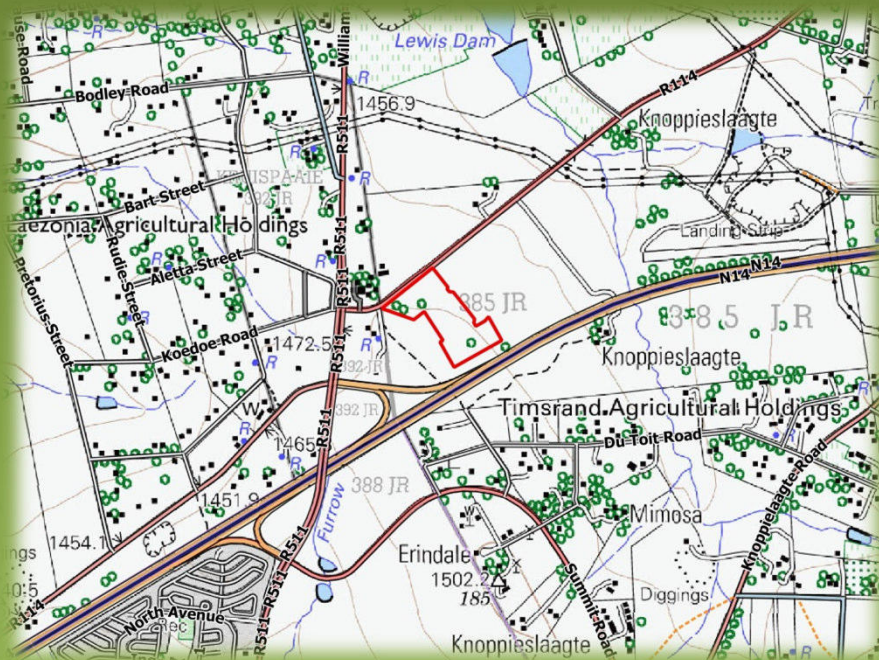


# Final Basic Assessment Report for the proposed Peach Tree X23 Industrial

On part of Portion 109 and part of the Remainder of Portion  
331 of the farm Knoppjeslaagte 385 JR

Gaut 002/16-17/E0225



March 2017



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

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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.

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**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

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(For official use only)

<b>NEAS Reference Number:</b>						
<b>File Reference Number:</b>						
<b>Application Number:</b>						
<b>Date Received:</b>						

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):**

Peach Tree X 23 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 a part of Portion 109 and a part of Remainder of Portion 331 of the Farm Knopjeslaagte 385 JR, to be known as **Peach Tree X23**. The proposed development comprises an area of approximately 11.8 hectares. The study area is situated east of the R511 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. The R114 runs along the site's northern boundary. The proposed township will comprise of nine (9) erven zoned as follows:

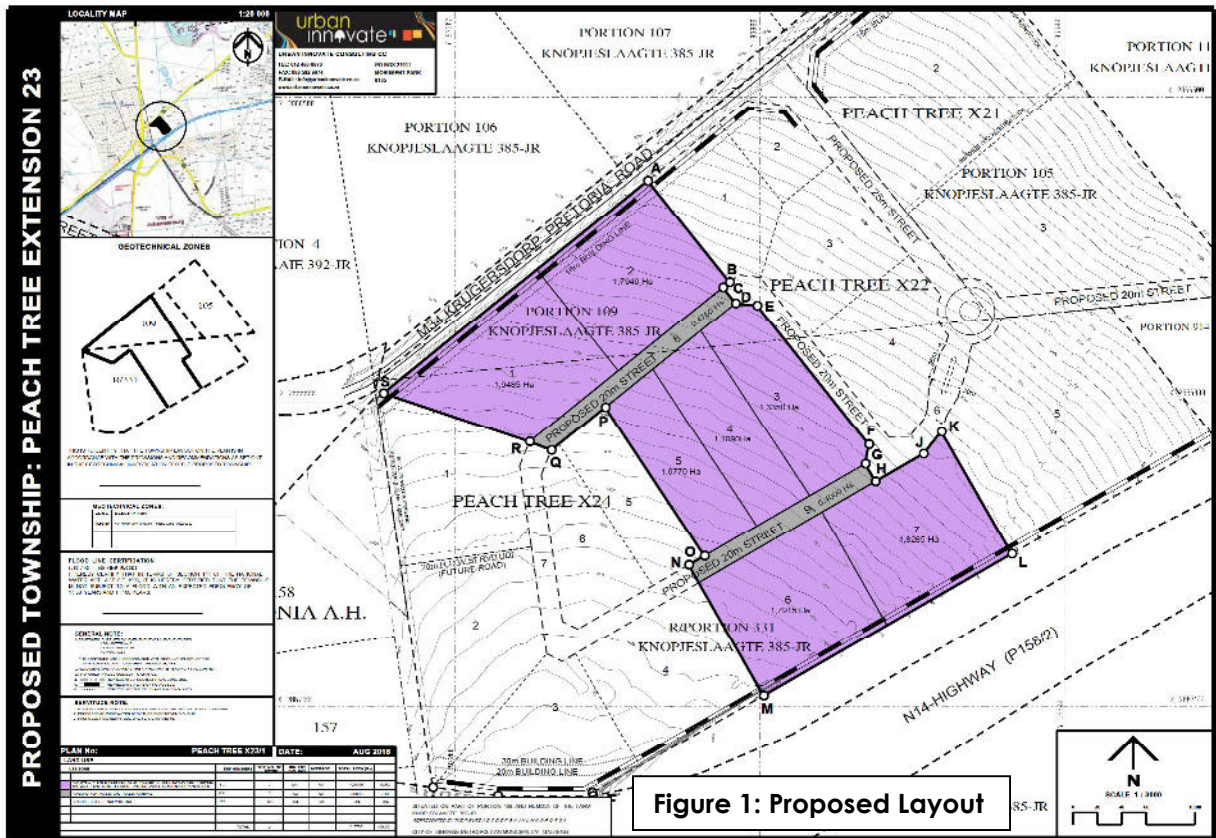
- Seven (7) erven zoned as "Industrial 2" for the main purpose of Commercial Use and Light Industry. *Industrial 2 zoning allows for Business Buildings, Commercial Use, Light Industry, Cafeteria, Car Wash, Place of Refreshment, Parking Garage, Retail Industry and Shops;* and
- Two (2) erven zoned as "Special" for Access and Access Control.

Please note that the layout illustrates the link this development (Peach Tree X23) has to the Peach Tree X21&22 as well as Peach Tree X24 developments.

All three of these developments are processed separately with their own applicant (company) and each will run their own town planning application process. This will not be a phased development. The three projects/developments are considered separately which will later on make it possible to sell off one or more of the extensions, should it be required by the applicant. Due to the sites being in close proximity to each other the specialist studies have been done for all the extensions together, however the Town Planning Memorandum is specific to each development as it will be submitted for town planning rights.

The specialist studies were conducted together in order to ensure that the 3 proposed developments are also addressed in a holistic way, especially with regards to the ecological environment, storm water management, pollution prevention and the provision of bulk services and road upgrades.





**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 storm water- (i) with an internal diameter of 0,36 metres or more; or (ii) ...-  (a) ...; or (b) ...
R. 983 December	Listing Notice 1	The development and related operation of infrastructure exceeding 1000 metres in length for

<b>2014</b>	<b>Activity 10</b>	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) ...	
<b>R. 983 December 2014</b>	<b>Listing Notice 1 Activity 27</b>	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation.	
<b>R. 983 December 2014</b>	<b>Listing Notice 1 Activity 28</b>	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development: (i) ...; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare.	
<b>R. 985 December 2014</b>	<b>Listing Notice 3 Activity 4</b>	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. ...
<b>R. 985 December 2014</b>	<b>Listing Notice 3 Activity 12</b>	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	(a) In ..., Gauteng, ...  i. ... ii. Within critical biodiversity areas identified in bioregional plans; iii. ...

	maintenance management plan.	iv. ...
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Does the activity also require any authorisation other than NEMA EIA authorisation?

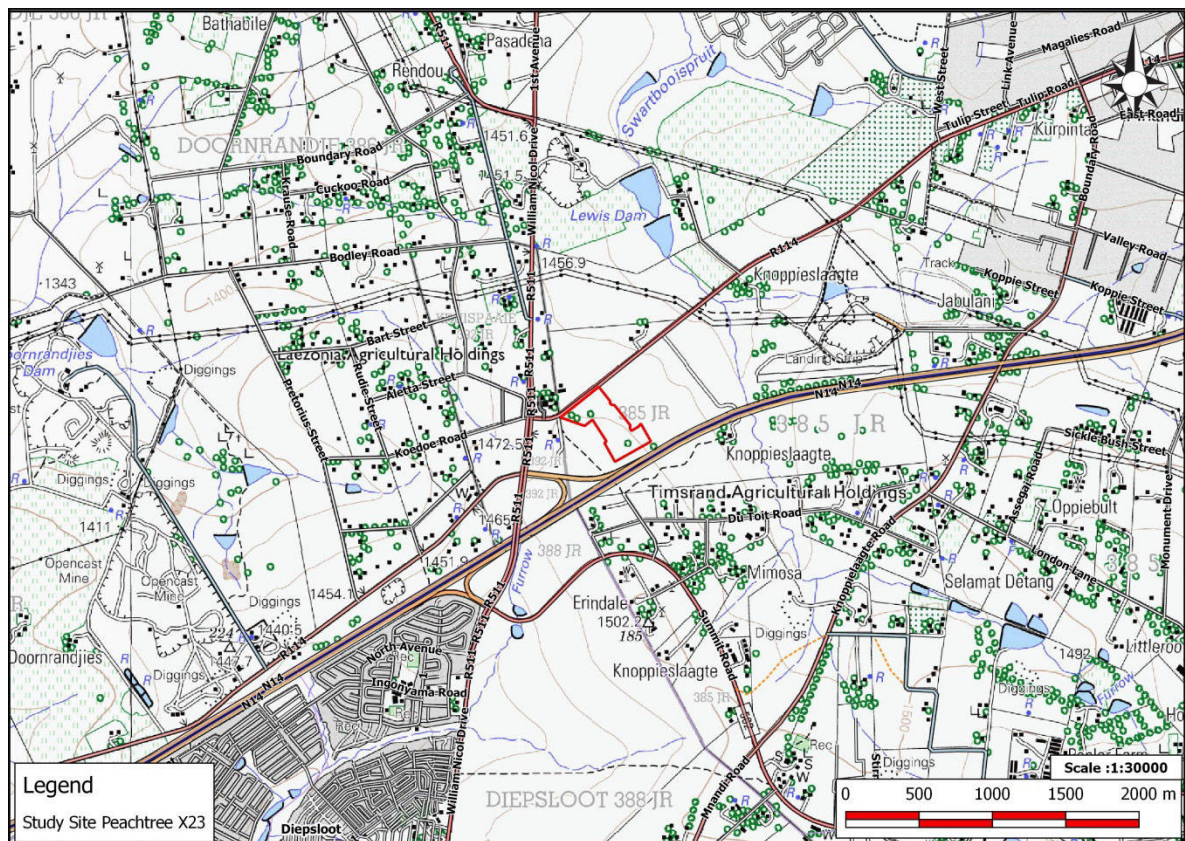
YES	NO
	X

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

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

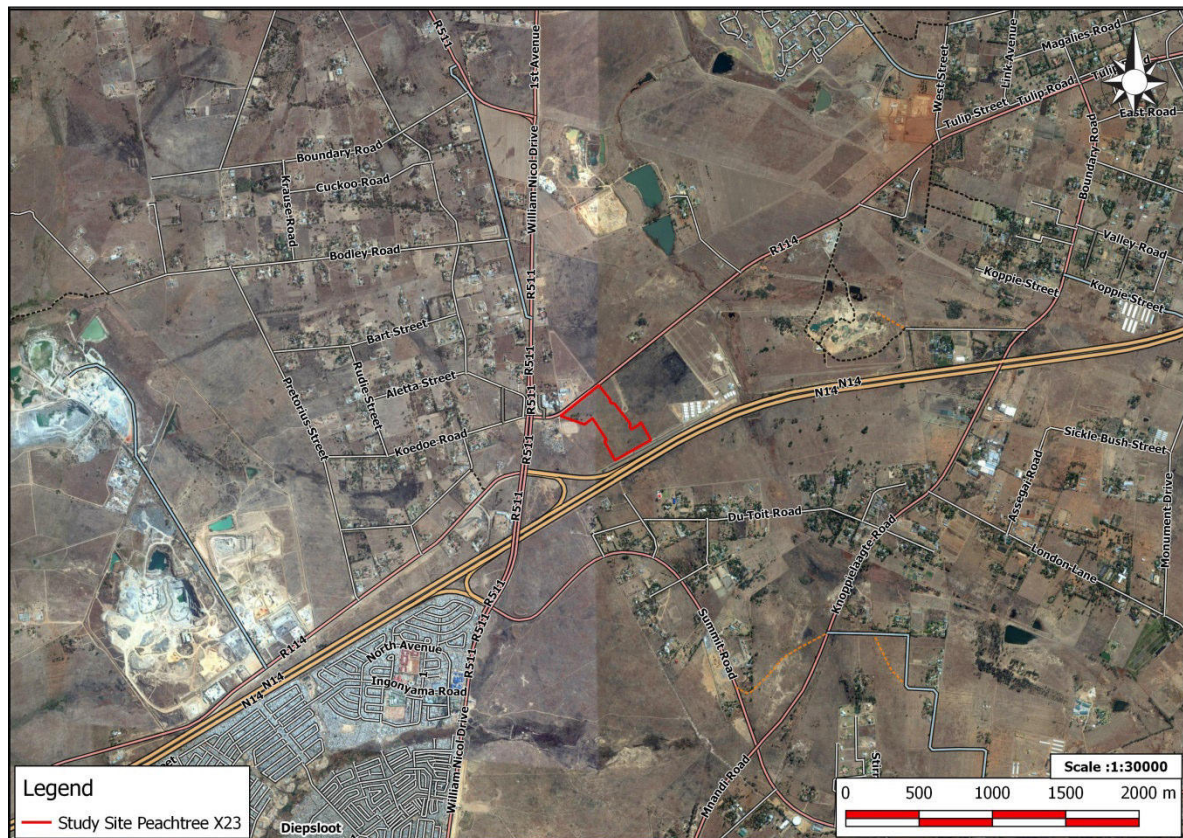


If yes, have you received approval(s)? (attach in appropriate appendix)



**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:
<b>National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended).</b>	<b>National &amp; Provincial</b>	<b>27 November 1998</b>

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 Regulations<sup>1</sup> (the Regulations) in terms of Chapter 5 of the National Environmental Management Act, 1998<sup>2</sup> (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.

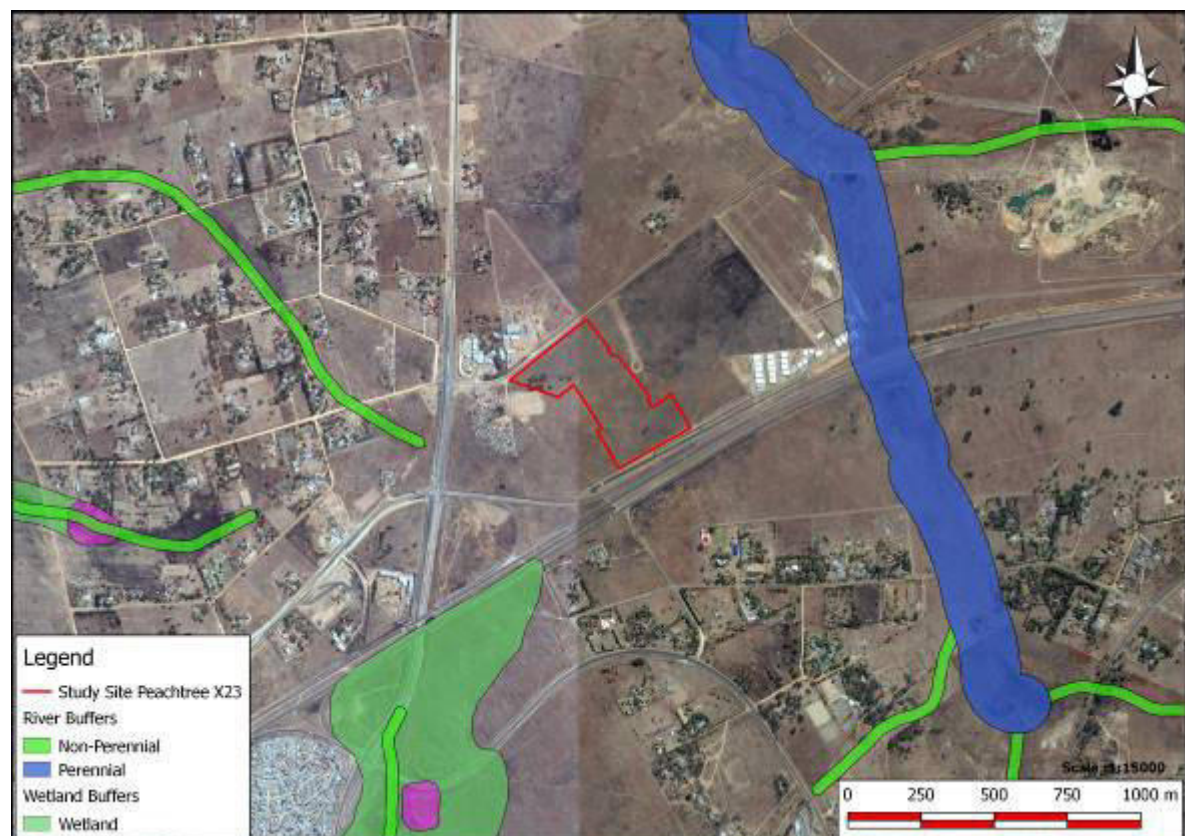
#### National Water Act (Act No. 36 of 1998)

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.



**Figure 4: Rivers and Wetland Map**

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.

<b>National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)</b>	<b>National &amp; Provincial</b>	<b>2004</b>
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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:

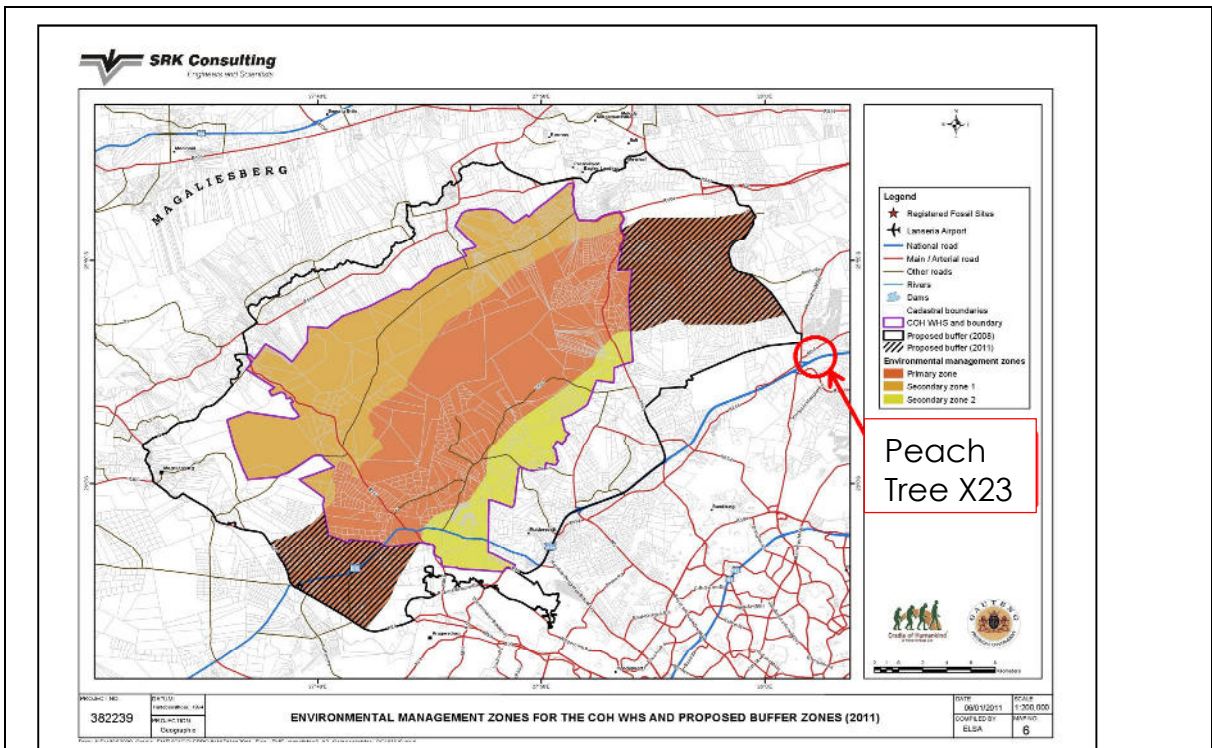
- The protection, restoration and enhancement of air quality in South Africa
- Increased Public Participation in the protection of air quality and improved public access to relevant and meaningful information about air quality.
- The reduction of risks to human health and the prevention of the degradation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

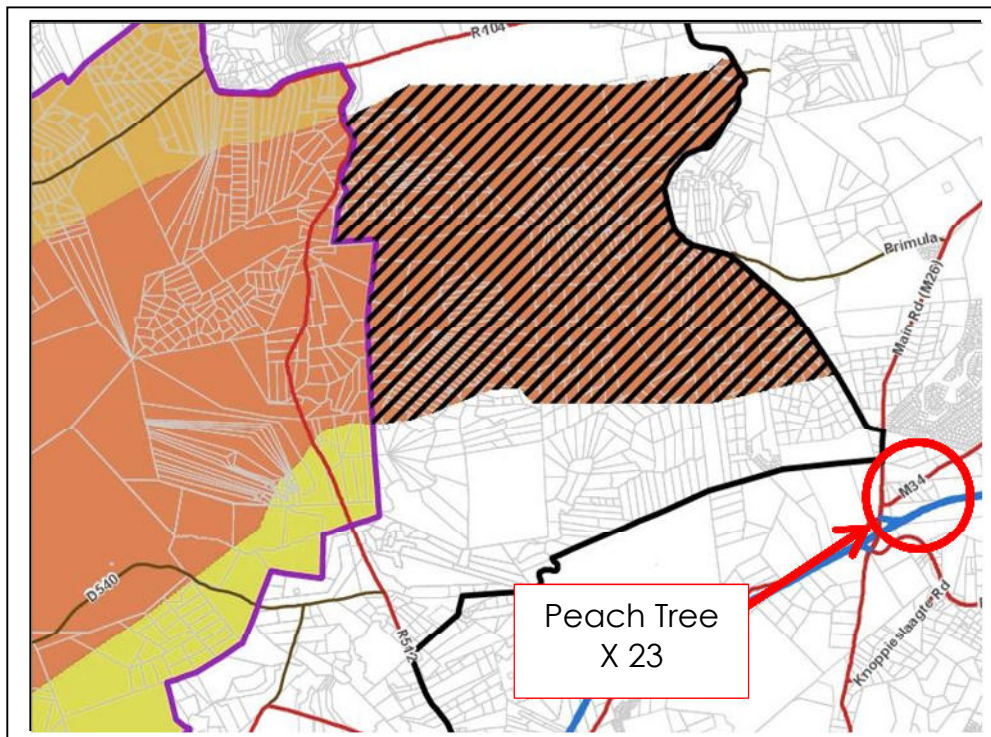
- Priority Areas, which are air pollution 'hot spots'.
- Listed Activities, which are 'problem' processes that require an Atmospheric Emission Licence.
- Controlled Emitters, which includes the setting of emission standards for 'classes' of emitters, such as motor vehicles, incinerators, etc.
- Control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

<b>National Heritage Resources Act (Act No. 25 of 1999)</b>	<b>National &amp; Provincial</b>	<b>1999</b>
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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).



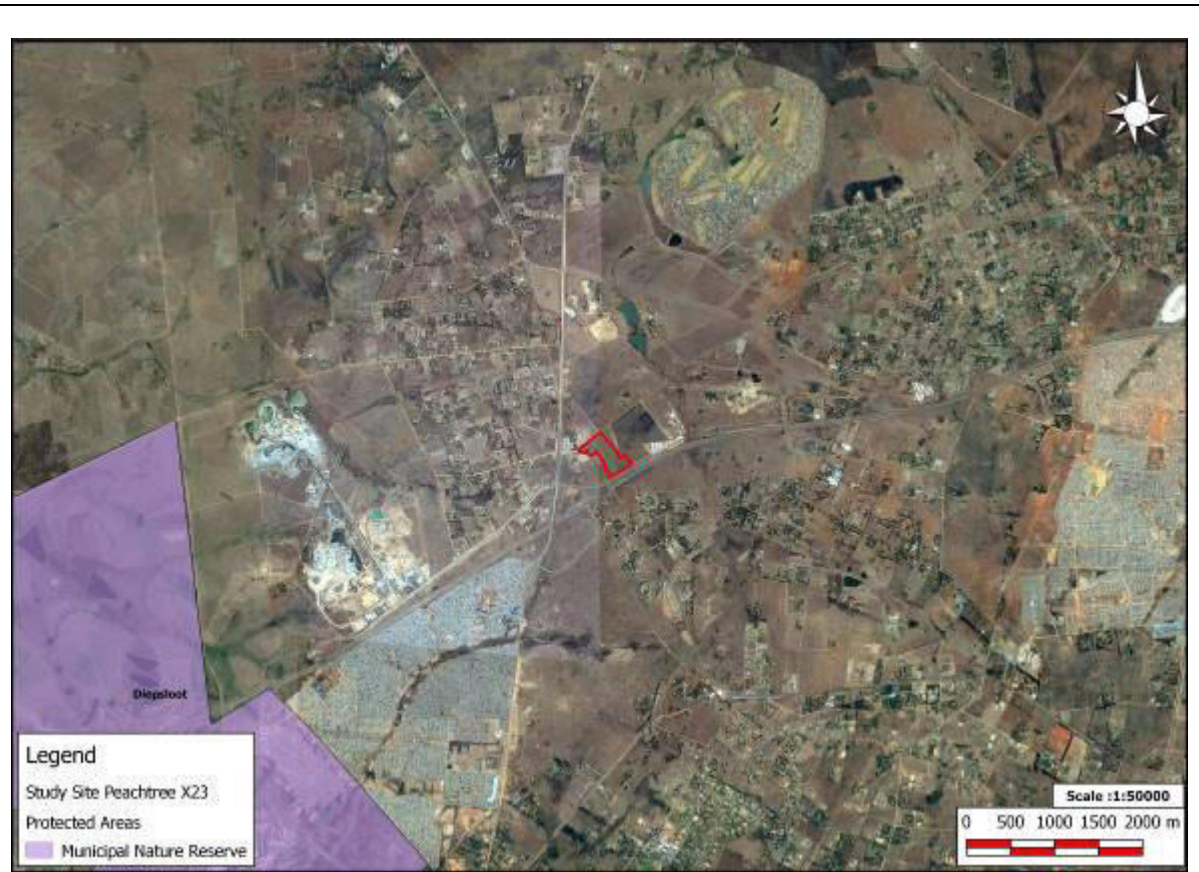
**Figure 5: Cradle of Humankind**



**Figure 5a: Enlargement of the Cradle of Humankind**

<b>National Environmental Management Protected Areas Act (Act No. 57 of 2003)</b>	<b>National</b>	<b>2003</b>
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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**

<b>National Environmental Management: Biodiversity Act (Act 10 of 2004)</b>	<b>National</b>	<b>2004</b>
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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.**

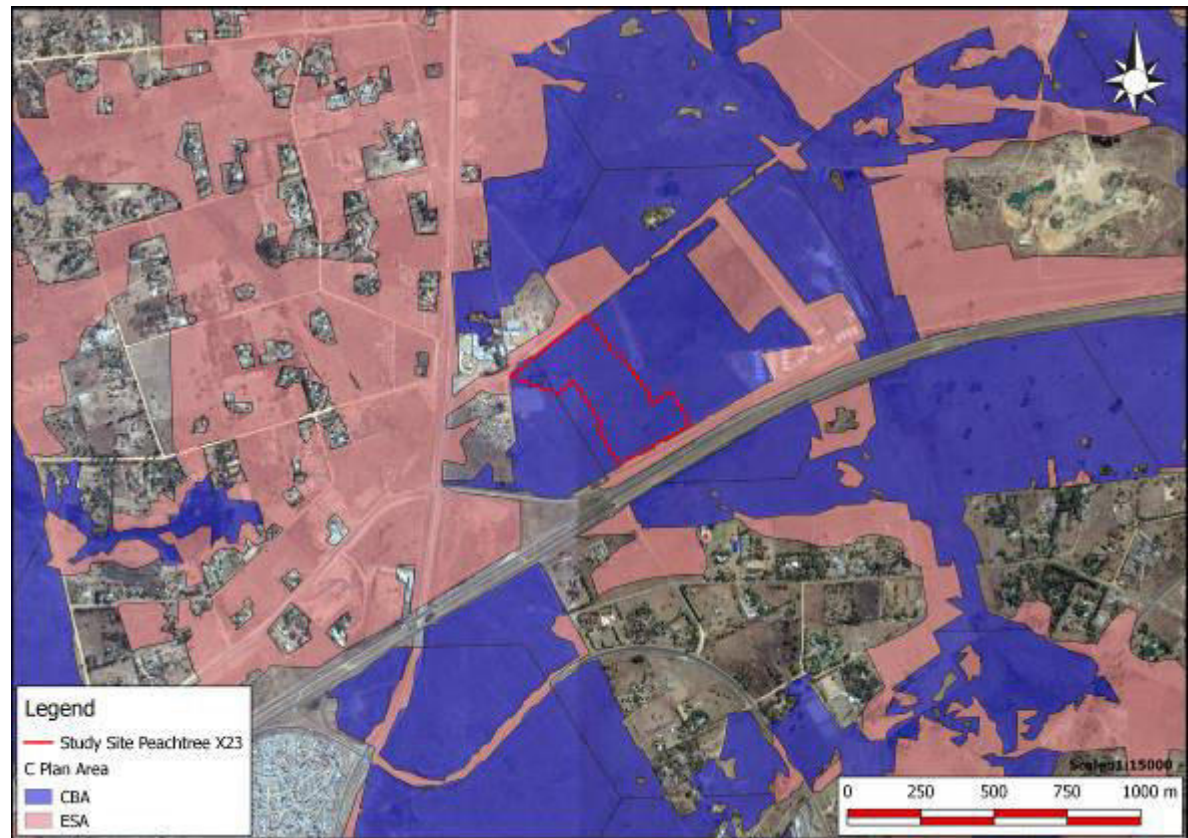
Objectives of the Act:

- (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.**

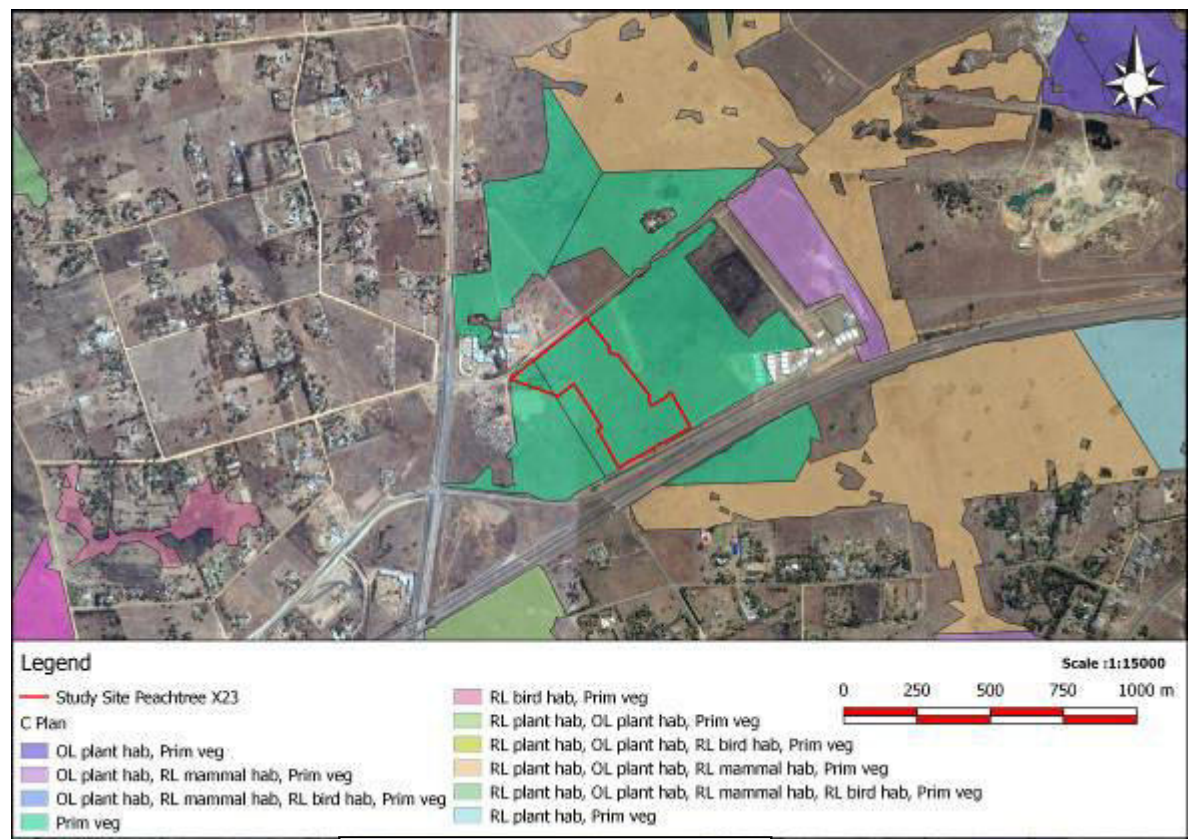
Under this Act notices are published in terms of alien and invasive species or threatened ecosystems in order to promote the biodiversity of natural resources and protect species



endemic to South Africa.



**Figure 7: GDARD C-Plan Areas**



**Figure 8: C-Plan Irreplaceable**

<b>GDARD Draft Ridges Policy</b>	<b>Provincial</b>	<b>2001</b>
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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.



**Figure 9: Ridges Map**

<b>Conservation of Agricultural Resources Act (Act No. 43 of 1983)</b>	<b>National</b>	<b>1 June 1983</b>
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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.





**Figure 10: Agricultural Potential**

**GDARD Agricultural Hub Policy**

**Provincial**

**2006**

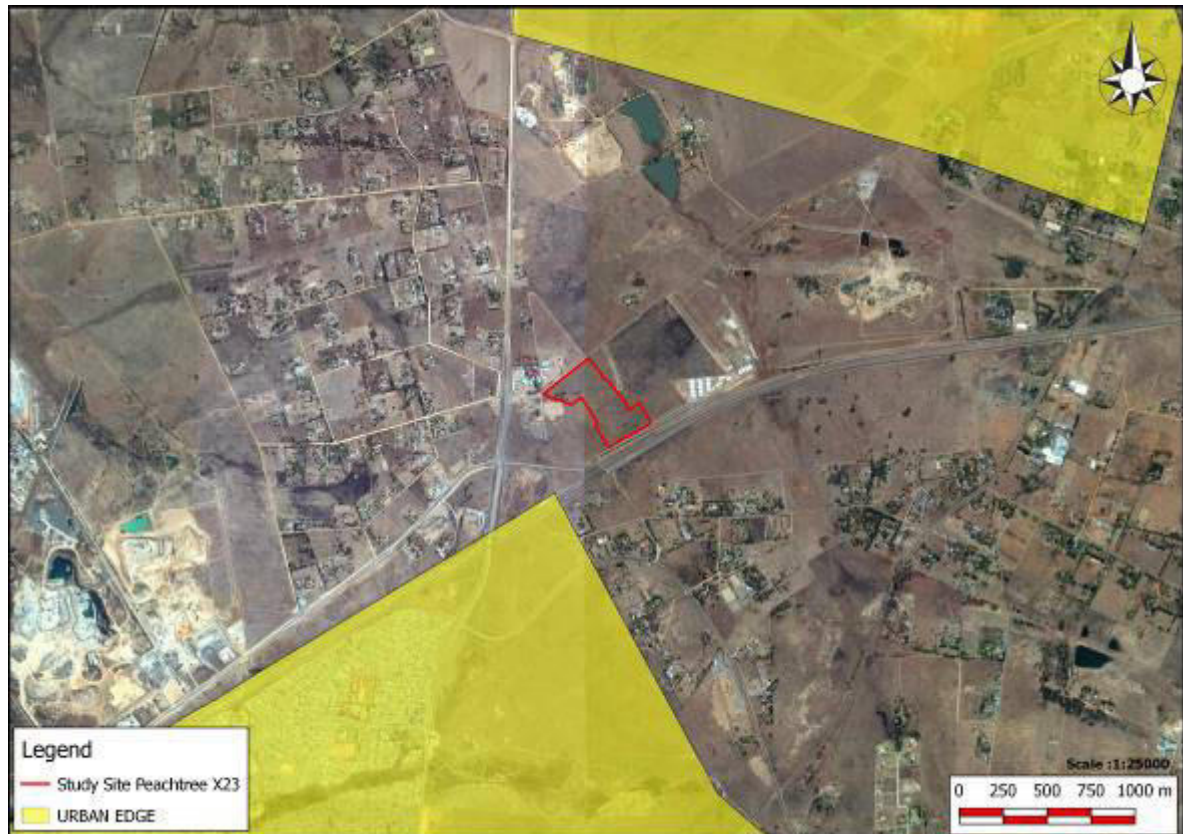


**Figure 11: Agricultural Hubs**

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.

<b>Gauteng Urban Edge</b>	<b>Provincial</b>	<b>2011</b>
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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 12: Urban Edge**

<b>National Environmental Management: Waste Act (Act 59 of 2008)</b>	<b>National</b>	<b>2008</b>
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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.

<b>Red Listed Plant Species Guidelines</b>	<b>Provincial</b>	<b>26 June 2006</b>
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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.

<b>Gauteng Noise Control Regulations</b>	<b>Provincial</b>	<b>1999</b>
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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.

<b>Gauteng Transport Infrastructure Act</b>	<b>Provincial</b>	<b>2001</b>
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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.

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.

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.

<b>Occupational Health &amp; Safety Act, 85 of 1993</b>	<b>National &amp; Provincial</b>	<b>1993</b>
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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.

**Gauteng Conservation Plan (C-Plan) Version 3.3**

**Provincial**

**March 2014**

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.

The main purposes of C-Plan 3.3 are:

- 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.

**Gauteng Provincial Environmental Management Framework**

**Provincial**

**2014**

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.

The objective of the GPEMF to guide sustainable land-use management within the Gauteng Province. The GPEMF, inter alia, serve the following purposes:

- 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.

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.

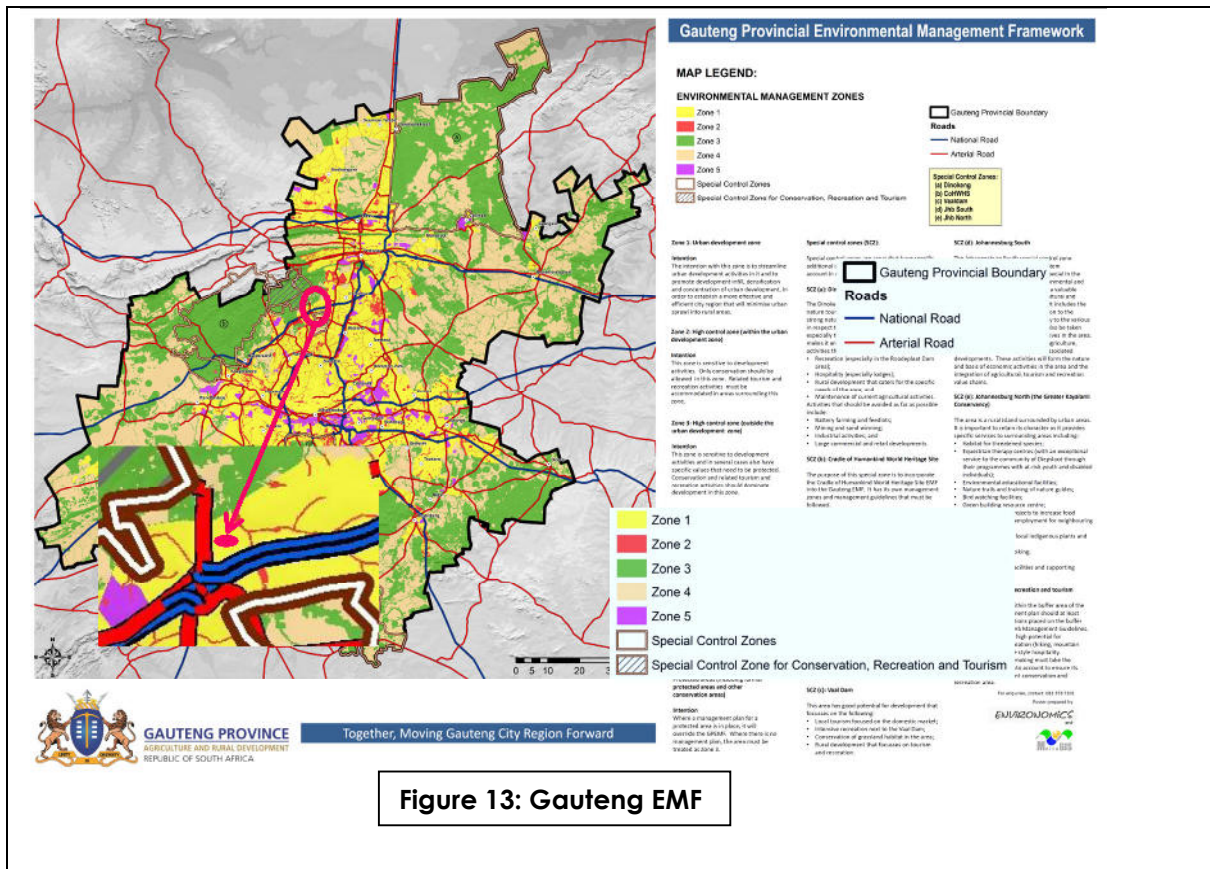


Figure 13: Gauteng EMF

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

Legislation, policy or guideline	Description of compliance
<b>National Environmental Management Act No. 107 of 1998 (as amended)</b>	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.
<b>National Water Act (Act No. 36 of 1998)</b>	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. <b>Refer to Figure 4 for the Rivers and Wetland Map.</b>
<b>National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)</b>	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.
<b>National Heritage Resources Act (Act No. 25 of 1999)</b>	A Heritage specialist has been appointed to conduct a Heritage Impact Assessment which has been included in this BAR. Due to the study area being in close proximity to the Cradle of Humankind we thought it necessary to conduct a Heritage Impact Assessment. According to the specialist, There are no visible restrictions or negative impacts in terms of heritage associated with the site. In terms of heritage this project can proceed. <b>Refer to Figure 5 for the Cradle of Humankind map.</b> See the study attached to Appendix G8.



<b>National Environmental Management Protected Areas Act (Act No. 57 of 2003)</b>	The proposed development is not subject to any protected areas. <b>Please refer to Figure 6.</b>
<b>National Environmental Management: Biodiversity Act (Act 10 of 2004)</b>	Although one Orange Listed Species were observed, the study site cannot be deemed highly sensitive, on account of agricultural and urban development threatening this ecosystem. According to the GDARD C-Plan, the area is considered a Critical Biodiversity Area (CBA) due to Primary Vegetation. <b>Refer to Figure 7 and 8.</b> HOWEVER, specialists have visited the site and conducted both a Fauna and Flora Assessment. The Flora Assessment showed that the site consist of Secondary Grassland and no longer Primary Vegetation. 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.
<b>GDARD Draft Ridges Policy</b>	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.
<b>Conservation of Agricultural Resources Act (Act No. 43 of 1983)</b>	According to the Gauteng Agricultural Potential Atlas (GAPA 3), the proposed Peach Tree X23 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. No Agricultural Potential Study was conducted as the site is very small and within the Gauteng Urban Edge and therefore it is not expected that the site will have high agricultural potential. Due to the aforementioned the site is not considered suitable for agricultural activities.
<b>GDARD Agricultural Hub Policy</b>	The study area is not situated within any of the 7 agricultural hubs identified for Gauteng.
<b>Gauteng Urban Edge</b>	The proposed development site does not fall within the Gauteng Urban Edge. The proposed development is however in very close proximity of urban development. It should however be noted that the proposed site is within an urban development zone according to the Gauteng Provincial Environmental Management Framework – refer to Figure 13.
<b>National Environmental Management: Waste Act (Act 59 of 2009)</b>	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.
<b>Gauteng Guidelines on Red Listed Plant Species</b>	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 re-planted prior to construction.
<b>Gauteng Noise Control Regulations</b>	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. <b>(Please Refer to Appendix H (EMPr) for a list of suitable guidelines and mitigation measures).</b>
<b>Gauteng Transport</b>	All developments in Gauteng must take the Gauteng Road Network as published into consideration and no development may be

<b>Infrastructure Amendment Act</b>	planned across any provincial or K-route.
<b>Occupational Health &amp; Safety Act, 85 of 1993</b>	Considering the proposed development will occur within an urban environment next to a provincial and national 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.
<b>Gauteng Conservation Plan (C-Plan) Version 3.3</b>	As mentioned earlier, according to the GDARD C-Plan, the area is considered a Critical Biodiversity Area (CBA) due to Primary Vegetation. <b>Refer to Figure 7 and 8.</b> HOWEVER, specialists have visited the site and conducted both a Fauna and Flora Assessment. The Flora Assessment showed that the site consist of Secondary Grassland and no longer Primary Vegetation. 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.
<b>Gauteng Provincial Environmental Management Framework</b>	The proposed site occurs within Zone 1 of the GPEMF i.e. urban development zone. Zone 1 is earmarked for urban development. Although the exclusions in the GPEMF is not yet implemented, the Department to take the GPEMF into consideration when making decisions. 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.

### 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

Meetings were held with the applicant regarding the proposed development and the vision for the development and the site. Various land uses were discussed and together with Town Planner the need and desires of the area and the public were assessed. Based on these meetings and assessments by professionals a preferred and desired layout was decided upon.

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 - <b>Preferred</b>	The proposed township will comprise of nine (9) erven zoned as follows:

		<ul style="list-style-type: none"> <li>• Seven (7) erven zoned as "Industrial 2" for the main purpose of Commercial Use and Light Industry. <i>Industrial 2 zoning allows for Business Buildings, Commercial Use, Light Industry, Cafeteria, Car Wash, Place of Refreshment, Parking Garage, Retail Industry and Shops;</i> and</li> <li>• Two (2) erven zoned as "Special" for Access and Access Control.</li> </ul> <p>Refer to Figure 1 for the layout of the proposed development. <b>Refer to Appendix C for the proposed layout.</b></p>
2	Alternative 1	Heavy Industrial
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 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. A heavy industrial development may also have detrimental impacts on the environment and may require additional licenses/permits. The need for light industrial/commercial development is much more suited to the property location than a heavy industrial development.

**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:**  
11.8 ha

**Alternatives:**  
Alternative 1 (if any)

11.8 ha  
Ha/ m<sup>2</sup>

or, for linear activities:

Proposed activity

**Length of the activity:**  
[ ]

**Alternatives:**  
Alternative 1 (if any)

[ ]

m/km

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

Proposed activity

<b>Size of the site/servitude:</b>
11.8 ha

**Alternatives:**

Alternative 1 (if any)

11.8 ha
---------

Alternative 2 (if any)

Ha/m <sup>2</sup>
-------------------

**5. SITE ACCESS**

**Proposal**

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

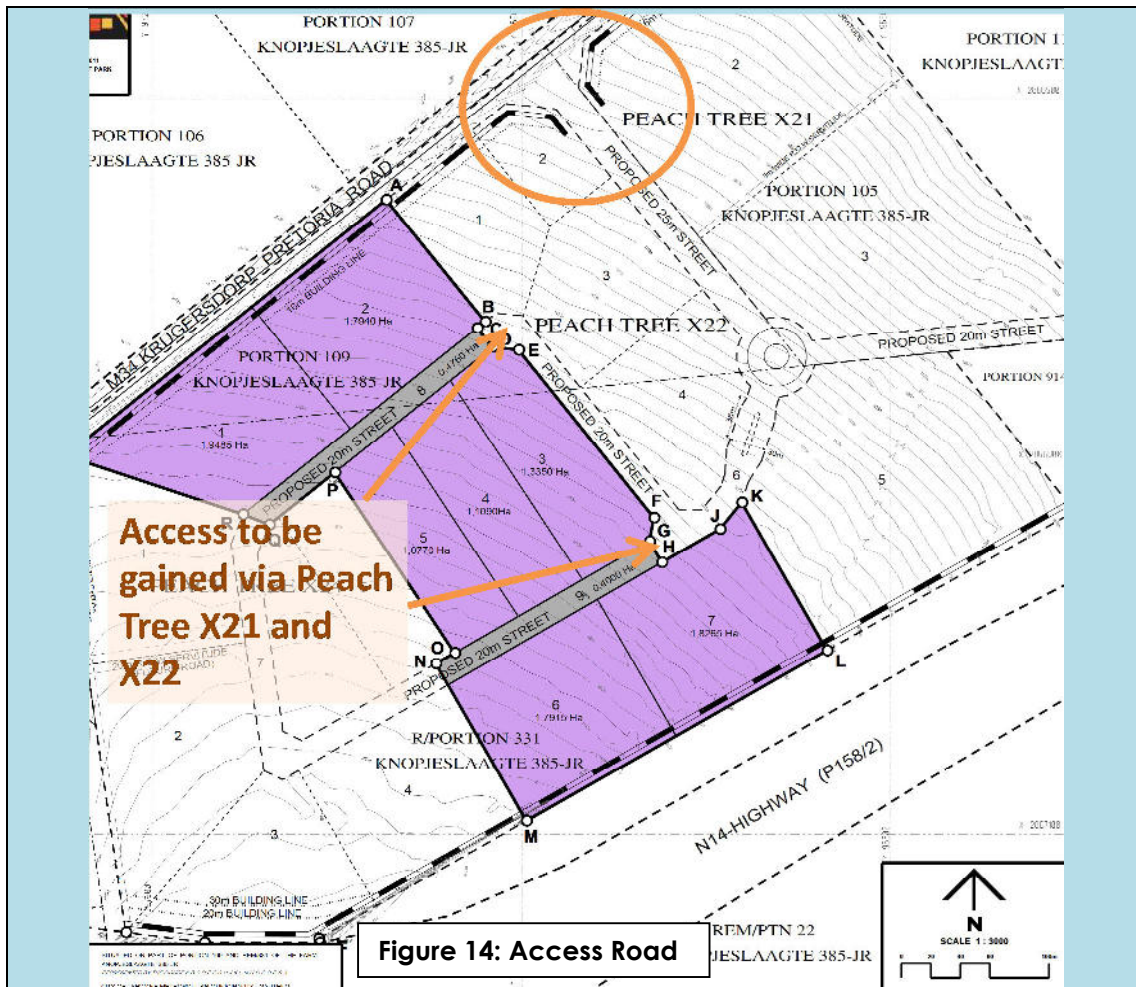
YES	<b>No</b>
	<b>X</b>
N/A	

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 via another proposed development (Peach Tree X21 and X 22). **Refer to Figure 14, for the site access map.**

The R114 is a link to the R511 which 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**

If the EIA application for the proposed Peach Tree x 21 and 22 development is not approved, the access point for the proposed Peach Tree x 23 will most probably remain in the position as indicated on Figure 14 above. The proposed access to the Peach Tree development will then be via a service road (at the access point as supplied in Figure 14), which will enjoy access from the Provincial Road (M34/R 114).

Take note that it will not be necessary to provide the Peach tree x 23 and 24 townships with separate access points, because the Gauteng Provincial road access standards only allow for accesses from provincial roads at 600m intervals.

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	No
	X
	N/A

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

Describe the type of access road planned:

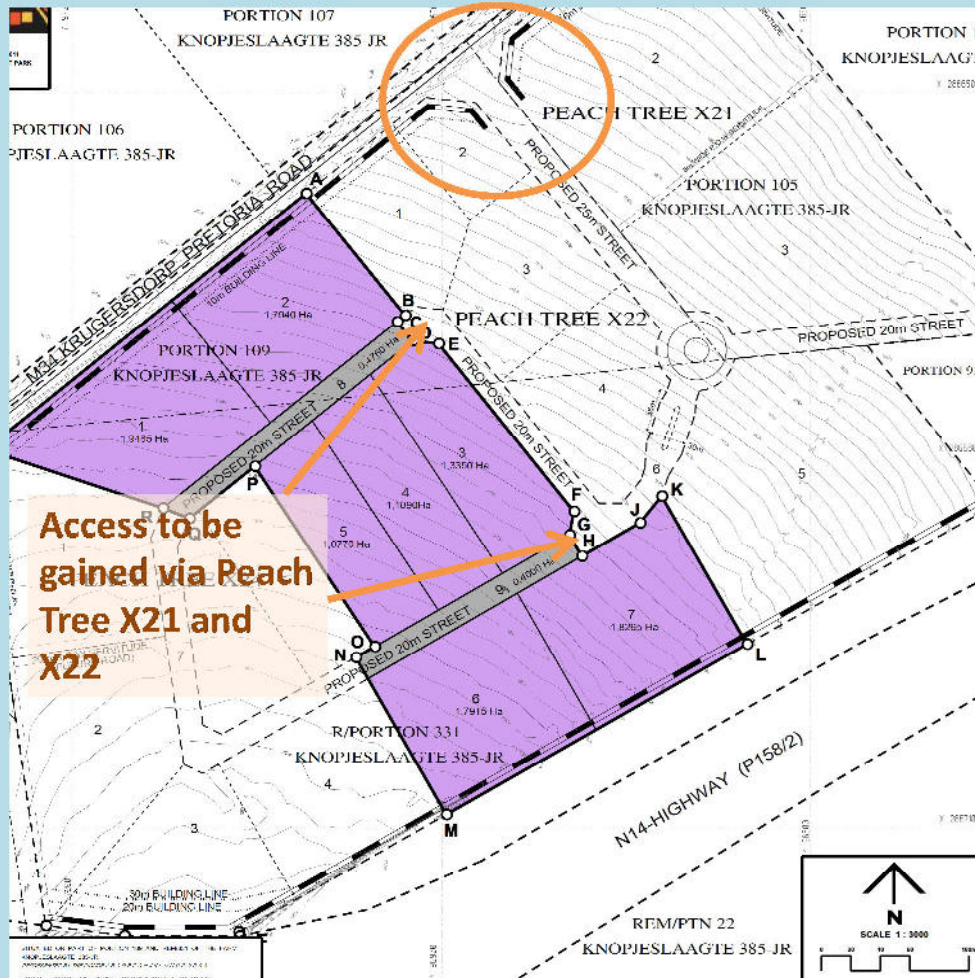
This Section will be the same for the Preferred Development and the



Alternative.

Access to the proposed development will be from a 25m wide road linking from the R114 via another proposed development (Peach Tree X21 and X22). **Refer to Figure 14, for the site access map.**

The R114 is a link to the R511 which 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**

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

	m
--	---

Describe the type of access road planned:

--

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 AND THEREFORE THE ENVIRONMENTAL INVESTIGATION IS APPLICABLE FOR 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 X23 is for the establishment of a light industrial township on **a part of Portion 109 and a part of Remainder of Portion 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng.**

The study area is situated east of the R511 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd. The R114 runs along the site's northern boundary. Major city attractions such as the Zwartkops Raceway, the Copperleaf Golf Estate, the Forest Hill Regional Mall, the Lanseria Airport and the Gautrain Station are situated in the surrounding area.

## 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:

<b>Latitude (S):</b>	<b>Longitude (E):</b>
<b>25°54'23.54"S</b>	<b>28°01'56.02 "E</b>

In the case of linear activities:

Alternative:

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

<b>Latitude (S):</b>	<b>Longitude (E):</b>

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

## 3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Flat	<b>1:50 – 1:20</b>	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	<b>Plain</b>	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)

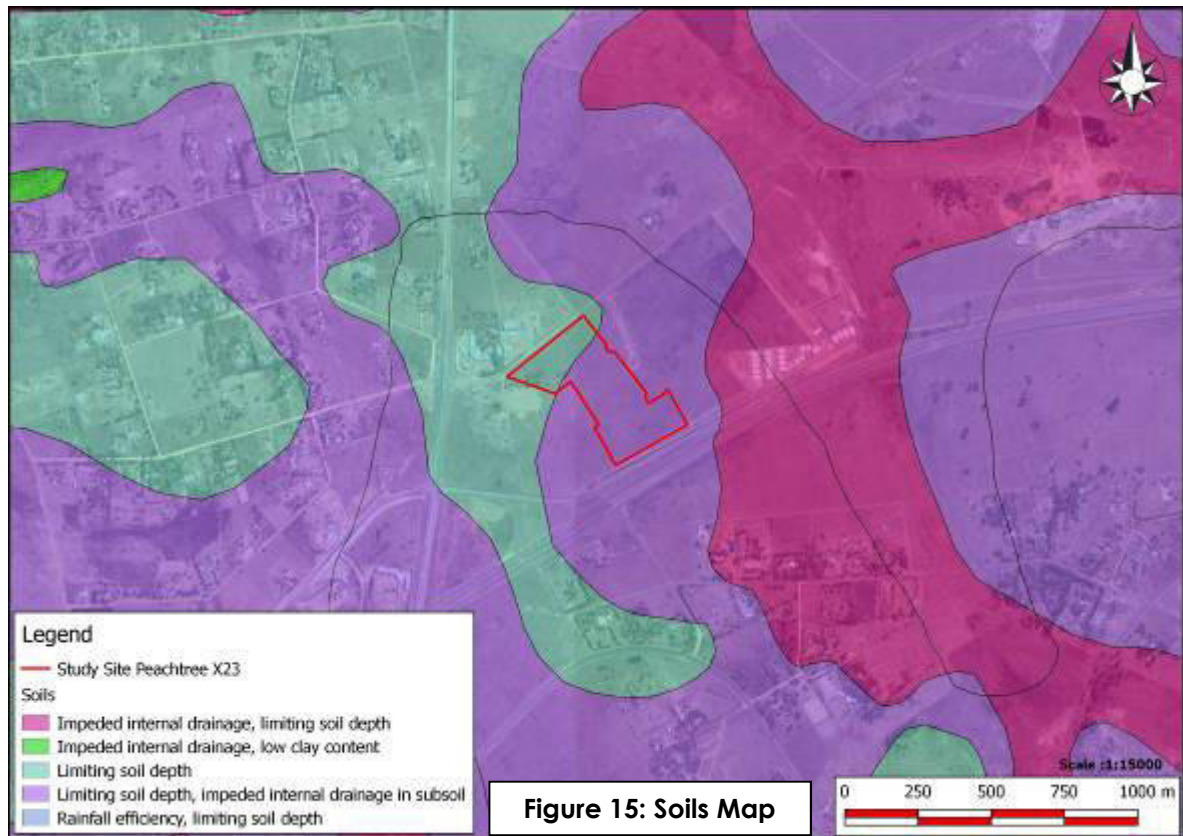
Soils with high clay content (clay fraction more than 40%)

Any other unstable soil or geological feature

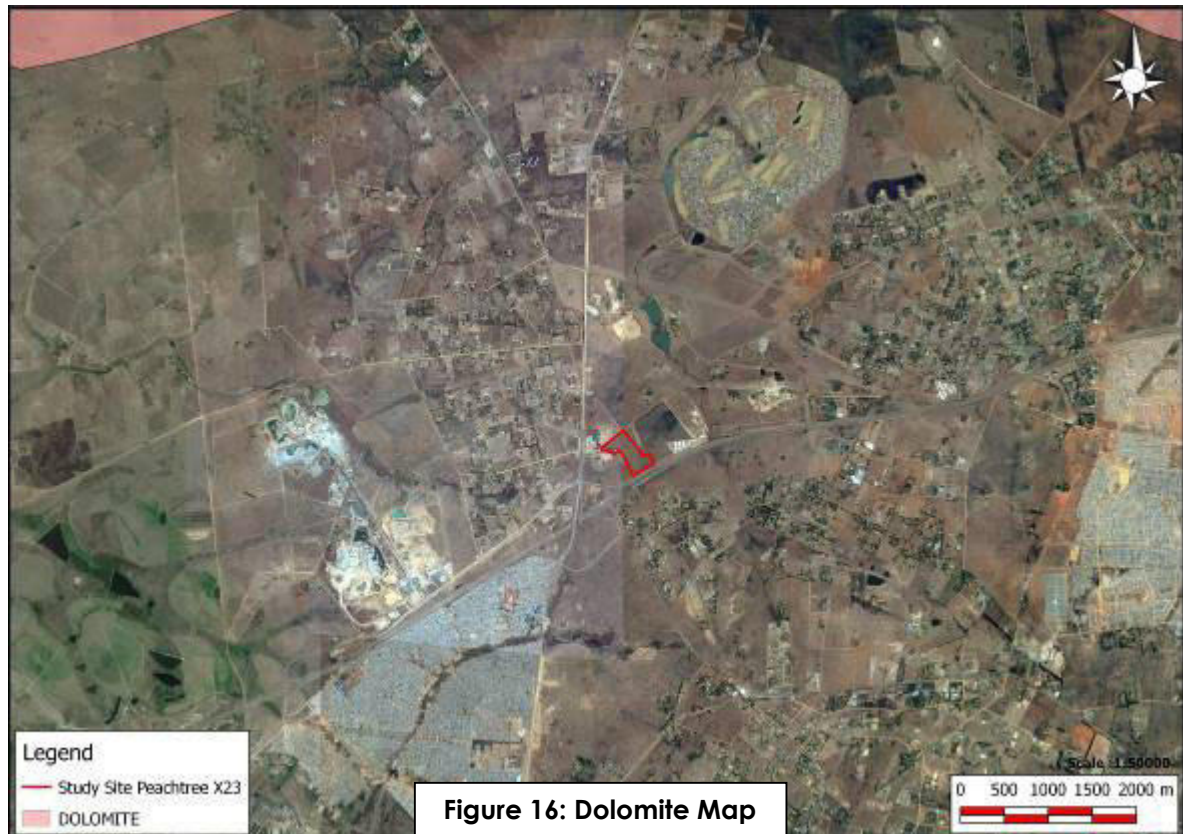
An area sensitive to erosion

YES Perched water table could be possible after periods of high rainfall	<b>NO X</b>
	<b>NO X</b>
	<b>NO X</b>
	<b>NO X</b>
	<b>NO X</b>
	<b>NO X</b>
	<b>NO X</b>
	<b>NO X</b>

(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	X
----	---

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	X
----	---

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	X
----	---

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 a Geological 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 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 are 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.

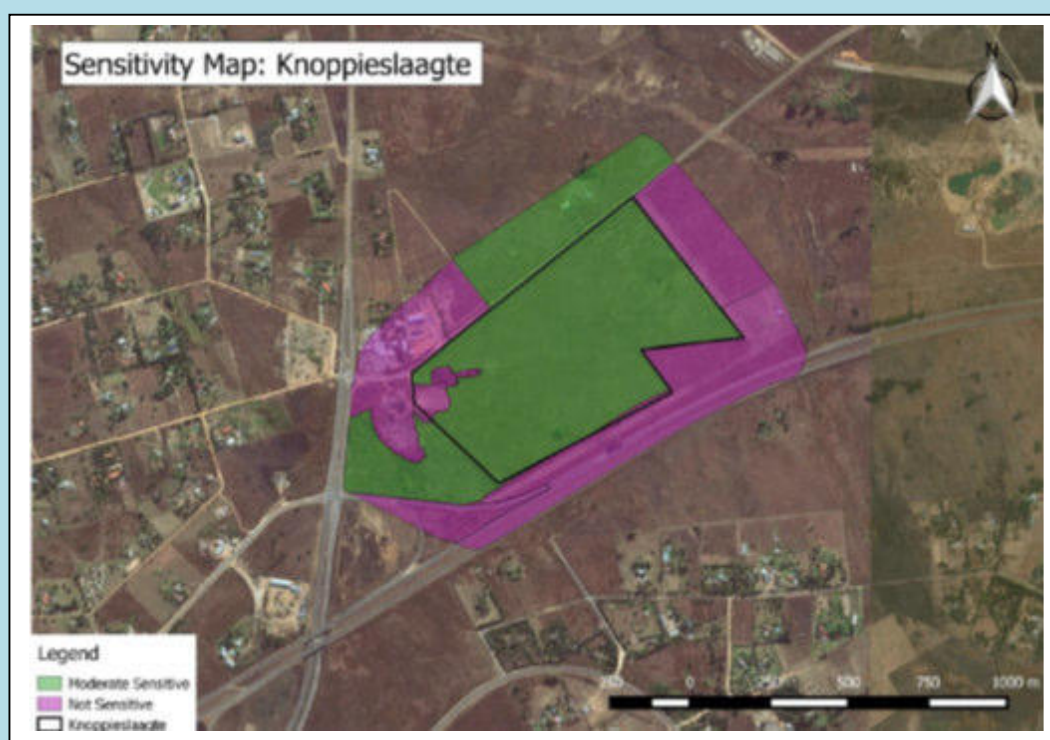
Recommendations as per the Geotechnical Report should be followed concerning all construction activities to the site. **Please refer to Appendix G3**



(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 highly ecologically 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 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 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 removed 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**

Invertebrates occur in a wide variety of habitats and can survive even in harsh environments. Therefore, even if the study site is disturbed, numerous invertebrates could occur on site. However, 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.

Was a specialist consulted to assist with completing this section

<b>YES</b> <b>X</b>	
------------------------	--

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?

	<b>NO</b> <b>X</b>
--	-----------------------

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:	CW Vermeulen		
Qualification(s) of the specialist:	BSc. Biological and Environmental Sciences);		
Postal address:	P.O Box 11375, Maroelana, Pretoria		
Postal code:	0161		
Telephone:	012 346 3810	Cell:	-

E-mail:

Fax:

Are any further specialist studies recommended by the specialist?

	YES	<b>NO</b> <b>X</b>
--	-----	-----------------------

If YES, specify:

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

	YES	NO
--	-----	----

If YES list the specialist reports attached below

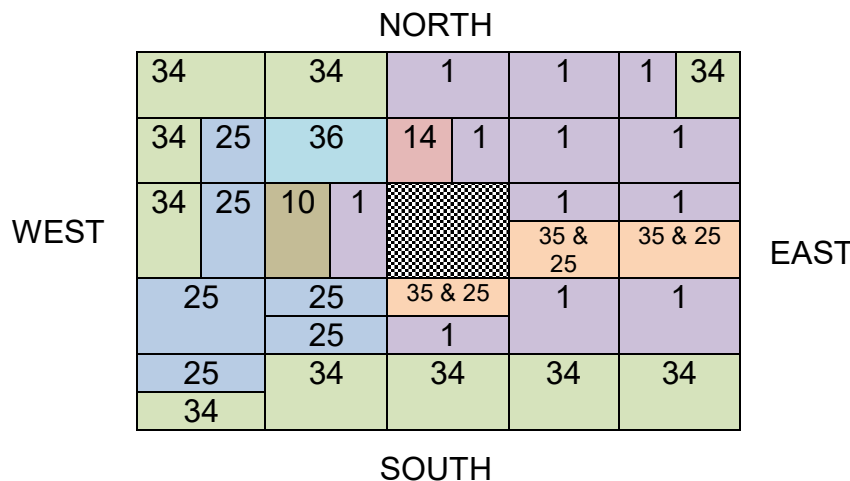
Signature of specialist: \_\_\_\_\_ Date:

**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 <sup>AN</sup>	17. Hospitality facility	18. Church	19. Education facilities	20. Sport facilities
21. Golf course/polo fields	22. Airport <sup>N</sup>	23. Train station or shunting yard <sup>N</sup>	24. Railway line <sup>N</sup>	25. Major road (4 lanes or more) <sup>N</sup>
26. Sewage treatment plant <sup>A</sup>	27. Landfill or waste treatment site <sup>A</sup>	28. Historical building	29. Graveyard	30. Archeological site
31. Open cast mine	32. Underground mine	33. Spoil heap or slimes dam <sup>A</sup>	34. Small Holdings	
Other land uses (describe):	36. Filling Station	35. Flight Academy		

**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 <sup>AN</sup> and with an <sup>N</sup> respectively.

Have specialist reports been attached

	YES	<b>No</b> <b>X</b>
--	-----	-----------------------

If yes indicate the type of reports below  
 \_\_\_\_\_



## 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 X23.

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 follow:

- Optimum utilisation of services and infrastructure;
- 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 development will ensure the following:

- Infill Development
- New work opportunities in close proximity to place of residence
- Optimal Use of Existing Infrastructure

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. 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.

❑ **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 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.

## 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 has been included in this BAR. Due to the study area being in close proximity to the Cradle of Humankind we thought it necessary to conduct a Heritage Impact Assessment. According to the specialist, There are no visible restrictions or negative impacts in terms of heritage associated with the site. In terms of heritage this project can proceed. **Refer to Figure 5 for the Cradle of Humankind map.** See the study attached to Appendix G8.

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

	NO X
	NO X

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

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	<input type="checkbox"/>
X	<input checked="" type="checkbox"/>

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

<input type="checkbox"/>	Yes
<input type="checkbox"/>	X

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

The comments of the local authority is addressed in the comments and response report attached hereto as **Appendix E iv**

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?

<input type="checkbox"/>	Yes
<input type="checkbox"/>	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

The surrounding community indicated in their comments that they are against the proposed development.

The following main issues of concern were raised:

- The proposed development is a phased development and therefore qualifies for only one EIA application in terms of the 2014 NEMA EIA Regulations;
- The public participation process that was followed was not regarded as sufficient. The PP process was regarded as "fatally flawed";
- The area is pristine and development will destroy the agricultural/ rural atmosphere of the area;

- The people in the area are dependent on boreholes for their domestic water supply and development in the surrounding area will cause the pollution of the ground water resources;
- Traffic congestion and sub-standard roads;
- Security problems during the construction and operational phases of the development;
- The study area is situated in an area, which is protected for conservation and cultural and heritage purposes. Reference was made to the pristine vegetation and the ecological sensitivity of the Swartbooi Spruit;
- Impacts on property values;
- Noise and visual impacts;
- Lack of services in the area; and
- Impacts on the Sense of Place.

Take note all the impacts as listed above were considered in the FBAR and the issues and response report attached hereto as Appendix Eiv also addresses the issues that were raised.

We are of the opinion that it will be possible to address/ mitigate the impacts as listed by the I&APs and the FBAR illustrated that the study area is not regarded pristine/ highly sensitive from an ecological point of view.

The FBAR also confirmed that the proposed development will be in line with the local authority and GDARD planning frameworks and it will assist with the upliftment of the area in terms of infrastructure and road upgradings.

***Also refer to the comments and response report and inputs attached as Appendix E (iv)***

#### **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 newspaper advertisements

Appendix 2 – Proof of site notice

Appendix 3 – Written notice

Appendix 4 – Comments and Issues Register

Appendix 5 – Communication to and from I&AP

Appendix 6 - List of Interested and Affected Parties

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 PROPOSED 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  times (Complete only when appropriate)

Section D Alternative No.  (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?

<b>YES</b>	
<b>X</b>	

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

Not yet available
-------------------

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 solid waste resulting from construction activities will be disposed nearest registered landfill site allowed to take building rubble. No solid waste will be dumped on open or adjacent properties.

Will the activity produce solid waste during its operational phase?

<b>YES</b>	NO
<b>X</b>	

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

Not yet available
-------------------

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

This will be the responsibility of the Local Municipality. If the Local Municipality does not have the capacity for waste disposal, the developer will appoint a waste removal company to dispose of the solid waste generated by the Industrial Township.

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?

	<b>NO</b>
	<b>X</b>

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? 

	<b>NO</b> X
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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? 

	<b>NO</b> 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? 

YES	<b>NO</b> 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)? 

YES	NO
-----	----

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

Yes	<b>NO</b> X
-----	----------------

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

m <sup>3</sup>
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If yes describe the nature of the effluent and how it will be disposed.

Not applicable.

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? 

	<b>NO</b> 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)**

According to the engineer, there are no formal sewer reticulation / bulk connection available in the vicinity of the proposed development. Based on discussions one of the previous land owners has confirmed that a proposal made to council to allow a sewer treatment works (also known as a Package Plant) on portion 109 of the farm of Knopjeslaagte 385 JR was approved as a temporary solution. Based on this it is also our proposal as a temporary solution 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 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 CTMM connection is available.

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)?

<b>YES</b> <b>X</b>	NO
Not yet available	
YES	<b>NO</b> <b>It is requested that City of Tshwane Metropolitan Municipality circulate the Draft Basic Assessment Report to all the necessary sectors within their Department to provide us with comments and confirmation of whether the Municipality will be able to provide services to the proposed development.</b> 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. <b>Refer to Annexure G5 for the approval letter.</b> Based on this it is our proposal as a temporary solution 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 <b>until the council's main sewer connection is available.</b>

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

<b>YES</b> <b>X</b>	
------------------------	--

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

**Refer to Annexure G5 for a full technical description of the proposed plant.**

The internal network will be provided with a 160mm $\varnothing$  and 200mm $\varnothing$  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?

	<b>NO</b> <b>X</b>
--	-----------------------



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	<b>Directly from water board</b>	groundwater	river, stream, dam or lake	Other	the activity will not use water
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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

However, please take note of the section below regarding an alternative.

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

**NO**  
**X**

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

No formal City of Tshwane water reticulation is available in the vicinity of the proposed development, however closer investigation revealed a bulk water line on the western boundary of the development.

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 on the western side of the development.

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 a 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 result in having to cross the Swart Booi Spruit, which will require a **water-use license application** that will impact the viability if such a connection point.

These proposed upgrades (alternative 1) are not feasible when the proposed alternative is readily available on site;

- 475 m x 600 mm Ø REPLACEMENT pipe (replacing an existing 110 mm Ø pipe);
- 460 m x 450 mm Ø main pipe;
- 710 m x 450 mm Ø main pipe;
- 1 045 m x 355 mm Ø main pipe; and
- 1 580 m x 250 mm Ø main pipe (this pipe is internal to the development).

These upgrades will require a water use license application.

### 3. POWER SUPPLY

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

Eskom confirmed to the Proposed Peach Tree Extensions 15 and 16 Developments that they are presently not able to supply bulk power to those developments, in the near future. Therefore, with Peach Tree X23 development (this development), situated next to those developments, it is recommended that negotiations are entered into with the City of Tshwane, for the supply of bulk power to this development. 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.

It is suggested that this be made a recommendation of the Environmental Authorization that confirmation of electricity should be obtained prior to commencement of construction on site.

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 could be considered:

- Where possible energy saving light bulbs must be used in all the units as well as outside.
- Time switches must be used for outdoor lighting.
- Geysers must be fitted with insulation blankets.
- Solar panels can be used to heat the water and geysers and for outdoor lighting.

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.



**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 2 times (Complete only when appropriate)

Section D Alternative No. Alternative 1  
(Heavy Industrial) (complete only when appropriate for above)

**5. WASTE, EFFLUENT, AND EMISSION MANAGEMENT**

**Solid waste management**

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

<b>YES</b> <b>X</b>	
------------------------	--

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

Not yet available
-------------------

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?

<b>YES</b> <b>X</b>	NO
------------------------	----

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

Not yet available
-------------------

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?

	<b>NO</b> <b>X</b>
--	-----------------------

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?

	<b>NO</b> <b>However, with a heavy industrial development</b>
--	--

**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.

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?

**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.**

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?

**NO**  
**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.

Not applicable.

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)**

According to the engineer, there are no formal sewer reticulation / bulk connection available in the vicinity of the proposed development. Based on discussions one of the previous land owners has confirmed that a proposal made to council to allow a sewer treatment works (also known as a Package Plant) on portion 109 of the farm of Knopjeslaagte 385 JR was approved as a temporary solution. Based on this it is also our proposal as a temporary solution 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 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 CTMM connection is available.

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)?

	<b>YES</b> <b>X</b>	<b>NO</b>
	N/A	
	<p><b>NO</b></p> <p><b>It is requested that City of Tshwane Metropolitan Municipality circulate the Draft Basic Assessment Report to all the necessary sectors within their Department to provide us with comments and confirmation of whether the Municipality will be able to provide services to the proposed development.</b> 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. <b>Refer to Annexure G5 for the approval letter.</b> Based on this it is our proposal as a temporary solution 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 <b>until the council's main</b></p>	

	<b>sewer connection is available.</b>
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Will the activity produce any effluent that will be treated and/or disposed of on site?

<b>YES</b>	<b>X</b>	
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If yes describe how it will be treated and disposed off.

**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?

	<b>NO</b>
	<b>X</b>
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 may generate emissions but this will depend on the businesses/facilities that will be present should the alternative be approved. Some additional vehicle/truck traffic during the construction phase may have an influence but this can be regarded as insignificant.

**6. WATER USE**

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

municipal	<b>Directly from water board</b>	groundwater	river, stream, dam or lake	Other	the activity will not use water
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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
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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?

	<b>NO</b>
	<b>X</b>

If yes, list the permits required

However, please take note of the section below regarding an alternative.

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

	<b>NO</b>
	<b>X</b>

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

No formal City of Tshwane water reticulation is available in the vicinity of the proposed development, however closer investigation revealed a bulk water line on the western boundary of the development.

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 on the western side of the development.

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 $\varnothing$ , 200mm $\varnothing$  and a 250mm $\varnothing$  HDPE pipe class 16. It will connect to the existing 250mm $\varnothing$  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 result in having to cross the Swart Booi Spruit, which will require a **water-use license application** that will impact the viability if such a connection point.

These proposed upgrades (alternative 1) are not feasible when the proposed alternative is readily available on site;

- 475 m x 600 mm  $\varnothing$  REPLACEMENT pipe (replacing an existing 110 mm  $\varnothing$  pipe);
- 460 m x 450 mm  $\varnothing$  main pipe;
- 710 m x 450 mm  $\varnothing$  main pipe;
- 1 045 m x 355 mm  $\varnothing$  main pipe; and
- 1 580 m x 250 mm  $\varnothing$  main pipe (this pipe is internal to the development).

These upgrades will require a water use license application.

## 7. POWER SUPPLY

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

Eskom confirmed to the Proposed Peach Tree Extensions 15 and 16 Developments that they are presently not able to supply bulk power to those developments, in the near future. Therefore, with Peach Tree X 23 developments (this development), situated next to those developments, it is recommended that negotiations are entered into with the City of Tshwane, for the supply of bulk power to this development. 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.

It is suggested that this be made a recommendation of the Environmental Authorization that confirmation of electricity should be obtained prior to commencement of construction on site.

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

Not applicable.

## 8. ENERGY EFFICIENCY

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

The following could be considered:

- Where possible energy saving light bulbs must be used in all the units as well as outside.
- Time switches must be used for outdoor lighting.
- Geysers must be fitted with insulation blankets.
- Solar panels can be used to heat the water and geysers and for outdoor lighting.

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 X23 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. Several Interested and Affected Parties have registered on this project.

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 Eiv 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:**

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

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

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 – Light Industrial, Commercial**

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<b>PLANNING PHASE</b>				
<b>Adverse Impacts</b>				
<b>Cultural/Historical</b>				
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.
<b>Environmental legal compliance</b>				
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
<b>Roads and Traffic</b>				
Impact on provincial and national roads	Medium	Considering the proposed development is in close proximity to the N14 highway, and also borders the provincial road, R114.	Low	GDRT could object to the development
<b>CONSTRUCTION PHASE</b>				
<b>Beneficial Impacts</b>				
<b>Fauna &amp; Flora</b>				
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
<b>Social &amp; Economic Environment</b>				
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
<b>Services</b>				

		<b>Adverse Impacts</b>		
		<b>Flora &amp; Fauna</b>		
Upgrading of existing services and the construction of new services.	<b>High</b>	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.	<b>None</b>	No risk due to positive impact
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.	<b>Medium</b>	Areas where services are installed must be leveled, re-vegetated and rehabilitated as soon as possible to prevent any soil loss.	<b>Low</b>	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.	<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ Dumping of building rubble and other waste on these areas is strictly prohibited; and</li> <li>▪ No vehicles must be allowed to move in or across sensitive areas. This leaves visible scars and destroys habitat.</li> </ul>	<b>Low</b>	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.	<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ Strict measures to prevent the hunting/snaring/scaring of fauna species should be implemented;</li> <li>▪ The gathering of wood should not be allowed on site or on any adjacent properties;</li> <li>▪ 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;</li> <li>▪ The involved authorities should be informed of the activity, the fine and the replacement specifications;</li> <li>▪ Caught animals should be relocated to conservation areas in the vicinity;</li> <li>▪ 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</li> <li>▪ 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.</li> </ul>	<b>Low</b>	Contractors could disobey signage.
Uncontrolled fires may cause damage and loss to vegetation and fauna in the area.	<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ 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).</li> <li>▪ Construction workers should only be allowed to smoke in the fire area and fires should preferably be prevented while strong winds are blowing.</li> </ul>	<b>Low</b>	Protected species could be destroyed
Possible spreading of invaders into the natural surrounding areas.	<b>Low</b>	<ul style="list-style-type: none"> <li>▪ No plants, not indigenous to the area, or exotic plant species should be introduced into the landscaping of the proposed development.</li> </ul>	<b>None</b>	Low risk of invaders spreading into surrounding areas.
		<b>Geology &amp; Soils</b>		

<p>Soil erosion</p> <p>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.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>Only the identified areas should be cleared of vegetation. This should be done in stages as construction works progress;</li> <li>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;</li> <li>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.</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>Trees may not be planted any closer to services than 1.5 times their mature height;</li> </ul>	<p><b>None</b></p>	<p>Soil erosion could occur if mitigation is not implemented</p>
<p>If not planned and managed correctly topsoil will be lost.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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;</li> <li>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.</li> <li>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.</li> <li>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;</li> <li>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;</li> <li>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.</li> </ul> <p>Recommendations made by engineers to be incorporated into design and constructed as per design.</p>	<p><b>Low</b></p>	<p>Soil erosion could occur if mitigation is not implemented</p>
<p>Collapse of structures</p>	<p><b>Low</b></p>	<p>Recommendations made by engineers to be incorporated into design and constructed as per design.</p>	<p><b>Low</b></p>	<p>Structures collapsing</p>
<p style="text-align: center;"><b>Climate</b></p>				
<p>Construction during the rainy season can</p>	<p><b>Low</b></p>	<p>It is recommended that the construction phase be scheduled for the winter months</p>	<p><b>Low</b></p>	<p>If mitigation is</p>



<p>cause delays and damage to the environment.</p> <p>Construction during the dry and windy season could cause excessive dust pollution during construction works.</p>	<p><b>Low</b></p>	<p>especially activities such as the installation of services, foundations, excavations and road construction;</p> <ul style="list-style-type: none"> <li>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;</li> <li>Measures should be implemented during the rainy season to channel storm water away from open excavations and foundations.</li> <li>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.</li> </ul>	<p><b>Low</b></p>	<p>not implemented, erosion could occur.</p> <p>Dust pollution could occur if mitigation is not implemented</p>
<b>Hydrology &amp; groundwater</b>				
<p>The use of insufficient drainage systems.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>A storm water management plan should be designed by an engineer to ensure sufficient drainage on site.</li> </ul>	<p><b>Low</b></p>	<p>If storm water infrastructure is inadequate, erosion could occur.</p>
<p>Excavated materials that are stockpiled in wrong areas can interfere with the natural drainage.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Low</b></p>	<p>If mitigation is not implemented, topsoil could be lost</p>
<b>Cultural and Archaeology</b>				
<p>Occurrence of cultural historical assets on the proposed development site.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Low</b></p>	<p>Cultural heritage finds unearthed during construction, could be destroyed</p>
<b>Localized Vibration</b>				
<p>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.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Low</b></p>	<p>If mitigation is not implemented residents could complain about nuisance noise..</p>
<b>Air pollution</b>				
<p>Nuisance to neighbours in terms of dust generation due to construction during the dry and windy season.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Low</b></p>	<p>If mitigation is not implemented</p>

		<b>Roads and Traffic</b>		residents could complain about nuisance dust.
Heavy vehicle traffic increase could disrupt the surrounding landowners' daily routines.	<b>Medium</b>	Heavy vehicles must be instructed to only use the main roads during off-peak hours.	<b>Low</b>	If mitigation is not implemented, traffic flow could be negatively affected.
Restrictions of access to surrounding properties and the study area during construction phases.	<b>Medium</b>	<ul style="list-style-type: none"> <li>To minimize the impacts or risks, heavy construction vehicles should avoid using the local road network during peak traffic times.</li> <li>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</li> <li>Warning signs should be erected on the roads that these vehicles will use, at big crossings/ access roads and on the site if needed.</li> <li>Specific roads must be allocated for the use by construction vehicles.</li> </ul>	<b>Low</b>	If mitigation is not implemented, residents could complain about accessibility to their properties.
Damage to roads.	<b>Medium</b>		<b>Low</b>	If mitigation is not implemented, GDRT could object to the development
<b>Safety and Security</b>				
During the construction phase safety and security problems (especially for the surrounding residents) are likely to occur.	<b>Medium</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Low</b>	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.	<b>Medium</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Low</b>	If mitigation is not implemented, pedestrians' safety could be at risk.
Construction activities could cause danger to children and animals of the surrounding	<b>Medium</b>	<ul style="list-style-type: none"> <li>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</li> </ul>	<b>Low</b>	If mitigation is not

residents.		<p>or even with in the development site, if necessary;</p> <ul style="list-style-type: none"> <li>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;</li> <li>A barrier should be established around dangerous excavation areas;</li> <li>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</li> <li>No worker should be allowed to enter adjacent private properties without written consent of the legal owners to the contractor.</li> </ul>		implemented the public's safety could be at risk.
<b>Visual Impact</b>				
Dumping of builder's rubble on neighbouring properties.	<b>Low</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>None</b>	If mitigation is not implemented, pollution could occur.
Stockpile areas for construction materials.	<b>Medium</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Low</b>	If mitigation is not implemented, vehicle accidents could occur.
Veld fires may cause damage to infrastructure, vegetation and neighbouring properties.	<b>Medium</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Low</b>	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.	<b>Medium</b>	<ul style="list-style-type: none"> <li>Before any construction commence on site, an area on site must be demarcated for a site camp.</li> </ul>	<b>Low</b>	If mitigation is not implemented, community complaints could occur.
<b>Waste Management</b>				
Site office, camp and associated waste (visual, air and soil pollution)	<b>Medium</b>	<ul style="list-style-type: none"> <li>Temporary waste storage points on site shall be determined. These storage points shall be accessible by waste removal trucks;</li> <li>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;</li> <li>The site camp and the rest of the study area should appear neat at all times;</li> <li>Waste materials should be removed from the site on a regular basis, to a registered dumping site; and</li> <li>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.</li> </ul>	<b>Low</b>	If mitigation is not implemented, community complaints could be received.

Disposal of building waste & liquids	<b>Medium</b>	<ul style="list-style-type: none"> <li>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;</li> <li>THESE AREAS SHALL BE PREDETERMINED AND LOCATED IN AREAS THAT ARE ALREADY DISTURBED.</li> <li>Small lightweight waste items should be contained in skips with lids to prevent wind littering;</li> <li>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;</li> <li>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</li> <li>Keep records of waste reuse, recycling and disposal for future reference.</li> </ul>	<b>Low</b>	If mitigation is not implemented, pollution might occur.
<b>Light Pollution</b>				
Light pollution during the night, caused by unsympathetic lighting design.	<b>Medium</b>	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.	<b>Low</b>	If mitigation is not implemented, light pollution during the night might occur.
<b>OPERATIONAL PHASE</b>				
<b>Beneficial Impacts</b>				
<b>Social &amp; Economic Environment</b>				
Creation of temporary and permanent jobs.	<b>Medium</b>	During the operational phase numerous permanent jobs will be created on various levels (house, garden, maintenance, etc.).	<b>None</b>	No risk due to positive impact.
Increasing security in the area.	<b>High</b>	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.	<b>None</b>	No risk due to positive impact.
Higher quality of livelihoods.	<b>High</b>	The community's quality of life will increase and more people will be economically active.	<b>None</b>	No risk due to positive impact.
Reduction of areas that have potential for informal settlements and illegal dumping.	<b>High</b>	The proposed township development will prevent informal settlements and illegal dumping on the proposed development area.	<b>None</b>	No risk due to positive impact.
Increase in rates and taxes payable to the City of Tshwane Metropolitan Municipality.	<b>Medium</b>	More rates and taxes will be paid to the CTMM.	<b>None</b>	No risk due to positive impact.
Increase in surrounding property values.	<b>High</b>	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.	<b>None</b>	No risk due to positive impact.
Visibility and accessibility of study area.	<b>High</b>	The visibility and accessibility of the study area contributes to the study area's ideal suitability for the proposed land use.	<b>None</b>	No risk due to positive impact.
<b>Adverse Impacts</b>				



<b>Fauna and Flora</b>				
Invasive plant species occurrence	<b>Medium</b>	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.	<b>Low</b>	If mitigation is not implemented, invasive plants could spread.
<b>Hydrology</b>				
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.	<b>Low</b>	<ul style="list-style-type: none"> <li>Storm water through the site should be managed to accommodate the higher quantities of runoff,</li> <li>Sheet flow should be encouraged as far as possible, and channels should be designed sufficiently to address the problem or erosion, and</li> <li>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.</li> </ul>	<b>Low</b>	If mitigation is not implemented, erosion could occur.
Leaking pipes could cause ground water pollution risks.	<b>Low</b>	<ul style="list-style-type: none"> <li>Pipes should be inspected on a regular basis;</li> </ul>	<b>None</b>	If mitigation is not implemented, ground water pollution could occur
<b>Light pollution</b>				
The proposed development could cause a significant level of light pollution as the light industrial development will need some security lighting.	<b>Medium</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Low</b>	If mitigation is not implemented, light pollution might occur.
<b>Pollution</b>				
The generation of Air pollution.	<b>Low</b>	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 affect.	<b>Low</b>	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.	<b>Low</b>	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.	<b>Low</b>	If mitigation is not implemented, noise pollution might occur.
<b>Visual Impact</b>				
The proposed development will have some visual impact on the surrounding areas.	<b>Medium</b>	<ul style="list-style-type: none"> <li>It is important that the roofs of all the buildings within the proposed development should not reflect any sunlight;</li> </ul>	<b>Low</b>	If mitigation is not

		<ul style="list-style-type: none"> <li>The colour scheme for the buildings should be taken from the palette of colours in the natural surroundings;</li> <li>Existing trees, if any should be retained as far as 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;</li> <li>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.</li> </ul>		implemented, the visual impact might occur.
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**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
<b>PLANNING PHASE</b>				
<b>Adverse Impacts</b>				
<b>Cultural/Historical</b>				
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.
<b>Environmental legal compliance</b>				
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
<b>Roads and Traffic</b>				
Impact on provincial and national roads	Medium	Considering the proposed development is in close proximity to the N14 highway, and also borders the provincial road, R114.	Low	GDRT could object to the development
<b>CONSTRUCTION PHASE</b>				
<b>Beneficial Impacts</b>				
<b>Fauna &amp; Flora</b>				
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
<b>Social &amp; Economic Environment</b>				
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	None	No risk due to positive impact

		an influx of people from other areas. Only employing people from the local community could mitigate the potential adverse impact.		
Reduction of areas that have potential for informal settlements and illegal dumping.	<b>High</b>	The proposed Township development will prevent informal settlements and illegal dumping on the proposed development areas.	<b>None</b>	No risk due to positive impact
Increase in the rates and taxes payable to the City of Tshwane Metropolitan Municipality.	<b>High</b>	More rates and taxes will be paid to the City of Tshwane Metropolitan Municipality.	<b>None</b>	No risk due to positive impact
<b>Services</b>				
Upgrading of existing services and the construction of new services.	<b>High</b>	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.	<b>None</b>	No risk due to positive impact
<b>Adverse Impacts</b>				
<b>Flora &amp; Fauna</b>				
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.	<b>High</b>	Areas where services are installed must be leveled, re-vegetated and rehabilitated as soon as possible to prevent any soil loss.	<b>Medium</b>	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.	<b>High</b>	<ul style="list-style-type: none"> <li>▪ Dumping of building rubble and other waste on these areas is strictly prohibited; and</li> <li>▪ No vehicles must be allowed to move in or across sensitive areas. This leaves visible scars and destroys habitat.</li> </ul>	<b>Medium</b>	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.	<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ Strict measures to prevent the hunting/snaring/scaring of fauna species should be implemented;</li> <li>▪ 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;</li> <li>▪ The involved authorities should be informed of the activity, the fine and the replacement specifications;</li> <li>▪ Caught animals should be relocated to conservation areas in the vicinity;</li> <li>▪ 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</li> <li>▪ 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.</li> </ul>	<b>Low</b>	Contractors could disobey signage.
Uncontrolled fires may cause damage and loss to vegetation and fauna in the area.	<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ 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).</li> <li>▪ Construction workers should only be allowed to smoke in the fire area and fires should</li> </ul>	<b>Low</b>	Protected species could be destroyed

Possible spreading of invaders into the natural surrounding areas.	<b>Low</b>	<p>preferably be prevented while strong winds are blowing.</p> <ul style="list-style-type: none"> <li>No plants, not indigenous to the area, or exotic plant species should be introduced into the landscaping of the proposed development.</li> </ul>	<b>None</b>	Low risk of invaders spreading into surrounding areas.
<b>Geology &amp; Soils</b>				
<p>Soil erosion due to drainage systems –</p> <p>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.</p>	<b>Medium</b>	<p>Only the identified areas should be cleared of vegetation. This should be done in stages as construction works progress;</p> <ul style="list-style-type: none"> <li>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;</li> <li>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.</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>Trees may not be planted any closer to services than 1.5 times their mature height;</li> </ul>	<b>None</b>	Soil erosion could occur if mitigation is not implemented
If not planned and managed correctly topsoil will be lost.	<b>Medium</b>	<ul style="list-style-type: none"> <li>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;</li> <li>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.</li> <li>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.</li> <li>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;</li> <li>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</li> </ul>	<b>Low</b>	Soil erosion could occur if mitigation is not implemented

	area are completed to prevent erosion; <ul style="list-style-type: none"> <li>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.</li> </ul>			
Collapse of structures	Recommendations made by engineers to be incorporated into design and constructed as per design.	<b>Low</b>	<b>Low</b>	Structures collapsing
<b>Climate</b>				
Construction during the rainy season can cause delays and damage to the environment.	<ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>Measures should be implemented during the rainy season to channel storm water away from open excavations and foundations.</li> </ul>	<b>Low</b>	<b>Low</b>	If mitigation is not implemented, erosion could occur.
Construction during the dry and windy season could cause excessive dust pollution during construction works.	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Low</b>	<b>Low</b>	Dust pollution could occur if mitigation is not implemented
<b>Hydrology &amp; groundwater</b>				
The use of insufficient drainage systems.	<ul style="list-style-type: none"> <li>A storm water management plan should be designed by an engineer to ensure sufficient drainage on site.</li> </ul>	<b>Medium</b>	<b>Low</b>	If storm water infrastructure is inadequate, erosion could occur.
Excavated materials that are stockpiled in wrong areas can interfere with the natural drainage.	<ul style="list-style-type: none"> <li>An area must be allocated for stockpiling of topsoil before any construction takes 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.</li> </ul>	<b>Medium</b>	<b>Low</b>	If mitigation is not implemented, topsoil could be lost
<b>Cultural and Archaeology</b>				
Occurrence of cultural historical assets on the proposed development site.	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Medium</b>	<b>Low</b>	Cultural heritage finds unearthed during construction, could be destroyed
<b>Localized Vibration</b>				
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	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>High</b>	<b>Medium</b>	If mitigation is not implemented residents could



day.			complain about nuisance noise.
<b>Air pollution</b>			
Nuisance to neighbours in terms of dust generation due to construction during the dry and windy season.	<b>High</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Medium</b> If mitigation is not implemented residents could complain about nuisance dust.
<b>Roads and Traffic</b>			
Heavy vehicle traffic increase could disrupt the surrounding landowners' daily routines.	<b>High</b>	Heavy vehicles must be instructed to only use the main roads during off-peak hours.	<b>Medium</b> If mitigation is not implemented, traffic flow could be negatively affected.
Restrictions of access to surrounding properties and the study area during construction phases.	<b>High</b>	<ul style="list-style-type: none"> <li>To minimize the impacts or risks, heavy construction vehicles should avoid using the local road network during peak traffic times;</li> <li>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</li> <li>Warning signs should be erected on the roads that these vehicles will use, at big crossings/ access roads and on the site if needed.</li> <li>Specific roads must be allocated for the use by construction vehicles.</li> </ul>	<b>Medium</b> If mitigation is not implemented, residents could complain about accessibility to their properties.
Damage to roads.	<b>High</b>		<b>Medium</b> If mitigation is not implemented, GDRT could object to the development
<b>Safety and Security</b>			
During the construction phase safety and security problems (especially for the surrounding residents) are likely to occur.	<b>Medium</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<b>Low</b> If mitigation is not implemented, residents and construction companies could be affected by crime.

<p>The excavations associated with proposed development could pose a safety risk to pedestrians.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p>Low</p>	<p>If mitigation is not implemented, pedestrians' safety could be at risk.</p>
<p>Construction activities could cause danger to children and animals of the surrounding residents.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>A barrier should be established around dangerous excavation areas;</li> <li>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</li> <li>No worker should be allowed to enter adjacent private properties without written consent of the legal owners to the contractor.</li> </ul>	<p>Low</p>	<p>If mitigation is not implemented the public's safety could be at risk.</p>
<p style="text-align: center;"><b>Visual Impact</b></p>				
<p>Dumping of builder's rubble on neighbouring properties.</p>	<p><b>Low</b></p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>None</b></p>	<p>If mitigation is not implemented, pollution could occur.</p>
<p>Stockpile areas for construction materials.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Low</b></p>	<p>If mitigation is not implemented, vehicle accidents could occur.</p>
<p>Veld fires may cause damage to infrastructure, vegetation and neighbouring properties.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Low</b></p>	<p>Protected species could be destroyed.</p>
<p>The construction vehicles, the site camp and other construction related facilities will have a negative visual impact during the construction phase.</p>	<p><b>Medium</b></p>	<ul style="list-style-type: none"> <li>Before any construction commence on site, an area on site must be demarcated for a site camp.</li> </ul>	<p><b>Low</b></p>	<p>If mitigation is not implemented, community complaints could occur.</p>
<p style="text-align: center;"><b>Waste Management</b></p>				
<p>Site office, camp and associated waste (visual, air and soil pollution)</p>	<p><b>High</b></p>	<ul style="list-style-type: none"> <li>Temporary waste storage points on site shall be determined. These storage points shall be accessible by waste removal trucks;</li> <li>These points should not be located in areas highly visible from the properties of the</li> </ul>	<p><b>Medium</b></p>	<p>If mitigation is not implemented.</p>

		surrounding landowners/ tenants / in areas where the wind direction will carry bad odours across the properties of adjacent tenants or landowners; <ul style="list-style-type: none"> <li>The site camp and the rest of the study area should appear neat at all times;</li> <li>Waste materials should be removed from the site on a regular basis, to a registered dumping site; and</li> <li>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.</li> </ul>		community complaints could be received.
Disposal of building waste & liquids	<b>High</b>	<ul style="list-style-type: none"> <li>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;</li> <li>THESE AREAS SHALL BE PREDETERMINED AND LOCATED IN AREAS THAT ARE ALREADY DISTURBED.</li> <li>Small lightweight waste items should be contained in skips with lids to prevent wind littering;</li> <li>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;</li> <li>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</li> <li>Keep records of waste reuse, recycling and disposal for future reference.</li> </ul>	<b>Medium</b>	If mitigation is not implemented, pollution might occur.
<b>Light Pollution</b>				
Light pollution during the night, caused by unsympathetic lighting design.	<b>High</b>	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.	<b>Medium</b>	If mitigation is not implemented, light pollution during the night might occur.
<b>OPERATIONAL PHASE</b>				
<b>Beneficial Impacts</b>				
<b>Social &amp; Economic Environment</b>				
Creation of temporary and permanent jobs.	<b>High</b>	During the operational phase numerous permanent jobs will be created on various levels (house, garden, maintenance, etc.).	<b>None</b>	No risk due to positive impact.
Increasing security in the area.	<b>High</b>	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.	<b>None</b>	No risk due to positive impact.
Higher quality of livelihoods.	<b>High</b>	The community's quality of life will increase and more people will be economically active.	<b>None</b>	No risk due to positive impact.
Reduction of areas that have potential for informal settlements and illegal dumping.	<b>High</b>	The proposed township development will prevent informal settlements and illegal dumping on the proposed development area.	<b>None</b>	No risk due to positive impact.
Increase in rates and taxes payable to the City of Tshwane Metropolitan Municipality.	<b>Medium</b>	More rates and taxes will be paid to the CTMM.	<b>None</b>	No risk due to positive impact.

				impact.
Increase in surrounding property values.	<b>High</b>	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.	<b>None</b>	No risk due to positive impact.
Visibility and accessibility of study area.	<b>High</b>	The visibility and accessibility of the study area contributes to the study area's ideal suitability for the proposed land use.	<b>None</b>	No risk due to positive impact.
<b>Adverse Impacts</b>				
<b>Fauna and Flora</b>				
Invasive plant species occurrence	<b>Medium</b>	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.	<b>Low</b>	If mitigation is not implemented, invasive plants could spread.
<b>Hydrology</b>				
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.	<b>Low</b>	<ul style="list-style-type: none"> <li>Storm water through the site should be managed to accommodate the higher quantities of runoff,</li> <li>Sheet flow should be encouraged as far as possible, and channels should be designed sufficiently to address the problem of erosion, and</li> <li>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.</li> </ul>	<b>Low</b>	If mitigation is not implemented, erosion could occur.
Leaking pipes could cause ground water pollution risks.	<b>High</b>	<ul style="list-style-type: none"> <li>Pipes should be inspected on a regular basis;</li> </ul>	<b>Medium</b>	If mitigation is not implemented, ground water pollution could occur. This risk is higher with heavy industrial developments than with light industrial/commercial developments
Groundwater Pollution	<b>High</b>	<ul style="list-style-type: none"> <li>Heavy Industrial Areas have high possibilities of releasing hazardous or toxic elements into the environment and cause groundwater pollution.</li> <li>Groundwater monitoring needs to take place and proper oil traps and similar engineering techniques need to be implemented to catch toxins or hazardous substances before it is released into the environment.</li> </ul>	<b>Medium</b>	If mitigation is not implemented groundwater pollution will

		<b>Light pollution</b>		occur.
		<b>Medium</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>	If mitigation is not implemented, light pollution might occur.
<b>Pollution</b>				
The generation of Air pollution.	<b>High</b>	<b>High</b>	<p>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 affect. Heavy Industrial Developments may have severe contribution to air pollution depending on the type of industries.</p> <p>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.</p>	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.	<b>High</b>	<b>High</b>		If mitigation is not implemented, noise pollution might occur.
<b>Visual Impact</b>				
The proposed development will have some visual impact on the surrounding areas.	<b>High</b>	<b>High</b>	<ul style="list-style-type: none"> <li>It is important that the roofs of all the buildings within the proposed development should not reflect any sunlight;</li> <li>The colour scheme for the buildings should be taken from the palette of colours in the natural surroundings;</li> <li>Existing trees, if any should be retained as far as 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;</li> <li>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.</li> </ul>	If mitigation is not implemented, the visual impact might occur.



<b>No-Go Alternative</b>				
<b>Potential impacts</b>	<b>Significance rating of impacts</b>	<b>Proposed mitigation</b>	<b>Significance rating of impacts after mitigation</b>	<b>Risk of the impact and mitigation not being implemented</b>
<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> <p>It should be noted that the development property is surrounded (almost directly) by national and provincial roads as well as informal settlements, a filling station, a warehousing business and a flight academy. Due to the aforementioned, the site is isolated and surrounded by developments and road that will have an edge effect on the development site. Should no development take place the site will continue to degrade due to illegal dumping, informal settlements and the edge effects of roads and other developments.</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 <b>(Appendix G1)</b>
Fauna and Flora Habitat Assessment <b>(Appendix G2)</b>
Geotechnical Report <b>(Appendix G3)</b>
Electrical Report <b>(Appendix G4)</b>
Services Report <b>(Appendix G5)</b>
Traffic Impact Study <b>(Appendix G6)</b>
Market Study <b>(Appendix G7)</b>
Heritage Impact Assessment <b>(Appendix G8)</b>

### 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.

<b>Proposal – PREFERRED ALTERNATIVE</b>				
Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<b>Geology &amp; Soils</b>				
Soil erosion, siltation and gully formation.	<b>Medium</b>	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.	<b>Low</b>	If no mitigation measures are implemented, erosion of fill material could occur.
If not planned and managed correctly, topsoil will be lost.	<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ 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;</li> <li>▪ 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;</li> <li>▪ 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</li> <li>▪ Rehabilitation works must be done immediately after the involved works in an area is completed to prevent erosion.</li> </ul>	<b>Low</b>	If no mitigation measures are implemented, loss of topsoil could occur.
<b>Hydrology &amp; Groundwater</b>				
Not reinstating natural run-off/drainage following completion of the decommissioning phase.	<b>Low</b>	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.	<b>Low</b>	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.	<b>Low</b>	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.	<b>Low</b>	If no mitigation measures are implemented, the environment could be damaged.
<b>Fauna &amp; Flora</b>				
Not immediately rehabilitating disturbed areas resulting in spread of invasive plants and weeds.	<b>Medium</b>	Disturbed areas to be rehabilitated as soon as construction has concluded in order to prevent the spread of invasive plants and weeds.	<b>Low</b>	If mitigation measures is not implemented, invasive species might thrive.
No rehabilitation with indigenous plant species resulting in spread of aliens.	<b>Medium</b>	All landscaping should use indigenous plants only, with preference given to endemic plant species where possible.	<b>Low</b>	If mitigation measures is not implemented, invasive species might thrive.
<b>Visual Impact</b>				
Dumping of builder's rubble on neighbouring properties.	<b>Medium</b>	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.	<b>Low</b>	If no mitigation measures are implemented, pollution could occur resulting in community complaints.
<b>Air quality and noise</b>				
Demolition works during the dry and windy season.	<b>Low</b>	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.	<b>Low</b>	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.	<b>Low</b>	All decommissioning and closure activities must be restricted to normal working hours from 7:00 in the morning to no later than 19:00 in the afternoons. No construction/ decommissioning may take place on Sundays and public holidays.	<b>Low</b>	If no mitigation measures are implemented, noise pollution could occur.
<b>Roads &amp; Traffic</b>				
Heavy vehicle traffic increase could	<b>Medium</b>	Heavy vehicles must be instructed to only use the main roads during off-peak hours.	<b>Low</b>	If no mitigation

disrupt the surrounding landowners' daily routines.				measures are implemented, residents might complain.
Restrictions of access to surrounding properties.	<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ To minimise this impacts or risks, heavy vehicles (trucks, bull dowers, etc.) should avoid using the local road network during peak traffic times;</li> <li>▪ 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</li> <li>▪ Warning signs should be erected on the roads that these vehicles will use, at big crossings/access roads and on the site if needed.</li> </ul>	<b>Low</b>	If no mitigation measures are implemented, residents might complain.
Damage to roads.	<b>Medium</b>	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.	<b>None</b>	If no mitigation measures are implemented, road could be damaged without being repaired.
<b>Safety &amp; Security</b>				
Decommissioning activities could cause danger to drivers and pedestrians.	<b>Medium</b>	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.	<b>Low</b>	If no mitigation measures are implemented, erosion of fill material could occur.
<b>Waste Management</b>				
Site office, camp and associated waste (visual, air and soil pollution)	<b>Medium</b>	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).	<b>Low</b>	If no mitigation measures are implemented, sense of place will be negatively affected.
Disposal of builders waste and waste materials.	<b>Medium</b>	<ul style="list-style-type: none"> <li>• All waste generated during the decommissioning phase of the project is to be collected and disposed of at a registered landfill site.</li> <li>• Records must be kept of waste reused, recycled, and disposed for inspection by authorities.</li> </ul>	<b>Low</b>	If no mitigation measures are implemented, the environment will be polluted.

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<b>Geology &amp; Soils</b>				
Soil erosion, siltation and gully formation.	<b>Medium</b>	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.	<b>Low</b>	If no mitigation measures are implemented, erosion of fill material could occur.
If not planned and managed correctly, topsoil will be lost.	<b>Medium</b>	<ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ 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;</li> <li>▪ 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;</li> <li>▪ 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</li> </ul>	<b>Low</b>	If no mitigation measures are implemented, loss of topsoil could occur.
<b>Hydrology &amp; Groundwater</b>				
Not reinstating natural run-off/drainage following completion of the decommissioning phase.	<b>Low</b>	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.	<b>Low</b>	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.	<b>Low</b>	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.	<b>Low</b>	If no mitigation measures are implemented, the environment could be damaged.
<b>Fauna &amp; Flora</b>				



Not immediately rehabilitating disturbed areas resulting in spread of invasive plants and weeds.	<b>Medium</b>	Disturbed areas to be rehabilitated as soon as construction has concluded in order to prevent the spread of invasive plants and weeds.	<b>Low</b>	If mitigation measures is not implemented, invasive species might thrive.
No rehabilitation with indigenous plant species resulting in spread of aliens.	<b>Medium</b>	All landscaping should use indigenous plants only, with preference given to endemic plant species where possible.	<b>Low</b>	If mitigation measures is not implemented, invasive species might thrive.
<b>Visual Impact</b>				
Dumping of builder's rubble on neighbouring properties.	<b>High</b>	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.	<b>Medium</b>	If no mitigation measures are implemented, pollution could occur resulting in community complaints.
<b>Air quality and noise</b>				
Demolition works during the dry and windy season.	<b>High</b>	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.	<b>Medium</b>	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.	<b>High</b>	All decommissioning and closure activities must be restricted to normal working hours from 7:00 in the morning to no later than 19:00 in the afternoons.	<b>Medium</b>	If no mitigation measures are implemented, noise pollution could occur.
<b>Roads &amp; Traffic</b>				
Heavy vehicle traffic increase could disrupt the surrounding landowners' daily routines.	<b>High</b>	Heavy vehicles must be instructed to only use the main roads during off-peak hours.	<b>Medium</b>	If no mitigation measures are implemented, residents might complain.
Restrictions of access to surrounding properties.	<b>High</b>	<ul style="list-style-type: none"> <li>▪ To minimise this impacts or risks, heavy vehicles (trucks, bull dowsers, etc.) should avoid using the local road network during peak traffic times;</li> <li>▪ 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</li> </ul>	<b>Medium</b>	If no mitigation measures are implemented, residents might complain.

		<ul style="list-style-type: none"> <li>Warning signs should be erected on the roads that these vehicles will use, at big crossings/access roads and on the site if needed.</li> </ul>		
Damage to roads.	<b>High</b>	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.	<b>Medium</b>	If no mitigation measures are implemented, road could be damaged without being repaired.
<b>Safety &amp; Security</b>				
Decommissioning activities could cause danger to drivers and pedestrians.	<b>High</b>	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.	<b>Medium</b>	If no mitigation measures are implemented, erosion of fill material could occur.
<b>Waste Management</b>				
Site office, camp and associated waste (visual, air and soil pollution)	<b>Medium</b>	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).	<b>Low</b>	If no mitigation measures are implemented, sense of place will be negatively affected.
Disposal of builders waste and waste materials.	<b>Medium</b>	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.	<b>Low</b>	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 ( <b>Appendix G1</b> )
Fauna and Flora Habitat Assessment ( <b>Appendix G2</b> )
Geotechnical Report ( <b>Appendix G3</b> )
Electrical Report ( <b>Appendix G4</b> )
Services Report ( <b>Appendix G5</b> )
Traffic Impact Study ( <b>Appendix G6</b> )
Market Study ( <b>Appendix G7</b> )
Heritage Impact Assessment ( <b>Appendix G8</b> )

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 (PREFERRED ALTERNATIVE) 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 (7:00-19:00);
- 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.

One has to note, that the greatest cumulative impact on the site would be if no development takes place. It will furthermore have a great negative

impact on the safety of the surrounding urban community. It is therefore recommended that the proposed development is allowed to take place.

## 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 - **PREFERRED**

According to the Rural Development Strategy, Future Urban Development Areas are suitable for urban development. The areas are located in close proximity to urban areas of opportunity including employment and social amenities and have low or medium ecological sensitivities. The proposed application site is in close proximity of such amenities such as Pretoria, Johannesburg, Midrand and Hartebeespoortdam, therefore making the location ideally suited for the proposed development. Furthermore the application site is ideally situated in close proximity of major traffic routes. From an environmental point of view, the Gauteng Provincial Environmental Management Framework (EMF) also supports the proposed development as the site falls within Zone 1 of the EMF which is the Urban Development Zone and the intention with this zone is to streamline urban development activities in this area in order to promote development infill, densification and concentration of the urban area and associated development. This will establish more effective and efficient city region which will minimise urban sprawl into urban areas.

The proposed Peach Tree X23 development would not only promote the optimum utilisation of available services in the direct vicinity, but it will also contribute to the upgrading of existing services. The proposed Industrial Development is fully compatible with the proposals of the area, as mentioned above.

### **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 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.

During the construction phase the activities, contractors and machinery should consider the landing strip of the aviation facility in order to avoid impacts on the landing strip or aviation safety. Designs of the buildings also need to take aviation safety into consideration.

- **Economic Environment**

The construction and operational phase of the proposed Peach Tree X23 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. 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.

**Alternative 2****No-go (compulsory)**

The "No-Go" option entails that the development area stays 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 – please refer to the Section where the No-Go alternative has been discussed in more detail.

**6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE**

For proposal:

**Proposal (PREFERRED) – 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 sociological characteristics, the site is suitable for the proposed development of Peach Tree X23 (only if the project is planned and managed in accordance with an approved Environmental Management Programme). 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 and 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.

In the long term the impact of the proposed development will be more positive than negative for the bio-physical, social and economic environments.

The mitigations and adaptive monitoring outlined in this Basic Assessment and the EMPr 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 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 Environmental Management Programme (Appendix H) are implemented, so as to achieve maximum advantage from beneficial impacts, and sufficient mitigation of adverse impacts.

## 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 be the case we recommend that the WULA be made a condition of the Environmental Authorisation.

The attached Environmental Management Programme (EMPr) must be adhered to at all times and the appointed ECO must ensure the developer comply with the EMPr.

## 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 and commercial) to be known as Peach Tree

X23. 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 of the greater metropolitan area.

The proposed development of a light industrial and commercial 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. The N14 highway is also the main route to Lanseria International Airport, from the east, and therefore the site location is considered ideal for the type of development.

**10. THE PERIOD FOR WHICH THE ENVIRONMENTAL AUTHORISATION IS REQUIRED**  
*(CONSIDER WHEN THE ACITIVTY 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.
-





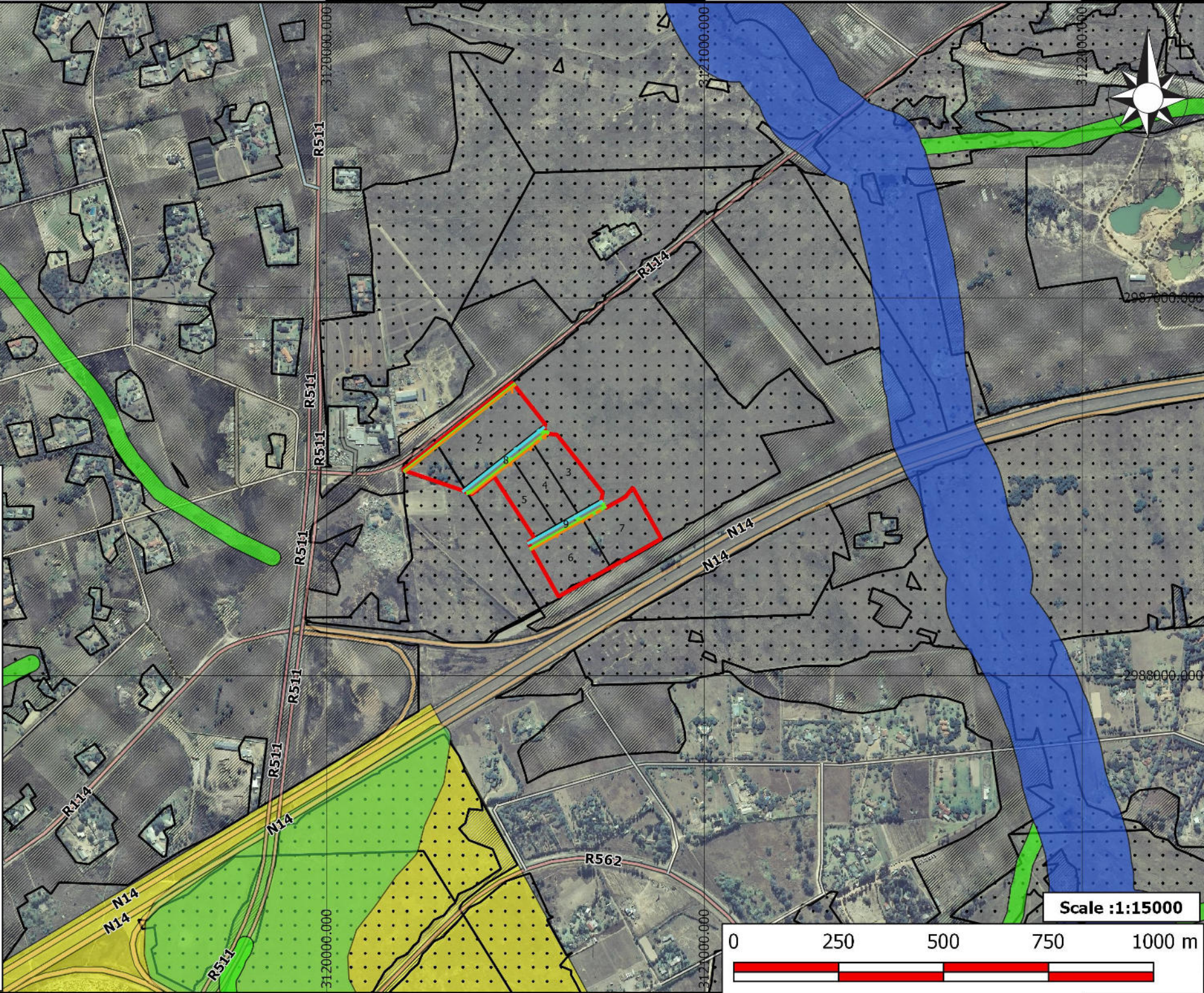
# Appendix A

Site Plan(s)

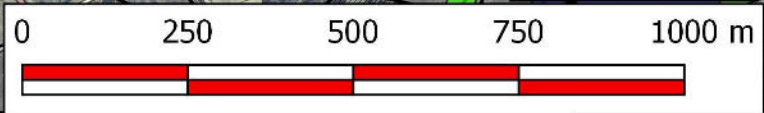


### Legend

-  Peach Tree X23
- Services**
  -  Existing Sewer
  -  Sewer
  -  Stormwater
  -  Water
- River Buffers**
  -  Non-Perennial
  -  Perennial
- Wetland Buffers**
  -  Waterbody
  -  Wetland
-  CBA
-  ESA
-  URBAN EDGE



Scale :1:15000

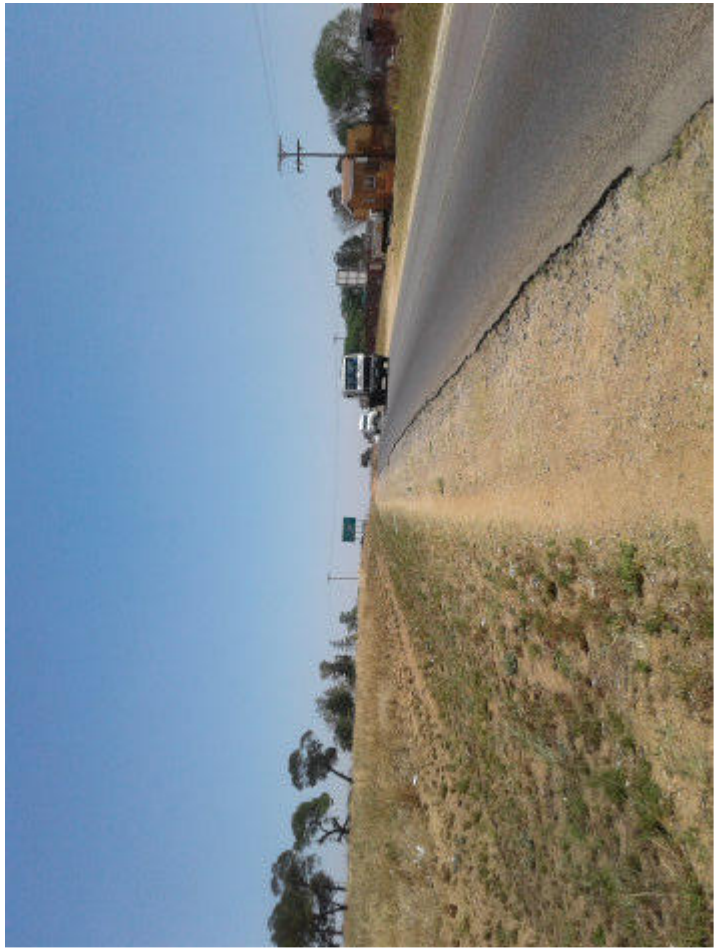
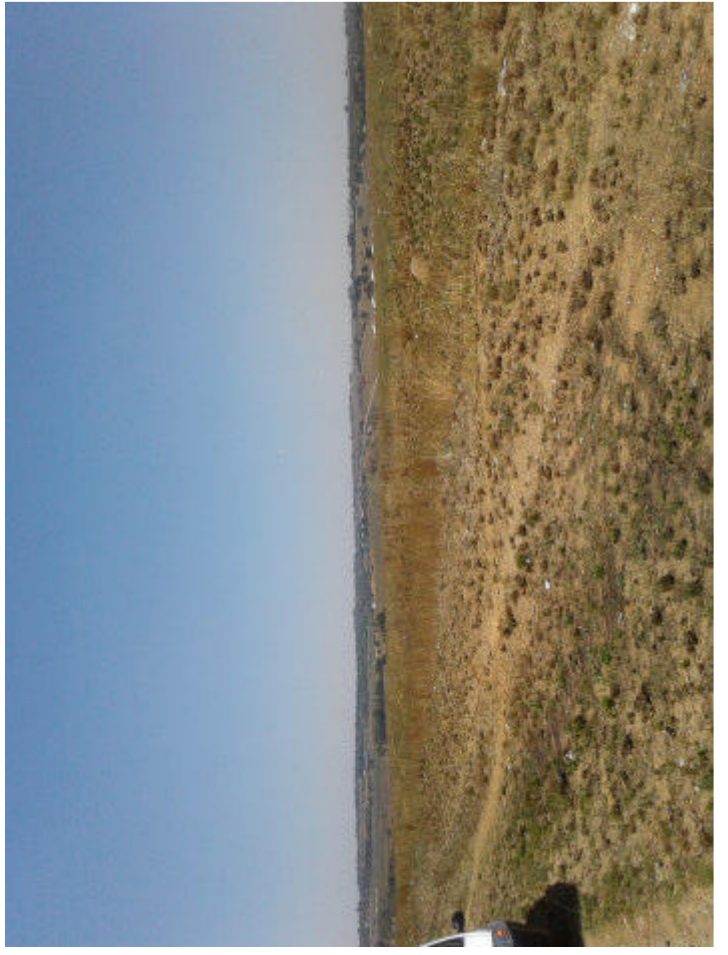




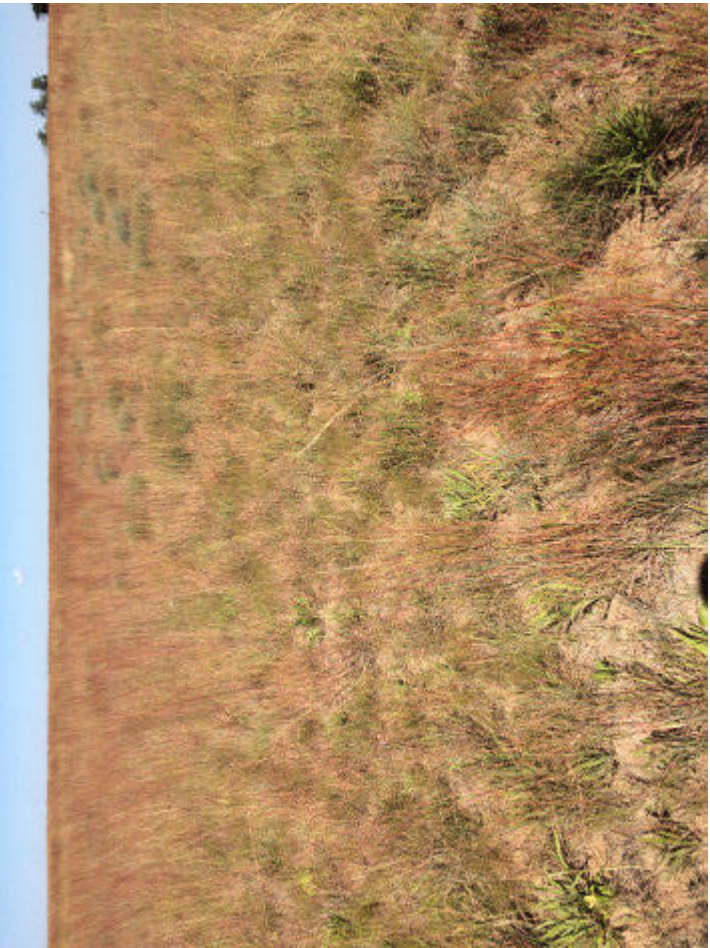


# Appendix B

Photographs



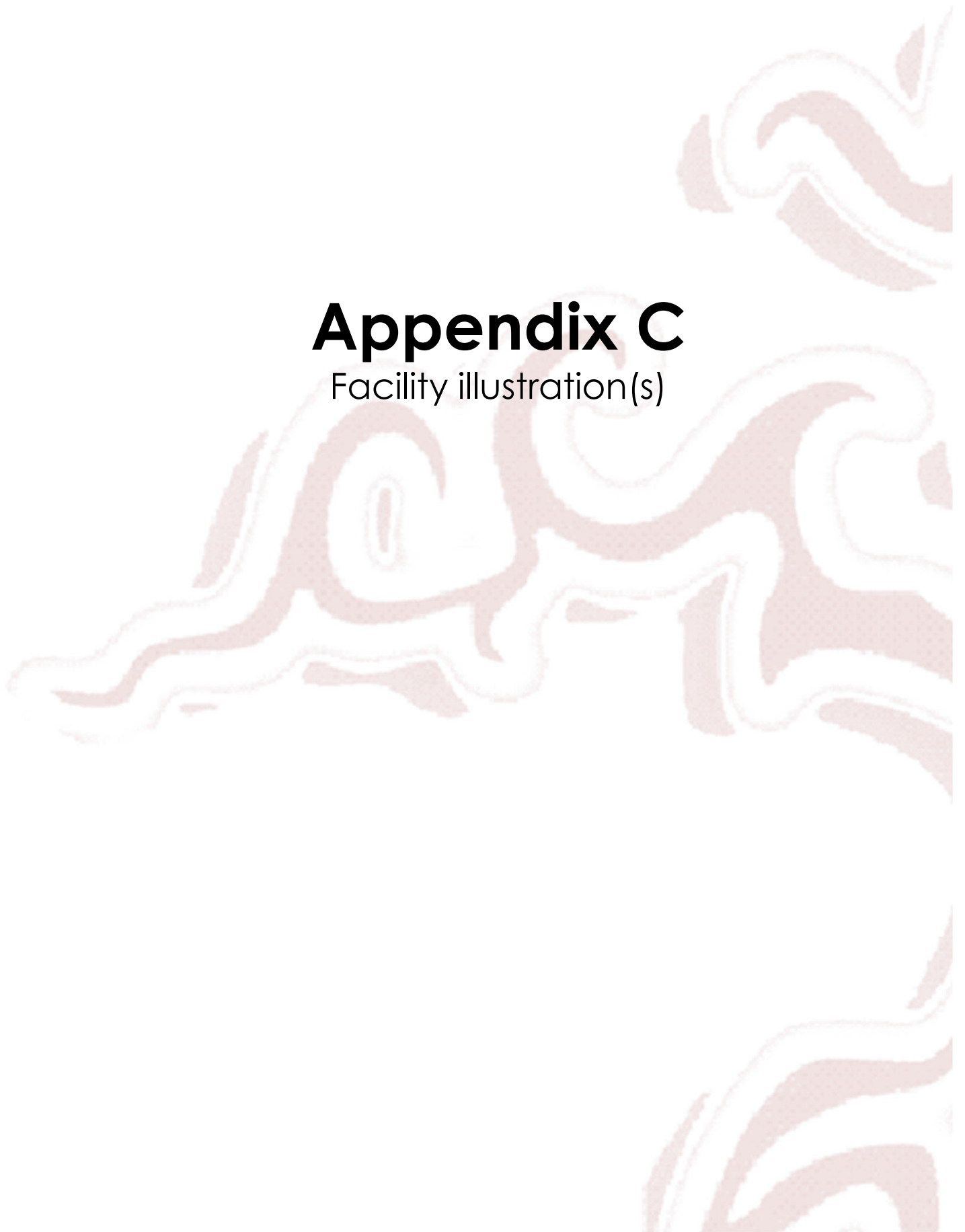






# Appendix C

Facility illustration(s)

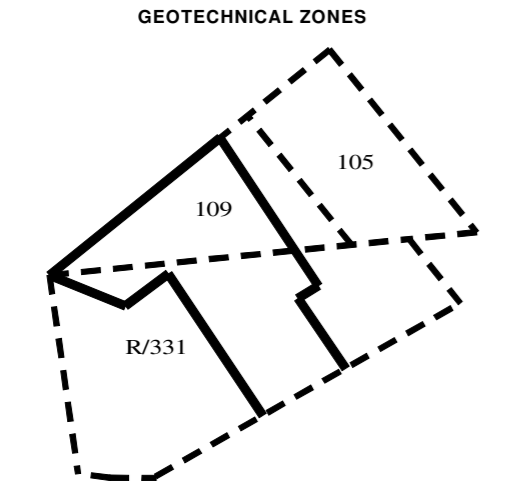
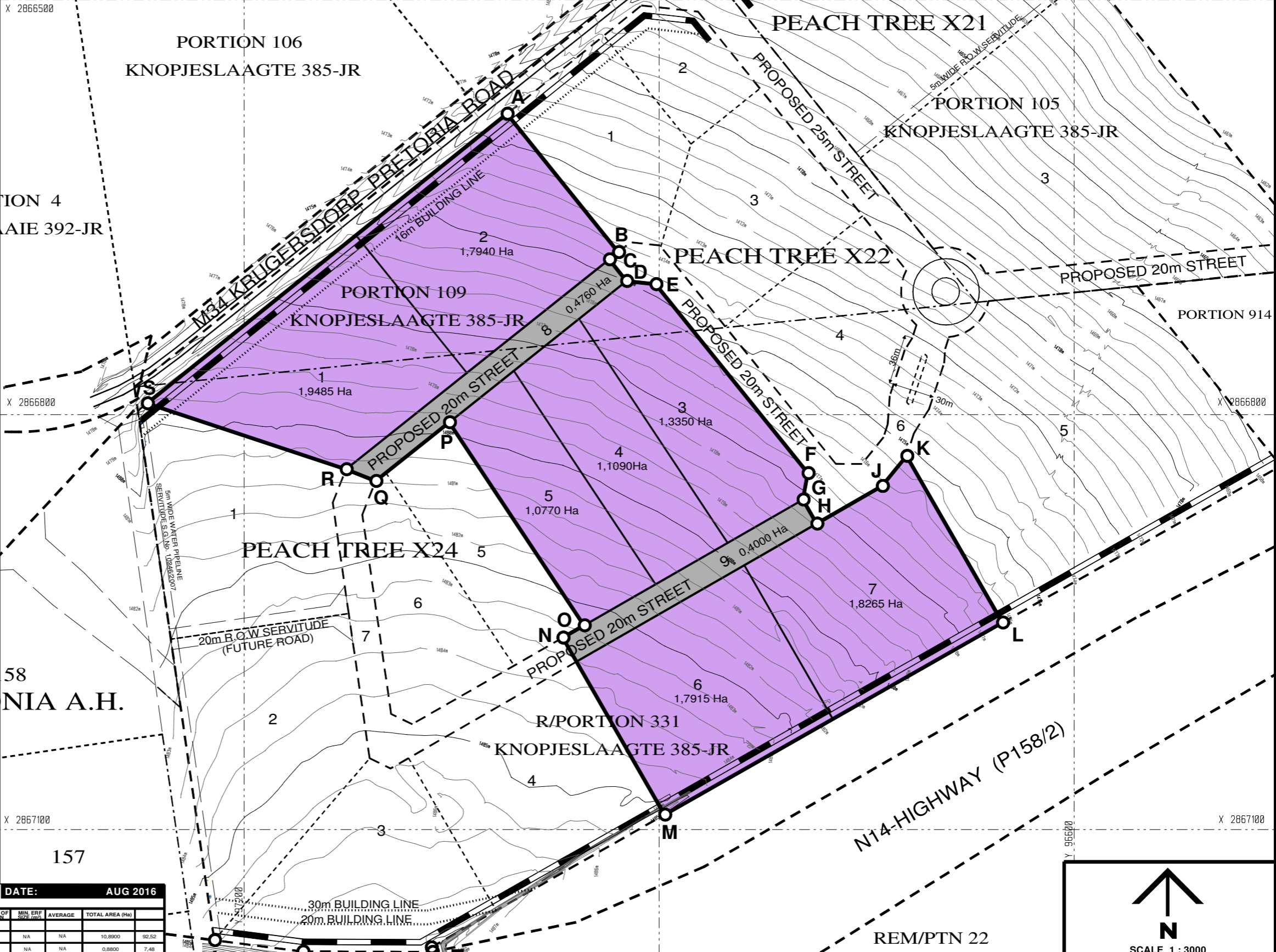


**PROPOSED TOWNSHIP: PEACH TREE EXTENSION 23**

LOCALITY MAP 1:20 000



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



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 - NHRC ZONE P/F1/L1/G2/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.

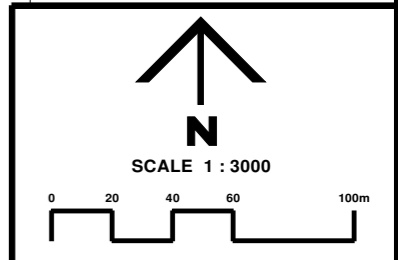
**GENERAL NOTE:**  
 1. CONTOURS: SUPPLIED BY BEA21 SURVEYS LAND SURVEYORS. 1:50M INTERVALS. DATUM: SEA LEVEL. SYSTEM: WGS 84.  
 2. THE CONTOURS ARE IN ACCORDANCE WITH REGULATION 18(1) OF THE TOWN PLANNING AND TOWNSHIPS ORDINANCE, 1986.  
 3. ALL DIMENSIONS AND AREAS ARE APPROXIMATE PENDING FINAL SURVEY.  
 4. PROPOSED PHASES SUBJECT TO CHANGE.  
 5. REPRESENTS A GEOTECHNICAL ZONE LINE.  
 6. REPRESENTS ALINE OF NO-ACCESS.  
 7. REPRESENTS THE RELEVANT BUILDING LINES.

**SERVITUDE NOTE:**  
 1. EXISTING SERVITUDES TO BE INCORPORATED IN THE DESIGN OF THE TOWNSHIP.  
 2. PROPOSED 5m WIDE WATER SERVITUDE OVER ERVEN 9 AND 10.  
 3. PROPOSED ROW SERVITUDE OVER ERVEN 9 AND 10.

PLAN No: PEACH TREE X23/1 DATE: AUG 2016

USE ZONE	ERF NUMBERS	TOT. NO. OF ERVEN	MIN. ERF SIZE (m <sup>2</sup> )	AVERAGE	TOTAL AREA (m <sup>2</sup> )
INDUSTRIAL 2 FOR BUSINESS BUILDINGS, COMMERCIAL USE, LIGHT INDUSTRY, CAFETERIA, CAR WASH, PLACE OF RETIREMENT, PARKING GARAGE, RETAIL, INDUSTRY AND SHOPS.	1-7	7	NA	NA	10,8900
SPECIAL FOR ACCESS AND ACCESS CONTROL	8,9	2	NA	NA	0,8800
EXISTING STREETS AND WIDENING	NA	NA	NA	NA	NA
<b>TOTAL</b>		<b>9</b>			<b>11,7700</b>

SITUATED ON PART OF PORTION 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-S-A CITY OF TSHWANE METROPOLITAN MUNICIPALITY, GAUTENG





# Appendix D

Route portion information

**N/A**



# **Appendix E**

## Public Participation Information





# Appendix Ei

Proof of Newspaper advertisement



## JORDAAN BEDANK

# Taakspan beslis oor Danny se toekoms

## ‘Hy kan ons elders dien’

Roslyn Baatjies

Danny Jordaan, voormalige burgemeester van die Nelson Mandela-baai-metro, het nie uit vrye wil as ’n raadslid en leier van die opposisie bedank nie.

Jordaan was nie gister daar toe die ANC se streektaakspan op ’n mediakonferensie sy uitrede aangekondig het nie.

“Ná oorleg met die taakspan is besluit dat hy die ANC ten beste kan dien om kiesers in die noordelike voorstede te werf vir die 2019-verkiezing,” sê Beza Ntshona, koördineerder van die taakspan.

Volgens Ntshona gaan Jordaan saam met ander ANC-leiers in die noordelike gebiede werk en sal Bicks Ndoni, voormalige adjunkburgemeester, as opposisie-leier aangestel word.

“Jordaan bly ’n gedissiplineerde en lojale lid van die ANC. Ons het gereelde skakeling met hom gehad en ons het ooreengekom dat hy ’n spesifieke rol in die organisasie gaan speel.

“Onder die aspekte wat met hom bespreek is, is dat ons voltydse ‘masjinerie’ vir die voorbereiding vir die 2019- en die 2021-verkiezing gaan inspan.

“Ons het ooreengekom dat hy (Jordaan) en ander raadslede in die noordelike voorstede ’n kommissie van die ANC sal vorm om ’n impak daar te maak.”



Danny Jordaan

het.

Jordaan was nie by die inhuldiging van Athol Trollip, nuwe burgemeester, nie en was sedertdien ook nie op ’n enkele raadsvergadering nie.

Litho Suka, die ANC se sweep in die raad, het Jordaan se afwesigheid met betaling gister verdedig en sê hy het verskoning gemaak vir die vergaderings wat hy gemis het.

Ndoni sê die ANC as opposisie in die raad het ’n positiewe benadering wat nie afbrekend gaan wees nie.

“Daar is ’n groot verantwoordelikheid op ons skouers omdat die ANC 36 uit 60 wyke gewen het. 36 wyke is nie kinderspeletjies nie. Ons gaan hard veg en ons teenwoordigheid laat geld.”

eksklusief aanlyn by



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eld  
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**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 23 Industrial.  
\* Proponent Name: Tembixex (Pty) Ltd.  
\* Project Description & Property Description: The proposed Peach Tree Ext 23 Industrial development is for the establishment of an Industrial Township which is situated on Portions 109 & 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng.  
\* Location: The proposed study area is situated east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd.  
\* Listing Activities Applied for in terms of NEMA Regulations, 4 December 2014: 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).  
\* Date of Notice: 4 October – 2 November 2016.  
The aforementioned proposed development requires applications 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: Mary-Lee van Zyl, P.O. Box 11375; Maroelane, 0161; Tel: (012) 346 3810 Fax: (086) 270 3699; www.bokamoso.net E-mail: reception@bokamoso.net  
PEACH TREE X23 INDUSTRIAL DEV  
OKT 4(B)4045



**NOTICE OF APPLICATION FOR A BASIC ASSESSMENT PROCESS**  
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\* Project Name: Peach Tree Ext 24 Development.  
\* Proponent Name: Nisagyn (Pty) Ltd.  
\* 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.  
\* Location: The proposed study area is situated southwest of Centurion and northwest of Diepsig. The R214 is situated north and the N14 south of the proposed site. A gravel road known as Fig Road is situated west of the proposed site. Centurion Flight Academy (Pty) Ltd is approximately one kilometre east from the study area.  
\* Listing Activities Applied for in terms of NEMA Regulations, 4 October 2014: GNR 983 (Listing Notice 1) – Activity 9, 10, 27 & 28.  
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PEACH TREE X24 DEV OKT 4(B)4045

**DORPS-  
BEPLANNING**

GEELHOUTPARK ERF 2667  
KENNISGEWING INGEGOLVE ARTIKEL 18 (1) VAN DIE VERORDENING VAN DIE RUSTENBURG PLANNING EN BEPLANNING WET, 1994 (RUSTENBURG PLANNING AND ZONING ACT, 1994) IN VERBAND MET DIE VERORDENING VAN GRONDBESITTING, BRUIKSRECHT EN VERBODING, 2015 VIR 'N VERANDERING VAN GRONDBESITTING, BRUIKSRECHT, ONDERVERDELING, PARASITING EN HERSOONING, RUSTENBURG WYSGESKEM 1424.



Geklassifiseerd

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

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Beeld INDEXS

Table with 2 columns: Category (e.g., FAMILIEKENNISGEWINGS, ALGEMENE KENNISGEWINGS) and Item details (e.g., 2815 Gauteng, 2820 KwaZulu-Natal).

ALGEMENE & HUIDDIENSTE

Table listing services like Bouwerk & Konstruksie, Skoonmaakdienste, and Elektrisiteit.

VOLWASSENES

Table listing services for adults like Kletsel, Klubs & vermaak, and Landbou.

VAKANSIE & REISE

Table listing travel services like Toers & Aktiviteite, Resaisente, and Sport-verblyf.

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STUW, TUIMELDROERS,
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012-377-2394. AA-
BOOMSLOPPINGS. 24-7.

AFTREEOORDE
TE KOOP

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AFTREE-OORD
PRETORIA-NOORD.

MASSERINGS

072-150-3330, Carine, Manzilian
en Kahuna, Garsfontein.

MEENTHUISE
TE HUUR

Wonderboom-Suid,
Pretoria. Groot ruim 2 sil-
eenh R4 500, 1,5-silk-eenh

VOERTUIE

VOERTUIE GESOEK
OM TE KOOP

PRIVAAT

061 685 3740 Warm Lucy, Fyn
kleuring & blk babes. Pta Noord

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gewings

Van 'n isosiale-ansoek ingevolge die
Wet op Petroleumprodukte, 1977 (Wet
nr. 120 van 1977).

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of 1 Nov. 083 352 7157

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TE HUUR

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Skakel 082 409 4970.

AFTREEOORDE
TE HUUR

Bronberg
AFTREE OORD:
1 Slaapkamer WOONSTEL
te huur vanaf 1 November
2016 @ R6,100 per
maand.



Waar kopers en verkopers mekaar ontmoet
www.olx.co.za

NOTICE OF APPLICATION FOR A
BASIS ASSESSMENT PROCESS

Notice is hereby given that an application for
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# 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 23 Industrial.

**Proponent Name:** Tembibex (Pty) Ltd

**Project Description & Property Description:** The proposed Peach Tree Ext 23 Industrial development is for the establishment of an Industrial Township which is situated on Portions 109 & 331 of the Farm Knopjeslaagte 385 JR, City of Tshwane, Gauteng.

**Location:** The proposed study area is situated east of the R115 Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd.

**Listing Activities Applied for in terms of NEMA Regulations, 4 December 2014:**

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)**

**Date of Notice: 4 October – 2 November 2016**

The aforementioned proposed development requires applications 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**

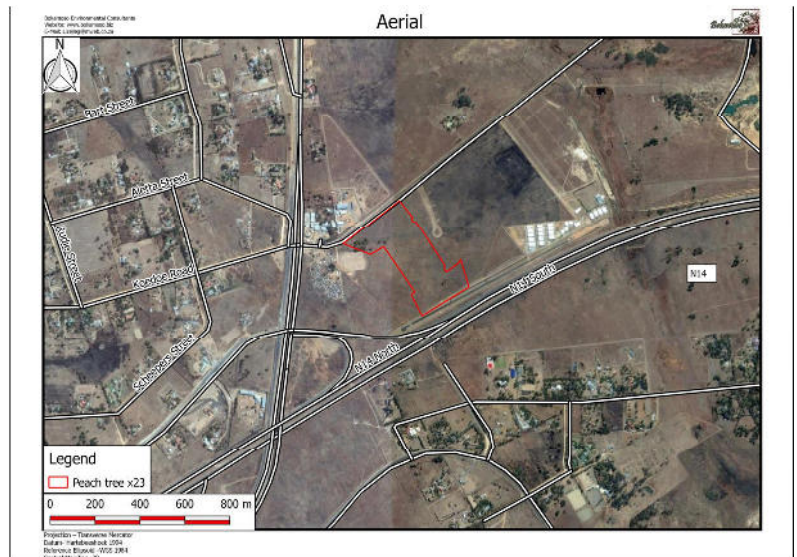
Public Participation registration and Enquiries: **Juanita De Beer**

Project Enquiries: **Mary-Lee van Zyl**

P.O. Box 11375

Maroelana 0161

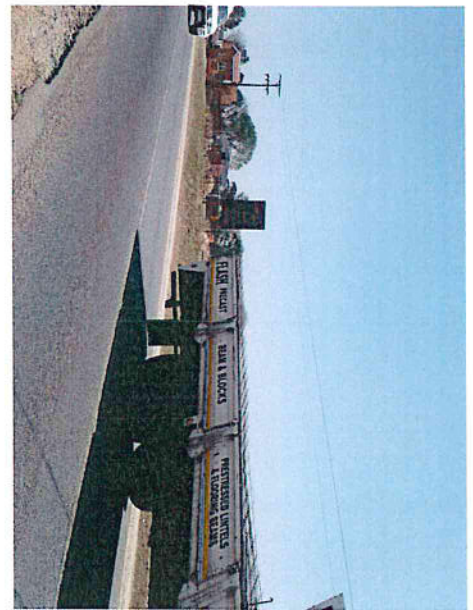
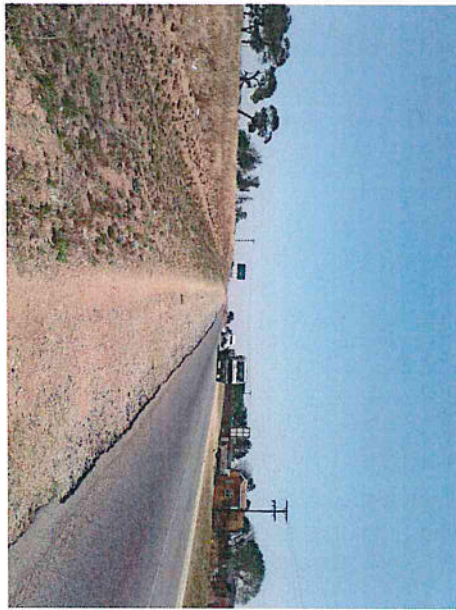
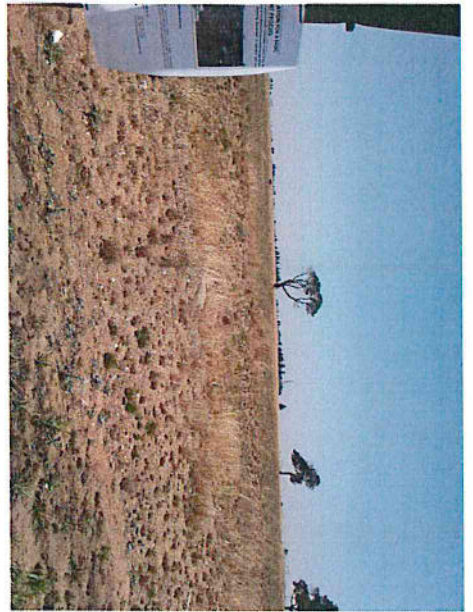
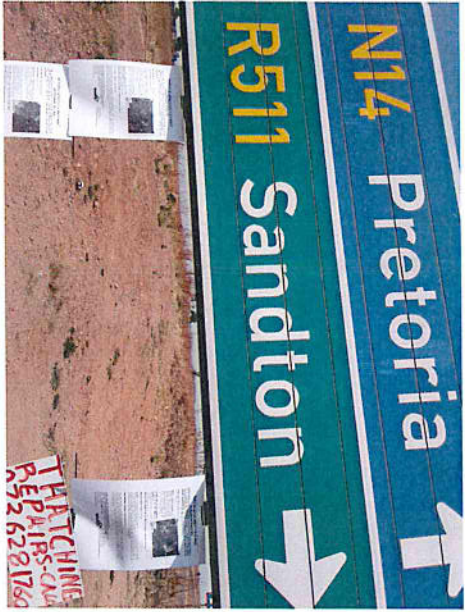
www.bokamoso.net



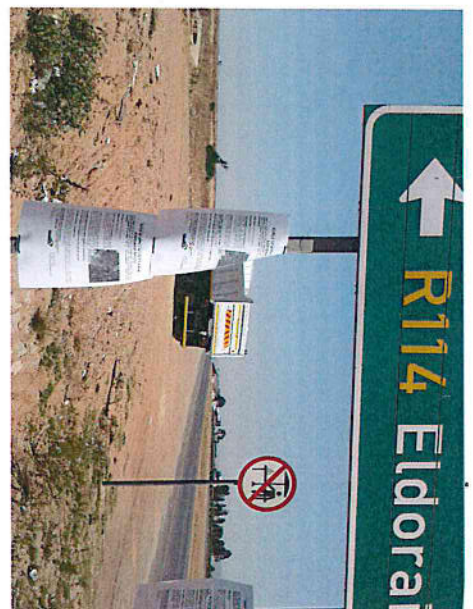
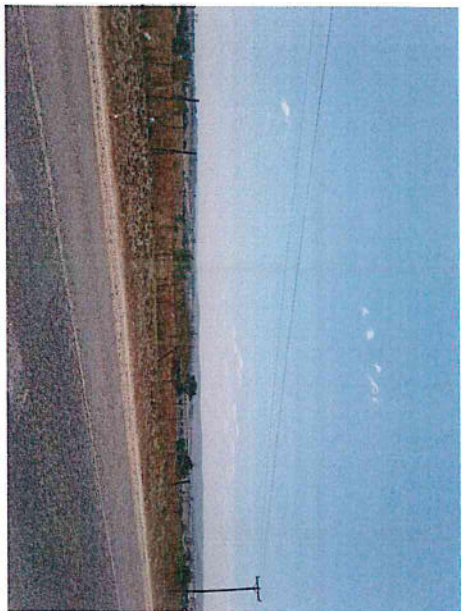
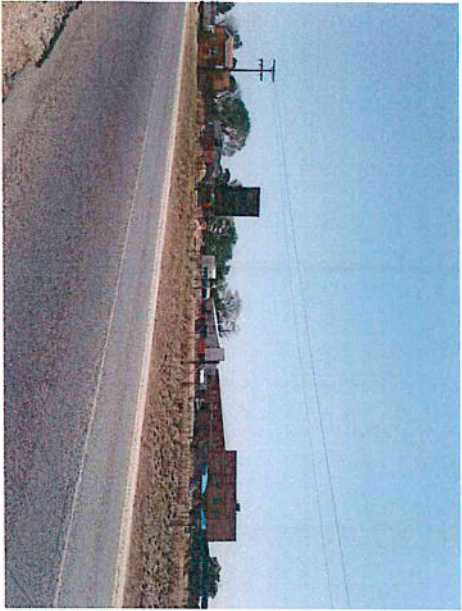
Tel: (012) 346 3810

Fax: (086) 570 5659

E-mail: [reception@bokamoso.net](mailto:reception@bokamoso.net)



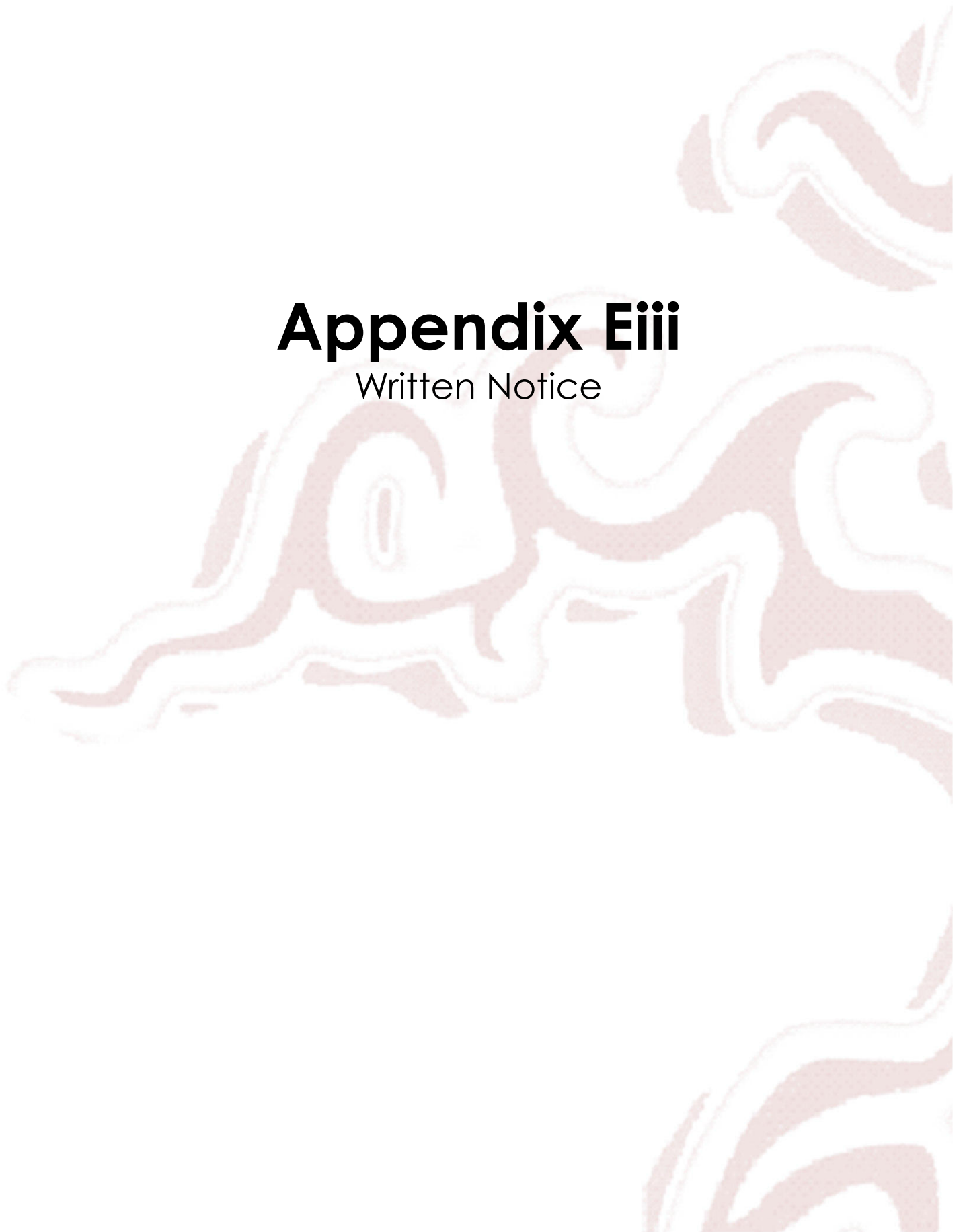






# Appendix Eiii

Written Notice





# Peach Tree X23 Industrial Draft Basic Assessment Report for Review

A period of 30 days is allowed for your review and comments on the Draft Basic Assessment for Peach Tree X23, from **Thursday, 3 November 2016 – Monday, 5 December 2016**. Your comments should be sent directly to our office Bokamoso for Attention: **Mary-Lee van Zyl** or **Juanita De Beer** ([reception@bokamoso.net](mailto: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:** 3 November 2016 – 5 December 2016

**Also available on our Website:** [www.bokamoso.net](http://www.bokamoso.net)

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

**Contact person: Juanita De Beer**

**Tei: 012 346 3810 Fax: 086 570 5659**

**E-mail: [reception@bokamoso.net](mailto:reception@bokamoso.net)**



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**Bokamoso Landscape Architects and Environmental Consultants CC**

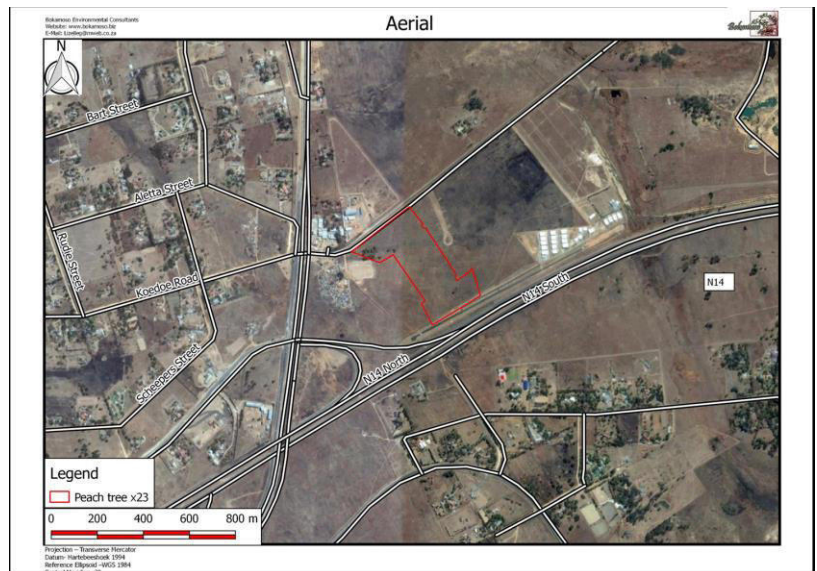
Public Participation registration and Enquiries: **Juanita De Beer**

Project Enquiries: **Mary-Lee van Zyl**

P.O. Box 11375

Maroelana 0161

www.bokamoso.net



Tel: (012) 346 3810

Fax: (086) 570 5659

E-mail: [reception@bokamoso.net](mailto: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](mailto:reception@bokamoso.net)  
Website: [www.Bokamoso.net](http://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 **Tembibex (Pty) Ltd** to conduct the Basic Assessment Process in terms of the 2014 NEMA EIA Regulations for the proposed **Peach Tree Ext 23 Industrial**.

**Project Description:**

The proposed Peach Tree Ext 23 Industrial development is for the establishment of an Industrial Township which is situated on Portions 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 23 Industrial - Landowner Notification

Acknowledgement of Receipt of land owner notification concerning the proposed Peach Tree Ext 23 Industrial Project.

	Name	Address	Contact Details	Signature
1	Eagle's Creek Aviation Estate		Email: Fax: Tel:	
2	108 portion of Ruysserslaagte	R114	Email: Fax: Tel: 0722729444	
3	106 portion	R114	Email: andree@dreams.co.za Fax: Tel: 02668 9917	
4	Freubren W park	Plot 157 & 158	Email: Chris Todt@puser.com Fax: Tel:	
5	Lionel's Jards	Cnr R114 & R511 Laezonia Engen Laezonia	Email: Fax: Tel:	
6			Email: Fax: Tel:	
7	Nelson Jordim	Pieter Liqueurstore Engen Laezonia	Email: Nelson.Jordim-72 Fax: @gmail.com Tel: 012 669 3275	
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:	
15			Email: Fax: Tel:	



**Engen Laezonia**  
 Vat No: 4700196589  
 Tel: 012 669 0001  
 Cnr R114 & R511 Laezonia  
 laezonia@oilgro.co.za

[Handwritten signature]



# List of REGISTERED LETTERS

## Lys van GEREGISTREERDE 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

Bobamoso, PO Box 11375,  
Marcelona 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 0860 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 0860 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 0860 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 0860 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 0860 111 502 www.sapo.co.za RD 799 625 074 ZA CUSTOMER COPY 301028R
6	TEMBIBEX P.O. Box 94093, Erasmusia, Gauteng, 0023					REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 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 0860 111 502 www.sapo.co.za RD 799 625 030 ZA CUSTOMER COPY 301028R
8	DEXALINX P.O. Box 34093, Erasmusia, 0023					REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 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 kliënt

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 ontyg 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-  
REPORT FOR THE PROPOSED PEACH TREE EXT 23 PROJECT**

<b>Issue</b>	<b>Commentator</b>	<b>Response</b>
<p><b>Take note:</b> 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&amp;AP/ organ of state/ institution inputs, registration request etc. were received. Some of the I&amp;AP information only confirms the registration of a specific I&amp;AP and other information captured reflects actual comments received during the BA Process. Bokamoso responded to the issues raised and the I&amp;APs and feel that it was possible to address the issues raised by the I&amp;APs in the BAR, EMPPr and in the issues and response report. I&amp;APs are welcome to forward their final comments to GDARD for consideration and for record keeping purposes.</p> <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@ddrdr.gov.za or Ms Baloi: Tel: 012 312 9851. Email: Malebo.Baloi@ddrdr.gov.za</p> <p>Email received.</p>	<p>Samuel Masemola  <b>Department of Rural Development and Land Reform</b>  <a href="mailto:DGOffice@ddrdr.gov.za">DGOffice@ddrdr.gov.za</a>            6 October 2016</p>	<p>Noted.</p> <p>Bokamoso Environmental notified via email including a Public Notice and Landowner &amp; Tenant Letter to Alma Antoinette Maroun due to the fact that no contact information was available on Windeed Search.</p>

<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>Please register myself as an I&amp;AP for the above-referenced proposal. I am a resident of the adjoining Farm: Doornrandje 386 JR.</p> <p>Do please come back to me to confirm my registration.</p> <p>Please register me as an I&amp;AP for the above project.</p> <p>Please confirm receipt of this email.</p>	<p>Patrick Fynn  <a href="mailto:fynnovation@gmail.com">fynnovation@gmail.com</a>  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>Please register myself as an I&amp;AP for the above-referenced proposal. I am a resident of the adjoining Farm: Doornrandje 386 JR.</p> <p>Do please come back to me to confirm my registration.</p>	<p>Nick Foster  <a href="mailto:Nickfoster155@gmail.com">Nickfoster155@gmail.com</a>  9 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>Please register me as an I&amp;AP for the above project.</p> <p>Please confirm receipt of this email.</p>	<p>Ingo von Boetticher  <a href="mailto:Ingo.vonboetticher@gmail.com">Ingo.vonboetticher@gmail.com</a>  9 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>Kindly register the under mentioned as an interested and affected party in this Basic Assessment Process.</p> <p>GD Watkins  L39 Laezonia  Email: <a href="mailto:gary@workinfo.com">gary@workinfo.com</a></p>	<p>Gary Watkins  <a href="mailto:gary@workinfo.com">gary@workinfo.com</a>  10 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>I here with register as an Interested and Affected party for this development as I own Portion 108 of Farm Knopjeslaagte 385 JR, which is directly across the road from this proposed development.</p>	<p>Hennie Anenant  <a href="mailto:HennieA@Nedbank.co.za">HennieA@Nedbank.co.za</a>  12 October 2016</p>	<p>Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach</p>



<p>Please acknowledge receipt of this mail. Thank you.</p>		<p>Tree Ext 23 Industrial Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p><b>Comments after the DBAR was made available for comment</b></p>		
<p>Thank you, please keep me updated, is the property not zoned for residential?</p> <p>Please register the people listed below as interested and affected parties to the proposed development. Regards Richard Angus, Stella Angus, Shane Rorke and Rosemary Rorke.</p>	<p>Richard Angus  <a href="mailto:Richard.bonathaba@gmail.com">Richard.bonathaba@gmail.com</a>  12 October 2016</p>	<p>No it is currently zoned as Agricultural/Undetermined. We will keep you updated regarding the process in the future.</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>Please register me as an interested and affected party for this project. All communication regarding the application should be communicated to me.</p> <p>I am a owner of Plot 91. As we are staying in a farm area we have only bore holes. Plot owners run out of water during dry season's. We cannot allow any businesses to be build in our farm area as it will contribute to pollution of our ground water. We have a wetland on our property and it is very sensitive to pollution.</p> <p>We bought this property to enjoy the peace and quiet of nature. This project in this area will decrease the value of our property. I am concerned about the status of building an industrial area in a residential/farming area without a proper impact study on the nature including our ground water in this area. The value of our property will also decrease and the environmental will deteriorate when this project is allowed to succeed.</p> <p>Please keep me informed.</p>	<p>Andre Potgieter  <a href="mailto:Andre.potgietr@gmail.com">Andre.potgietr@gmail.com</a>  12 October 2016</p>	<p>Please note that the Draft&amp; Final Basic Assessment Reports contain the assessment of the most significant impacts on the environmental and surrounding area/residents.</p> <p>Also note that it will be a light industrial and commercial area and the property is surrounded by major roads (N14, R114 and R511), a flight academy, filling station and a warehousing business opposite the road.</p> <p>There is also an illegal settlement a couple of meters away from the site.</p> <p>Therefore, the site is not considered to be situated in an area with pristine vegetation and peace and quiet.</p>

The study area is completely surrounded by developments, which includes two provincial roads, a freeway, a flight 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 Olievenhoutbosch. The study area is also situated in close proximity of the Lanseria Airport and development node.

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>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 ad the EMPr supplied mitigation measures to prevent cumulative impacts.</p>
<p>Please could you register me as an Interested and Affected Party in this Application for a Basic Assessment Process for the abovementioned proposed project. I am a resident of Doornrandje, within the Crocodile River Reserve, which is in close proximity to the Farm Knopjeslaagte.</p> <p>Please register Eagles Creek Business Trust as an IAP for the above proposed development. Please confirm receipt of registration.</p>	<p>Dalene van der Merwe  <a href="mailto:literay@vodamail.co.za">literay@vodamail.co.za</a>  13 October 2016</p> <p>Ian Roos  <b>Eagles Creek Business Trust</b>  <a href="mailto:ecologic@mweb.co.za">ecologic@mweb.co.za</a>  13 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>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>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</p>	<p>Andrew Salomon  <a href="mailto:asalomon@sahra.org.za">asalomon@sahra.org.za</a>  <b>SAHRA</b>  14 October 2016</p>	<p>Noted. Please note that a Heritage Specialist has been appointed to conduct a heritage study.</p> <p>The heritage specialist identified no graves or structure of significance on the study area. The site is furthermore not regarded as important from an archaeological point of view.</p>

<p>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.</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 <a href="http://www.asapa.org.za">www.asapa.org.za</a>) 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 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.</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 indicated 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 heritage assessments.</p>		
--	--	--



<p>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 viewscapes must also be assessed.</p>		
<p>As a land owner in the area, I hereby register as an interested and affected party with regard to the above application.</p> <p>Please ensure that I receive all reports and other relevant documents, by email to the following address:  <a href="mailto:tiaanvc@gmail.com">tiaanvc@gmail.com</a></p> <p>Please acknowledge receipt of this email, and confirm that I have been registered as requested.</p>	<p>Tiaan van Copenhagen  <a href="mailto:tiaanvc@gmail.com">tiaanvc@gmail.com</a>  19 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>I would like to register as an I&amp;AP for Project Name: Peach Tree X23 Industrial.</p>	<p>Duncan Williams  <a href="mailto:villaduntel@gmail.com">villaduntel@gmail.com</a>  19 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>Please register me as an I&amp;AP in respect of the above development. Kindly provide all pertinent information to me at the above email address.</p>	<p>Yvonne Butler  <a href="mailto:Yvonnebutler37@gmail.com">Yvonnebutler37@gmail.com</a>  20 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>I understand that Bokamoso Environmental Consultants are busy in my area with the proposed Peach Tree X23 Industrial Development opposite the Engen Petrol Station on the R511.</p> <p>I wish to be registered as an Interested and Affected Party and to receive information regarding all of the above as well as an opportunity to comment on these developments.</p>	<p>Dot Henwood  <a href="mailto:oakviewgardens@gmail.com">oakviewgardens@gmail.com</a>  20 October 2016</p>	<p>Registered.</p>
<p>I want to register as an I&amp;AP for the development of Peach Tree X23.</p>	<p>Monica Gerry  <a href="mailto:Mgerry18@gmail.com">Mgerry18@gmail.com</a></p>	<p>Thank you for your response, we have registered you as an Interested and/or</p>

	20 October 2016	Affected Party for the proposed Peach Tree X23 Industrial Development Project.  We will keep you updated regarding the process in the future.
<p>Pleas register me as an Interested and Affected Party. I would like more information regarding the planned development to be able to determine how I would be affected as a community member.</p> <p>Please confirm that I have been registered.</p>	<p>Karen Holtzhausen  <a href="mailto:Karenholt11@gmail.com">Karenholt11@gmail.com</a>  20 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>I am registering as an Interested Party and objecting to the proposed building of the Peach Tree Ext 23 Industrial township in this beautiful area full of unique and indigenous flora and fauna. This area is greatly beneficial to South Africa and it should stay protected from potential pollution of its already scarce water basin and industrial development and alike activities that will endanger its nature and tourism business in Gauteng.</p> <p>I would appreciate if you let me know of your developments in this area.</p>	<p>Katarina van Stockhausen  <a href="mailto:kina@vst.io">kina@vst.io</a>  20 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p> <p>Please note that the Draft and Final Basic Assessment Reports contains the assessment of all possible impacts on the environmental and surrounding area/residents.</p> <p>Also note that it will be a light industrial and commercial area and the property is surrounded by major roads (N14, R114 and R511), a flight academy, filling station and a warehousing business opposite the road.</p> <p>There is also an illegal settlement a couple of meters away from the site.</p> <p>Therefore the site is not considered to be</p>

		situated in an area with pristine vegetation and peace and quiet.
<p>Could you also kindly confirm the below as registered I&amp;AP.</p> <p>I would also like to state my objection to the proposal, as well as objection to the placement of the notices, which are placed in inaccessible and dangerous (Hijacking) areas, making them unreadable for the surrounding community at large.</p> <p>At the same time your notice, which I have only seen in English, is situated at an informal settlement, where an official African language would be more appropriate on a bilingual application.</p> <p>I trust that this was not done intentionally and will be rectified</p>	<p>Elke Haas  <a href="mailto:Elke.haas@gmail.com">Elke.haas@gmail.com</a>  20 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 X23 Industrial Development Project.</p> <p>We have noted your comments on our Issues and Comments Register.</p> <p>We will keep you updated regarding the process in the future.</p> <p>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.</p> <p>The notices were furthermore placed in accordance with the applicable regulations.</p>
<p>Please register me as an I&amp;AP for the proposed development.</p>	<p>Marc du Plessis  <a href="mailto:Mdp0001@gmail.com">Mdp0001@gmail.com</a>  20 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>Please ensure that I am registered as an IAP for the Peach Tree X23 project.</p> <p>I am a landowner in the area.</p>	<p>Liz Pattison  <a href="mailto:liz@carrpattison.co.za">liz@carrpattison.co.za</a>  23 October 2016</p>	<p>We will keep you updated regarding the process in the future.</p> <p>Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>

<p>Please register me as an I&amp;AP for the proposed Peach Tree X23 Industrial Development.</p>	<p>Gail  <a href="mailto:dmps@absamail.co.za">dmps@absamail.co.za</a>  24 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>I live in Gerardsville and would like to register as an I&amp;AP for the development.</p>	<p>Paul Millinger  <a href="mailto:pgmillinger@gmail.com">pgmillinger@gmail.com</a>  25 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>Please register me as I&amp;AP on the proposed development.</p>	<p>Esca Coetzee  <a href="mailto:escacoetzee@gmail.com">escacoetzee@gmail.com</a>  25 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>I hereby am registering as an I&amp;AP for Peach Tree X23.</p>	<p>Lydia Lemmens  <a href="mailto:Lydia.pretorius@siemens.com">Lydia.pretorius@siemens.com</a>  25 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>I hereby register as an interested party.</p>	<p>Nano Matlala  <a href="mailto:matlala@mstmminc.co.za">matlala@mstmminc.co.za</a>  25 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>Please register us as I&amp;AP.</p>	<p>Suzanne van Schalkwyk</p>	<p>Thank you for your response, we have</p>



	<p><a href="mailto:Suzanne.hugo@gmail.com">Suzanne.hugo@gmail.com</a> 26 October 2016</p>	<p>registered you as an Interested and/or Affected Party for the proposed Peach Tree X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>Please could you register me as an IAP for this Peach Tree X23 Project.</p>	<p>Julia Henry <a href="mailto:Juliahenry8@gmail.com">Juliahenry8@gmail.com</a> 27 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>As an I&amp;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.</p>	<p>Lee Greeff <a href="mailto:kouewatermana@gmail.com">kouewatermana@gmail.com</a> 27 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 X23 Industrial Development Project.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>Please register the Crocodile River Reserve as I&amp;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.</p> <p>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.</p>	<p>Mercia Komen <a href="mailto:mercia@crocodiliverreserve.co.za">mercia@crocodiliverreserve.co.za</a> 31 October 2016</p>	<p>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.</p> <p>We will keep you updated regarding the process in the future.</p>
<p>Regarding the Peach Tree 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.</p>	<p>Carol o'Brien <a href="mailto:editor@workinfo.com">editor@workinfo.com</a> 1 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 X23 Project.</p> <p>We will keep you updated regarding the process in the future.</p>

	<p>process in the future.</p> <p>Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X23 Project.</p> <p>We will keep you updated regarding the process in the future.</p> <p>Noted.</p>
<p>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). Your email dated 3 November 2016 regarding the above-mentioned matter is hereby acknowledged.</p> <p>Please note that the Office of the DG does not need to be copied in these matters as they are already referred to Ms Rasimphi as the directly deal with these matters at Branch SPLUM as this creates a duplication of tasks.</p>	<p>Penny Aarts <a href="mailto:Penny@acresoflove.org">Penny@acresoflove.org</a> 3 November 2016</p> <p>Tshego Manale <a href="mailto:DGOffice@drdlr.gov.za">DGOffice@drdlr.gov.za</a> <b>DRDLR</b> 3 November 2016</p>
<p>I have noted that an environmental assessment is currently taking place on Peach Tree X21 &amp; 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"> <li>• There is no valid reference number from the Gauteng department of agriculture and rural development.</li> <li>• The activities that are envisioned for the site are “unknown”, therefore how it is possible to be performing this EA?</li> <li>• The area is not zoned for industrial use.</li> <li>• Water pollution (the rivers and ground water is very important to us living in the area as there are no municipal services like water).</li> </ul> <p>Please keep me informed of developments and record my concerns.</p>	<p>Georgia Diedericks <a href="mailto:Georgia@papi.co.za">Georgia@papi.co.za</a> 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 X23 Project.</p> <p>We have noted your comments on our Issues and Comments Register.</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&amp;APs for comment.</p> <p>The applicant also submitted a rezoning</p>

		<p>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 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&amp;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&amp;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  <a href="mailto:Esca.coetzee@gmail.com">Esca.coetzee@gmail.com</a>  23 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 &amp; X22 Project.</p> <p>Please refer to the attached Review Notice regarding the abovementioned project.</p> <p>The multiple PP processes followed for the x3 applications turned out to be fruitful, because Bokamoso managed to obtain detailed comments from the I&amp;APs prior to the finalization of the FBAR. The purpose of the PP process is to identify the issues to be addressed and to address the issues in the EIA to be</p>

		<p>conducted.</p> <p>Due to the fact that we received detailed comments from the I&amp;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&amp;APs and on an on-going basis and managed to capture all the issues raised by I&amp;APs. The issues raised by the I&amp;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 Peach tree x 21 and 22 development site and it will not be possible to supply</p>
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		<p>separate applications for the Peach Tree x 23 and 24 developments, because the provincial roads authority 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&amp;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 Knopjeslaagte. This study area is located approximately 4km to the north of the</p>
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		<p>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 activities.</p>
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<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: Notification</p> <p>I&amp;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&amp;APs which may be indicative of not being informed or assisted to know their rights.</p> <p><b>GAUT reference number</b> 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</p>	<p>Mercia Komen <a href="mailto:mercia@crocodileriverreserve.co.za">mercia@crocodileriverreserve.co.za</a> Crocodile River Reserve 29 November 2016</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>Thank you for your response, Bokamoso Environmental noted your comments on our Issues and Comments Register for the proposed Peach Tree X21 &amp; X22, Peach Tree X23 and Peach Tree X24 Projects.</p> <p>Herewith Bokamoso's response;</p>
		<p>• <b>Notification</b></p> <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>

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 B11.14 (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 kumocakho@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><b>After submission of the application form a GAUT reference will be directed to project.</b></p>
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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 7000m<sup>2</sup> when measured. This triggers a listed activity.

- **GAUT reference number**  
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 withheld 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 Metropolitan Municipality (CTMM)

<p>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.</p> <p>Linked applications</p> <p>It is considered irregular that the Peach Tree developments are presented separately, and specifically indicated to not be a phased development.</p> <ul style="list-style-type: none"> <li>• Each “extension” is dependent on the access road on “Peach Tree X21”.</li> <li>• E21, E22 and E23 SHARE infrastructure and are intrinsically linked.</li> <li>• The site layout plan clearly shows ONE entrance with a network of roads over all three “extensions”.</li> <li>• 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.</li> </ul> <p>Regulation 11(3) stipulates –</p> <p>“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.”</p> <p>Accordingly, 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>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.</p> <p>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.</p> <p>Based on the above, it was decided to rather rehabilitate the study area (with immediate effect) than o submit a S24G application. The applicant is still awaiting the GDARD and CTMM go-ahead to proceed with the rehabilitation works.</p> <p><b>Linked Applications:</b></p> <p>The reason for the separate BAR applications was discussed in detail in the FBAR.</p> <p>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 separate applications were disclosed to</p>
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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.

- **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

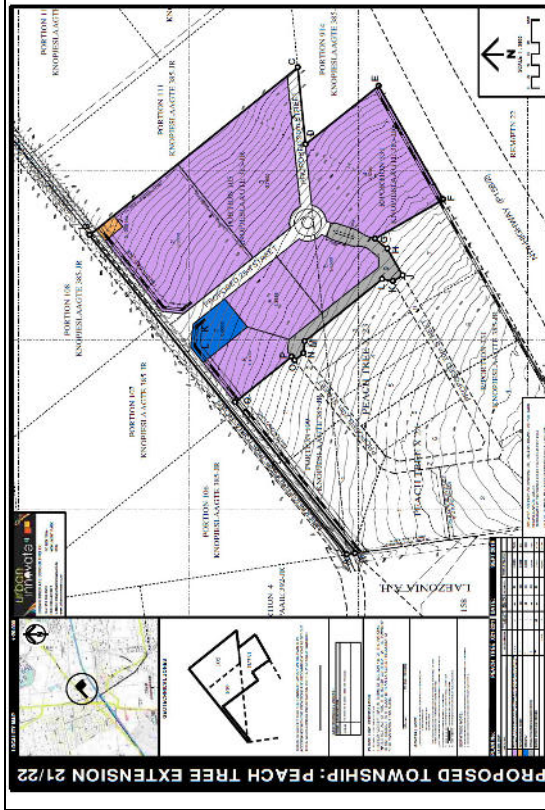


Figure 1: Site Layout plan at found in BAR relating to X21 and X22

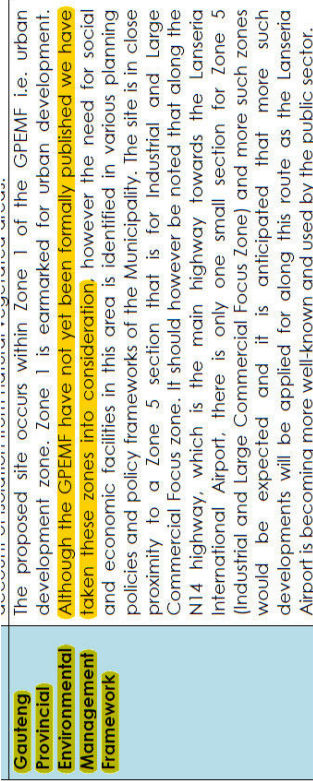
The separation is artificial and contrived, as operationally the “sections” will be one. This contrived division has the appearance of a (thinly) veiled attempt to force the competent authority to approve all through dependencies if ONE is deemed to have merit.

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”, the portions should be divided along the ownership boundaries, ad

<p>then each “section” can be considered on its own merits.</p> <p>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.</p> <p style="text-align: right;">Bokamoso Landscape Architects and Environmental Consultants CC      October 2016</p>	<p>layout plans. The access will most probably then divert into a service road that runs parallel to the provincial road until it reaches the Peach Tree x 23 and 24 study areas.</p> <p>It is therefore important to supply the I&amp;APs with the bigger picture.</p> <p>The applicant decided to split the applications and he has the right to decide on the compilation of the specific development clusters.</p>
<p><b>Activities Applied for in terms of NEMA:</b></p> <p>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). <b>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.</b></p> <p><b>Figure 2: Extract from the BAR</b></p> <p>The section “Activities applied for in terms of NEMA” refers, in BAR for all “extensions (X21, X22 and X23).</p> <p>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.</p> <p>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</p>	<p>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 off portions of the development to another industrial developer/ investor.</p> <p>The reason why Bokamoso stated that it is still very early in the application process is due to the fact that we required confirmation of services from the local authority. We made provision or possible external services upgrading required by the CTMM in their comments regarding the DBAR.</p> <p>Bokamoso apologizes if this statement was confusing. It is however important to take note that the I&amp;APs are not prejudiced by this statement. In fact, we</p>



<p>that distinction if the activities which may trigger Scoping are not known.</p> <p>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 all 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.</p> <p>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.</p>	<p>only included this statement in order to illustrate that we are following the cautious approach when it comes the inclusion of possible listed activities.</p> <p>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.</p> <p>If the CTMM/ Eskom identify additional services upgrades required to implement the project, a separate EIA process will be followed for such services.</p> <p>As EAP we listed the relevant activities that are applicable to the study area and the impacts associated with such activities were assessed.</p>
 <p>Figure 3: from page 21 on Peach Tree X23 BAR</p> <p>The EAP mistakenly indicates that the Gauteng EMF is "not yet been formally published". This allegation that the EMF is not formally</p>	<p>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.</p> <p>Many of the warehouses along the N1 freeway are constructed on properties with light industrial zoning. Such developments are not associated with pollution.</p> <p>The GPEMF was taken into</p>

<p>published is incorrect as it was formally adopted and published on 22 May 2015 by Gazette stating,</p> <p>"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."</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>consideration. Bokamoso apologize for the incorrect information as reflected in 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&amp;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>
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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 (Zone 1) 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.




Fact is, the study area is situated within 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 nature tourism activities within an area with a unique natural environment character. It is



<p><b>Zone 5: Industrial and large commercial focus zone</b></p> <p><b>Intention</b>  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> <p><b>Request</b>  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&amp;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><b>Additionally:</b>  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>There was nothing unclear about the procedural issues and the few errors in the DBAR did not prejudice the I&amp;APs at all. In fact the errors were actually corrected to the advantage of the developer.</p> <p>It is 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&amp;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</p>
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<p>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 considered, 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 quote from the Civil Aviation Authority is very clear about how inappropriate and unsafe development on the subject portions would be.</p> <p>: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.”</p> <p>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.</p>	<p>area and this occurrence creates much more pollution and security concerns. 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</p>
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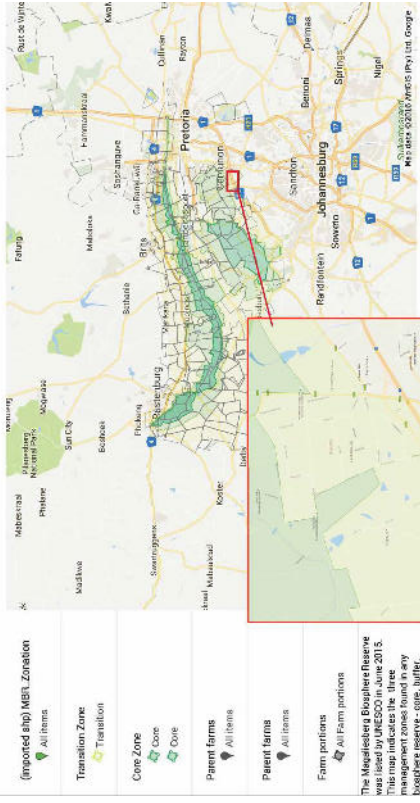
<p><b>Biodiversity Offset</b>  The application site is 3.7km from a Biodiversity Offset, about to be proclaimed a protected area under NEMPAA. It is argued that industrial activity – and the alternative HEAVY industrial activity – will add to the already heavy load of air pollution experienced in the 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><b>Biodiversity Stewardship Project</b>  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 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:</p>	<p>made by the I&amp;AP and confirm that we considered the applicable plans and legislation. The proposed development was also discussed with the GDARD assessing officials during pre-application consultations and as already stated is was confirmed that the proposed development will be in line with local authority and provincial planning frameworks.</p> <p>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.</p> <p>➤ <b>Aviation facility</b>  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.</p> <p>The Airpark Property Development company has been notified by means of registered mail of the proposed development and was invited to register as I&amp;AP and take part of the PP process for all three the proposed light industrial applications. We received no comments</p>
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<p>9. Planning outside the boundary to secure the protected area</p> <p><b>Purpose</b></p> <p>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.</p> <p><b>9.1 Norm</b></p> <p>The protected area has determined a buffer zone and is involved with planning outside planning structures to ensure integrity of the protected area.</p> <p><b>a) Standard</b></p> <p>An appropriate buffer zone for the protected area has been established.</p> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>i) The protected area has identified a buffer zone in its management plan;</li> <li>ii) The protected area has mechanisms to promote the implementation of the buffer zone;</li> <li>iii) The protected area management has proactively sought to encourage neighbours to introduce conservation-friendly land uses to enhance buffering of the protected area;</li> <li>iv) A policy for commenting on activities in the buffer zone has been developed and is implemented.</li> </ul> <p><b>b) Standard</b></p> <p>A protected area is integrated into land-use planning outside of the protected area.</p> <p><b>Indicators</b></p> <ul style="list-style-type: none"> <li>i) The management authority actively engages with organs of state responsible for land use planning affecting the protected area.</li> <li>ii) The management authority plays an active role in land use planning affecting the protected area.</li> <li>iii) The land-use planning takes cognisance of the protected area and the achievement of protected area management objectives.</li> </ul>	<p>from the land-owner and the applicant also confirmed that he had discussions with the Flight Academy and that they are aware of the proposed developments.</p>
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<p>However, in the absence of a finalized 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”</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.</p> <p>“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;</p> <p>And</p> <p>“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.</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>		
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## 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.

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 Strategy for South Africa, p90

The “need” here is the broader societal needs and the public interest.

<p>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</p>
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<p>will –</p> <ul style="list-style-type: none"> <li>• Contribute to the tax base of the city</li> <li>• Pay for bulk services to the City</li> <li>• Contribute to the efficiency, sustainability and improved quality of the greater metropolitan area</li> <li>• And, explains how well situated the development will be and how ideal the location is for this type of development (being industrial).</li> </ul> <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 the absence of facts/evidence, the precautionary principle must</p>	
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<p>apply.</p> <p>“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.”</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 with the City of Tshwane. The City NO LONGER allows “package</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>
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<p>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><b>IMPORTANT:</b> 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 Green Field Development The industrial development is proposed as a green field development. The portion is FULLY in a critical biodiversity area, and</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&amp;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</p>
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<p>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).</p> <p>Infill, Compaction and the Urban Edge</p> <p>The EAP motivates on page 10 of Appendix G, Specialist Report (X23 BAR):</p> <p><b>the proposed development aligns with the vision of the national development plan, as it will contribute to 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.</b></p> <p>By leapfrog 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 –</p> <p>“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”</p> <p>The issue with the location of this proposed industrial development is best illustrated, not described.</p> <p>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”.</p>	<p>developments, which includes two provincial roads, a freeway, a flight 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 Tshwane, 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 Olivefontein. The study area is also situated in close proximity of the Lanseria Airport and development node.</p> <p>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</p>
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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:QA 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.

surrounding developments also referred to in the application.

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

<p>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&amp;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><b>Urban Edge and Urban Sprawl</b> 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><b>Water</b> 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><b>C-Plan and sensitivity</b> 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>environmental consultants we feel satisfied that we considered, assessed and addressed all the potential impacts.</p>
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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.

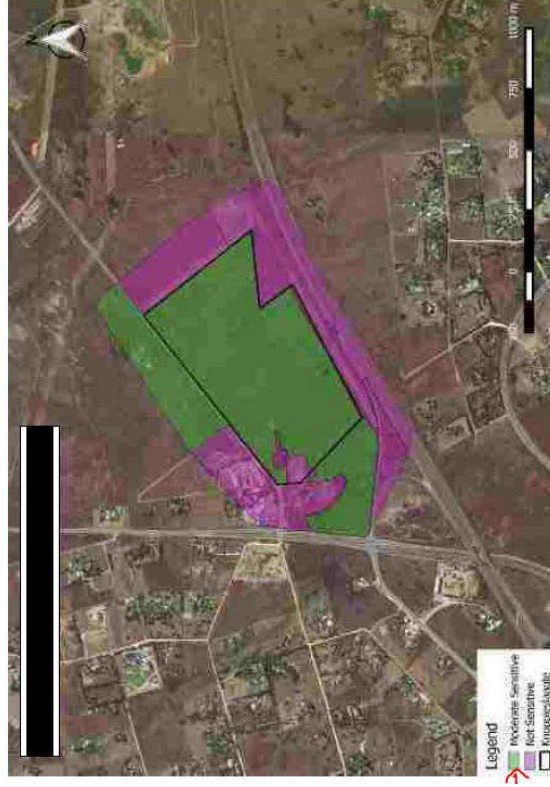
Yet, the ecological assessment found the habitat identified on the site to be "moderately ecological (sic) sensitive" and the Flora Assessment report indicated the SAME area to be "moderate sensitive". Neither specialist indicated "degraded" as the conclusion.

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 *Hyperthentia 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"> <li>• 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).</li> <li>• 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.</li> <li>• 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..."</li> </ul> <p>It is therefore inferred: the site is not YET in the described condition and there ARE important plant species on site.</p> <ul style="list-style-type: none"> <li>• The EAP indicates the adjoining land uses are urban, yet in the site photographs, these activities are not even visible.</li> </ul>	
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<p><b>Alternatives</b></p> <p>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.</p> <p><b>Invasive species</b></p> <p>“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.</p> <p><b>The BAR states:</b></p> <p>“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.”</p> <p>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.</p> <p><b>Construction Phase</b></p>  <table border="1" data-bbox="1193 1263 1248 2056"> <tr> <td data-bbox="1193 1805 1209 2056"> <p><b>Medium</b></p> <p>Mitigation to neighbour in terms of dust and construction during the construction phase.</p> </td> <td data-bbox="1193 1630 1209 1805"> <p><b>Air pollution</b></p> <p>The application site must be covered at a regular boss with water to prevent dust pollution to nearby residential areas and construction along surrounding roads.</p> </td> <td data-bbox="1193 1357 1209 1630"> <p><b>Low</b></p> <p>Mitigation is implemented.</p> </td> </tr> </table>	<p><b>Medium</b></p> <p>Mitigation to neighbour in terms of dust and construction during the construction phase.</p>	<p><b>Air pollution</b></p> <p>The application site must be covered at a regular boss with water to prevent dust pollution to nearby residential areas and construction along surrounding roads.</p>	<p><b>Low</b></p> <p>Mitigation is implemented.</p>		
<p><b>Medium</b></p> <p>Mitigation to neighbour in terms of dust and construction during the construction phase.</p>	<p><b>Air pollution</b></p> <p>The application site must be covered at a regular boss with water to prevent dust pollution to nearby residential areas and construction along surrounding roads.</p>	<p><b>Low</b></p> <p>Mitigation is implemented.</p>			

### Operation Phase

The generation of Air pollution.		Pollution	
Low	One has to note that on a local scale, the proposed development does not include major activities, and therefore specifically would not contribute to any air pollution. Air pollution is generated by the proposed development, 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, residents could complain about nuisance dust.

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

Nuisance to neighbours in terms of dust generation due to construction during the dry and windy seasons.		Air pollution	
High	The application site must be damped at a regular basis with water to prevent dust pollution to nearby residential areas and communities utilizing surrounding roads.	Medium	If mitigation is not implemented, residents could complain about nuisance dust.

### Operations Phase

The generation of Air pollution.		Pollution	
High	One has to note that on a local scale, the proposed development does not include major activities, and therefore specifically would not contribute to any air pollution. Air pollution is generated by the proposed development, but in this particular instance it is deemed as insignificant, and therefore on a local scale would not have any effect.	Medium	If mitigation is not implemented, residents could complain about nuisance dust.

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

<b>NO</b>
<b>X</b>
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.**

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?

<b>NO</b>
<b>X</b>
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.**

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.



<p style="text-align: center;">81</p> <hr/> <p style="text-align: right;">Bokamoso Landscape Architects and Environmental Consultants CC    November 2016</p> <div style="border: 1px solid black; padding: 5px;"> <p>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.</p> </div>	
<p><b>Figure 9: extract from BAR for X23, page 82</b></p> <p>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.</p> <p>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?

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.

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)?

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 mitigation	Significance rating of impacts	Significance rating of impacts after mitigation	Significance rating of impacts after mitigation
<b>Construction Phase</b> Light pollution during the night, caused by unsymmetrical lighting design.	Medium	Low	Medium
<b>Operation Phase</b> The proposed development could cause a significant level of light pollution as the light industrial development will need some security lighting.	Low	None	None

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	
<p><b>High</b></p> <p>Light that direct light beams downwards with low glare qualities should be used for temporary construction lighting design.</p>	<p><b>Medium</b></p> <p>If mitigation is implemented, light pollution from construction lighting will not be expected to occur in existing areas or into the properties of surrounding residents.</p>

#### Operation Phase

Light Pollution	
<p><b>High</b></p> <p>The proposed development could cause a high level of light pollution. Additional lighting for security lighting will need some security lighting.</p>	<p><b>Medium</b></p> <p>If mitigation is implemented, light pollution from operation lighting will not be expected to occur in existing areas or into the properties of surrounding residents.</p>

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>“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.”</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>
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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 "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.

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,

<p>water contamination and noise, claiming insufficient information at this point.</p> <p>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.</p> <p>6. A garage which has existed on site for decades, can hardly be used to make an argument for “similar” – meaning industrial – land uses.</p> <p>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 inopportunistly 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.</p> <p>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?</p> <p>9. Landscaping, does NOT improve fauna numbers and species. Natural biodiversity and open space does.</p> <p>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.</p>		
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<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>The Draft Basic Assessment Report (DBAR) regarding the above-mentioned development received by the Department on 03 November 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 seven erven zoned as Industrial 2 for the purpose of Commercial Use and Light Industry and two erven zoned as Special for access and access control. The proposed development entails activities that are listed as Activity 9, 10, 27 and 28 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 11.8 hectares in extent.</p> <p>The Department will like to comment as follows:</p> <p><b>1. Alignment of the activity with applicable legislations and policies</b></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"> <li>• National Environmental Management Act, 1998 (Act No. 107 of 1998).</li> <li>•</li> </ul>	<p>Khaka Khaka  <a href="mailto:Khaka.Khaka@gauteng.gov.za">Khaka.Khaka@gauteng.gov.za</a>  <b>GDARD</b>  1 December 2016</p>	<p>Noted.</p>

<ul style="list-style-type: none"> <li>• National Water Act, 1998 (Act 36 of 1998).</li> <li>• National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004).</li> <li>• National Environmental Management: Air Quality Act (Act 39 of 2004).</li> <li>• National Heritage Resources Act, 1999 (Act 25 of 1999).</li> <li>• National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003).</li> <li>• National Environmental Management: Waste Act, 2008 (Act 59 of 2008).</li> <li>• The Conservation of Agriculture Resources Act, 1983 (No 43 of 1983).</li> <li>• Environmental Impact Assessment Regulations of 2014 (GNR 982 – 985).</li> <li>• All relevant Provincial Regulations including Municipalities by-laws.</li> </ul> <p><b>2. Environmental Sensitivities on the proposed route</b></p> <p>The proposed site falls within the Important Area as per C-Plan Version 3.3. Furthermore, the GIS reveal the presence of Orange Listed Plants (Habitats) and Primary Vegetation. Fauna and Flora (Biodiversity) specialist studies and all other identified specialist studies should be conducted.</p> <p><b>3. Alternatives</b></p> <p>The alternative that is considered beside the proposal for this development is:</p> <ul style="list-style-type: none"> <li>• Heavy Industrial Township</li> </ul> <p><b>4. Significant rating of impacts</b></p> <p>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</p>	<p>Fauna and Flora studies have been done and included in the BAR.</p> <p>Noted.</p> <p>The significance of impact have been re-assessed and the impact statement was also re-evaluated.</p>
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<p>Department.</p> <p><b>5. Locality map and layout plans or facility illustrations</b></p> <p>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 regard to the Locality and Layout Map:</p> <ul style="list-style-type: none"> <li>• The Locality Map <ul style="list-style-type: none"> <li>➤ 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.</li> <li>➤ The locality map and all other maps are in colour.</li> <li>➤ Locality map must show property boundaries and numbers within 100m of the site.</li> <li>➤ 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.</li> <li>➤ Areas with indigenous vegetation (even if it is degraded or infested with alien species).</li> <li>➤ Locality map must show exact position of development site or sites.</li> <li>➤ Locality map shows and identifies (if possible) public and access roads.</li> <li>➤ The current land use as well as the land use zoning of each of the properties adjoining the site or sites.</li> </ul> </li> <li>• <b>The layout plan</b></li> </ul> <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"> <li>• A4 size for activities with development footprint of 10sqm to 5 hectares.</li> </ul>		<p>Please see Appendix A for maps.</p>
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<ul style="list-style-type: none"> <li>• A3 size for activities with development footprint of &gt; 5 hectares to 20 hectares.</li> <li>• A2 size for activities with development footprint of &gt;20 hectares to 50 hectares.</li> <li>- Layout plan scales should be guided by the following: <ul style="list-style-type: none"> <li>• A0 = 1:500</li> <li>• A1 = 1: 1000</li> <li>• A2 = 1: 2000</li> <li>• A3 = 1: 4000</li> <li>• A4 = 1: 8000 (±10 000)</li> </ul> </li> <li>- 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).</li> <li>- Servitudes indicating the purpose of the servitude.</li> <li>- Sensitive environmental elements on and within 100m of the sites (including the relevant buffers as prescribed by the competent authority) including (but not limited thereto): <ul style="list-style-type: none"> <li>• Rivers and wetlands.</li> <li>• The 1:100 and 1:50 year flood line (where applicable).</li> <li>• Cultural and historical features (where applicable).</li> </ul> </li> </ul> <p><b>6. EMPr</b></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><b>7. Public Participation process</b></p> <p>The public participation process must be conducted according to Chapter 6 of the Environmental Impact Assessment Regulations,</p>	<p>The EMPr was submitted with the Draft BAR.</p> <p>All Public Participation information can be found Appendix E.</p>
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<p>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, prof 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.</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&amp;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><b>Letter</b> Concerns considering Peach Tree X21, X22, X23 &amp; X24.</p> <ol style="list-style-type: none"> <li>1. The applications cannot be looked at separately and in isolation. <ol style="list-style-type: none"> <li>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.</li> </ol> </li> <li>2. The notices were displayed in the most elementary way and have complete left out a major stakeholder: <ol style="list-style-type: none"> <li>a. Notices were displayed in areas that are inaccessible from the heavily degraded R114.</li> </ol> </li> </ol>	<p>Elke Haas <a href="mailto:Elke.haas@gmail.com">Elke.haas@gmail.com</a> 5 December 2016 Esmarie Venier <a href="mailto:care@resthill.co.za">care@resthill.co.za</a> 5 December 2016 Gary Watkins <a href="mailto:gary@workinfo.com">gary@workinfo.com</a> 6 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>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&amp;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><b>Notices:</b></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 prospecting/mining application in Hennops.</p> <p>c. The notices were displayed next to an informal settlement in English only.</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><b>Informal settlement not considered:</b> Take note that the informal settlement referred to grows on a daily basis and has no municipal services.</p> <p>It is noted that the I&amp;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><b>Municipal Services and Road Conditions:</b> The municipal services issue has already been addressed and it has been confirmed that the CTMM indicated that they will be able to assist with the provision of municipal services.</p>
<p>d. The DBARs were only downloadable from eth website – or open to public viewing in the Rooihuiskraal library, some 18km away 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?</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</p>	

<p>completely inconclusive, as these appears to be no indication in eth DBARs as to how many people will be active in the proposed development.</p> <ol style="list-style-type: none"> <li>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.</li> <li>ii. How will possible spills be mitigated, as the proposed site is close to a wetland area, and especially to the reserve area.</li> <li>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.</li> </ol> <p>4. Roads:</p> <ol style="list-style-type: none"> <li>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.</li> <li>b. The intersection between the R114 and R511 is an area of weekly, often fatal accidents – what is in intention on mitigation of this?</li> <li>c. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?</li> </ol> <p>5. Buildings next to the Runway and in and around the landing zone</p> <ol style="list-style-type: none"> <li>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?</li> </ol> <p>6. Vulnerable population</p> <ol style="list-style-type: none"> <li>a. How will effects on the informal settlement be mitigated, during and esp. after construction?</li> <li>b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?</li> <li>c. The socio economic part of the proposed development</li> </ol>	<p>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><b>Aviation facility adjacent to the study area:</b></p> <p>The aviation facility is aware of the proposed development and raised no concerns during the PP process.</p> <p><b>Job Creation:</b></p> <p>The BAR did address job creation.</p> <p><b>Short and long term impacts:</b></p> <p>The short and long term impacts associated with the proposed development have been considered and addressed</p> <p><b>Waste Management:</b></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</p>
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<p>makes no reference to employment opportunities for the surrounding area, esp. 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 dedicates activities are actually planned? How many 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><b>Letter</b></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 &amp; 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"> <li>• Six erven zoned as “Industrial 2” for the main purpose of “Commercial Use, “Light Industry”, Cafeteria, Carwash, Place of Refreshment, Retail Industrials and Shops;</li> <li>• One erf zoned for “Infrastructure Works”;</li> <li>• One erf zoned for “Municipal” for the purposes of access and access control. Page 3</li> </ul> <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</p>	<p>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 in 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 is needed, because developers assist with the funding of the services upgrades in areas.</p> <p>The DBAR did not state that the 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>
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<p>&amp; X24 may be contradictory to this.</p> <p>Does the activity also require any authorisation other than NEMA EIA authorisation?  <b>YES NO X</b></p> <p>If yes, describe the legislation and the Competent Authority administering such legislation, <b>what about waste mngt/municipal authority.</b></p> <p>No. R983, R984 and R985 of the Amended Regulations <b>Implications for the development:</b>  <b>Significant need assurances that bulk water and waste treatment will take place prior to further development Page 8.</b></p> <p><b>Water/Wetland and streams – nothing on that site???</b></p> <p><b>National Water Act (Act No. 36 of 1998) - NO NEED for WATER USE LICENCE&lt; SO NO BOREHOLES WILL BE SUNK – EVER ???-?</b></p> <p><b>Air, page 8 – dust and noise during construction phase – what about afterwards – due to increase of traffic and activity?</b></p> <p><b>Heritage assessment Page 9 – not the same as for prospecting licence?</b></p> <p><b>Page 11 – C Plan irreplaceable – barely readable</b></p> <p><b>Page 14 – Agricultural hubs in Gauteng as identified by GDARD</b></p> <p><b>Page 13 – Urban Edge –</b></p> <p><b>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</b>  ... </p>		
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<p><b>Page 15 – red listed plant species Significant</b> – Only one Orange Listed Plant Species namely <i>Hypoxis hemerocallidea</i></p> <p><b>Page 16 – Noise control – 45 dBA</b> – how was this established, in which radius? Pertains only to construction phase, what thereafter?</p> <p><b>Page 16 – Gauteng Transport infrastructure – NOT SIGNIFICANT</b>  = 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&amp;grab hotspot</p> <p><b>Page 16 – H&amp;S – significant</b> - 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. 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><b>Page 17 - Gauteng Provincial Environmental Management Framework Significant</b> - 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</p>	
	<p>The GPEMF matter is already thoroughly addressed above.</p> <p>The proposed development for the study 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><b>into Tourism, how can industrial be next to it???</b></p> <p><b>Point 3 Alternatives Page 20</b></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><b>A worse alternative is not an alternative. What is an alternative site location?</b></p> <p><b>Point 4 Physical size of activity 19.5953 ha</b></p> <p><b>Point 5 Site access page 21 access from R road, additional access road has to be built ! why omitted???</b> R 114 in a highly deteriorated condition, which requires upgrading and cannot as per status quo of toady handle the additional intended access.</p> <p><b>Traffic accidents are ripe, speeding a problem – how will this be mitigated???</b></p> <p><b>Page 23</b></p> <p>Access to the proposed development will be from a 25m wide road linking from the R114. <b>Refer to Figure 14, for the site access map.</b> 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><b>The R 114 is severely degraded and forms the primary entrance to</b></p>	<p>As mentioned, the proposed development will also require the upgrading of a section of the R114.</p> <p>The I&amp;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 all the surrounding roads and the proposed traffic upgradings.</p>
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<p>the proposed development – WHY is reference made to the R 511?  <u>Why is the lack of any traffic lights and the extremely high accident rate omitted, esp at the specific intersection to 114/511???</u>          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><b>Section B</b></p> <p><b>Point 1 Property Description</b></p> <p>“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</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</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>of</p> <p>x 23 “ Project Description &amp; 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 &amp; 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 &amp;x 22 were described as “Location: The proposed study area is situated in Centurion south of The Els Club, Copperleaf, east of <b>the R115 Road</b> 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>		<p>The study area maps also supply a clear indication of the locality of the study area.</p>
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<ul style="list-style-type: none"> <li>• where the deteriorated R 114 made it impossible to safely stop next to the notice to actually read it;</li> <li>• next to an informal settlement at a known Hijack and smash and grab spot;</li> <li>• next to an informal settlement with the notice only displayed in English – clearly not the language used in the informal settlement;</li> <li>• Failed to put any type of notice at the petrol station opposite the informal settlement, which is frequented by number of locals; and</li> <li>• Only offered Hardcopies in Rooihuiskraal, an area not reachable for residents of the informal settlement, due to : <ul style="list-style-type: none"> <li>○ The distance needed to be travelled;</li> <li>○ 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&amp;B on the 511 all of which were in much closer proximity to the informal settlement.</li> </ul> </li> </ul> <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><b>Point 5</b></p>		<p>The study area is situated on granites. Various studies have already been</p>
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<p>a) Is the site located on any of the following? Shallow water table (less than 1.5m deep) <b>NO</b> Dolomite, sinkhole or doline areas <b>NO page 27 of DBAR</b></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 <b>NO X</b></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." 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? <b>YES X</b> If YES, specify and explain: <b>Flora:</b> 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 <i>Hyparrhenia hirta</i>, dominating the area. Scattered rocky outcrops and rock sheets form suitable habitats for</p>	<p>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 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>
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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.

<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"> <li>• 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.</li> <li>• The proposed area does not receive <b>any</b> 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.</li> </ul> <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"> <li>• Optimum utilisation of services and infrastructure;</li> <li>• Increase in property values of surrounding properties; and</li> </ul>		
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<p>• 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.</p> <p><b>“Contained urban growth:</b> 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.</p> <p><b>“Resourced based economic development:</b> 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><b>“Re-direction of urban growth:”</b> - Which townships have been approved in close proximity to</p>	<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>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 GPEMF also regards the study area 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>. Was addressed before.</p>
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<p><b>the proposed development?</b></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"> <li>1. • Reduction of potential dumping areas and informal settlements.</li> <li>2. • Optimum utilisation of services and infrastructure.</li> <li>3. • Expansion of municipal infrastructure and services</li> <li>4. • Increase in property values of surrounding properties.</li> <li>5. • Increased security.</li> <li>6. • Eradication of invasive species.</li> <li>7. • Compatibility with surrounding land-uses.</li> <li>8. • Landscaping could improve fauna numbers and species.”</li> </ol> <ol style="list-style-type: none"> <li>1. – <b>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.</b></li> <li>2. – <b>no infrastructures, besides a degraded road, exist at present – one simply cannot talk about optimum utilisation.</b></li> </ol>		<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</p>
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<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 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><b>SECTION C: PUBLIC</b></p>	<p>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 of the watershed 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 development by the local authority already many years ago. The only aspect which prevents development in certain areas is the lack of services.</p>
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<p><b>PARTICIPATION (SECTION 41)</b></p> <p>“1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.</p> <p><b>2. LOCAL AUTHORITY PARTICIPATION</b></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? <b>YES X</b>  If yes, has any comments been received from the local authority? <b>NO X</b> “  excerpt DBAr page 38.</p>	<p><b>“NOTICE OF APPLICATION FOR A BASIC ASSESSMENT</b></p> <p><b>Date of Notice: 4 October - 2 November 2016</b></p> <p>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&amp;AP with the contact person listed below. “ excerpt Notice for Basic Assessment process</p> <p>The DBAr was made available to all registered I &amp; Aps on the website of BOKAMOSO on the .. for comments until ...  Furthermore during eth registration process as I &amp; 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</p>
	<p>This matter has already been addressed</p>

<p>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 or the affected area, which makes identification of where exactly the development is to take place difficult.</p> <p><b>Registered I&amp;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.</b></p> <p><b>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 &amp;Aps to understand what is planned, but has refused to do so.</b></p>		
<p>1. The applications cannot be looked at separately and in isolation for the following reasons:</p> <ol style="list-style-type: none"> <li>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.</li> </ol>	<p>Esmarie Venier  <a href="mailto:care@resthill.co.za">care@resthill.co.za</a>  5 December 2016</p> <p>Joan Wilson  <a href="mailto:wiltech@iafrica.com">wiltech@iafrica.com</a>  5 December 2016</p>	<p>All the issues raised by this I&amp;AP are already addressed above</p>

		<p>2. The notices were displayed in the most elementary way and have complete left out a major stakeholder:</p> <ul style="list-style-type: none"> <li>a. Notices were displayed in areas that are inaccessible from the heavily degraded R114.</li> <li>b.</li> <li>c. 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.</li> <li>d. The notices were displayed next to an informal settlement in English only.</li> <li>e. 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.]</li> <li>f. No public participation meeting has been held or its intention been announced to date.</li> </ul> <p>3. Municipal Services:</p> <ul style="list-style-type: none"> <li>a. No municipal services exist for the proposed site.</li> <li>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?</li> <li>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</li> </ul>
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<p>indication in eth DBARs as to how many people will be active in the proposed development.</p> <ol style="list-style-type: none"> <li>i. More and detailed information is needed on the sewerage intentions for this developing, as mismanagement of this well surrounding area.</li> <li>ii. How will possible spills be mitigation, as the proposed site is close to a wetland area, and especially to the reserve area?</li> <li>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.</li> </ol> <p>4. Roads:</p> <ol style="list-style-type: none"> <li>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.</li> <li>b. The intersection between the R114 and R511 is an area of weekly. Often fatal accidents – what is the intention on mitigation of this&gt;</li> <li>c. How will residents in the adjacent Laezonia area be protected from eth increase in traffic noise?</li> </ol> <p>5. Buildings next to the Runway and in and around the landing Zone</p> <ol style="list-style-type: none"> <li>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?</li> </ol> <p>6. Vulnerable population</p> <ol style="list-style-type: none"> <li>a. How will effects on the informal settlement be mitigated, during and especially after construction?</li> <li>b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?</li> <li>c. The socio economic part of the proposed development makes no reference to employment opportunities for the surrounding area, especially the informal settlement.</li> </ol>	
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<p>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&amp;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>Attached please find my objections to the below projects.</p>	<p>Karen Holtzhausen  <a href="mailto:karenholt11@gmail.com">karenholt11@gmail.com</a>  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>Gail  <a href="mailto:dmps@absamail.co.za">dmps@absamail.co.za</a>  5 December 2016</p>	<p>Noted.</p>
<p>No. R983, R984 and R985 of the Amended Regulations. Implications</p>		

<p>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.</p> <p>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.</p> <p>National Water Act (Act No. 36 of 1998) – NO NEED for WATER USE LICENCE – So no Boreholes will be sunk – this process huge risk, of contamination and damage.</p> <p>Air, page 8 – dust and noise during construction phase, once again this is a biosphere. Noise, dust and a major problem for neighbours.</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>Heritage assessment Page 9 – License needed.</p> <p>Page 15 – red listed plant species Significant – Only one Orange Listed Plant Species namely Hypoxis hemerocallidea, EIA study needs to be done and submitted.</p> <p>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.</p> <p>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.</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>Noted. There are no wetlands or streams on the propose site. Please note that this application is not for a mine.</p> <p>It is not yet known whether boreholes will be required or the proposed industrial development.</p> <p>Noise and dust have been assessed and mitigation measures given in the Draft BAR.</p> <p>Recycling has been encouraged in the Draft BAR.</p> <p>Heritage Impact Assessment will be part of the Final BAR.</p> <p>A fauna and flora study was done and no EIA process is required.</p> <p>Please note that this is not a mine.</p>
<p>Elke Haas  <a href="mailto:Elke.haas@gmail.com">Elke.haas@gmail.com</a>  7 December 2016</p>	<p>Noted.</p>

<p>Your Report dated November 2016 refers.</p> <p><b>1. INTRODUCTION</b></p> <p>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.</p> <p><b>2. PROJECT LOCATION AND DESCRIPTION</b></p> <p>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 the Remainder of Portion 105 and parts of Portions 109 &amp; 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.</p> <p>The proposed development entails nine erven which include:</p> <ul style="list-style-type: none"> <li>• Seven (7) zoned industrial 2 for commercial purposes, light industry, cafeteria, carwash, place of refreshment, retail industries and shops; and</li> <li>• Two (2) erven zoned Special for access and access control.</li> </ul> <p>The activity triggers listed 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 Activity 9, 10 and 27 and Listing Notice 3 GN 985 Activity 4 &amp; 12.</p> <p><b>3. KEY FACTORS INFORMING THE COMMENTS</b></p> <p>In making comments in respect of the proposed Activity the Department has taken, <i>inter alia</i>, the following into consideration:</p>	<p>K. Mofela  <a href="mailto:KemmonneM@tshwane.gov.za">KemmonneM@tshwane.gov.za</a>  <b>City of Tshwane</b>  20 February 2017</p>	<p>We take note of the comments supplied by the CTMM. In the CTMM comments the study area is regarded as ecologically sensitive due to its close proximity to the Swartbooi Spruit and the Hennops valley Conservancy.</p> <p>The sensitivity of the study area was however determined by specialists during the correct season of the year and the ecological sensitivity of the study area was found to be medium.</p> <p>The specialists regarded the study area as suitable for development, because it is situated immediately adjacent to a busy freeway and a landing strip which runs parallel to the freeway. It is furthermore surrounded by an illegal settlement, two provincial roads and a flight academy with numerous hangers. The flight academy, an entrance road to the academy and various other roads and site clearance activities associated with the flight academy separates the study area completely from the open spaces/riparian zone associated with the Swartbooi Spruit referred to in the CTMM comments. The open space place was most probably compiled prior to the development of the flight academy.</p> <p>The study area is not linked to any other open space area and the R 511 separates the study area from the Hennopsvalley Conservancy. CTMM approved many other developments</p>
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<p>a) The information contained in the Draft Basic Assessment Report dated 3 November 2016.</p> <p>b) Information obtained from the Section's information base including inter alia:</p> <ul style="list-style-type: none"> <li>• Geographic Information System (GIS); and</li> <li>• Gauteng Open Space Plan (GOSP).</li> </ul> <p>c) Compliance with applicable Municipal, Provincial, and National Policies and Guidelines including:</p> <p>d) Site inspection conducted on 02 February 2017.</p> <p><b>4. DISCUSSION</b></p> <p>In reviewing the application the Department made the following findings:</p> <p>a) According to the Tshwane Open Space Framework the proposed site is situated within and in close proximity to the following open space typologies:</p> <ul style="list-style-type: none"> <li>• A Green Node namely GDACE Important Site: Associated with Swartbooispruit, GDACE Irreplaceable Site: west of R511 and Hennopsvallei Conservancy. Green nodes are the most important elements in the provisioning of environmental goods and services; the protection of biodiversity, endangered species and ecological systems, as well as eco-based activity. Green nodes must be protected for conservation purposes.</li> </ul> <p>The proposed development site is located within the three above-mentioned environmentally sensitive areas which are largely in their natural state. The proposed development has high potentially irreversible impacts associated with it.</p> <p>b) According to the GDARD C-Plan version 3, the proposed development site is situated within important area. The proposed development site is still in its natural state which will be irreversibly degraded by the proposed development.</p> <p>c) According to the Draft Bioregional Plan for the City of Tshwane, the proposed site is situated within the following</p>	<p>adjacent to the R511 and closer to the Hennosriver Valley Conservancy.</p> <p>The study area is also subject to the edge effects of the freeway and the landing strip. The noise associated with the landing strip, the freeway and the other surrounding provincial roads make the site even less suitable for conservation purposes. The study area is not linked to any ridge or watercourse or continuous open space. The CTMM comments simply make no sense.</p> <p>It is also important to note that the CTM comments state that the study area is situated within Zone 2 of the GPEMF. This information is incorrect. The study area is situated within Zone 1 of the GPEMF, which earmarked the study area for urban development.</p> <p>What is also surprising is the fact that other departments of the CTMM support the proposed developments on the study area. The economic department of the CTMM identified the proposed development on the study area as a priority project.</p> <p>It is therefore suggested that GDARD investigate the matter and discuss the CTMM comments regarding the proposed development at the monthly EIA Forum.</p> <p>The fauna and flora studies complied with</p>
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<p>areas:</p> <ul style="list-style-type: none"> <li>• Critical Biodiversity Area (CBA) 1. Critical Biodiversity Area, in relation to the arterial rivers, associated pan and wetlands, implies that the area is either natural or near natural terrestrial or aquatic as well as have some cultivated landscapes required to meet biodiversity pattern and/or thresholds. Critical Biodiversity Area One must obtain formal conservation protection where possible to avoid net loss of intact habitat or intensification of land-use.</li> <li>• Ecological Sensitive Area (ESA) 1. &amp; 2. Supporting zone required to prevent degradation of Critical Biodiversity Areas and Protected Areas. These include remaining corridor, catchment, wetland and other process areas that are required to prevent degradation of Critical Biodiversity Areas and formal Protected Areas; and areas which would otherwise have been identified as Critical Biodiversity Areas except that have been transformed or degraded, but which are currently or potentially still important for supporting ecological processes e.g. wetland areas that have degraded or transformed to a pan. These areas are a focus for rehabilitation rather than the intensification of land uses.</li> </ul> <p>The proposed development site is situated mainly on the Critical Biodiversity Area 1 which is interlinked with the adjoining Ecological Sensitivity Area 1 &amp; 2. The Department is of the view that there is value in maintaining this ecological sensitivity as it is. The proposed development therefore could fragment this corridor.</p> <p>d) To confirm the above mentioned statement, during a site inspection held on the 02 February 2017, the site was observed to be undeveloped and preserving its natural vegetation.</p> <p>e) According to the Flora Assessment report, there exists the</p>		<p>all the requirements of the GDARD conservation division and no red data species were identified on the study area.</p> <p>It is requested that the CTMM and GDARD consider the ecological value and potential of the study area in a holistic manner.</p>
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<p>orange listed plant species <i>Hypoxis hemerocallidea</i> onsite whose recommended relocation cannot be supported by the Department because the entire site is considered ecologically sensitive and species rich. However, the assertion by the ecologist (Flora Assessment, 2016) that the site is not deemed highly sensitive due to agricultural and urban development threatening this ecosystem cannot be accepted by the Department. The Department is of the opinion that the proposed development is the one that has potential of threatening this ecosystem. In addition, the classification of vegetation status from primary to secondary cannot be supported.</p> <p>f) The report indicates that the site's ecological state has been degraded by the past agricultural activities. The disintegrated granite gneiss evidenced by the loose pebbles as well as the uneven topography observed during site inspection on 02 February 2017 supports the fact that the proposed development site has poor agricultural potential and thus could not have supported any past agricultural activities as indicated in the report.</p> <p>Furthermore, the Department has on its aerial photo records that the proposed development has never been transformed by any anthropogenic activities and thus is in its natural environmental state. Therefore, the statement made in the report about the past agricultural activities degrading the state of the site is not true. Any form of disturbance to the site might have happened ages ago to an extent that the site recovered its ecological state to undisturbed.</p> <p>g) According to the Gauteng Environmental Management Framework (2014), the proposed development site is categorized as Zone 2: high control zone (within the urban development zone). The framework requires the natural conservation of all sensitive areas within Zone 2 which include the identified Critical Biodiversity Area with associated indigenous vegetation. During site inspection</p>		<p>The aerial photographs of the study area regarding the pristine state of the study area is clearly incorrect and it is requested that the CTMM provide Bokamoso with copies of such aerial photos. Such photographs will then be provided to the specialists for comment.</p> <p>The wetland specialist in possession of aerial photographs of the area which dates as far back as the 1940s.</p> <p>It is not appreciated that the comments suggest that the appointed specialists included incorrect information. The specialists are well qualified to conduct</p>
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conducted on the 02 February 2017, the proposed development site was observed to be in its pristine environmental status. The proposed residential development is in conflict with GEMF's conservation objectives and thus cannot be supported.

**5. RECOMMENDATIONS**

The Department took following into consideration:

- a) The proposed development site is still in its natural environmental state devoid of previous anthropogenic impacts observed therein. Therefore, it is recommended that the site be maintained in its natural state.
- b) The proposed development site is a Zone 2 area with sensitive areas that should be conserved in situ as informed by the Gauteng Environmental Management Framework (2014). The proposed development will irreversibly transform the environmental status of the receiving environment negatively. The department recommends that the objectives of the Gauteng Environmental Management Framework (2014) related with areas identified as Zone 2 in the EMF be upheld.
- c) Alternative site for the proposed industrial township should be sought elsewhere and the current site be left in its pristine natural state.

**6. CONCLUSION**

The Department does not support the proposed Peach Tree X23 on Portion 109 and Remainder of Portion 331 of the farm Knopjeslaagte 385 JR.

the studies required and the aerial photographs shows clear signs of the former disturbance of the vegetation of the study area. Bokamoso even requested that highly accredited external specialists confirm the correctness of the specialist reports.

Refer to insert below.



Evidence of such aerial photos can be provided on request.

It is also requested that the City of Tshwane provide Bokamoso with a copy of the section of the GPEMF which states that the study area is situated in a conservation zone/ Zone 2.

It is also requested that CTMM confirm on an aerial photograph, the linkages of the study area with surrounding open spaces.



# Appendix Ev

Communication to and from  
I&AP

**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](mailto: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](mailto:terence.venter@gauteng.gov.za) (tel: 012 808 9969) or the Biodiversity Stewardship Officer, Ms. Christina Seegers, at [christina.seegers@gauteng.gov.za](mailto:christina.seegers@gauteng.gov.za) (tel: 011 240 3506).

Yours faithfully,



**MS. ELEANOR MCGREGOR**  
**DIRECTOR: BIODIVERSITY MANAGEMENT**

DATE: 3/11/2016

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# *Development proposal on Portion 105, 109 and 331 of the Farm Knopjeslaagte 385 JR*

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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](mailto: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](mailto: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.

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## **Procedural Issues:**

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### Notification

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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

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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.

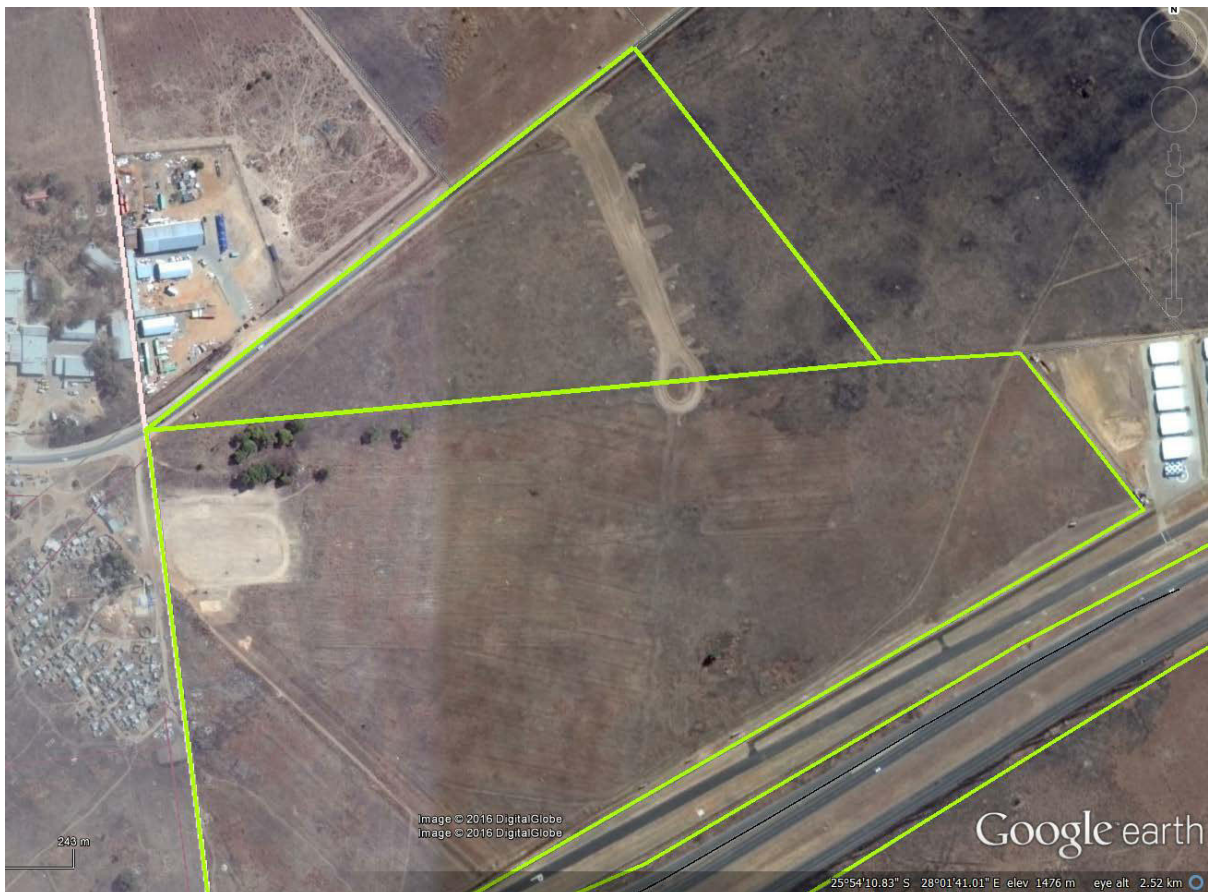
The EAP responds in the Comments and Response table for Peach Tree X23 "*after submission of the application form and GAUT reference will be directed to project*". This does not conform with the regulations.

<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  <a href="mailto:fynnovation@gmail.com">fynnovation@gmail.com</a>        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>
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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 7000m<sup>2</sup> 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 2A(2)(d) unless it is done in terms of an applicable norm or standard*

## Linked applications

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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)



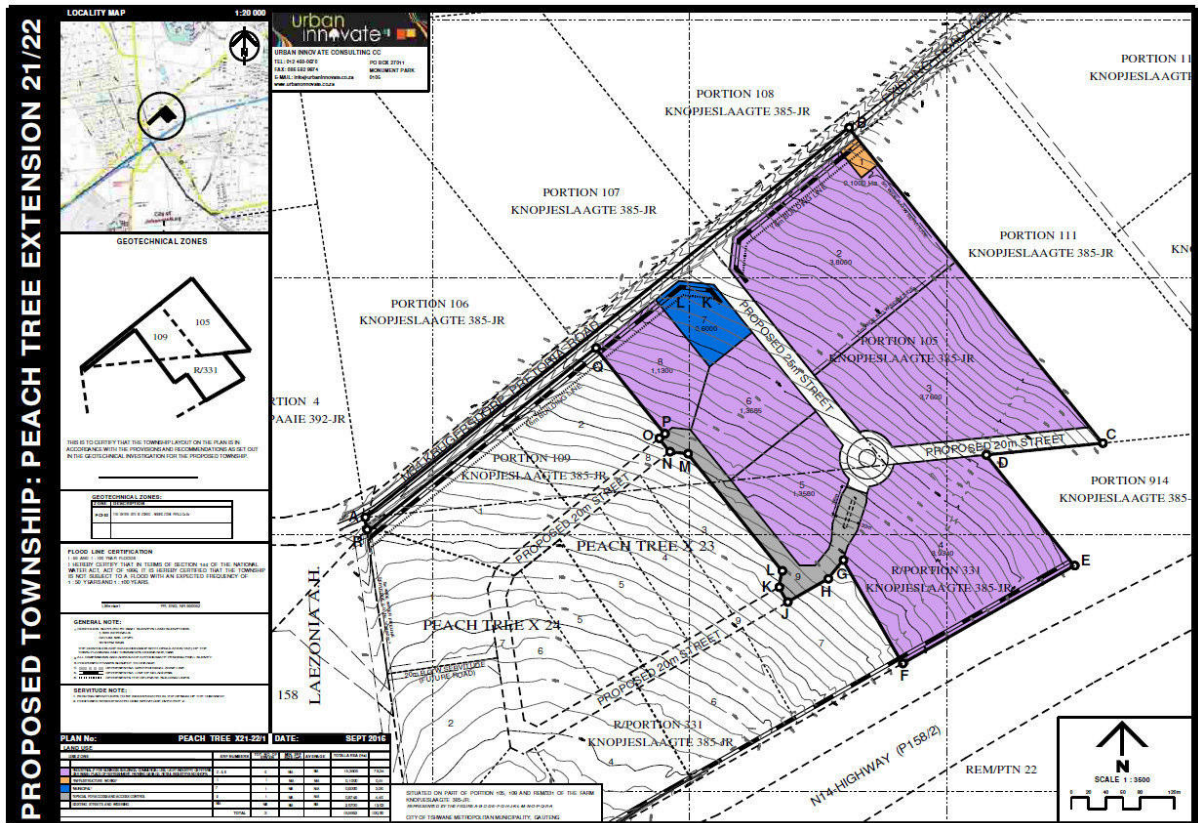


Figure 1: Site Layout plan at found in BAR relating to X21 and X22

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 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.

<p><b>Gauteng Provincial Environmental Management Framework</b></p>	<p>...occurrence of pollution 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>
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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 strong nature conservation character. Its

**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

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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

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### Aviation facility

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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 considered, 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.”<sup>1</sup>*

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<sup>1</sup> Information Document by Civil Aviation Authority, Development around Aerodromes. [www.caa.co.za](http://www.caa.co.za)

## Protected Areas

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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

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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

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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

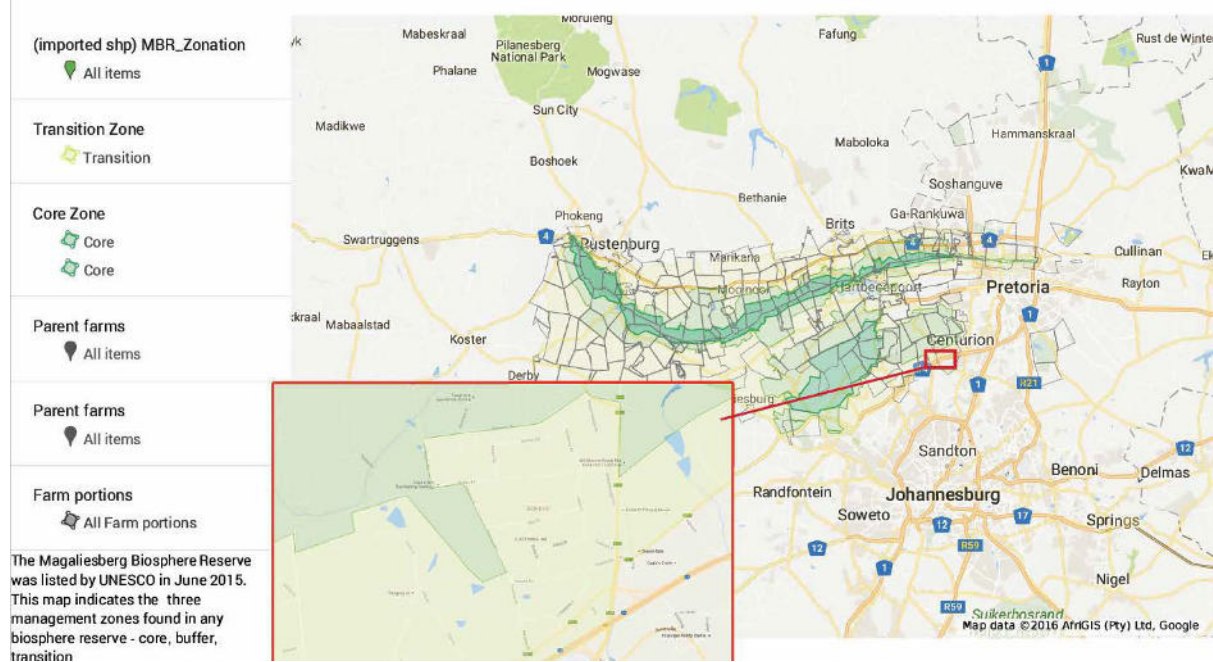
*"protected area" means those protected areas contemplated in section 9 of the NEMPAA and the core area of a biosphere reserve and shall include their buffers*

*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.

### 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

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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.*<sup>2</sup>

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.

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<sup>2</sup> 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 Strategy 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.<sup>3</sup>

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.<sup>4</sup>

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 -

<sup>3</sup> Regulation 4 of GN No. R. 547 of 18 June 2010

<sup>4</sup> 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

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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 required 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

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### Green Field Development

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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

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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

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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

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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

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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

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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

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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

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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.”*

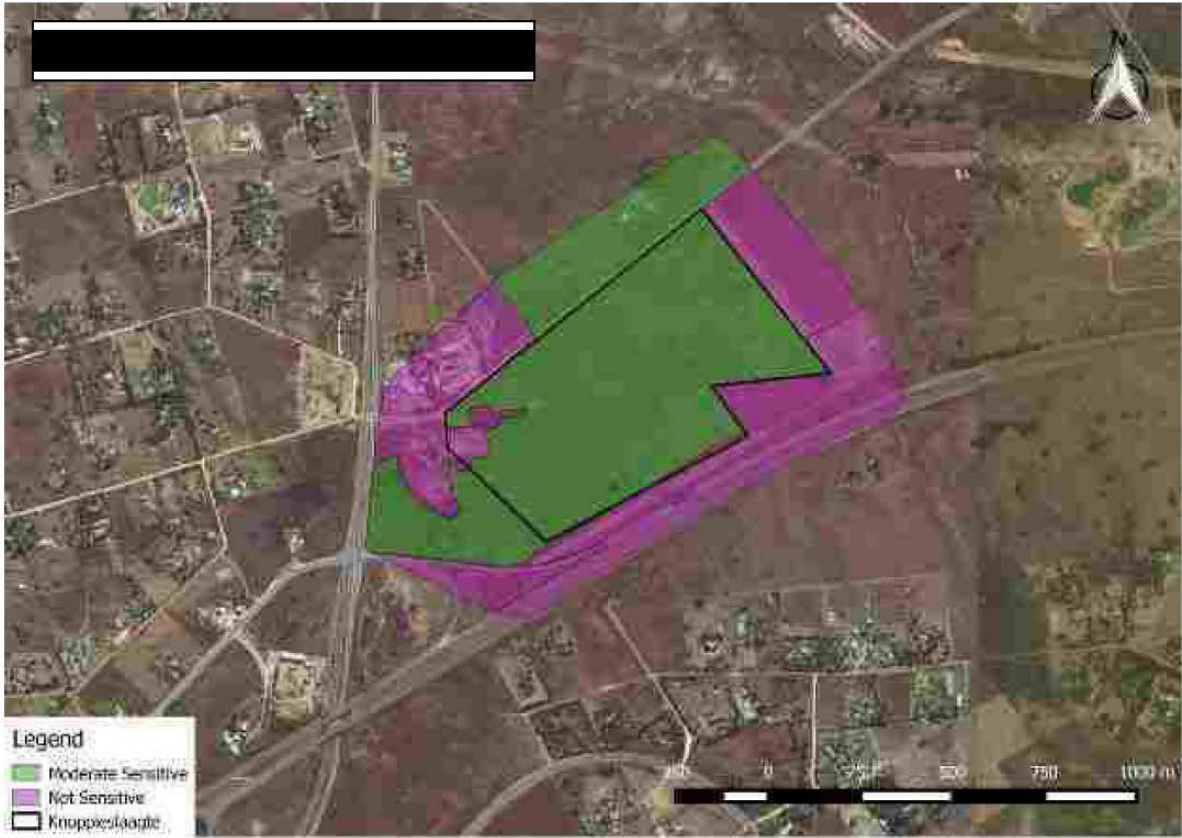
The information is this incomplete and conclusions are drawn from this.

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:

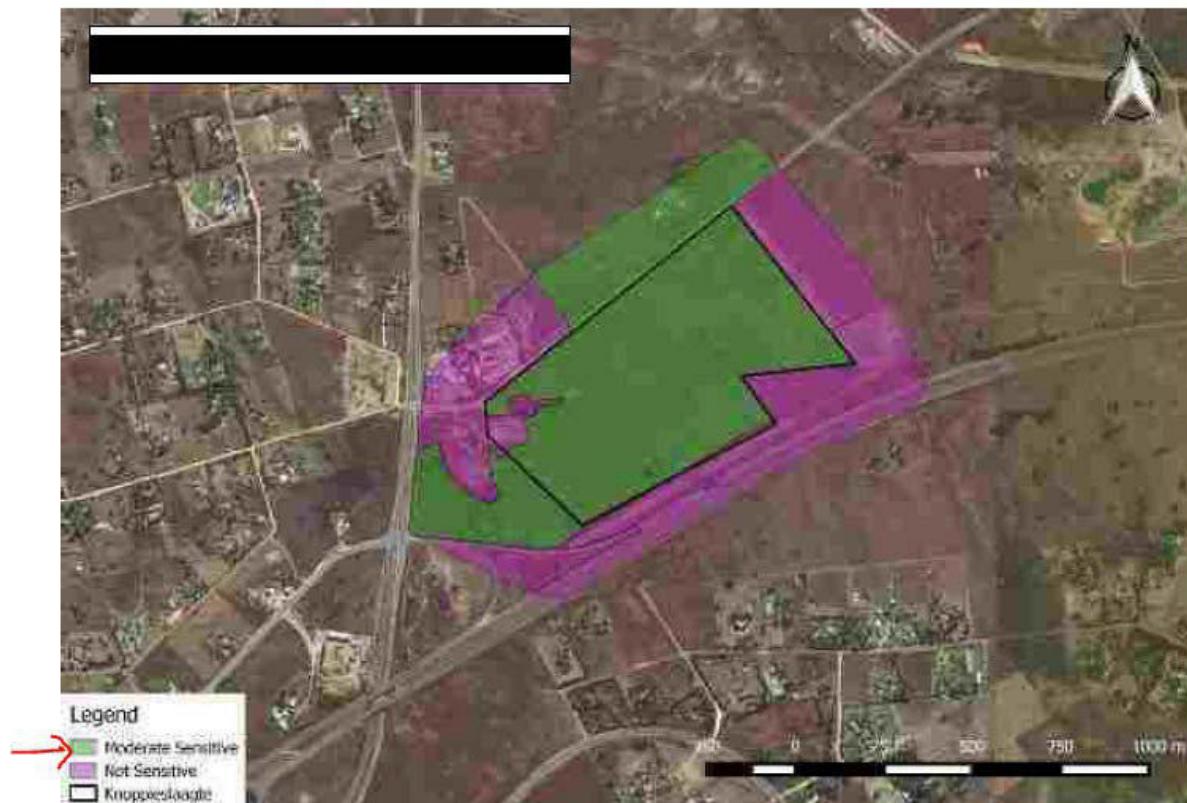
*“Construction should be restricted to areas deemed to have a low ecological sensitivity (Refer to **Figure 5**).”*





## 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 *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.

The report indicates old farm lands exist – 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

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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	• 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

### 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 affect.	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	• 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.	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 affect. 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.

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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	
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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? 

	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.

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

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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 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 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 impacts after mitigation:	Risk of the impact and mitigation not being implemented
<b>CONSTRUCTION PHASE</b>				
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.
<b>OPERATIONAL PHASE</b>				
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 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.

### 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	<ul style="list-style-type: none"> <li>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.</li> </ul>	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 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

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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.

**juanita@bokamoso.net**

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**From:** marylee@bokamoso.net  
**Sent:** 02 December 2016 08:26 AM  
**To:** Juanita de Beer  
**Subject:** FW: Message from DEPT\_AGRIC\_3RD\_EPIA\_W\_B363\_MIN  
**Attachments:** 116120108221700833.jpg; 116120108221701033.gif; 116120108221701233.jpg; SDEPT\_AGRIC16120107190.pdf; image001.jpg

*Mary-Lee van Zyl*

*Senior Environmental Assessment Practitioner*

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**From:** info@bokamoso.net [mailto:info@bokamoso.net]  
**Sent:** Thursday, December 1, 2016 1:17 PM  
**To:** marylee@bokamoso.net  
**Subject:** FW: Message from DEPT\_AGRIC\_3RD\_EPIA\_W\_B363\_MIN

---

**From:** MAGAGA, EDDIE (GDARD) [mailto:EDDIE.MAGAGA@gauteng.gov.za]  
**Sent:** 01 December 2016 08:22 AM  
**To:** [info@bokamoso.net](mailto:info@bokamoso.net)  
**Cc:** LEKU, TEBO (GDARD); KHAKA, KHAKA (GDARD)  
**Subject:** FW: Message from DEPT\_AGRIC\_3RD\_EPIA\_W\_B363\_MIN

Good morning

May you find the attached documents for your attention.

Regards  
Eddie

---

**From:** [eddie.magaga@gauteng.gov.za](mailto:eddie.magaga@gauteng.gov.za) [mailto:eddie.magaga@gauteng.gov.za]  
**Sent:** 01 December 2016 09:20 AM  
**To:** MAGAGA, EDDIE (GDARD)  
**Subject:** Message from DEPT\_AGRIC\_3RD\_EPIA\_W\_B363\_MIN



1 DECEMBER 2016  
**WORLD AIDS DAY**  
IT IS IN OUR HANDS TO END HIV AND TB



AID  
080  
#In

Gauteng Provincial Government

Hotline: 08600 11000 | w

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

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**Bokamoso Landscape Architects and Environmental Consultants**  
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**MAROELANA**  
0161

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Attention: A. Agenbacht

**COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSION 23 INDUSTRIAL ON PART OF PORTION 109 AND PART OF THE REMAINDER OF PORTION 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 03 November 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 seven erven zoned as Industrial 2 for the purpose of Commercial Use and Light Industry and two erven zoned as Special for access and access control. The proposed development entails activities that are listed as Activity 9, 10, 27 and 28 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 11.8 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 Important Area 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 alternative that is considered beside the proposal for this development is:

- 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

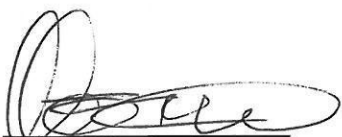
It is important to note that the EMPr to be included in the BAR must be practical, site specific and easily enforceable.

## 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:** 29/11/2016



**GAUTENG PROVINCE**  
AGRICULTURE AND RURAL DEVELOPMENT  
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### 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
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Tel no.	012 346 3810	Tel:	(011) 240 3392
Email	<a href="mailto:info@bokamoso.net">info@bokamoso.net</a>		
Date:	2016	Pages:	4 pages including the fax cover
SUBJECT:	<b>GAUT: 002/16-17/E0225 COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSION 23 INDUSTRIAL ON PART OF PORTION 109 AND PART OF THE REMAINDER OF PORTION 331 OF THE FARM KNOPJESLAAGTE 385 JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY</b>		

CC: Rudzani Mukheli

Attn: Rudzani Mukheli  
Tel: 012 358 8731  
Fax: 012 358 8934

**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

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## 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 know 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.**" 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 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.

#### 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:** DG Office <DGOffice@drdlr.gov.za>  
**Sent:** 03 November 2016 03:41 PM  
**To:** juanita@bokamoso.net  
**Subject:** FW: Peach Tree X23 Industrial - Review Notice  
**Attachments:** image001.jpg; Peach Tree X23 Industrial - Review Notice.pdf

Dear Juanita De Beer

Your e-mail dated 03 November 2016 regarding the above mentioned matter is hereby acknowledged

Please note that the Office of the DG does not need to be copied in these matters as they are already referred to Ms Rasimphi as they directly deal with these matters at Branch SPLUM as this creates a duplication of tasks.

Kind regards  
Tshego Manale  
Tel: 012 312 8846

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**From:** juanita@bokamoso.net [mailto:juanita@bokamoso.net]  
**Sent:** 03 November 2016 10:36 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; DG Office; Fhulufhedzan Rasimphi; schmidk; daddyT@tshwane.gov.za; 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; 'Dalene van der Merwe'; 'Ian Roos'; tiaanvc@gmail.com; 'Paul Millinger'; 'IG'; 'liz'; 'Monica Gerry'; 'Dot Henwood'; 'Yvonne Butler'; Karen Holtzhausen; mdp0001@gmail.com; Katarina v. Stockhausen; elke.haas@gmail.com; villaduntel@gmail.com; 'esca Coetzee'; 'Lemmens, Lydia'; matlala@msmminc.co.za; 'Suzanne'; 'Carol o'Brien'; mercia@crocodileriverreserve.co.za; juliahenry8@gmail.com; kemmonem@tshwane.gov.za; tshunyadzom@tshwane.gov.za  
**Subject:** Peach Tree X23 Industrial - Review Notice

Dear Interested and/or Affected Parties,

Please refer to the attached Review Invitation Notice regarding the proposed **Peach Tree X23** Project.

A period of 30 days is allowed for your review and comments on the Draft Basic Assessment for Peach Tree X23, from **Thursday, 3 November 2016 – Monday, 5 December 2016**. Your comments should be sent directly to our office Bokamoso for Attention: Mary-Lee van Zyl or Juanita De Beer ([reception@bokamoso.net](mailto:reception@bokamoso.net) or fax: 086 570 5659).

Kindly note the Draft BAR can be accessed electronically using the following link: <http://b.bokamoso.net/index.php/projects-useful-links/category/104-peach-tree-x23> and a hard copy of the document will also be available at the Rooihuiskraal Library.

Should you have any further queries, please feel free to contact us.

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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161



# Peach Tree X23 Industrial Draft Basic Assessment Report for Review



A period of 30 days is allowed for your review and comments on the Draft Basic Assessment for Peach Tree X23, from **Thursday, 3 November 2016 – Monday, 5 December 2016**. Your comments should be sent directly to our office Bokamoso for Attention: Mary-Lee van Zyl or Juanita De Beer ([reception@bokamoso.net](mailto: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:** 3 November 2016 – 5 December 2016

**Also available on our Website:** [www.bokamoso.net](http://www.bokamoso.net)

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

Contact person: **Juanita De Beer**

Tel: 012 346 3810 Fax: 086 570 5659

E-mail: [reception@bokamoso.net](mailto:reception@bokamoso.net)





**juanita@bokamoso.net**

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**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](mailto: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](http://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 2<sup>nd</sup> large dirt road – Pretorius Street
- 1,2km then Right at 105
- S 25° 54' 27.23" E 28° 0' 48.366"

#### Disclaimer

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**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.
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  - 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?
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  - b. What actual efforts have been made to really inform the informal settlement, over and above talking to the Elders? Were translators present?
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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 mgnt /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 know 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.**" 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);
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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.

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**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

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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 know 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.**" 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);
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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](http://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 2<sup>nd</sup> large dirt road – Pretorius Street
- 1,2km then Right at 105
- S 25° 54' 27.23" E 28° 0' 48.366"

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## 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 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, 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:** marylee@bokamoso.net  
**Sent:** 21 February 2017 08:35 AM  
**To:** Juanita de Beer  
**Subject:** FW: DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSION 23 INDUSTRIAL TOWNSHIP DEVELOPMENT ON PART OF PORTIONS 109 AND PART OF REMAINDER OF PORTION 331 OF THE FARM KNOPJESLAAGTE 385-JR,  
**Attachments:** 20170220122351.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mary-Lee van Zyl

Senior Environmental Assessment Practitioner

---

Landscape Architects & Environmental Consultants cc

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: [reception@bokamoso.net](mailto:reception@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana  
0161

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-----Original Message-----

From: info@bokamoso.net [mailto:info@bokamoso.net]  
Sent: Tuesday, February 21, 2017 8:24 AM  
To: marylee@bokamoso.net  
Subject: FW: DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSION 23 INDUSTRIAL TOWNSHIP DEVELOPMENT ON PART OF PORTIONS 109 AND PART OF REMAINDER OF PORTION 331 OF THE FARM KNOPJESLAAGTE 385-JR,

-----Original Message-----

From: Bokamoso [mailto:reception@bokamoso.net] On Behalf Of lizelle  
Sent: 20 February 2017 03:31 PM  
To: bianca@bokamoso.net  
Cc: info  
Subject: FW: DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSION 23 INDUSTRIAL TOWNSHIP DEVELOPMENT ON PART OF PORTIONS 109 AND PART OF REMAINDER OF PORTION 331 OF THE FARM KNOPJESLAAGTE 385-JR,

-----Original Message-----

From: Rudzani Mukheli [mailto:RudzaniM@TSHWANE.GOV.ZA]

Sent: 20 February 2017 02:24 PM

To: lizelle (lizelle@bokamoso.net)

Cc: Kemmone Mofela

Subject: DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE  
EXTENSION 23 INDUSTRIAL TOWNSHIP DEVELOPMENT ON PART OF PORTIONS 109 AND  
PART OF REMAINDER OF PORTION 331 OF THE FARM KNOPJESLAAGTE 385-JR,

Good day

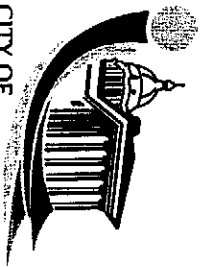
Please receive our comments on the abovementioned application.

Regards

---

[http://www.tshwane.gov.za/Pages/Email\\_disclaimer.aspx](http://www.tshwane.gov.za/Pages/Email_disclaimer.aspx)





## Environmental Management Services Department

Room 200 | 2<sup>nd</sup> Floor | Old Mercedes Benz Building | 11 Francis Baard Street | Pretoria | 0002  
PO Box 1454 | Pretoria | 0001  
Tel: 012 358 2449 / 012 358 1351 | Fax: 012 358 4999  
Email: [info@cityof.tshwane.gov.za](mailto:info@cityof.tshwane.gov.za) | [www.tshwane.gov.za](http://www.tshwane.gov.za) | [www.facebook.com/CityOfTshwane](http://www.facebook.com/CityOfTshwane)

IGNITING EXCELLENCE

My ref:	8/4/R/4	Tel:	012 358 7334
Your ref:	GAUT 002/16-17/E0115	Fax:	012 358 8934
Contact person:	K. Motela	Email:	<a href="mailto:KemmonelM@tshwane.gov.za">KemmonelM@tshwane.gov.za</a>
Section:	Environmental Planning & Open Space Management Section	Date:	20 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](mailto:lizelleg@mweb.co.za) or [bokamoso10@gmail.com](mailto:bokamoso10@gmail.com)

Dear Madam,

### DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED PEACH TREE EXTENSION 23 INDUSTRIAL TOWNSHIP DEVELOPMENT ON PART OF PORTIONS 109 AND PART OF REMAINDER OF PORTION 331 OF THE FARM KNOPJESLAGTE 385-JR, CITY OF TSHWANE, GAUTENG

Your Report dated November 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 the 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 even which include:

- seven (7) zoned Industrial 2 for commercial purposes, light industry, cafeteria, carwash, place of refreshment, retail industries and shops; and

- two (2) even 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 Activity 9, 10, 27 Listing Notice 3 GN 985 Activity 4, 12.

### 3. KEY FACTORS INFORMING THE COMMENTS

In making comments in respect of the proposed Activity the Department has taken, *inter alia*, the following into consideration:

- The information contained in the Draft Basic Assessment Report dated 3 November 2016.
- Information obtained from the Section's Information base including *inter alia*:
  - Geographic Information System (GIS); and
  - Gauteng Open Space Plan (GOSP).
- Compliance with applicable Municipal, Provincial, and National Policies and Guidelines including:
  - The National Environmental Management Act 1998 (Act 107 of 1998) (NEMA); its decision-making principles and Environmental Impact Assessment Regulations;
  - The Tshwane Integrated Environmental Policy (TIEP);
  - The Tshwane Open Space Framework (TOSF); and
  - The Draft Bioregional Plan for the City of Tshwane.
- Site inspection conducted on 02 February 2017.

### 4. DISCUSSION

In reviewing the application the Department made the following findings:

- According to the Tshwane Open Space Framework the proposed site is situated within and in close proximity to the following open space typologies:
  - **A Green Node** namely GDACE Important Site: Associated with Swartbooispruit, GDACE Irreplaceable Site: west of R511 and Hennopsvallei Conservancy. Green nodes are the most important elements in the provisioning of environmental goods and services, the protection of biodiversity, endangered species and ecological systems, as well as eco-based activity. Green nodes must be protected for conservation purposes.

The proposed development site is located within the three above-mentioned environmentally sensitive areas which are largely in their natural state. The proposed development has high potentially irreversible impacts associate with it.

- According to the GDARD C-Plan version 3, the proposed development site is situated within important area. The proposed development site is still in its natural state which will be irreversibly degraded by the proposed development.
- According to the Draft Bioregional Plan for the City of Tshwane, the proposed site is situated within the following areas:
  - **Critical Biodiversity Area (CBA) 1.** Critical Biodiversity Area, in relation to the arterial rivers, associated pan and wetlands, implies that the area is either natural or near natural terrestrial or aquatic as well as have some cultivated landscapes required to meet biodiversity pattern and/or thresholds. Critical Biodiversity Area One must obtain formal

conservation protection where possible to avoid net loss of intact habitat or intensification of land-use.

- **Ecological Sensitivity Area (ESA) 1. & 2.** Supporting zone required to prevent degradation of Critical Biodiversity Areas and Protected Areas. These include remaining corridor, catchment, wetland and other process areas that are required to prevent degradation of Critical Biodiversity Areas and formal Protected Areas; and areas which would otherwise have been identified as Critical Biodiversity Areas except that have been transformed or degraded, but which are currently or potentially still important for supporting ecological processes e.g. wetland areas that have degraded or transformed to a pan. These areas are a focus for rehabilitation rather than the intensification of land uses.

The proposed development site is situated mainly on the Critical Biodiversity Area 1 which is interlinked with the adjoining Ecological Sensitivity Area 1 & 2. The Department is of the view that there is value in maintaining this ecological sensitivity as it is. The proposed development therefore could fragment this corridor.

- d) To confirm the above mentioned statement, during a site inspection held on the 02 February 2017, the site was observed to be undeveloped and preserving its natural vegetation.

- e) According to the Flora Assessment report, there exists the orange listed plant species *Hypoxis hemerocallidea* on site whose recommended relocation cannot be supported by the Department because the entire site is considered ecologically sensitive and species rich. However, the assertion by the ecologist (Flora Assessment, 2016) that the site is not deemed highly sensitive due to agricultural and urban development threatening this ecosystem cannot be accepted by the Department. The Department is of the opinion that the proposed development is the one that has potential of threatening this ecosystem. In addition, the classification of vegetation status from primary to secondary cannot be supported.

- f) The report indicates that the site's ecological state has been degraded by the past agricultural activities. The disintegrated granite gneiss evidenced by the loose pebbles as well as the uneven topography observed during site inspection on 02 February 2017 supports the fact that the proposed development site has poor agricultural potential and thus could not have supported any past agricultural activities as indicated in the report.

Furthermore, the Department has on its aerial photo records that the proposed development has never been transformed by any anthropogenic activities and thus is in its natural environmental state. Therefore, the statement made in the report about the past agricultural activities degrading the state of the site is not true. Any form of disturbance to the site might have happened ages ago to an extent that the site recovered its ecological state to undisturbed.

- g) According to the Gauteng Environmental Management Framework (2014), the proposed development site is categorised as **Zone 2: high control zone (within the urban development zone)**. The framework requires the natural conservation of all sensitive areas within Zone 2 which include the identified Critical Biodiversity Area with associated indigenous vegetation. During site inspection conducted on the 02 February 2017, the proposed development site was observed to be in its pristine environmental status. The proposed residential development is in conflict with GEMF's conservation objectives and thus cannot be supported.



**juanita@bokamoso.net**

---

**From:** marylee@bokamoso.net  
**Sent:** 27 October 2016 12:13 PM  
**To:** Juanita de Beer; Ronell  
**Subject:** FW: Peachtree Extn 23. Industrial Township Application!  
**Attachments:** image001.png; image002.jpg; image003.jpg

**From:** Avenant, H. (Hennie) [mailto:HennieA@Nedbank.co.za]  
**Sent:** Monday, October 17, 2016 10:39 AM  
**To:** marylee@bokamoso.net  
**Subject:** RE: Peachtree Extn 23. Industrial Township Application!:

Dankie.

**Hennie Avenant | CICS/MQ | Nedbank Group Technology**  
105 West Str, Sandton, 2196

☎ Office: +27 (0) 11 500 3770 | 📱 Cell: +27 82 825 9866 | Lync: 011 500 7657 | ✉ E-mail: [henniea@nedbank.co.za](mailto:henniea@nedbank.co.za) | web address: [www.nedbank.co.za](http://www.nedbank.co.za)

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**From:** [marylee@bokamoso.net](mailto:marylee@bokamoso.net) [mailto:marylee@bokamoso.net]  
**Sent:** 17 October 2016 10:32 AM  
**To:** Avenant, H. (Hennie)  
**Cc:** info; Juanita de Beer  
**Subject:** RE: Peachtree Extn 23. Industrial Township Application!:

Goeie dag Hennie,

Nee dit is nie, dis tans nog gezoneer Agricultural/Undetermined.

Ons sal jou op hoogte hou met die projek in die toekoms.

Vriendelike Groete,

*Mary-lee van Zyl*

*Senior Environmental Assessment Practitioner*



**Landscape Architects & Environmental Consultants cc**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: [reception@bokamoso.net](mailto:reception@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

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**From:** Avenant, H. (Hennie) [mailto:HennieA@Nedbank.co.za]  
**Sent:** 12 October 2016 04:55 PM  
**To:** [juanita@bokamoso.net](mailto:juanita@bokamoso.net)  
**Subject:** RE: Peachtree Extn 23. Industrial Township Application!:

Baie dankie hou my asb op hoogte, is die eindom nie op die oomblik gezoneer vir behuising nie ?

**Hennie Avenant | CICS/MQ | Nedbank Group Technology**  
105 West Str, Sandton, 2196



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**From:** [juanita@bokamoso.net](mailto:juanita@bokamoso.net) [<mailto:juanita@bokamoso.net>]  
**Sent:** 12 October 2016 03:21 PM  
**To:** Avenant, H. (Hennie)  
**Subject:** RE: Peachtree Extn 23. Industrial Township Application!:

Dear Hennie Anenant,

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.

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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

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**From:** Avenant, H. (Hennie) [<mailto:HennieA@Nedbank.co.za>]  
**Sent:** 12 October 2016 02:25 PM  
**To:** [reception@bokamoso.net](mailto:reception@bokamoso.net)  
**Subject:** Peachtree Extn 23. Industrial Township Application!:

Good day, I here with register as an Interrested and Affected party for this development as I own Portion 108 of **Farm Knopjeslaagte 385 JR, which is directly across the road from this proposed development. Please acknowledge receipt of this mail. Thank you**

### **Peachtree Extn 23. Industrial Township Application!:**

Many thanks to Paddy Fynn for typing out the following (as the notice is badly positioned!). (See **copy Notice attached**).

## **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 23 Industrial

**Proponent Name:** Tembibex (Pty) Ltd

**Project Description & Property Description:** The proposed Peach Tree Ext 23 Industrial development is for the establishment of an Industrial Township which is situated on **Portions 109 & 331 of Farm Knopjeslaagte 385 JR**, City of Tshwane, Gauteng.

**Location:** The proposed study area is situated east of the R115 (sic) Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd.

**Listing Activities Applied for in terms of NEMA Regulations, 4 December 2014:**

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)**

**Date of Notice: 4 October – 2 November 201**

The aforementioned proposed development requires applications 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: **Mary-Lee van Zyl**

Tel: (012) 346 3810

P.O. Box 11375




Fax: (086) 570 5659

Maroelana 0161

E-mail: [reception@bokamoso.net](mailto:reception@bokamoso.net)

**Hennie Avenant | CICS/MQ | Nedbank Group Technology**

105 West Str, Sandton, 2196

 Office: +27 (0) 11 500 3770 |  Cell: +27 82 825 9866 | Lync: 011 500 7657 |  E-mail: [henniea@nedbank.co.za](mailto:henniea@nedbank.co.za) | web address: [www.nedbank.co.za](http://www.nedbank.co.za)

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The following link displays the names of the Nedbank Board of Directors and Company Secretary. [<http://www.nedbank.co.za/terms/DirectorsNedbank.htm>]

If you do not want to click on a link, please type the relevant address in your browser

\*\*\*\*\*

**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

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 mgnt /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 know 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.**" 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 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.

#### 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.**

## 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.

**juanita@bokamoso.net**

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**From:** DG Office <DGOffice@drdlr.gov.za>  
**Sent:** 06 October 2016 04:32 PM  
**To:** juanita@bokamoso.net  
**Subject:** T2016-1129: PEACH TREE EXT 23 INDUSTRIAL - PUBLIC PARTICIPATION PROCESS  
**Attachments:** image1870f9.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](mailto:Karen.VanSchalkwyk@drdlr.gov.za) or Ms Baloi: Tel: 012 312 9851. Email: [Malebo.Baloi@drdlr.gov.za](mailto: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**

**juanita@bokamoso.net**

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**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 11:24 AM  
**To:** Elke Haas  
**Subject:** RE: Registration as I &AP for Peach Tree Ext23 industrial Project by Tembibex (Pty) Ltd  
**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 Ext 23 Industrial*** Project.

We have noted your comments on our Issues and Comments Register.

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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** Elke Haas [mailto:[elke.haas@gmail.com](mailto:elke.haas@gmail.com)]

**Sent:** 20 October 2016 10:43 AM

**To:** juanita@bokamoso.net

**Subject:** Fwd: Registration as I &AP for Peach Tree Ext23 industrial Project by Tembibex (Pty) Ltd

Good morning Juanita

Thank you for the registration as I&AP for Peachtree x20, could you also kindly confirm the below as registered I&AP?

I am aware of your internet troubles, hence the resend.

Thank you very much

Elke Haas

----- Forwarded message -----

**From:** **Elke Haas** <[elke.haas@gmail.com](mailto:elke.haas@gmail.com)>

**Date:** Fri, Oct 14, 2016 at 7:33 AM

**Subject:** Registration as I &AP for Peach Tree Ext23 industrial Project by Tembibex (Pty) Ltd

To: [reception@bokamoso.net](mailto:reception@bokamoso.net), Mercia Komen <[merciam@crocodileriverreserve.co.za](mailto:merciam@crocodileriverreserve.co.za)>, Helen Duigan <[hduigan@gmail.com](mailto:hduigan@gmail.com)>, Gary Watkins <[gary@workinfo.com](mailto:gary@workinfo.com)>, Responses Eia <[eiareponses@gmail.com](mailto:eiareponses@gmail.com)>

Good morning

Please herewith register me as an I&AP to the above and keep me informed on any further progress in this matter.

I would also like to state my objection to the proposal, as well as objection to the placement of the notices, which are placed in inaccessible and dangerous (HIjacking) areas, making them un readable for the surrounding community at large.

At the same time your notice, which I have only seen in English, is situated at an informal settlement, where an official African language would be more appropriate on a bilingual application.

I trust that this was not done intentionally and will be rectified.

Rgds

Elke Haas  
084 593 1938  
Laezonia resident

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 06 October 2016 11:18 AM  
**To:** mdeyzel260@gmail.com  
**Subject:** Peach Tree Ext 23 Industrial - Public Participation Process  
**Attachments:** Peach Tree Ext 23 - Public Notice BA.pdf; image001.jpg; Peach Tree Ext 23 - Landowner Tenants Letter.pdf

Dear Alma Antoinette Maroun,

Please refer to the attached Public Notice & Landowner and Tenant Letter regarding the proposed ***Peach Tree Ext 23 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161



**juanita@bokamoso.net**

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**From:** juanita@bokamoso.net  
**Sent:** 04 October 2016 11:53 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 23 Industrial - Public Participation Process  
**Attachments:** Peach Tree Ext 23 - Public Notice BA.pdf; image001.jpg

Dear Interested and/or Affected Parties,

Please refer to the attached Public Notice regarding the proposed **Peach Tree Ext 23 Industrial** Project.

Kind Regards/Vriendelike Groete

**Juanita De Beer**

**Senior Public Participation Consultant & EAP in training**



**Landscape Architects &  
Environmental Consultants**

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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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://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.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 (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**



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**From:** juanita@bokamoso.net  
**Sent:** 25 October 2016 03:42 PM  
**To:** Lemmens, Lydia  
**Cc:** eiaresponses@gmail.com  
**Subject:** RE:  
**Attachments:** image001.jpg

Dear Lydia Lemmens,

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 for 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



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Environmental Consultants**

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---

**From:** Lemmens, Lydia [mailto:lydia.pretorius@siemens.com]  
**Sent:** 25 October 2016 03:40 PM  
**To:** juanita@bokamoso.net  
**Cc:** eiaresponses@gmail.com  
**Subject:**

----- Confidential -----

Good afternoon

I hereby am registering as an I&AP for:

- Peachtree x20
- Peachtree x23
- The prospecting application in Hennopsriver

With best regards,  
Lydia Lemmens

Siemens Proprietary Limited  
CF RIC RH-AFR ZA

300 Janadel Avenue  
Midrand 1685, Südafrika  
Tel.: +27 11 652 2329  
Fax: +27 86 506 5712  
Mobil: +27 83 743 4728  
<mailto:lydia.pretorius@siemens.com>

-----  
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Company Registration Number: 1923/007514/07  
Registered Address: 300 Janadel Avenue, Halfway House 1685  
VAT Registration Number: 4790104428  
Chairman: KJ Helmrich\*  
Chief Executive Officer: SU Dall’Omo\*  
Chief Financial Officer: SJ Mueller\*  
Executive Director: R Nkuhlu, C Klaas  
Non-Executive Directors: TK Rathmann\*; Dr MI Survé  
Alternate Directors: I Amod; MK Becker\*  
Company Secretary: U Akwiwu  
\* German

-----



**juanita@bokamoso.net**

---

**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**



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---

**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](mailto:editor@workinfo.com)

Cell 082 955 6205 | Fax 086 719 8451

<http://www.workinfo.com> | <http://www.caselaw.co.za>



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**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 10 October 2016 10:24 AM  
**To:** fynnovation@gmail.com  
**Subject:** RE: APPLICATION FOR A BASIC ASSESSMENT PROCESS - Peach Tree Ext 23 Industrial Township  
**Attachments:** image001.jpg

Dear Patrick Fynn,

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.

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**



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---

**From:** Patrick Fynn [mailto:fynnovation@gmail.com]  
**Sent:** 08 October 2016 10:30 PM  
**To:** reception@bokamoso.net  
**Cc:** 'Elke Haas'; Barbara (@gmail)  
**Subject:** APPLICATION FOR A BASIC ASSESSMENT PROCESS - Peach Tree Ext 23 Industrial Township

ATTENTION: Juanita De Beer

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.

The notice had no "Gaut:" reference number – if there is one, please also supply that.

Regards

Patrick Fynn  
Plot 129, Laezonia A/H, 0026 Tshwane.  
H : 012 669 3223  
M: 082 574 5609  
E : [Fynnovation@xsinet.co.za](mailto:Fynnovation@xsinet.co.za)  
P : POBox 56046  
Wierdapark



**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:

<b>Project</b>	<b>Website Link</b>	<b>Start of Comment Period</b>	<b>End of Comment Period</b>
Final BAR Peach Tree X20	<a href="http://b.bokamoso.net/index.php/projects-useful-links/category/109-final-basic-assessment-report">http://b.bokamoso.net/index.php/projects-useful-links/category/109-final-basic-assessment-report</a>	7 November 2016	7 December 2016
Draft BAR Peach Tree X21 & X22	<a href="http://b.bokamoso.net/index.php/projects-useful-links/category/98-peach-tree-draft-basic-assessment">http://b.bokamoso.net/index.php/projects-useful-links/category/98-peach-tree-draft-basic-assessment</a>	24 October 2016	22 November 2016
Draft BAR Peach Tree	<a href="http://b.bokamoso.net/index.php/projects-">http://b.bokamoso.net/index.php/projects-</a>	3 November 2016	5 December 2016



X23	<a href="http://b.bokamoso.net/index.php/projects-useful-links/category/105-draft-basic-assessment-report">useful-links/category/105-draft-basic-assessment-report</a>		
Draft BAR Peach Tree X24	<a href="http://b.bokamoso.net/index.php/projects-useful-links/category/107-draft-basic-assessment-report">http://b.bokamoso.net/index.php/projects-useful-links/category/107-draft-basic-assessment-report</a>	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**

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**From:** esca Coetzee [<mailto:escacoetzee@gmail.com>]

**Sent:** 23 November 2016 08:52 AM

**To:** [lizelleq@mweb.co.za](mailto:lizelleq@mweb.co.za); [eiareponses@gmail.com](mailto: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](mailto: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*



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**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

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 25 October 2016 12:55 PM  
**To:** esca Coetzee  
**Subject:** RE: I&AP registration Esca Coetzee  
**Attachments:** image001.jpg

Dear Esca Coetzee,

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 for 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**



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Environmental Consultants**

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36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** esca Coetzee [mailto:[escacoetzee@gmail.com](mailto:escacoetzee@gmail.com)]

**Sent:** 25 October 2016 11:45 AM

**To:** [Juanita@bokamoso.net](mailto:juanita@bokamoso.net)

**Subject:** Fwd: I&AP registration Esca Coetzee

Good day

[Juanita@bokamoso.net](mailto:juanita@bokamoso.net)

Please register me as I&AP on the following projects:

Peachtree x20

Peachtree x23



Prospecting application in Hennopsriver

Regards

Esca Coetzee

082 875 6800

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 13 October 2016 11:42 AM  
**To:** Ian Roos  
**Subject:** RE: IAP registration for Peach Tree X23  
**Attachments:** image002.jpg; image003.jpg

Dear Ian Roos,

Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed **Peach Tree Ext 23** 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**

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36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

---

**From:** Ian Roos [mailto:[ecologic@mweb.co.za](mailto:ecologic@mweb.co.za)]  
**Sent:** 13 October 2016 11:20 AM  
**To:** [reception@bokamoso.net](mailto:reception@bokamoso.net)  
**Cc:** [juanita@bokamoso.net](mailto:juanita@bokamoso.net); 'Armand'  
**Subject:** IAP registration for Peach Tree X23

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](mailto:ecologic@mweb.co.za)  
PO Box 8079  
Centurion  
0046



**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 10 October 2016 10:21 AM  
**To:** nickfoster155@gmail.com  
**Subject:** RE: Juanita de Beer. REF: Peach Tree Xtn 23 Industrial Township  
**Attachments:** image001.jpg; image002.png; image003.png

Dear Nick Foster,

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.

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**



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Environmental Consultants**

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**From:** Nick Foster [mailto:nickfoster155@gmail.com]  
**Sent:** 09 October 2016 07:48 AM  
**To:** Bokamoso Landscape Architects & Environmental Consultants  
**Subject:** FAO: Juanita de Beer. REF: Peach Tree Xtn 23 Industrial Township

Hi Juanita,

Please register myself as an I&AP for the above-referenced proposal. I am a resident of the adjoining Farm: Doornrandje 386-JR.

Do please come back to me to confirm my registration.

Kind regards

**NICK FOSTER**

Foster and Dalton (Pty) Ltd

Cell: 073 039 3996

Office: 011 025 6559

Fax: 086 632 5577

Skype: nick.foster5

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**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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
**36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161**

---

**From:** Joan Wilson [mailto:[wiltech@iafrica.com](mailto:wiltech@iafrica.com)]  
**Sent:** 05 December 2016 03:00 PM  
**To:** [Juanita@bokamoso.net](mailto: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](mailto: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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://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:** 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**

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**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) VKOV5

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](mailto:care@resthill.co.za)

Website [www.resthill.co.za](http://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 2<sup>nd</sup> large dirt road – Pretorius Street
- 1,2km then Right at 105
- S 25° 54' 27.23" E 28° 0' 48.366"

#### Disclaimer

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**From:** Elke Haas [mailto:[elke.haas@gmail.com](mailto:elke.haas@gmail.com)]

**Sent:** 05 December 2016 10:37 AM

**To:** Karen Holtzhausen <[karenholt111@gmail.com](mailto:karenholt111@gmail.com)>; Chris Geldmacher <[chris@cybermatrix.co.za](mailto:chris@cybermatrix.co.za)>; Gary Watkins <[gary@workinfo.com](mailto:gary@workinfo.com)>; Joan Wilson <[wiltech@iafrica.com](mailto:wiltech@iafrica.com)>; Ideal Gardening <[dmps@absamail.co.za](mailto:dmps@absamail.co.za)>; Gillian Laing <[giantgillian@gmail.com](mailto:giantgillian@gmail.com)>; Mace, Bev <[Bmace@fnb.co.za](mailto:Bmace@fnb.co.za)>; We Care | Resthill Elderly Care <[care@resthill.co.za](mailto:care@resthill.co.za)>; DA Ward 48 Ward <[ward48.da@gmail.com](mailto: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:** juanita@bokamoso.net  
**Sent:** 24 October 2016 11:26 AM  
**To:** Katarina v. Stockhausen  
**Cc:** eiaresponses@gmail.com  
**Subject:** RE: Objection to the proposed Peach Tree Ext 23 Industrial township  
**Attachments:** image001.jpg

Dear Katarina van Stockhausen,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree Ext 23 Industrial*** 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** Katarina v. Stockhausen [mailto:kina@vst.io]

**Sent:** 20 October 2016 10:45 AM

**To:** juanita@bokamoso.net

**Cc:** eiaresponses@gmail.com

**Subject:** Objection to the proposed Peach Tree Ext 23 Industrial township

Dear Sir or Madam,

I am registering as an INTERESTED PARTY and objecting to the proposed building of the Peach Tree Ext 23 Industrial township in this beautiful area full of unique and indigenous flora and fauna.

This area is greatly beneficial to South Africa and it should stay protected from potential pollution of its already scarce water basin and industrial development and alike activities that will endanger its nature and tourism business in Gauteng.

I would appreciate if you let me know of your developments in this area.

Kind regards,

Katarina von Stockhausen  
OWNER OF THE  
PORTION 2 OF THE FARM ROODEKRANS 492JQ

**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**



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Environmental Consultants**

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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 &  
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**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



**juanita@bokamoso.net**

---

**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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://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](mailto:matlala@msmminc.co.za)

On 25 Oct 2016, at 08:13, [juanita@bokamoso.net](mailto: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](#)

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T: (+27)12 346 3810 1 F: (+27) 86 570 5659 1 E: [juanita@bokamoso.net](mailto:juanita@bokamoso.net) 1  
[www.bokamoso.net](http://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](mailto: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:** 24 October 2016 12:25 PM  
**To:** ingo.vonboetticher@gmail.com  
**Subject:** RE: Peach Tree Ext 23 Industrial  
**Attachments:** image001.jpg

Dear Ingo von Boetticher,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed *Peach Tree Ext 20 & the proposed Peach Tree Ext 23 Industrial* 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** Ingo von Boetticher [mailto:ingo.vonboetticher@gmail.com]  
**Sent:** 24 October 2016 09:45 AM  
**To:** reception@bokamoso.net  
**Cc:** Elke Haas; Mercia Komen; Nick Foster; esca Coetzee; Elmar Meyer; eiaresponses@gmail.com  
**Subject:** Re: Peach Tree Ext 23 Industrial

Dear Juanita

In addition to the prospecting application in Hennopsriver - which I violently oppose - please register me as I&AP for:

- Peachtree X20 Residential and Retail development
- Peachtree X23 - Industrial development

Please confirm

Regards

Ingo

**Ingo von Boetticher**

Cell:(+27) 079 921 1187

Email: [ingo.vonboetticher@gmail.com](mailto:ingo.vonboetticher@gmail.com)

On 9 October 2016 at 19:24, Ingo von Boetticher <[ingo.vonboetticher@gmail.com](mailto:ingo.vonboetticher@gmail.com)> wrote:  
Please register me as I & AP for the above project.

Please confirm receipt of this email.

Regards

Ingo

**Ingo von Boetticher**

Cell:(+27) 079 921 1187

Email: [ingo.vonboetticher@gmail.com](mailto:ingo.vonboetticher@gmail.com)

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 12 October 2016 01:24 PM  
**To:** richard.bonathaba@gmail.com  
**Subject:** RE: Peach Tree Ext 23 Industrial

Dear Richard Angus,

Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed Peach Tree X23 Industrial 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

description: description: description: [cid:image004.jpg@01cdf311.5caabf60](#)

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-----Original Message-----

From: Richard Angus [mailto:[richard.bonathaba@gmail.com](mailto:richard.bonathaba@gmail.com)]  
Sent: 12 October 2016 12:39 PM  
To: [reception@bokamoso.net](mailto:reception@bokamoso.net)  
Subject: Peach Tree Ext 23 Industrial

Dear Juanita De Beer

Please register the people listed below as interested and affected parties to the proposed development Regards  
Richard Angus Stella Angus Shane Rorke Rosemary Rorke

[richard.bonathaba@gmail.com](mailto:richard.bonathaba@gmail.com)



**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 10 October 2016 10:16 AM  
**To:** ingo.vonboetticher@gmail.com  
**Subject:** RE: Peach Tree Ext 23 Industrial  
**Attachments:** image001.jpg

Dear Ingo von Boetticher,

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.

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**

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36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** Ingo von Boetticher [mailto:ingo.vonboetticher@gmail.com]  
**Sent:** 09 October 2016 07:25 PM  
**To:** reception@bokamoso.net  
**Cc:** Elke Haas; Mercia Komen; Nick Foster; esca Coetzee; Elmar Meyer  
**Subject:** Peach Tree Ext 23 Industrial

Please register me as I & AP for the above project.

Please confirm receipt of this email.

Regards

Ingo

**Ingo von Boetticher**

Cell:(+27) 079 921 1187  
Email: [ingo.vonboetticher@gmail.com](mailto:ingo.vonboetticher@gmail.com)

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 11:33 AM  
**To:** Karen Holtzhausen  
**Subject:** RE: Peach Tree Ext 23 Industrial  
**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 Ext 23 Industrial*** 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**

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36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** Karen Holtzhausen [mailto:karenholt111@gmail.com]

**Sent:** 20 October 2016 12:07 PM

**To:** juanita@bokamoso.net

**Subject:** Fwd: Peach Tree Ext 23 Industrial

----- Forwarded message -----

**From:** **Karen Holtzhausen** <[karenholt111@gmail.com](mailto:karenholt111@gmail.com)>

**Date:** Thu, Oct 20, 2016 at 12:02 PM

**Subject:** Peach Tree Ext 23 Industrial

**To:** [reception@bokamoso.net](mailto:reception@bokamoso.net)

**Cc:** [eiareponses@gmail.com](mailto:eiareponses@gmail.com)

Good day Juanita,

Please register me as an Interested and Affected Party. I would like more information regarding the planned development to be able to determine how I would be affected as a community member.

Please confirm that I have been registered.

Regards

Karen Holtzhausen  
Plot 91 Bundi rd

Doornrandjes

Email: [karenholt111@gmail.com](mailto:karenholt111@gmail.com)

Cell: 072 093 3361

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 19 October 2016 03:27 PM  
**To:** tiaanvc@gmail.com  
**Subject:** RE: Peach Tree Ext 23 Industrial development  
**Attachments:** image001.jpg

Dear Tiaan Van Coppenhagen,

Thank you for your response, we have registered you as an Interested and/or Affected Party for the proposed **Peach Tree X23 Industrial Development** 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** Tiaan Van Coppenhagen [mailto:[tiaanvc@gmail.com](mailto:tiaanvc@gmail.com)]  
**Sent:** 19 October 2016 07:41 AM  
**To:** [reception@bokamoso.net](mailto:reception@bokamoso.net)  
**Subject:** Peach Tree Ext 23 Industrial development

Good day

As a landowner in the area, I hereby register as an interested and affected party with regard to the above application.

Please ensure that I receive all reports and other relevant documents, by email to the following address:

[tiaanvc@gmail.com](mailto:tiaanvc@gmail.com)

Please acknowledge receipt of this email, and confirm that I have been registered as requested.

Regards

--

*Tiaan van Coppenhagen*  
Cell: +27 (0)82 876 7498  
[tiaanvc@gmail.com](mailto:tiaanvc@gmail.com)

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 13 October 2016 11:51 AM  
**To:** literay@vodamail.co.za  
**Subject:** RE: Peach Tree Ext 23 Industrial, Portions 109 & 331 of Farm Knopjeslaagte 385 JR Tshwane  
**Attachments:** image001.jpg

Dear Dalene van der Merwe,

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.

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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://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](mailto:literay@vodamail.co.za)]  
**Sent:** 13 October 2016 11:38 AM  
**To:** [reception@bokamoso.net](mailto:reception@bokamoso.net)  
**Subject:** Peach Tree Ext 23 Industrial, Portions 109 & 331 of Farm Knopjeslaagte 385 JR Tshwane

Dear Juanita De Beer

of Bokamoso Landscape Architects and Environmental Consultants CC

**Re: Peach Tree Ext 23 Industrial, Portions 109 & 331 of Farm Knopjeslaagte 385 JR Tshwane**

Please could you register me as an Interested and Affected Party in this Application For A Basic Assessment Process for the above mentioned proposed project. I am a resident of Doornrandje, within the Crocodile River Reserve, which is in close proximity to the Farm Knopjeslaagte.

--

Kind regards

Dalene van der Merwe  
083 779-4143

Plot 30  
Doornrandje



**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 12 October 2016 03:21 PM  
**To:** HennieA@Nedbank.co.za  
**Subject:** RE: Peachtree Extn 23. Industrial Township Application!  
**Attachments:** image002.jpg; image003.png

Dear Hennie Anenant,

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.

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 &  
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---

**From:** Avenant, H. (Hennie) [mailto:HennieA@Nedbank.co.za]  
**Sent:** 12 October 2016 02:25 PM  
**To:** reception@bokamoso.net  
**Subject:** Peachtree Extn 23. Industrial Township Application!:

Good day, I here with register as an Interrested and Affected party for this development as I own Portion 108 of **Farm Knopjeslaagte 385 JR, which is directly across the road from this proposed development. Please acknowledge receipt of this mail. Thank you**

### **Peachtree Extn 23. Industrial Township Application!:**

Many thanks to Paddy Fynn for typing out the following (as the notice is badly positioned!). (See **copy Notice attached**).

## **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 23 Industrial

**Proponent Name:** Tembibex (Pty) Ltd

**Project Description & Property Description:** The proposed Peach Tree Ext 23 Industrial development is for the establishment of an Industrial Township which is situated on **Portions 109 & 331 of Farm Knopjeslaagte 385 JR**, City of Tshwane, Gauteng.

**Location:** The proposed study area is situated east of the R115 (sic) Road and north of the N14, adjacent to the Centurion Flight Academy (Pty) Ltd.

**Listing Activities Applied for in terms of NEMA Regulations, 4 December 2014:**

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)**

**Date of Notice: 4 October – 2 November 201**

The aforementioned proposed development requires applications 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: **Mary-Lee van Zyl**

Tel: (012) 346 3810

P.O. Box 11375




Fax: (086) 570 5659

Maroelana 0161

E-mail: [reception@bokamoso.net](mailto:reception@bokamoso.net)

**Hennie Avenant | CICS/MQ | Nedbank Group Technology**

105 West Str, Sandton, 2196

 Office: +27 (0) 11 500 3770 |  Cell: +27 82 825 9866 | Lync: 011 500 7657 |  E-mail: [henniea@nedbank.co.za](mailto:henniea@nedbank.co.za) | web address: [www.nedbank.co.za](http://www.nedbank.co.za)

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[<http://www.nedbank.co.za/terms/DirectorsNedbank.htm>]

If you do not want to click on a link, please type the relevant address in your browser

\*\*\*\*\*

**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 12:10 PM  
**To:** Monica Gerry  
**Subject:** RE: Peach tree x 20 and 23  
**Attachments:** image001.jpg

Dear Monica Gerry,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed *Peach Tree Ext 20 & Peach Tree Ext 23* 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
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**From:** Monica Gerry [mailto:mgerry18@gmail.com]

**Sent:** 20 October 2016 08:29 PM

**To:** Juanita@bokamoso.net

**Subject:** Peach tree x 20 and 23

I want to register as an I &AP for the developments of Peach tree x 20 and x23. My cell nr is 072 138 3260.

Thank you

Monica Gerry

**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**



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**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:** 24 October 2016 12:04 PM  
**To:** Gary Watkins  
**Subject:** RE: Peachtree x23 - industrial development opposite the ENGEN garage  
**Attachments:** image004.jpg; image005.png; image006.png; image007.png

Dear Gary Watkins,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree Ext 23 Industrial*** 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**

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---

**From:** Gary Watkins [mailto:[gary@workinfo.com](mailto:gary@workinfo.com)]  
**Sent:** 20 October 2016 07:53 PM  
**To:** Juanita@bokamoso.net  
**Subject:** Peachtree x23 - industrial development opposite the ENGEN garage

Please register me as an Interested and Affected Party

Plot 39 Bodley Road Laezonia

*Best regards*

Gary Watkins

Managing Director

BA LLB

Email: [gary@workinfo.com](mailto:gary@workinfo.com)

Tel: +27 (0)861 967 5463 (Office) | +27 (0)11 462 0982 | Cel: 082 416 7712 | Fax: 086 719 8451

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**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 &  
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**36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161**

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**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

[dmpps@absamail.co.za](mailto:dmpps@absamail.co.za)

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**From:** IG [mailto:[dmpps@absamail.co.za](mailto:dmpps@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) [mailto:[juanita@bokamoso.net](mailto:juanita@bokamoso.net)]  
**Sent:** 24 Oktober 2016 11:29 AM  
**To:** IG  
**Cc:** [eiaresponses@gmail.com](mailto: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

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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](mailto:juanita@bokamoso.net)

**Cc:** [eiareponses@gmail.com](mailto: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](mailto:dmps@absamail.co.za)

**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 01:14 PM  
**To:** IG  
**Cc:** eiaresponses@gmail.com  
**Subject:** RE: Please register me as a I&AP in the Peach tree 3 developments  
**Attachments:** image002.jpg; image003.jpg

Dear Gail,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed *Peach Tree Ext 20, Peach Tree Ext 23 and for the Prospecting Right for Beryl, Limestone, Iron Ore, Gold and Copper* 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**

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36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

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**From:** IG [mailto:dmops@absamail.co.za]  
**Sent:** 24 October 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

---

**From:** IG [mailto:[dmps@absamail.co.za](mailto:dmps@absamail.co.za)]  
**Sent:** 20 October 2016 11:09 AM  
**To:** [juanita@bokamoso.net](mailto:juanita@bokamoso.net)  
**Cc:** [eiaresponses@gmail.com](mailto:eiaresponses@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](mailto:dmps@absamail.co.za)



**From:** juanita@bokamoso.net  
**Sent:** 13 October 2016 08:37 AM  
**To:** andre.potgietr@gmail.com  
**Subject:** RE: Project Name: Peach Tree Ext. 23, Industrial  
**Attachments:** image001.jpg

Dear Andre Potgieter,

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.

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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
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**From:** Andre Potgieter [mailto:andre.potgietr@gmail.com]  
**Sent:** 12 October 2016 09:56 PM  
**To:** reception@bokamoso.net  
**Cc:** eiaresponses@gmail.com  
**Subject:** Project Name: Peach Tree Ext. 23, Industrial

Good day

Please register me as a interested and effected party for this project. All communication regarding the application should be communicated to me.

I am a owner of Plot 91. As we are staying in a farm area we have only bore holes. Plot owners run out of water during dry season's. We cannot allow any businesses to be build in our farm area as it will contribute to pollution of our ground water. We have a wetland on our property and it is very sensitive to pollution.

We bought this property to enjoy the peace and quite of nature. This project in this area will decrease the value of our property. I am concerned about the status of building an industrial area in a residential / farming area without a proper impact study on the nature including our ground water in this area. The value of our property will also decrease and the environment will deteriorate when this project is allowed to succeed.

Please keep me informed.

Kind regards

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 10:53 AM  
**To:** Duncan&Terry  
**Subject:** RE: Project Name: Peach Tree Ext 23 Industrial.

Dear Duncan Williams,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed Peach Tree X23 Industrial 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

description: description: description: [cid:image004.jpg@01cdf311.5caabf60](#)

Landscape Architects &

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-----Original Message-----

From: Duncan&Terry [mailto:villaduntel@gmail.com]  
Sent: 19 October 2016 02:30 PM  
To: Bokamoso  
Subject: Project Name: Peach Tree Ext 23 Industrial.

I would like to register as an I&AP for Project Name: Peach Tree Ext 23 Industrial.

Duncan Williams, plot 124, 5th Avenue, Gerhardsville Cell 0741473870

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 11:31 AM  
**To:** Marc du Plessis  
**Cc:** eiaresponses@gmail.com; Louis Hugo; bomax@mtnloaded.co.za  
**Subject:** RE: Prospecting application: Portion 209, Hennopsrivier 489JQ  
**Attachments:** image001.jpg

Dear Marc du Plessis,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the **proposed Peach Tree X20 and proposed Peach Tree X23** 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
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**From:** Marc du Plessis [mailto:mdp0001@gmail.com]

**Sent:** 20 October 2016 11:21 AM

**To:** juanita@bokamoso.net

**Cc:** eiaresponses@gmail.com; Louis Hugo; bomax@mtnloaded.co.za

**Subject:** Re: Prospecting application: Portion 209, Hennopsrivier 489JQ

Good day Juanita,

I thank you for your response.

Please also add me as a I&AP to two other studies, namely:

Peachtree x20 - residential and retail development, 1st of 3 phases presently > 500 units

Peachtree x23 - industrial development opposite the Engen garage.

Yours,  
M. du Plessis

On Thursday, October 20, 2016, <[juanita@bokamoso.net](mailto:juanita@bokamoso.net)> wrote:

Dear Marc du Plessis,

Thank you for your response, we have registered you as an Interested and/or Affected Party for the **Prospecting Right for Beryl, Limestone, Iron, Ore, Gold and Copper** Project.

We have 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)

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**From:** Marc du Plessis [mailto:[mdp0001@gmail.com](mailto:mdp0001@gmail.com)]

**Sent:** 18 October 2016 08:37 AM

**To:** [reception@bokamoso.net](mailto:reception@bokamoso.net)

**Cc:** Louis Hugo

**Subject:** Prospecting application: Portion 209, Hennopsrivier 489JQ

Good day to you,

With regard to the public meeting held,

on 17 October 2016 @ Velmore, I would like to raise a issue.

With prospecting and/or mining, it will inevitably cause a high influx of persons entering the area for the purpose of working in site. Even if only prospecting is to take place, there will still be alot of crew

ie. drill rig operators, land surveyors, banksmen, site managers, etc

My concern is with all the extra people coming into the area, it is certain to affect the security of the surrounding area.

The people movement in and out of the study area, will cause a crime escalation.

Added to the problem is that this prospecting proces will be in the area fir aprox 2-5years,

in light of this, im almost certain that somewhere along the line, the workers or crew of the site will get disgruntled about something. And resulting aftermath will be protest action, as history has proven itself on numerous occasion....

I do not however appreciate for a moment even the possibility that a violent protest may occur right in our midst.

With any activity where persons commute back and forth, it is a given that with it, also will come elements of society that is unwanted.

I urge you to take this into consideration as the Gerrardsville and surrounding area, are already streched to keep crime at bay.

I assure you, the affected tesidents, realy do not and will not tolerate any situation that even has a likelihood of affecting the safety and security of the area.

Please confirm receival of this mail,

And also please confirm that this concern will be included in your report.

Yours,

M. du Plessis



079 105 1303

--

Marc du Plessis  
+ 27 79 105 1303

--

Marc du Plessis  
+ 27 79 105 1303

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 25 October 2016 09:21 AM  
**To:** Paul Millinger  
**Subject:** RE: Register as an eip  
**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 X20, Peach Tree X23 and for the Prospecting Right for 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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** Paul Millinger [mailto:[pgmillinger@gmail.com](mailto:pgmillinger@gmail.com)]

**Sent:** 25 October 2016 09:08 AM

**To:** juanita@bokamoso.net

**Subject:** RE: Register as an eip

Hi.

Peachtree x20

Peachtree x23

Prospecting application in hennops river

Thank you

Paul Millinger

On 25 Oct 2016 08:27, <[juanita@bokamoso.net](mailto:juanita@bokamoso.net)> wrote:

Dear Paul Millinger,

Thank you for your response, can you please refer to the project names.

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](tel:+27123463810) | F: [\(+27\) 86 570 5659](tel:+27865705659) | E: [juanita@bokamoso.net](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)

36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

**From:** Paul Millinger [mailto:[pgmillinger@gmail.com](mailto:pgmillinger@gmail.com)]

**Sent:** 25 October 2016 08:09 AM

**To:** [Juanita@bokamoso.net](mailto:Juanita@bokamoso.net)

**Subject:** Register as an eip

Good morning

I live in gerardsville and would like to register as an EIP for the three matters that yoy are dealing with around our area.

My details are  
Paul Millinger  
Plot 27 Akasia str  
Gerardsville  
0828238287

Thank you

Paul Millinger  
0828238287

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 10 October 2016 11:52 AM  
**To:** Gary Watkins  
**Subject:** RE: Register as an Interested and Affected Party  
**Attachments:** image004.jpg; image005.png; image006.png; image007.png

Dear Gary Watkins,

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.

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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
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---

**From:** Gary Watkins [mailto:[gary@workinfo.com](mailto:gary@workinfo.com)]  
**Sent:** 10 October 2016 11:38 AM  
**To:** juanita@bokamoso.net  
**Subject:** RE: Register as an Interested and Affected Party

Peach Tree Ext 23 Industrial  
ProponentL Tembibex Pty Ltd

*Best regards*

Gary Watkins

Managing Director

BA LLB

Email: [gary@workinfo.com](mailto:gary@workinfo.com)

Tel: +27 (0)861 967 5463 (Office) | +27 (0)11 462 0982 | Cel: 082 416 7712 | Fax: 086 719 8451

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**From:** juanita@bokamoso.net [mailto:[juanita@bokamoso.net](mailto:juanita@bokamoso.net)]  
**Sent:** Monday, October 10, 2016 9:43 AM  
**To:** [gary@workinfo.com](mailto:gary@workinfo.com)  
**Subject:** RE: Register as an Interested and Affected Party

Dear Gary Watkins,

Thank you for your response, please refer to the Project Name.

Thank you.

Kind Regards/Vriendelike Groete

**Juanita De Beer**

**Senior Public Participation Consultant & EAP in training**



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Environmental Consultants**

T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: [juanita@bokamoso.net](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
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---

**From:** Gary Watkins [<mailto:gary@workinfo.com>]

**Sent:** 09 October 2016 09:23 PM

**To:** [reception@bokamoso.net](mailto:reception@bokamoso.net)

**Cc:** [eiareponses@gmail.com](mailto:eiareponses@gmail.com)

**Subject:** Register as an Interested and Affected Party

Bokamoso Landscape Architects and Environmental Consultants CC

Public participation registration and Enquiries: Juanita De Beer

Project Enquiries: Mary-Lee van Zyl

Tel: (012) 346 3810

P.O. Box 11375

Fax: (086) 570 5659

Maroelana 0161

E-mail: [reception@bokamoso.net](mailto:reception@bokamoso.net)

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

Kindly register the undermentioned as an interested and affected party in this Basic Assessment Process.

GD Watkins

L39 Laezonia.

Email: [gary@workinfo.com](mailto:gary@workinfo.com)

*Best regards*

Gary Watkins

Managing Director

BA LLB

Email: [gary@workinfo.com](mailto:gary@workinfo.com)

Tel: +27 (0)861 967 5463 (Office) | +27 (0)11 462 0982 | Cel: 082 416 7712 | Fax: 086 719 8451

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**From:** juanita@bokamoso.net  
**Sent:** 01 November 2016 04:11 PM  
**To:** mercia@crocodileriverreserve.co.za  
**Subject:** RE: register as I&AP  
**Attachments:** image001.jpg

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**



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Environmental Consultants**

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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



**juanita@bokamoso.net**

---

**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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161**

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**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](http://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 2<sup>nd</sup> large dirt road – Pretorius Street
- 1,2km then Right at 105
- S 25° 54' 27.23" E 28° 0' 48.366"

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**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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

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**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**

**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 12:21 PM  
**To:** Liz Pattison  
**Subject:** RE: Registration as an IAP  
**Attachments:** image001.jpg; image002.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 Ext 20, Peach Tree Ext 23 and for the Prospecting Right for Beryl, Limestone, Iron Ore, Gold and Copper* 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**



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---

**From:** Liz Pattison [mailto:[liz@carrpattison.co.za](mailto:liz@carrpattison.co.za)]  
**Sent:** 23 October 2016 09:00 PM  
**To:** juanita@bokamoso.net  
**Cc:** [eiareponses@gmail.com](mailto:eiareponses@gmail.com); Compacr Management (Pty) Ltd  
**Subject:** Registration as an IAP  
**Importance:** High

Good evening Juanita

Please ensure that I am registered as an IAP for the following projects

- Peachtree x20
- Peachtree x23
- Prospecting application in Hennopsriver

I am a landowner in the area

Thank you

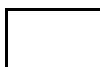
Kind regards

## **Liz Pattison**

Mobile: +27 82 606 0039

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**juanita@bokamoso.net**

---

**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 11:39 AM  
**To:** Yvonne Butler  
**Subject:** RE: Registration as an I&AP in respect of Peachtree x23 - Industrial development.  
**Attachments:** image001.jpg

Dear Yvonne Butler,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree Ext 23 Industrial*** 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**



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**From:** Yvonne Butler [mailto:[yvonnebutler37@gmail.com](mailto:yvonnebutler37@gmail.com)]

**Sent:** 20 October 2016 12:21 PM

**To:** juanita@bokamoso.net

**Subject:** Registration as an I&AP in respect of Peachtree x23 - Industrial development.

Good Afternoon

Please register me as an I&AP in respect of the above development.  
Kindly provide all pertinent information to me at the above email address.

Thank you  
Yvonne Butler  
0833071096



**From:** juanita@bokamoso.net  
**Sent:** 24 October 2016 11:53 AM  
**To:** Dot Henwood  
**Subject:** RE: Registration as I&AP.  
**Attachments:** image001.jpg

Dear Dot Henwood,

Thank you for your response, Bokamoso Environmental has registered you as an Interested and/or Affected Party for the proposed ***Peach Tree Ext 20, Peach Tree Ext 23 and for the Prospecting Right for Beryl, Limestone, Iron Ore, Gold and Copper*** 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 &  
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**From:** Dot Henwood [mailto:[oakviewgardens@gmail.com](mailto:oakviewgardens@gmail.com)]

**Sent:** 20 October 2016 03:09 PM

**To:** [Juanita@bokamoso.net](mailto:Juanita@bokamoso.net)

**Subject:** Registration as I&AP.

Hi Juanita!

I understand that BOKAMOSO Environmental Consultants are busy in my area with three EIA applications, namely:

Peachtree x 20 - Residential & Retail Development

Peachtree x 23 - Industrial Development opposite the Engen Petrol Station on the R 511

Prospecting Application to mine portion 209, Hennopsriver.

I wish to be registered as an Interested & Affected Party and to receive information regarding all of the above as well as an opportunity to comment on these developments.

Kind regards,  
Dorothy Ann Henwood.

95 A Boundary St,  
Doornrandje.  
0848075633

**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](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
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**From:** Suzanne [mailto:[suzanne.hugo@gmail.com](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](mailto:suzanne.hugo@gmail.com)

Please could you confirm when done.

Thank you.

--

Blessings  
Suzanne van Schalkwyk

**juanita@bokamoso.net**

---

**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**

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**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](mailto:juliahenry8@gmail.com)>

**To:**Dalene van der Merwe <[literay@vodamail.co.za](mailto: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](mailto:literay@vodamail.co.za)> wrote:





# **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
Client	Tembibex (Pty) Ltd			
Competent Authority - GDARD				
City of Tshwane	Rudzani			<a href="mailto:RudzaniM@tshwane.gov.za/">RudzaniM@tshwane.gov.za/</a> <a href="mailto:kemmonem@tshwane.gov.za/">kemmonem@tshwane.gov.za/</a> <a href="mailto:tshinyadzoni@tshwane.gov.za/">tshinyadzoni@tshwane.gov.za</a>
City of Tshwane	K. Mofela			<a href="mailto:Kemmonem@tshwane.gov.za">Kemmonem@tshwane.gov.za</a>
Council Geo-Science	J. Grobler			<a href="mailto:jgrobler@geoscience.org.za/">jgrobler@geoscience.org.za/</a> <a href="mailto:msebesho@geoscience.org.za">msebesho@geoscience.org.za</a>
SAHRA	Andrew Salomon			<a href="mailto:asalomon@sahra.org.za">asalomon@sahra.org.za</a>
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