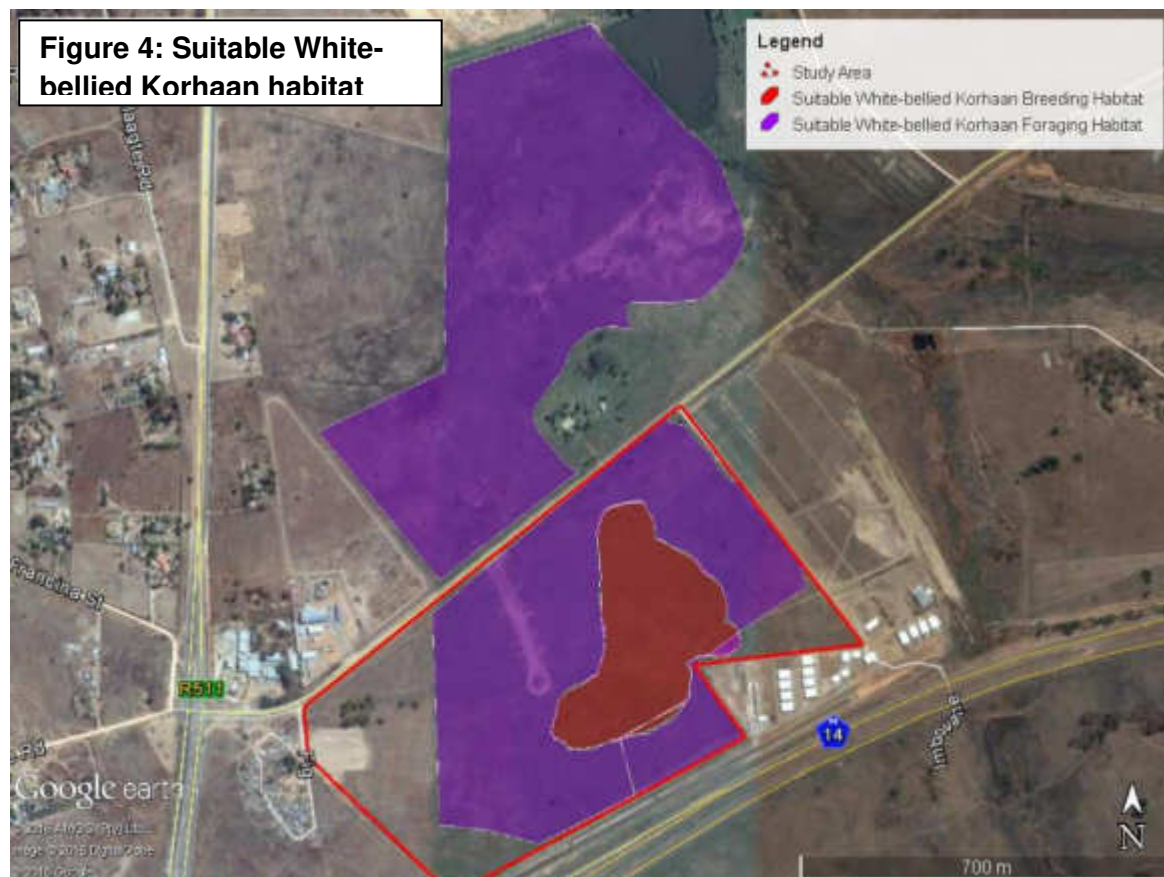
A total of 16 threatened and near threatened bird species have previously been recorded within the 2528CC QDS (Table 4). Eleven (11) of which have not yet been recorded within the 2550_2800 pentad since the commencement of the second South African Bird Atlas Project (SABAP2) in 2007. Therefore these species are highly unlikely to recur as they have not been recorded in the pentad in the past 9 years. Three of the above listed species have been recorded within the pentad within the past 4 years. They are: African Grass-owl, European Roller, Abdim's Stork and White-bellied Korhaan. Only one of these species has been recorded within the pentad during 2016, namely the White-bellied Korhaan. With the exception of White-bellied Korhaan, all the species listed in Table 2 are highly unlikely to be resident on or near the study area since they are predominantly recorded as vagrants and/or occasional visitors. In addition, most of these species were recorded in habitats not present within the study area, although present within the larger quarter degree square. On account of the habitats present

within the study area, none of the species listed above, with the exception of White-bellied Korhaan are likely to occur or be resident within the study area.

White-bellied Korhaan (*Eupodotis senegalensis*) Occurrence Probability:

The secondary grassland habitat unit was found to hold suitable foraging and breeding habitat for the regionally Vulnerable White-bellied Korhaan (*Eupodotis senegalensis*). As a result of this observation a thorough habitat assessment was conducted with the aim of mapping out optimal breeding and foraging habitat for this species in and around the study area to determine if the study area could sufficiently support a breeding pair of White-bellied Korhaan in the long term.

Firstly the optimal breeding habitat for White-bellied Korhaan was identified and mapped. Thereafter all suitable foraging habitat on and around the study area was identified and mapped. The surface areas for each of the abovementioned areas were calculated with the purpose of determining the total surface area accounting for suitable and sustainable breeding and foraging habitat as required by the White-bellied Korhaan within and around the study area (Figure 4).



As per the Gauteng Conservation Plan Version 3.3 (GDARD, 2014) the following habitat requirements were set out for the White-bellied Korhaan (*Eupodotis senegalensis*):

This species is internationally listed as Least Concern and is locally seen to be Vulnerable (Ekstrom & Butchart, 2004; Barnes, 2000). The White-bellied Korhaan occurs in grassland and open woodland (Tarboton et al., 1987). Habitat was modelled as un-fragmented suitable habitat associated with clusters of confirmed White-bellied Korhaan records. All unsuitable habitat including agricultural holdings, actively cultivated fields, and fragments of suitable habitat <100 ha were excluded. For Vulnerable species listed under the IUCN Red List Criteria of B, C or D; Pfab and colleagues (2011) recommend that all populations must be conserved *in situ*. Gauteng's proportional contribution to the national target would be 120 breeding pairs. Estimates based on species forage requirements and densities suggest a requirement of 120 ha per pair.

Table 5. The surface areas of the White-bellied Korhaan habitat survey are as follows:

White-bellied Korhaan (<i>Eupodotis senegalensis</i>) habitat survey	
Identified Area	Surface Area (hectares)
Suitable breeding habitat	8.56 ha
Suitable foraging habitat	80 ha
Total suitable Grass-owl habitat	88.56 ha
Suitable habitat required as per Gauteng C-Plan V 3.3	120 ha

The result of the White-bellied Korhaan habitat survey indicates that the surface area of available suitable habitat within and directly surrounding the study area does not meet the requirements as set out in the Gauteng Conservation plan V3.3. As such it is not feasible to conserve this area since it is not viable as a sustainable White-bellied Korhaan habitat in the long-term without active management. Consequentially, the secondary grassland within the study area was deemed to have a moderate avifaunal sensitivity.

8.4 Findings and Conclusion

The secondary grassland habitat identified within the study area contained a low avifaunal diversity and density. The majority of the species observed during the field survey are grassland associated species as well as widespread species adapted to a transformed and/ or urban environment. However, suitable breeding and foraging habitat for the regionally Vulnerable White-bellied Korhaan was confirmed to be present within the study area. The surface area of

the aforementioned habitat did however not meet the requirements for the specific species as set out in the Gauteng Conservation plan V3.3 (2014). None of the other threatened and/or near threatened bird species previously recorded within the larger QDS are expected to be resident or rely on the study area for survival. As such it is not feasible to conserve this area since it is not viable as a sustainable habitat for bird species with conservation concerns in the long-term. The surrounding land use and disturbance in the form of roads, urbanization, illegal dumping, alien vegetation encroachment, trampling, habitat transformation and limited connectivity significantly reduces the probable occurrence of any additional terrestrial threatened and near threatened bird species. The close proximity of the Airfield and provincial road further reduces the occurrence possibility of bird species with conservation concerns, since most of these species are highly specialised and extremely sensitive to transformation and disturbances within their preferred habitat.

9. INVERTEBRATE HABITAT ASSESSMENT

9.1 Methods

A field survey was conducted on the 20th of April 2016. The survey consisted of two random walked transects. The dominant invertebrate species and possible suitable habitats for Red List invertebrate species were noted and sampled if necessary. Habitat characteristics for species present were derived from a survey and descriptions given in the field guide by Picker *et al.* (2004). Red Listed Species were consulted online for conservation status of Red List species (IUCN 2015; GDARD 2014). All insects were identified by using the field guide by Picker *et al.* (2004). Red Listed Butterflies were identified according to Henning *et al.* (2009).

A desktop study was done to identify suitable habitats for the Red List invertebrate species known to occur in the QDS 2528CC. The Animal Demography Unit: Virtual Museum (<http://vmus.adu.org.za/>) was consulted to verify the record of occurrence of invertebrate species recorded within the QDS 2528CC.

The majority of invertebrate species are nocturnal, poikilothermic secretive and seasonal, which makes it difficult to observe them during field surveys. In this case the presence of invertebrate species was examined on habitat preferred by selected species and respective documented ranges.

9.2 Specific Requirements

During the desktop study and field survey attention was given to note any signs of potential occurrence of Threatened species.

According to the GDARD C-Plan (2014), these species include the:

Roodepoort Copper Butterfly (*Aloeides dentatis* subsp. *dentatis*), Highveld Golden Opal (*Chrysoritis aureus*), Stobbia's Fruit Chafer Beetle (*Ichnestoma stobbiai*) and Highveld Blue Butterfly (*Lepidochrysops praeterita*), which are all regarded as Vulnerable (regionally and/or nationally).

Roodepoort Copper Butterfly (*Aloeides dentatis* subsp. *dentatis*):

This butterfly is proposed for Endangered (Henning *et al.*, 2009) and Mecenero *et al.* (2013), based on its limited distribution and possible decline in quality and extent of remaining habitats. Suitable habitat around known localities was mapped off satellite imagery. A 100 % target was set for these areas, though it is worth noting that the entire area is within existing Protected Areas, and hence does not influence the outcome of the Gauteng C-Plan v3.3.

This species is typically found in Carletonville Dolomite Grassland at an elevation of 1 500 to 1 900 m. The species is only known from Ruimsig (Roodepoort), Heidelberg (Suikerbosrand – from two localities) and Klipriviersberg (west of Suikerbosrand). The species has a range of approx. 70 km². All known localities of this species occur in reserves; however the threat of habitat modification due to environmental changes remains (Henning *et al.*, 2009).

The larval food plant of this species at Ruimsig Reserve is *Hermannia depressa* and at Suikerbosrand *Lotononis eriantha*. The presence of the food plant alone will not ensure the presence of the butterfly (Henning *et al.*, 2009). Population control of this butterfly species probably takes place owing to finite facilities in *Lepisiota* ant nests. Males are strongly territorial and need open patches as territorial sites (Henning *et al.*, 2009).

Highveld Golden Opal (*Chrysoritis aureus*) (= Heidelberg Copper):

This butterfly is proposed to be listed as Vulnerable by (Henning *et al.*, 2009) and being upgraded to Endangered by Mecenero *et al.* (2013). Highveld Golden Opal is host plant (*Clutia pulchella*) and host ant (*Crematogaster* species) specific, and known from a handful of localities

on the Heidelberg-Balfour-Greylingstad ridge system (Terblanche & van Hamburg, 2003; Henning *et al.*, 2009). The habitat structure of these localities is similar as a tree stratum is absent. It is currently protected in the Alice Glockner Nature Reserve, the Suikerbosrand Nature Reserve and in National Heritage Site No. 14 (Terblanche & van Hamburg, 2003; Henning *et al.*, 2009).

The habitat preference of this species is on south-facing, well-drained slopes with shallow humus in the two vegetation types Andersite Mountain Bushveld and Gold Reef Mountain Bushveld, belonging to the Central Bushveld Bioregion of the Savanna Biome (Mucina & Rutherford, 2006). Frost and fire may both therefore be important ecological factors that sustain a suitable habitat for *Chrysoritis aureus* (Terblanche *et al.*, 2003).

It is possible that the species is under-recorded. Known localities were buffered by 500m and the full extent of this area was included as a target. Modelling for the species was based on SABCA atlas and data from site visits, and this resulted in the development of a model which reflected the high altitude ridge systems which host the species.

Stobbia's Fruit Chafer Beetle (*Ichneustoma stobbia*):

Although not listed, it appears that this species of beetle would qualify as Vulnerable under the IUCN Red List criteria. An expert driven mapping approach was used for the species to map the area likely to be occupied by the beetle at known localities. All suitable, untransformed habitat in the vicinity of known records were mapped as suitable, occupied habitat for the species. No attempt was made to predict the occurrence of additional populations in other areas. A 100% of the confirmed habitat and the extended mapped suitable habitat were targeted.

This species in particular only occur in small fragments in pristine grassland along the Transvaal Magaliesberg system. This rare Fruit Chafer Beetle is mostly endemic to Gauteng Province, with a single population occurring in the adjacent parts of North West Province (Kruger & Scholtz, 2008).

Highveld Blue Butterfly (*Lepidochrysops praeterita*):

Although the species is classified as Vulnerable, it is proposed for Endangered (Henning *et al.*, 2009), based on a limited distribution and the extent of mining and agricultural activities within its range. It is largely endemic to Gauteng, specifically in the Carletonville area, but extends into the Potchefstroom area in the North West and Sasolburg in the Free State. No conservation

measures are in place (Henning *et al.*, 2009). The species is found on a few koppies and rocky hillsides between Potchefstroom area in the North West and Sasolburg in the Free State.

Known localities were buffered by 500m and the full extent of this area was included as a target. Modelling for the species was based on South African Butterfly Conservation Assessment (SABCA) atlas and data from site visits. The model refined the basic distribution by incorporating slope and aspect, and removed unsuitable land cover classes and areas smaller than the smallest known patch of habitat occupied by the species.

The vegetation types where this species have been recorded are the Soweto Highveld Grassland and Rand Highveld Grassland in the Mesic Highveld Grassland Bioregion of the Grassland Biome (described in Mucina & Rutherford, 2006). The larval food plant of this species is *Ocimum obovatum*.

9.3 Results

9.3.1 Invertebrate habitats identified

The Secondary Grassland is the only habitat on site. Invertebrates occur in a wide variety of habitats in various environmental and disturbed conditions. The presence of common species such as grasshoppers (Order: *Orthoptera*), grassland adapted mantids (Order: *Mantoidea*) and stick insects (Order: *Phasmatoidea*) are expected.

9.3.2 Expected and observed Invertebrate species

Table 4: Invertebrate species deducted to occur.

	<i>Scientific Name</i>	<i>Common name</i>	<i>Red List Category</i>	<i>*Occurrence Probability</i>
1.	<i>Aloeides dentatis</i> subsp. <i>dentatis</i>	Roodepoort Copper Butterfly	Endangered	2
2.	<i>Chrysoritis aureus</i>	Heidelberg Copper Butterfly	Endangered	1
3.	<i>Ichnestoma stobbiai</i>	Stobbia's Fruit Chafer Beetle	Vulnerable	1
4.	<i>Lepidochrysops praeterita</i>	Highveld Blue Butterfly	Endangered	1

*The occurrence probability of the invertebrates species listed below is indicated as follows:
Not likely to occur - 1, Low occurrence probability - 2, Medium occurrence probability - 3, High occurrence probability - 4, **Confirmed occurrence - 5.**

8.3.3 Threatened and Red Listed Invertebrate species

No Red List species are recorded or expected to occur in the study area due to unsuitable habitat requirements.

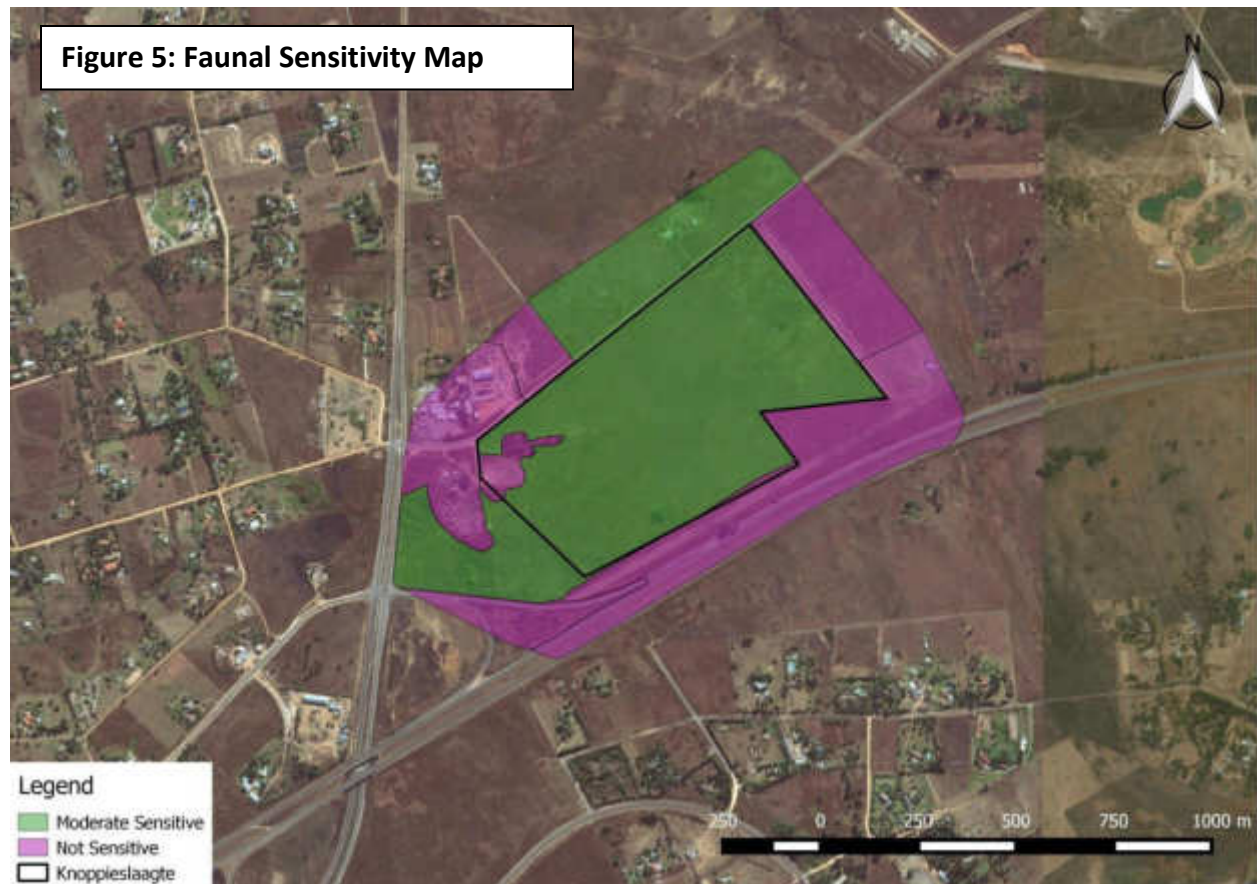
9.4 Findings

The Secondary Grassland is not particularly suitable for any of the mentioned threatened species listed in the GDARD C-plan v3.3. For example, the Roodepoort Copper Butterfly (*Aloeides dentatis* subsp. *dentatis*) prefers a predictable Grassland habitat where specific ant species are present. The probability of locating this species is unlikely as disturbances decrease the favourability of this specific habitat.

No other Threatened or Near Threatened invertebrate species are expected to occur in this particular disturbed Grassland habitat on account of minimal optimal habitat and various anthropogenic disturbances within the habitat units.

10. OVERALL FINDINGS AND IMPLICATIONS

The study area consists of only the secondary grassland habitat. This habitat generally supports common fauna species and is not particularly suitable to support any Threatened or Near Threatened fauna species. Thus, the habitat identified on study area was considered to be moderately ecological sensitive from a faunal perspective (**Figure 5**).



11. LIMITATIONS

Even though considerable care is taken to ensure accuracy and professionalism of this fauna report, environmental assessment studies are limited in scope, time and budget. Several years are needed to derive a 100% accurate report based on intensive field collecting and observations where all seasons are considered to account for fluctuating environmental conditions and migrations. Since environmental impact studies deal with dynamic natural systems additional information may come to light at a later stage.

The desktop study made up the largest part of the data used to conclude the distribution of Red Data species which were sourced by making use of the Animal Demography Unit: Virtual

Museum data basis. Any limitations in the above mentioned data basis will in effect have implications on the findings and conclusion of this assessment.

Therefore, Bokamoso Environmental: Specialist Division cannot accept responsibilities for conclusions and mitigation measures made in good faith with the limited available information at the time of the directive. This report should be viewed and acted upon considering these limitations.

12. RECOMMENDATIONS

If the proposed industrial township development is approved:

- An appropriate management authority that must be contractually bound to implement the Environmental Management Programme/Plan (EMPr) and Record of Decision (RoD) by the competent authority during the constructional and operational phase of the development should be identified and informed of their responsibilities with regards to this.
- Induction should be done for all civil contractors and for each building contractor prior to them commencing on site to discuss the EMPr and RoD.
- Prior to any activities commencing on site, all construction staff should be briefed in an environmental induction regarding the environmental status and requirements of the site. This should include providing general guidelines for minimizing environmental damage during construction, as well as education with regards to basic environmental ethics, such as the prevention of littering, lighting of fires, etc.
- Construction should be restricted to areas deemed to have a low ecological sensitivity (Refer to **Figure 5**).
- It is recommended that prior to the commencement of construction activities' initial clearing of all alien vegetation should take place.
- The contractor must ensure that no faunal species are trapped, killed or in any way disturbed during the constructional phase.
- It is recommended that all concrete and cement works be restricted to areas of low ecological sensitivity and defined on site and clearly demarcated. Cement powder has a high alkalinity pH rating, which can contaminate and affect both soil and water pH dramatically. A shift in the pH can have serious consequences on the functioning of soil, vegetation and fauna.

- To ensure minimal disturbance of faunal habitat it is recommended that construction should take place during winter, outside the reproductive season of the species present on site.
- Construction, vegetation clearing and top soil clearing should commence from a predetermined location and gradually commence to ensure that fauna present on the site have enough time to relocate.
- When construction is completed, disturbed areas should be rehabilitated using vegetation cleared prior to construction to ensure that the habitat stays intact and that faunal species present on the site before construction took place, return to the area.
- Outside lighting should be designed to minimize impacts on fauna. All outside lighting should be directed away from sensitive areas. Fluorescent and mercury vapour lighting should be avoided and sodium vapour (yellow) lights should be used wherever possible.
- Forage and host plants required by pollinators should also be planted in landscaped areas.
- Where possible, indigenous trees naturally growing on the site should be retained as part of the landscaping. Measures to ensure that these trees survive the physical disturbance from the development should be implemented. A tree surgeon should be consulted in this regard.
- In order to minimize artificially generated surface storm water runoff, total sealing of paved areas such as parking lots, driveways, pavements and walkways should be avoided. Permeable material should rather be utilized for these purposes.

13. CONCLUSION

The recommendations and mitigation measures above should be followed and correctly implemented to ensure the ecological environment is not negatively affected. The study area is not regarded as ecologically sensitive (Figure 5) from a faunal perspective, thus the proposed construction of the industrial township will have no detrimental influence on the faunal species in the study area.

14. LITERATURE SOURCES

- ALEXANDER, G. J., MARAIS, J. A. 2007. *Guide to the Reptiles of Southern Africa*. Random House Struik, Cape Town. ISBN-13: 9781770073869.
- ANIMAL DEMOGRAPHY UNIT. 2016. Virtual Museum. Accessed at <http://vmus.adu.org.za/?vm>.

- BARNES, K.N., (ED.) 2000. *The Eskom Red Data Book of Birds of South Africa, Lesotho and Swasiland*. BirdLife South Africa, Johannesburg.
- BIRDLIFE SOUTH AFRICA. 2016. BirdLife South Africa official Checklist of Birds in South Africa 2016. <http://www.birdlife.org.za/publications/checklists>
- DU PREEZ, L., CARRUTHERS, V. A. 2009. *Complete Guide to the Frogs of Southern Africa*. Struik Nature, Cape Town.
- FRIEDMAN, Y. AND DALY, B. 2004. *Red data book of the mammals of South Africa: A conservation assessment*. Johannesburg, CBSG-EWT
- GDARD. 2006. Ridges Guidelines.
www.gdard.gpg.gov.za/Documents1/RidgesGuidelines_2.pdf.
- GDARD. 2014. Technical Report for the Gauteng Conservation Plan (Gauten C-Plan v3.3). Gauteng Department of Agriculture and Rural Development: Nature Conservation Directorate. 60 pages.
- HARRISON, J.A., ALLAN, D.G., UNDERHILL, L.G., HERREMANS, M., TREE, A.J. PARKER, V. & BROWN, C.J. (EDS.). 1997. *The Atlas of Southern African Birds*. Vol. 1 & 2. BirdLife South Africa, Johannesburg.
- HENNING, G. A., TERBLANCHE, R. F. & BALL, J. B. 2009. *South African Red Data Book: butterflies*. South African National Biodiversity Institute Biodiversity Series 13: 63-64.
- HOCKEY, P.A.R., DEAN, W.R.J. & RYAN, P.G. 2005. *Roberts Birds of Southern Africa VIIth Edition*, The Trustees of the John Voelcker Bird Book Fund, Cape Town
- IUCN. 2015. *The IUCN Red List of Threatened Species. Version 2015-4*. <<http://www.iucnredlist.org>>. Downloaded on 19 November 2015.
- KEARNS, C. A., INOUE, D. W. & WASER, N. M. 1998. Endangered mutualisms: The conservation of plant-pollinator interactions. *Annual Review of Ecology and Systematics* 29, 83-112.
- KRUGER, U. & SCHOLTZ, C.H. 2008. Phylogeography and Conservation of the Rare South African Fruit Chafer *Lchnestoma stobbiai* (Coleoptera: Scarabaeidae). *Evolusionary Biology from Concept to Application*: Springer-verlag Berlin Heidelberg, 2008.
- MammalMAP. 2016. Virtual Museum of African Mammals. Accessed at <http://mammalmap.adu.org.za/>
- MARAIS, J. 2004. *'n Volledige Gids tot die Slang van Suider-Afrika*. Struik Uitgewers, Kaapstad.

- MARAIS, M & PEACOCK, F., 2008. *The Chamberlain guide to Birding Gauteng*, Mirafr Publishing, CTP Book Printers, Cape Town.
- MECENERO, S., BALL, J. B., EDGE, D. A., HAMER, M. L. HENNING, G. A., KRÜGER, M., PRINGLE, E. L., TERBLANCHE, R. F., WILLIAMS, M. C. 2013. Conservation Assessment of Butterflies of South Africa, Lesotho and Swaziland: Red List and Atlas. Safronics, Animal Demography Unit, Cape Town.
- MUCINA, L., AND RUTHERFORD, M. C. 2006. *The Vegetation of South Africa, Lesotho and Swaziland*. Strelitzia 19. South African National Biodiversity Institute, Pretoria.
- PFAB, M. 2001. *Development guidelines for ridges*. Department of agriculture, conservation, environment and land affairs, South Africa.
- PFAB, M.F., VICTOR, J.E. & ARMSTRONG, A.J. (2011). Application of the IUCN Red Listing system to setting species targets for conservation planning purposes. *Biodiversity and Conservation*, 20(5), 1001-1012.
- PICKER, M. D., GRIFFITHS, C., WEAVING, A. 2004. *Field Guide to Insects of South Africa*. Struik Publishers, South Africa.
- SAMWAYS, M. J. 1994. *Insect Conservation Biology*. Chapman & Hall.
- SAMWAYS, M., HATTON, M. 2000. *Palmnut Post*, Volume 3, No 2, 9-11.
- SKINNER, J. D. AND CHIMIMBA, T. C. 2005. *The Mammals of the Southern African Subregion*. 3rd edition. Cambridge University Press.
- SIBALI, L. L., OKWONKWO, J. O. AND MCCRINDLE, R. I., 2008. Determination of selected organochlorine pesticide (OCP) compounds from the Jukskei River catchment area in Gauteng, South Africa. *Water SA*, 34(5), pp.611-621.
- SINCLAIR I., & HOCKEY P & TARBOTON, W. 2011. *Sasol Birds of Southern Africa*. Struik, Cape Town.
- SOUTHERN AFRICAN BIRD ATLAS PROJECT 2. SOUTH AFRICA, LESOTHO, BOTSWANA, NAMIBIA, MOZAMBIQUE, SWAZILAND, ZIMBABWE, ZAMBIA. 2016. Animal Demography Unit. University of Cape Town. www.sabap2.adu.org.za. accessed on 28 March 2016.
- SOUTH AFRICAN NATIONAL BIODIVERSITY INSTITUTE (SANBI). Threatened terrestrial ecosystems for South Africa (2011): Soweto Highveld Grassland. Available from Biodiversity GIS website (<http://bgis.sanbi.org/ecosystems/showecosystem.asp?CODE=Gm%2010>), accessed on 16 March 2016.

- STUART, C., AND STUART, M. 2015. Stuart's *Field Guide to Mammals of Southern Africa*. Struik Nature, South Africa
- STUART, C., STUART, T. 2000. *A Field Guide to the Tracks & Signs of Southern and East African Wildlife*. 3rd edition. Struik Publishers, Cape Town.
- Tarboton, W., Kemp, M.I., & Kemp, A.C. 1987. *Birds of the Transvaal*. Transvaal Museum, Pretoria.
- Taylor, M.R., Peacock, F. & Wanless, R.M. 2015. The 2015 Eskom Red Data Book of BIRDS of South Africa, Lesotho and Swaziland. BirdLife South Africa. Gauteng.
- TAYLOR, P.J. 2000. *Bats of Southern Africa*. University of Natal Press: Pietermaritzburg.
- TERBLANCHE, R.F., MORGENTHAL, T.L. & CILLIERS, S.S. 2003. The vegetation of three localities of the threatened butterfly species *Chrysoritis aureus* (Lepidoptera: Lycaenidae). *Koedoe* 46(1): 73-90.
- TERBLANCHE, R.F. & VAN HAMBURG, H. 2003. The taxonomy, biogeography and conservation of the myrmecophilous *Chrysoritis* butterflies (Lepidoptera: Lycaenidae) in South Africa. *Koedoe* 46(2): 65-81.
- WILLIAMS, M. 1994. *Butterflies of southern Africa. A field guide*. Southern Book Publishers.