

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

Kindly note that:

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

DEPARTMENTAL DETAILS

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

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

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

(For official use only)

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

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

Not applicable.

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

N/A
No

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

A closure plan is not applicable to the proposed project.

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? **Please refer to the Interested and Affected Party Register**

Yes

If no, state reasons for not attaching the list.

Not applicable.

Have State Departments including the competent authority commented?

No

If no, why?

This is the draft Basic Assessment Report to be circulated for commenting. Comments received on this report will be included in the final Basic Assessment Report.

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APPENDIXES

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REFERENCES

City of Tshwane, Integrated Development Plan, 2011-2016, April 2011.

Council for Geoscience, Stand 1211, Pierre van Ryneveld Extension 2, 23 May 2017 (Letter).

EkolInfo CC, Wetland Presence/ Absence Verification – Pierre van Ryneveld Development, 30 June 2018.

Environmental Impact Assessment Regulations, 2014. GN 982 of 4 December 2014.

Gauteng Provincial Environmental Management Framework, November 2014.

Gauteng Provincial Environmental Management Framework (Poster).

Gauteng Spatial Development Framework, 2030.

Holland-Muter & Associates (HMA) Erf 1211: Pierre van Ryneveld x2: Amended Stability Map and Proposed Layout, January 2003 (Map).

Mariteng Consulting Engineers, New Residential Development on Erf 1211 Pierre van Ryneveld Extension 2, Traffic Impact Assessment, April 2018.

National Environmental Management Act, 1998. Act No. 107 of 1998.

National Environmental Management: Biodiversity Act, 2004. Act No. 10 of 2004.

National Environmental Management: Waste Act, 2008. Act No. 59 of 2008.

National Heritage Resources Act, 1999. Act No. 25 of 1999.

National Water Act, 1998. Act No. 36 of 1998.

Norms and Standards for the Storage of Waste, 2013. GN 926 of 29 November 2013.

South African National Biodiversity Institute, 2017. Biodiversity GIS, accessed on 14 March 2019.

The Constitution of South Africa, 1996. Act No. 108 of 1996.

<https://screening.environment.gov.za/screeningtool/#/pages/welcome>

<http://bgis.sanbi.org/SpatialDataset>

<http://197.96.144.125/jsviewer/Geohazards/index.html#>

https://www.windfinder.com/windstatistics/pretoria_rietvlei_dam

https://www.windfinder.com/forecast/pretoria_swartkop

SECTION A: ACTIVITY INFORMATION

1. PROPOSAL OR DEVELOPMENT DESCRIPTION

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

Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld.

Current operations and existing buildings on site

The project site is currently a vacant property.

The proposed residential development will comprise a total of 165 dwelling units (in three (3) storey building). This equates to a density of 48.4 dwellings per hectare (165 dwelling units ÷ 3.4109 hectares= 48.4 dwelling units/hectare). The unit types will include 2 and 3 bedroom dwellings units/duplex dwellings. There will be 57 two (2) –bedroom dwelling units and 108 three (3) – bedroom dwelling units. Adequate parking facilities for residents and visitors will be provided. Three (3) open spaces (with a combined area of 8 500m²) will be provided on the site. A part of this area will be developed as a play area. Access to the development will be from the west, in Klopper Road, where it intersects with Grobbelaar Road.

Select the appropriate box

The application is for an upgrade of an existing development

The application is for a new development

Other, specify

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

National Heritage Resources Act, Act 25 of 1999
Competent Authority: South African Heritage Resources Agency (SAHRA)
Approval for the proposed development is required from SAHRA

If yes, have you applied for the authorisation(s)? **Awaiting confirmation from SAHRA in terms of the process that needs to be followed**

YES	NO X
YES	NO

If yes, have you received approval(s)? (attach in appropriate appendix) **Not applicable**

2. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

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

Title of legislation, policy or guideline:	Administering authority:	Promulgation Date:
National Environmental Management Act, 1998 (Act No. 107 of 1998, as amended).	Provincial: Gauteng Department of Agriculture and Rural Development	27 November 1998
National Environmental Management Act, 1998 (Act No. 107 of 1998) Amendments to the Environmental Impact Assessment Regulations, 2014 (GN No. 326 of 7 April 2017)	Provincial: Gauteng Department of Agriculture and Rural Development	7 April 2017
National Environmental Management Act, 1998 (Act No. 107 of 1998) Amendments to the Environmental Impact Assessment Regulations Listing Notice 1 of 2014 (GN No. 327 of 7 April 2017)	Provincial: Gauteng Department of Agriculture and Rural Development	7 April 2017
National Environmental Management Act, 1998 (Act No. 107 of 1998) Amendments to the Environmental Impact Assessment Regulations Listing Notice 3 of 2014 (GN No. 324 of 7 April 2017)	Provincial: Gauteng Department of Agriculture and Rural Development	7 April 2017

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

Legislation, policy or guideline	Description of compliance
National Environmental Management Act, 1998 (Act No. 107 of 1998, as amended).	This application for Environmental Authorisation and a Basic Impact Assessment process has been lodged in order to comply with the requirements of NEMA, 1998, as amended.
National Environmental Management Act, 1998 (Act No. 107 of 1998) Amendments to the Environmental Impact Assessment Regulations, 2014 (GN No. 326 of 7 April 2017)	This application for Environmental Authorisation and a Basic Impact Assessment process has been lodged in order to comply with the requirements of the EIA Regulations, as amended.
National Environmental Management Act, 1998 (Act No. 107 of 1998) Amendments to the Environmental Impact Assessment Regulations Listing Notice 1 of 2014 (GN No. 327 of 7 April 2017)	This application for Environmental Authorisation and a Basic Impact Assessment process has been lodged in order to comply with the requirements of the EIA Regulations, as amended.
National Environmental Management Act, 1998 (Act No. 107 of 1998)	This application for Environmental Authorisation and a

Title of legislation, policy or guideline:

Administering authority:

Promulgation Date:

Amendments to the Environmental Impact Assessment Regulations Listing Notice 3 of 2014 (GN No. 324 of 7 April 2017)

Basic Impact Assessment process has been lodged in order to comply with the requirements of the EIA Regulations, as amended.

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

Not applicable – No feasible alternatives could be identified for the proposed project.

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	Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld.
2	Alternative 1	No feasible alternatives could be identified for the proposed project.

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

No feasible alternatives could be identified for the proposed project.

The property, Erf 1211, Pierre van Ryneveld, is a determining factor in the realisation of the proposed new residential development. No other location alternatives were therefore investigated.

The applicant and Town Planners has determined the most appropriate and practical layout for the proposed new residential development. No design/layout alternatives could therefore be considered.

The land is currently zoned as Public open space. However, the property is currently vacant, overgrown and not fit for recreation. The land has a medium agricultural sensitivity; however, it is surrounded by residential units, making traditional agricultural activities unpractical and unviable for the location. The applicant considers the proposed new residential development, the most financially viable use for the land. No other land use alternatives were therefore investigated.

The scale and magnitude of the proposed project on Erf 1211, Pierre van Ryneveld is limited by the geology of the area. The optimal use of the property has been determined by the applicant and relevant engineers. No scale and magnitude alternatives could therefore be considered.

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**)

Alternatives:

Alternative 1 (if any)

Alternative 2 (if any)

Size of the activity:

34 109m²

N/A

N/A

Ha/ m²

or, for linear activities: **Not applicable – the proposed development is not a linear activity**

Proposed activity

Alternatives:

Alternative 1 (if any)

Alternative 2 (if any)

Length of the activity:

N/A

N/A

m/km

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

Proposed activity

Size of the site/servitude:

34 109m²

Alternatives:

Alternative 1 (if any)

N/A

Alternative 2 (if any)

N/A

Ha/m²

5. SITE ACCESS

Proposal

Does ready access to the site exist, or is access directly from an existing road? **The entrance to the development will be from an existing road (Klopper street).**

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

m

Describe the type of access road planned:

Not applicable.

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 – Not applicable

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

YES	NO
-----	----

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

m

Describe the type of access road planned:

Not applicable

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 – Not applicable

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

YES	NO
-----	----

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

m

Describe the type of access road planned:

Not applicable

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 - SEE APPENDIX A FOR RELEVANT LAYOUT PLANS

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.

7. SITE PHOTOGRAPHS - SEE APPENDIX B FOR 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.

8. FACILITY ILLUSTRATION - SEE APPENDIX C FOR FACILITY ILLUSTRATIONS

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.

SECTION B: Description of Receiving Environment

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

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.)

Property description: Erf 1211, Pierre van Ryneveld Extension 2

Physical address: Klopper Road, Pierre van Ryneveld, Centurion, 0045, Gauteng (on the western side of Van Ryneveld Road, between Dan Pienaar Road and Klopper Road).

2. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:	Latitude (S):	Longitude (E):
	-25.848253°	28.245017°

In the case of linear activities: Not applicable

Alternative:	Latitude (S):	Longitude (E):
• Starting point of the activity		
• Middle point of the activity		
• End point of the activity		

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	1	9	7	0	0	0	0	1	2	1	1	0	0	0	0
ALT. 1	N/A																			

3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Flat X	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
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4. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site. **Crest according to the Wetland Presence/ Absence Verification (EkoInfo CC, 2018)**

Ridgeline	Plateau	Side slope of hill/ridge	Valley	Plain	Undulating plain/low hills	River front
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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	NO X
YES X	NO
YES	NO X
YES	NO X
YES	NO X
YES	NO X
YES X	NO
YES X	NO

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

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

YES 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) **None that are known of**

YES 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)

YES 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):
APPROXIMATELY	-25.846565°
	28.242428°

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

6. AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 5)? **Refer to the map of the site, under Appendix A**

YES NO X

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

7. GROUNDCOVER

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

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

Natural veld - good condition % = 0	Natural veld with scattered aliens % = 95	Natural veld with heavy alien infestation % = 0	Veld dominated by alien species % = 0	Landscaped (vegetation) % = 0%
Sport field % = 0	Cultivated land % = 0	Paved surface (hard landscaping) % = 0%	Building or other structure % = 0%	Bare soil % = 5

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

Are there any rare or endangered flora or fauna species (including red list species) present on the site **None identified in the Wetland Presence/ Absence Verification (EkoInfo CC, 2018)**

YES	NO X
-----	------

If YES, specify and explain:

Not applicable

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

None observed on the site. It is unknown what species are present outside of the proposed site's fence line. The Gauteng C Plan shows a Critical Biodiversity Area south of the proposed site.

If YES, specify and explain:

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

YES	NO X
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If YES, specify and explain:

Was a specialist consulted to assist with completing this section

YES	NO X
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If yes complete specialist details

Name of the specialist:

Qualification(s) of the specialist:

Postal address:

Postal code:

Telephone:

E-mail:

Cell:

Fax:

Are any further specialist studies recommended by the specialist?

YES

NO

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: _____

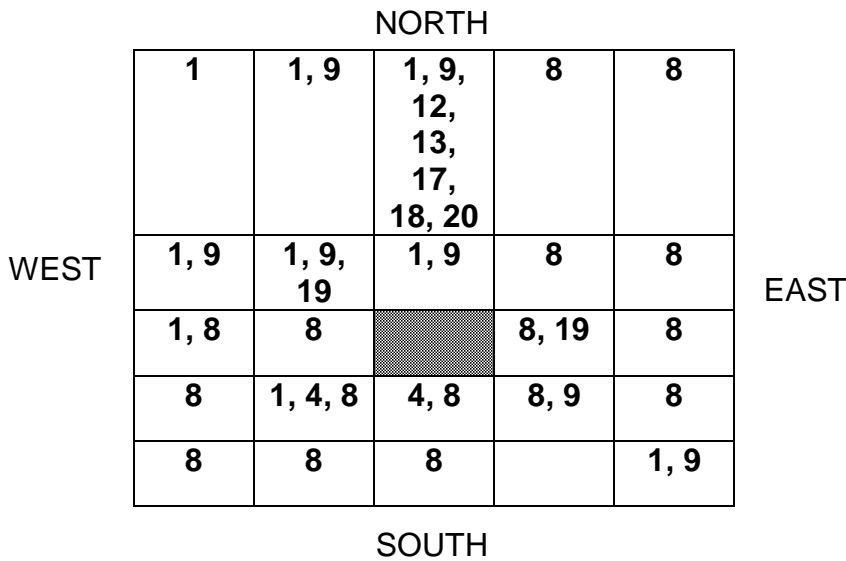
Please note; If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

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

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



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

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

Have specialist reports been attached
If yes indicate the type of reports below

YES	NO X
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Not applicable.

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 site for the proposed new residential development is surrounded by low to medium density residential units. Shopping centres (Ryneveld Corner Centre, Pierre van Ryneveld Spar), a school, churches, a lifestyle centre, a veterinary clinic, a car wash, and a fuelling station can be found within 1 km north of the proposed site. The Irene Village Mall and Route 21 business park are located within 2 km of the proposed site.

Bus stops can be found within walking distance north and west of the proposed site. The R21 can be accessed from Nellmapius Drive, approximately 2.5 km from the proposed site and from here the N1 can be accessed in approximately 3.5 km. The Irene train station can be accessed from Nellmapius Drive approximately 5 km south west of the proposed site.

The Rietvlei Nature Reserve, Moreleta Park and Groenkloof Nature Reserve, national protected areas, can be found 1.4 km east south east, 4.4 km north east, and 5.6 north west of the proposed site, respectively.

According to the City of Tshwane, Integrated Development Plan (2011-2016) (IDP), the majority of developments occur in the eastern, central and southern parts of the city and these areas experience pressure with upgrading and maintenance of infrastructure. However, the proposed site does not fall within high density areas or hotspot areas with spatial issues (infrastructure and development pressures) identified in the IDP. The IDP shows the proposed site is surrounded by areas with spatial functionalities categorised as economic activity areas and developed residential areas. The IDP City of Tshwane Investment Map/Capital Investment Map (Figure 6) prioritises the following for these areas:

- Manage and maintain existing infrastructure and services via replacements and refurbishment in developed residential areas;
- Support existing and planned economic areas with bulk infrastructure provision and maintenance of existing infrastructure and services; and
- Transportation investments need to link these areas and provide people with opportunities to access jobs, education facilities etc.

The proposed site falls within an area demarcated as Zone 1 (Urban Development) in the Gauteng Environmental Management Framework. Zone 1 areas are intended to streamline urban development activities in it and to promote development infill, densification and concentration of urban development. These zones are intended to create more effective and efficient city regions that will minimise urban sprawl into rural areas.

In the Gauteng Spatial Development Framework (2030), the proposed site falls within the "Provincial Area of Focus for Economic Consolidation". The logic behind economic consolidation is focused on: "township redevelopment, including nodal and corridor development, in townships where most people live, that are most accessible and connected via public transport to the economic core areas and similar township areas, and could develop diverse economic activities". Nodal development involves the concentration of development particularly around planned or existing roadways and intersections. Corridor development creates mixed-use, dense, walkable communities, that encourage citizens to live, work, and shop near the corridor, decreasing their dependence on cars. The proposed site falls within the area between the N1, R21 and N3. The Gauteng Spatial Development Framework (2030) sees this part of the provinces as having opportunity for new developments that can contribute to spatial integration and intensification.

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 categorised 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?

Uncertain.

YES	NO

If YES, explain:

Uncertain.

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:

None. No specialist appointed.

Will any building or structure older than 60 years be affected in any way?
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)? **Uncertain. Awaiting comments from SAHRA**
If yes, please attached the comments from SAHRA in the appropriate Appendix

YES	NO X
YES	NO

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 NO

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

YES NO

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

Not applicable.

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

The Draft Basic Assessment Report has now been circulated for public comment. The Local Authority has 30 days in which to provide comments on the draft report. Comments on the draft report will be incorporated into the final report.

3. CONSULTATION WITH OTHER STAKEHOLDERS

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

Has any comment been received from stakeholders?

YES NO

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

Not applicable.

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

No comments were received from stakeholders, such as other Departments (e.g. the Department of Water and Sanitation).

4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

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

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

5. APPENDICES FOR PUBLIC PARTICIPATION

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

Appendix 1 – Proof of site notice

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

Appendix 3 – Proof of newspaper advertisements

Appendix 4 – Communications to and from interested and affected parties

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

Appendix 6 - Comments and Responses Report

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

Appendix 8 –Comments from I&APs on amendments to the BA Report

Appendix 9 – Copy of the register of I&APs

SECTION D: RESOURCE USE AND PROCESS DETAILS

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

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?

YES X	NO
-------	----

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

120 m ³

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

Construction solid waste will be collected onsite in ± 6 m³ skips. The construction solid waste will be taken to and disposed of at the nearest licensed municipal landfill site with sufficient air space.

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

Construction waste will be disposed of at the nearest licensed landfill site with sufficient air space.

Will the activity produce solid waste during its operational phase?

YES X	NO
-------	----

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

60 m ³

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

The solid waste will be collected onsite in bins and skips. The solid waste will be taken to and disposed of at the nearest licensed municipal landfill site with sufficient air space.

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? **Confirmation to be obtained by applicant.**

YES	NO X
-----	------

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

Not applicable. The solid waste will feed into the municipal waste stream.

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?

YES	NO X
-----	------

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

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

YES	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:

Not applicable.

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

If yes, what estimated quantity will be produced per month? **Not applicable**

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?
 If yes, what estimated quantity will be produced per month? **Not applicable**

Yes	NO X
m ³	

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?
 If yes, provide the particulars of the facility: **Not applicable**

YES	NO X
-----	------

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

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

Not applicable.

Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?
 If yes, what estimated quantity will be produced per month?

YES X	NO
2 046 m ³	

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity(ies)? **The Engineering Services Report, referred to in the Memorandum for the proposed development, confirms that the existing sewer line in the area is adequate to support the proposed development.**

YES	NO X
-----	------

Will the activity produce any effluent that will be treated and/or disposed of on site?
 If yes describe how it will be treated and disposed of.

YES	NO X
-----	------

Not applicable.

Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES X	NO
YES	NO X

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:

- Generation of dust from construction activities and vehicles.
- Generation of emissions, such as carbon dioxide, carbon monoxide, sulphur dioxide and nitrous oxides, from vehicles.

2. WATER USE

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

Municipal X	Directly from water board	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

Not applicable

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

YES	NO X
-----	------

If yes, list the permits required

Not applicable

If yes, have you applied for the water use permit(s)? **Not applicable**

YES	NO
-----	----

If yes, have you received approval(s)? (attached in appropriate appendix) **Not applicable**

YES	NO
-----	----

3. POWER SUPPLY

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

Municipality.

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:

Solar geyser units will be installed at each unit.
Energy efficient light bulbs will be installed in each unit.
Motion sensor LED security flood lights will be installed at each unit.

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

The proposed new development will not make use of any alternative energy sources.

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.

Issues raised by interested and affected parties relate to:

Traffic, road and municipal infrastructure

- Existing traffic problem in and out of Pierre van Ryneveld, made worse by the sinkhole in Dan Pienaar Street, which has not been repaired. There is also the Irene Farm Village, the new M&T development and the Irene Mall in the area.
- Road infrastructure cannot cope with the additional vehicles from the proposed development.
- Prevalence of high traffic and traffic jams, in the mornings and afternoons, and during lunch times when people collect children from school.
- Van Ryneveld Road is also an access road to the R21 and therefore many people from other areas use it.
- Poor road conditions, existing potholes and sinkholes.
- City Council of Tshwane approving developments without upgrading the infrastructure. Roads cannot handle the traffic and pipes are bursting.
- Traffic impact assessments tend to only look at the area directly in and around the new development. The assessments don't consider the impact of the traffic in the greater area. It does not help to add a new stop street or robot close to the entrance/exit of the new development, but the real impact, where all the traffic enters and exits Pierre van Ryneveld, is left as it is. That is where the impact should actually be done.
- Request for road infrastructure to be upgraded (the single lanes cannot accommodate the traffic) and for the roads leading into and out of Pierre van Ryneveld to be widened to two lanes in each direction.
- Traffic calming is required in all streets leading down to Hertzog Avenue and Van Ryneveld Road.
- Vehicles ignoring traffic signs, speeding vehicles and the safety of pedestrians, children and pets.
- The development only having a single access/entrance point, especially during peak hours. Alternative entrances to Van Ryneveld Avenue and Dan Pienaar Road should be included.
- Recommendation for Hertzog Avenue to be lengthened to add an additional access point to Pierre van Ryneveld.
- Recommendation for an additional access point to the R21.
- The location of the proposed entrance to the development. Entrance in Dan Pienaar is considered a better option. A road linking Klopper Street to Dan Pienaar Street is proposed.
- Upgrades to intersections in Pierre van Ryneveld have been proposed by the Interested and Affected Parties.
- Existing municipal infrastructure requires upgrading. The new development will increase the pressure municipal infrastructure.
- Additional traffic will have a negative effect on the lifestyle of people living in the area (a quiet area).
- Access and egress of emergency vehicles (ambulances, police, fire brigade and local security officers) to the Pierre van Ryneveld area during peak traffic times. Also in cases of emergencies where families need to drive to emergency facilities such as hospitals/doctors.
- Impact on home industries/businesses in the area.
- Increase in taxis dropping off domestic workers and gardeners in the area.

General

- Shops and businesses cannot manage more residents.
- Tax-payers' money is not brought back into the community/township of Pierre van Ryneveld.
- Property valuations decreasing.
- Privacy being compromised by the proposed three story buildings. Single story buildings, simplexes or duplexes, would be acceptable. Residents have a legal right to privacy.
- Increase in crime (and violent crime) in the area, due to an influx of people and non-ownership of flats.
- Has the impact on the crime level in the area been assessed?
- Distrust of the contractor PJJ van Vuuren due to a recent fine for non-compliance of regulations relating to Erf 1943 comprising of 160 residential units and onsite trenches dug by the contractor presenting a safety risk. The trenches have been left open and with grass growing in the trenches, they are now concealed.
- Blasting during construction activities and impact on homes and swimming pools. Who will ensure against possible damage and has a study been done on this?
- Big trucks delivering material to the building site and visibility into private home areas.
- Increase in vagrants, job seekers and loiterers. Has an impact study been done on this issue?
- High jacking: Has an impact study been done on this issue?

- Request for homes to be built instead of low cost housing in the form of 3 story flats.
- Negative impact on living standard of residents in the area.
- Interested and Affected Parties expressed opposition and objection against the proposed development.
- Certain Interested and Affected Parties were not against the proposed development and/or support the proposed development, but highlighted the traffic issues associated with the proposed development.
- Delitech IT Solutions indicated that they can assist with a Fibre connection to the proposed development.

Environmental

- Has the environmental study been done and approved? Pollution is going to increase.
- Green areas being decreased.
- Have dolomite tests/a stability assessment been done because the site is close to a sinkhole and in a dolomite area? Also a risk to the proposed development.
- The capacity of the existing stormwater system. The stormwater system should be re-evaluated during the rainy season, as some low point intersections are flooded, and due to the dolomite sensitivity in the area.
- Environmental concerns regarding the black bins to collect trash. There will not be enough space in the area for this. There are also people collecting trash that will impact on the current infrastructure and the environment.
- Existing sinkholes, that have not been repaired, and potholes, and the possibility of new sinkholes and potholes forming.
- Increase in noise pollution.

Please refer to the Comments and Response Report for the detailed comments raised by interested and affected parties (Refer to Appendix E6)

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):

A summary of the responses to the issues raised by the interested and affected parties:

Traffic, road and municipal infrastructure

- The road infrastructure upgrades, as proposed in the Traffic Impact Assessment, have been approved by the City of Tshwane. The bulk contribution for the upgrades of the road infrastructure is being finalised in conjunction with the municipality and a bulk services agreement will be signed.

General

- According to the Memorandum for the proposed development, the development has been designed in such a way so that it does not intrude onto the privacy of the adjoining properties. The development will have north-east facing blocks of dwelling units. The site slopes from west to east, towards Van Ryneveld Road. The buildings on the eastern side of the site will lie lower than those on the western side of the site.
- In terms of the potential increase in crime: Measures have been included in the Environmental Management Programme that forms part of this report (Appendix H), in order to ensure that construction workers and employees are screened before being allowed to work onsite.
- Construction activities, including potential blasting activities, will be overseen by a suitably qualified engineer.

Environmental

- The Environmental Impact Assessment is currently being undertaken (this report is a part of the process) and pollution impacts have been identified, rated and mitigation measures recommended to minimise any pollution as a result of the proposed development.
- A "footprint drilling dolomite investigation" has been conducted by Holland-Muter and Associates. The report has been submitted to the Council of Geoscience. The Council of Geoscience has indicated that they support the proposed development, on condition that a number of conditions and requirements are adhered to, as listed in their letter, dated 23 May 2017, and attached under Appendix G of this report. The layout plan has been designed making sure that no residential development is placed in Zone D1, as required due to the conditions of the site and the requirements from the Council of Geoscience. These requirements and conditions are in order to ensure that new sinkholes do not form at the proposed development.
- A designated refuse yard has been incorporated into the design of the proposed development and can be seen on the Facility Illustration (Appendix C).
- The requirement for a Stormwater Management Plan to be compiled and implemented has been included in the Environmental Management Programme that forms part of this report (Appendix H).

Please refer to the Comments and Response Report for the detailed responses to interested and affected parties (Refer to Appendix E6)

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

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

Assessing the significance of the potential impacts has been conducted using the following parameters. Direct, indirect and cumulative impacts have been assessed.

The **extent** of the impact: The size (physical/geographical) that will be affected by the impact. The following weighting will be used:

- Onsite: Weighting value **1**: The impact is confined to the project site/property
- Local: Weighting value **2**: The impact is confined to the project site/property and a 10km radius around the project

site/property

- Regional: Weighting value **3**: The impact extends further than a 10km radius around the project site/property

The **duration** of the impact: The length of time over which the impact will persist. The following weighting will be used:

- Short term: Weighting value **1**: The impact will persist for up to one year
- Medium term: Weighting value **2**: The impact will persist for longer than one year, but shorter than five years
- Long term: Weighting value **3**: The impact will persist for longer than five years

The **magnitude** of the impact: The intensity of the impact on the environment. The following weighting will be used:

- Low: Weighting value **1**: Natural processes continue, albeit in an altered manner
- Medium: Weighting value **2**: Natural processes cease temporarily
- High: Weighting value **3**: Natural processes cease indefinitely

The **probability** of the impact: How likely it is that the impact will happen. The following weighting will be used:

- Improbable: Weighting value **1**: It is unlikely that the impact will occur
- Probable: Weighting value **2**: There is a chance that the impact will occur
- Definite: Weighting value **3**: The impact will most certainly occur

The **status** of the impact: This will include a qualitative description of the following:

- Whether the impact is **positive** or **negative** in nature
- The degree to which the impact can be reversed
- The degree to which the impact can be mitigated
- The degree to which the impact may cause irreplaceable loss of resources

The **significance** of the impact: This will be calculated using the formula below:

Significance = (Duration + Extent + Magnitude) x Probability

The significance of the impact will be divided into the following classes, based on the result of the above given equation:

- **Low Impact: Weighting value: 1-9**
- **Medium Impact: Weighting value: 10-18**
- **High Impact: Weighting value: 19-27**

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

Proposal

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Planning and Design Phase				
<p>Inadequate planning and design could result in traffic impacts.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Low 	<p>The extent of the impact: 2 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 3 The significance of the impact: 24 - High</p>	<ul style="list-style-type: none"> The City to confirm whether any road reserve widening is required: <ul style="list-style-type: none"> Along Van Ryneveld Avenue. Along Dan Pienaar Road. Construct the following access arrangements (also refer to Mariteng Plan No.: 185-86-01): <ul style="list-style-type: none"> Access from Klopper Park, directly opposite Grobbelaar Road. Provide two inbound lanes, one with a paved width of 3.0m and the second lane with a paved width of 3.5m. One outbound lane with a paved width of 3.5m and a clearance of 4.5m. A throat length of 24m - distance measured from edge of road - distance measured from edge of road to centre of access control boom/gate. 3.0m x 3.0m splays at access on Klopper Road. Bellmouth radius on Klopper Road to be a minimum of 5.0m. No vertical structures are currently proposed at the site access. However, should the need arise later in the design phase provision should be made for a minimum vertical clearance of 5.2m. All parking provided on site, with a 5.0m x 2.5m dimension. The internal layout and access arrangements are supported from a traffic engineering view point, but will also require the approval from the Fire Department. Refuse collection area to be provided on Klopper Road, at the entrance to the development. Road upgrades/changes, or bulk contribution for upgrades/changes, as required by the City of Tshwane must be implemented/paid. 	<p>The extent of the impact: 2 The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	Low
<p>Inadequate planning and design could result in sinkholes, damage to infrastructure and safety of</p>	<p>The extent of the impact: 2 The duration of the impact: 3</p>	<ul style="list-style-type: none"> No residential development is allowed in Zone D1 and if commercial developments are 	<p>The extent of the impact: 1 The duration of the impact: 3</p>	Low

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>residents.</p> <ul style="list-style-type: none"> • The status of the impact: Negative • The degree to which the impact can be reversed: Low • The degree to which the impact can be mitigated: High • The degree to which the impact may cause irreplaceable loss of resources: High 	<p>The magnitude of the impact: 3 The probability of the impact: 3 The significance of the impact: 24 - High</p>	<p>planned on this zone, FPI must be conducted as per the SANS 1936:2012 requirements.</p> <ul style="list-style-type: none"> • A certified site development plan (SDP) should be submitted to the Council for Geoscience for co-signing. • The development as such should be enrolled with the NHBRC and must be designed and constructed in accordance with their requirements for residential buildings on dolomite as prescribed in the NHBRC Home Building Manual of 2015. • All foundations should be suitable designed to span at least 5 m loss of support due to sinkhole or subsidence formation and these must be according to SANS 10400-H requirements. • A site-specific Dolomite Risk Management Plan in accordance with SANS 1936-4:2012 must be compiled and implemented for the site. The owners/responsible persons must be made aware of the risks involved in building on dolomite and be informed about how to be vigilant and act pro-actively by applying sound water management principles. • General precautionary measures as set out in SANS 1935 Part 3: Design and construction of buildings, structures and infrastructure, must be studied and implemented for a D3 portion of the site. Some precautions are listed below: <ul style="list-style-type: none"> ➤ All stormwater from downpipes and gutters from buildings and structures shall discharge onto concrete-lined channels which, in turn, shall discharge the water at least 1.5 m away from structures onto areas permitting surface drainage away from buildings and structures. Joints between any open channel drains and buildings shall be suitable sealed. ➤ Where guttering is not provided, impervious paved areas or apron slabs shall be provided within 3 m (or greater if deemed 	<p>The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 12-Medium</p>	

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		<p>appropriate by the competent person (engineer) of buildings or structures, runoff from which shall drain into lined channels feeding into a designed stormwater system or shall be spread as sheet flow. The paved areas or apron slabs shall include areas located below the drip line or the periphery of the building or structure that is subject to draining rainwater.</p> <ul style="list-style-type: none"> ➤ Wet engineering services should, where ever possible, not be placed parallel to buildings unless they are least 5 m away (if stand size allows) from the structure. Should this be unavoidable, a rational design shall be performed by the competent person (engineer). ➤ The preferred pipe type for all wet engineering services, and the sleeve systems for such services, on dolomite are designation D3 sites are polyethylene (PE) pipes and fittings that comply with the material manufacturing requirements of the relevant of parts 1,2,3 and 5 of SANS 4427. ➤ Liquid-retaining structures shall be watertight (zero leakage), constructed without any joints and shall not be placed closer than 5 m from a building. ➤ The water supply to a building shall be via a single water supply connection unless otherwise approved by the competent person (engineer). This also applies to other pressurized liquid bearing services. ➤ Wet engineering services, excluding stormwater systems, shall be capable of spanning the projected notional sinkhole diameter (5 m), which has a high likelihood of formation in accordance with the requirements of SANS 1936-2, without the service rupturing or any joint leaking or separating from the pipeline. ➤ Gardens within 15 m of buildings and structures shall not include: <ul style="list-style-type: none"> a) Water features, such as fish ponds, except where an impermeable lining is 		

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		<p>provided in accordance with a design prepared by a competent person (engineer); or</p> <p>b) Water features with automatic replenishment systems. No automated irrigation systems shall be installed within a distance of 5 m from any structure or building on sites designated as D3 dolomite land.</p> <ul style="list-style-type: none"> ➤ The Builder must inform the professional team when the service/foundation trenches are open for inspection to take place. The results of these inspections and quality control must be recorded in a construction report (copy to the Local Authority, NHBRC and the Council of Geoscience). ➤ The professional team involved, including HMA, shall carefully consider the appropriate water precautionary measures and then ensure and finally certify that these have been implemented. ➤ Wet services should be laid exactly where indicated on the drawings presented to the Local Authority, and to the Council of Geoscience. Wet service may not be laid below structures. The Builder or his appointed professional team should certify that they have been placed as indicated. The Home Owner must also have a copy of the exact plan presented to the Council of Geoscience. ➤ The Local Authority must implement a risk management system. Commenting on the suitability of sites within its jurisdiction is based on the premise that this system will be implemented. • The Council for Geoscience should be informed of changes and the Competent Person responsible for the dolomite stability investigation should be given the opportunity to indicate the influence such changes could have on the overall stability. 		
Inadequate municipal services and stormwater	The extent of the impact: 2	<ul style="list-style-type: none"> • The City of Tshwane to confirm the 	The extent of the impact: 2	Low

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>infrastructure.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 3 The significance of the impact: 24 - High</p>	<p>availability of the following services (with adequate capacity):</p> <ul style="list-style-type: none"> ➤ Licensed municipal landfill sites, with sufficient air space; ➤ Municipal sewage system; ➤ Stormwater infrastructure; ➤ Water supply; and ➤ Power/electricity supply. 	<p>The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 14-Medium</p>	
<p>The transformation of land with a moderate agricultural sensitivity.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> The site must have the correct land use zoning to enable the infrastructure to be constructed and operated. The land should be used in line with the areas' spatial and management frameworks. 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 1 The significance of the impact: 9 - Low</p>	Low
Pre-construction Phase				
<p>Unsafe working conditions.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 14 – Medium</p>	<ul style="list-style-type: none"> The construction site must be demarcated (fenced or delineated with danger tape). A site plan must be drawn up by the construction contractor and kept on file. The site plan must show proposed stockpile areas, waste storage areas and ablution facilities. Signage indicating that the site is a "Construction Site" and indicating the risks associated with the site must be displayed. Emergency numbers, "No-smoking" signs and "No Open Flame" signs must also be displayed at the construction site. Fire-fighting equipment must be placed at the construction site and must be easily accessible. The fire-fighting equipment must be maintained on a yearly basis. Where welding, hot-work and flame-cutting activities are undertaken, fire-fighting equipment must be at hand. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	Low
<p>Workers being unaware of the dangers of working at</p>	<p>The extent of the impact: 1</p>	<ul style="list-style-type: none"> Before any employees or contactors 	<p>The extent of the impact: 1</p>	Low

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>the construction site, resulting in a risk to their safety.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	<p>commence work at the development, each individual must undergo an Induction Training session that will cover the aspects as detailed in the Environmental Awareness Plan (contained in this EMP). Attendance registers must be completed and kept on file.</p> <ul style="list-style-type: none"> Employees and contract workers must be issued with suitable Personal Protective Equipment (PPE), as applicable to each persons' job onsite. 	<p>The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	
Construction Phase				
<p>Pollution of surface and/or groundwater resources due to the incorrect management of concrete mixing.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> Concrete should ideally be mixed on an impermeable surface such as a concrete slab. Cement bags (new and used) must be stored under roof or in closed containers where they will not be exposed to rain. Dry concrete must be removed and disposed of together with other building rubble. Ready-mix concrete trucks may clean chutes into foundations, but not elsewhere onsite. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	Low - Medium
<p>Pollution of surface and/or groundwater resources due to the incorrect management and potential release of pollutants, such as chemical substances and dangerous goods.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> A register must be compiled of all chemical substances and dangerous goods used onsite. MSDS' (Material Safety Data Sheets) must be maintained for all chemical substances and dangerous goods. The MSDS' must also be displayed onsite. The chemical substances and dangerous goods must be stored safely and as per the requirements of the MSDS for each chemical substance and dangerous good. Locked storage areas are preferable. Chemicals must be used as prescribed by the product and MSDS guidelines. Drip trays must be readily available onsite and used for any repair work, maintenance work of refuelling undertaken onsite. Vehicles should regularly be inspected to ensure that any fuel or oil leaks are repaired. Spill kits must be readily available onsite and 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		<p>personnel must be trained on the appropriate procedures to clean hydrocarbon spillages.</p> <ul style="list-style-type: none"> No wastewater or wash water may be released into the environment from construction activities. 		
<p>Pollution of surface and/or groundwater resources due to poor waste management.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> Waste must be managed according to its hazard classification (i.e. general vs. hazardous waste). General and hazardous waste streams should not be mixed. Waste stored onsite must be kept in appropriate containers with lids that can be closed. Waste must be taken to appropriately licensed facilities for reuse, recycling, recovery or disposal. Safe Disposal Certificates must be obtained and kept on record. Any soil that has been contaminated by oil, diesel or petrol must be regarded as hazardous and disposed of at an appropriately licensed facility. Safe Disposal Certificates must be obtained and kept on record. No waste may be stored on open soil or within wetlands and/or watercourses. Sufficient ablution facilities must be provided. Chemical toilets must be serviced regularly and must be provided with toilet paper at all times. Any spillages from the chemical toilets must immediately be cleaned and the contaminated soil disposed of as hazardous waste. Construction waste must be stored in a designated area. Building rubble must be stored separately from domestic waste and may be stored on bare soil as it is inert in nature. It must, however, be ensured that other waste (general and/or hazardous waste) is not mixed together with the building rubble. Refuse bins must be provided for domestic waste. 	<p>The extent of the impact: 1 The duration of the impact: 2 The magnitude of the impact: 2 The probability of the impact: 5 The significance of the impact: 10 - Medium</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		<ul style="list-style-type: none"> Large volumes of waste may not accumulate onsite. No waste may be burnt or buried onsite. Building rubble must be kept clean of plastic and brick ties. 		
<p>Pollution of surface and/or groundwater resources due to contaminated stormwater.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> Storm water must be diverted around areas where there are pollution sources. Storm water drainage infrastructure must be regularly inspected for obstructions. No contaminated storm water may be released into the environment from the construction activities. Washing or cleaning of equipment and machinery must occur in a designated area and the contaminated wash water must be contained. Such an area could be a plastic drum, a leak-proof container or a plastic lined pit. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	<p>Low - Medium</p>
<p>Disturbance or death of fauna.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Low 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<ul style="list-style-type: none"> Where possible fauna species are encountered or exposed during the construction phase (especially slow-moving species such as tortoises), these should be removed and relocated to natural areas in the vicinity. This remediation requires the employment of appropriate specialists to oversee the removal of any such species during the initial ground clearing phase of construction (i.e. initial ground-breaking by earthmoving equipment). Conservation-orientated clauses should be built into contracts for construction personnel, complete with penalty clauses for non-compliance. Alien and invasive plants must be removed. When holes or trenches are dug, construction must be completed as quickly as possible; otherwise such holes may act as death traps for animals. Holes and trenches must be inspected regularly to ensure that no animals are trapped. During the construction phase there will be increased surface water runoff and a 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		decreased water quality (with increased silt load and pollution). Completing construction during the winter months would mitigate the environmental impact.		
<p>Site clearance and subsequent loss of vulnerable Carletonville Dolomite Grassland vegetation onsite.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 3 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> Avoid any form of erosion and rehabilitate where needed. Use only indigenous plant species for gardens and rehabilitation. Remove all alien woody species. If applicable, rescue red data listed and protected species, and replant at suitable places (e.g. gardens) within the development. 	<p>The extent of the impact: 1 The duration of the impact: 2 The magnitude of the impact: 1 The probability of the impact: 3 The significance of the impact: 12 - Medium</p>	Low - Medium
<p>Disturbance or destruction of archaeological, heritage or cultural resources.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: High 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	<ul style="list-style-type: none"> If any archaeological, heritage or cultural resources, sites, features or objects are exposed during the construction activities, all construction activities in the area must be stopped and a relevant specialist must be contacted to investigate the site and recommend the way forward. 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 1 The significance of the impact: 7 - Low</p>	Low - Medium
<p>Disturbance or destruction of palaeontological resources.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: High 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	<ul style="list-style-type: none"> If any palaeontological resources, sites, features or objects are exposed during the construction activities, all construction activities in the area must be stopped and a relevant specialist must be contacted to investigate the site and recommend the way forward. 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 1 The significance of the impact: 7 - Low</p>	Low - Medium
<p>Generation of dust by vehicles, trucks and mobile equipment and wind erosion.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: High The degree to which the impact can be 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 3 The significance of the impact: 12 - Medium</p>	<ul style="list-style-type: none"> Implement dust suppression techniques. Install a wind screen around the construction site. Speeds bumps and traffic signs should be erected to prevent speeding onsite. Limit vegetation clearance until it is necessary for soil stripping. 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 2 The significance of the impact: 8 - Low</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>mitigated: High</p> <ul style="list-style-type: none"> The degree to which the impact may cause irreplaceable loss of resources: Low 		<ul style="list-style-type: none"> A complaints register must be kept onsite and be easily accessible to any party who wishes to lodge a complaint. The complaints register must include the following fields: <ul style="list-style-type: none"> The date of the complaint; The name and surname of the person lodging the complaint; Details of the complaint; and How and when the complaint was addressed. 		
<p>Release of emissions from construction vehicles.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 3 The significance of the impact: 15 - Medium</p>	<ul style="list-style-type: none"> Regular maintenance of vehicles to minimise the release of emissions. 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 3 The significance of the impact: 12 - Medium</p>	Low - Medium
<p>Generation of nuisance and noise from construction vehicles and equipment/machinery.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 3 The significance of the impact: 15 - Medium</p>	<ul style="list-style-type: none"> Noisy activities must be scheduled during times of the day that will result in the least disturbance to adjacent sensitive receptors. Noisy work may not be undertaken on weekends and public holidays. No amplified music is allowed onsite. Sirens and/or hooters may only be used during emergencies and drills. Vehicles must not be left idling unnecessarily. All vehicles must be regularly maintained. A complaints register must be kept onsite and be easily accessible to any party who wishes to lodge a complaint. The complaints register must include the following fields: <ul style="list-style-type: none"> The date of the complaint; The name and surname of the person lodging the complaint; Details of the complaint; and How and when the complaint was addressed. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 2 The significance of the impact: 6 - Low</p>	Low - Medium
<p>Soil erosion due to the clearance of vegetation.</p>	<p>The extent of the impact: 1 The duration of the impact: 1</p>	<ul style="list-style-type: none"> Limiting vegetation clearance until it is 	<p>The extent of the impact: 1 The duration of the impact: 1</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The magnitude of the impact: 2 The probability of the impact: 3 The significance of the impact: 12 - Medium</p>	<p>necessary for soil stripping.</p> <ul style="list-style-type: none"> Implement adequate erosion prevention measures, such as measures to dissipate runoff water velocities. Implement adequate storm water management measures. Topsoil and subsoil must be stored on separate stockpiles. Cover topsoil stockpiles to prevent the soil being washed away during rainfall events. Topsoil must be replaced during rehabilitation and landscaping. 	<p>The magnitude of the impact: 1 The probability of the impact: 2 The significance of the impact: 6 - Low</p>	
<p>Soil compaction to create foundations for buildings and other associated infrastructure.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 3 The significance of the impact: 12 - Medium</p>	<ul style="list-style-type: none"> The development footprint must be optimised to minimise the area that will be compacted during the construction activities. Soil should be moved when dry, as far as possible. Excessively heavy vehicles should not be used for earthmoving activities. This will minimise compaction of the soil. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 2 The significance of the impact: 6 - Low</p>	Low - Medium
<p>Soil pollution from spillages from chemical toilets.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<ul style="list-style-type: none"> Sufficient ablution facilities must be provided. Chemical toilets must be serviced regularly and must be provided with toilet paper at all times. Any spillages from the chemical toilets must immediately be cleaned and the contaminated soil disposed of as hazardous waste. Safe Disposal Certificates must be obtained and kept on record. Chemical toilets must be screened from view from the outside of the construction site. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	Low - Medium
<p>Soil pollution during to concrete mixing.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<ul style="list-style-type: none"> Concrete should ideally be mixed on an impermeable surface such as a concrete slab. Cement bags (new and used) must be stored under roof or in closed containers where they will not be exposed to rain. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 1 The significance of the impact: 4 - Low</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>mitigated: High</p> <ul style="list-style-type: none"> The degree to which the impact may cause irreplaceable loss of resources: Medium 		<ul style="list-style-type: none"> Dry concrete must be removed and disposed of together with other building rubble. Ready-mix concrete trucks may clean chutes into foundations, but not elsewhere onsite. 		
<p>Soil pollution due to the incorrect management of chemical substances and dangerous goods.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<ul style="list-style-type: none"> Drip trays must be readily available onsite and used for any repair work, maintenance work of refuelling undertaken onsite. Vehicles should regularly be inspected. Immediately repair any leaking machinery or vehicles. Place oil drums on impermeable surfaces or plastic liners. Immediately clean any hydrocarbon spillages and dispose of as hazardous waste. No wastewater or wash water may be released into the environment from construction activities. Spill kits must be readily available onsite and personnel must be trained on the appropriate procedures to clean hydrocarbon spillages. A register must be compiled of all chemical substances and dangerous goods used onsite. MSDS' (Material Safety Data Sheets) must be maintained for all chemical substances and dangerous goods. The MSDS' must also be displayed onsite. The chemical substances and dangerous goods must be stored safely and as per the requirements of the MSDS for each chemical substance and dangerous good. Locked storage areas are preferable. Chemicals must be used as prescribed by the product and MSDS guidelines. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 1 The significance of the impact: 4 - Low</p>	<p>Low - Medium</p>
<p>Soil pollution due to poor waste management (general and hazardous waste).</p> <ul style="list-style-type: none"> The status of the impact: Negative 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2</p>	<ul style="list-style-type: none"> Waste must be managed according to its hazard classification (i.e. general vs. hazardous waste). General and hazardous 	<p>The extent of the impact: 1 The duration of the impact: 2 The magnitude of the impact: 2 The probability of the impact: 5</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<ul style="list-style-type: none"> The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The significance of the impact: 18 - Medium</p>	<p>waste streams should not be mixed.</p> <ul style="list-style-type: none"> Waste stored onsite must be kept in appropriate containers with lids that can be closed. Waste must be taken to appropriately licensed facilities for reuse, recycling, recovery or disposal. Safe Disposal Certificates must be obtained and kept on record. Any soil that has been contaminated by oil, diesel or petrol must be regarded as hazardous and disposed of at an appropriately licensed facility. Safe Disposal Certificates must be obtained and kept on record. No waste may be stored on open soil or within wetlands and/or watercourses. Construction waste must be stored in a designated area. Building rubble must be stored separately from domestic waste and may be stored on bare soil as it is inert in nature. It must, however, be ensured that other waste (general and/or hazardous waste) is not mixed together with the building rubble. Refuse bins must be provided for domestic waste. Large volumes of waste may not accumulate onsite. No waste may be burnt or buried onsite. Building rubble must be kept clean of plastic and brick ties. 	<p>The significance of the impact: 10 - Medium</p>	
<p>Soil pollution due to runoff of contaminated stormwater.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<ul style="list-style-type: none"> Storm water must be diverted around areas where there are pollution sources. Storm water drainage infrastructure must be regularly inspected for obstructions. No contaminated storm water may be 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 1 The significance of the impact: 4 - Low</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<ul style="list-style-type: none"> The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 		<p>released into the environment from the construction activities.</p> <ul style="list-style-type: none"> Washing or cleaning of equipment or machinery must occur in a designated area and the contaminated wash water must be contained. Such an area could be a plastic drum, a container or a plastic lined pit. 		
<p>Potential increase in crime in the area.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: High 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 12 - Medium</p>	<ul style="list-style-type: none"> Reference checks should be conducted on all workers before they are appointed. Workers should not be allowed to leave the construction site during the day and should be transported to and from the site on a daily basis. 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 3 The probability of the impact: 1 The significance of the impact: 6 - Low</p>	Low - Medium
Decrease in crime due to increased presence on currently vacant land.	Positive	<ul style="list-style-type: none"> As this is a positive impact, no mitigation measures are necessary. 	Positive	Not applicable.
Generation of job opportunities.	Positive	<ul style="list-style-type: none"> As this is a positive impact, no mitigation measures are necessary. 	Positive	Not applicable.
Stimulation of the local economy.	Positive	<ul style="list-style-type: none"> As this is a positive impact, no mitigation measures are necessary. 	Positive	Not applicable.
<p>Increase in traffic volumes to the site.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: High 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 3 The significance of the impact: 15 - Medium</p>	<ul style="list-style-type: none"> Avoid using access roads during peak times, as far as possible. Ensure that construction vehicles are roadworthy and that drivers comply with road rules. Loads must be securely fastened and may not exceed the tonnage limitations for each vehicle. 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	Low - Medium
Post construction Phase & Rehabilitation				
<p>Pollution of surface and/or groundwater resources due to the incorrect management and potential release of pollutants, such as chemical substances and dangerous goods.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	<ul style="list-style-type: none"> A register must be compiled of all chemical substances and dangerous goods used onsite. MSDS' (Material Safety Data Sheets) must be maintained for all chemical substances and dangerous goods. The MSDS' must also be displayed onsite. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<ul style="list-style-type: none"> The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 		<ul style="list-style-type: none"> The chemical substances and dangerous goods must be stored safely and as per the requirements of the MSDS for each chemical substance and dangerous good. Locked storage areas are preferable. Chemicals must be used as prescribed by the product and MSDS guidelines. Drip trays must be readily available onsite and used for any repair work, maintenance work of refuelling undertaken onsite. Vehicles should regularly be inspected to ensure that any fuel or oil leaks are repaired. Spill kits must be readily available onsite and personnel must be trained on the appropriate procedures to clean hydrocarbon spillages. No wastewater or wash water may be released into the environment from rehabilitation activities. 		
<p>Pollution of surface and/or groundwater resources due to poor waste management.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	<ul style="list-style-type: none"> Waste must be managed according to its hazard classification (i.e. general vs. hazardous waste). General and hazardous waste streams should not be mixed. Waste stored onsite must be kept in appropriate containers with lids that can be closed. Waste must be taken to appropriately licensed facilities for reuse, recycling, recovery or disposal. Safe Disposal Certificates must be obtained and kept on record. Any soil that has been contaminated by oil, diesel or petrol must be regarded as hazardous and disposed of at an appropriately licensed facility. Safe Disposal Certificates must be obtained and kept on record. No waste may be stored on open soil or 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		<p>within wetlands and/or watercourses.</p> <ul style="list-style-type: none"> • Sufficient ablution facilities must be provided. • Chemical toilets must be serviced regularly and must be provided with toilet paper at all times. • Any spillages from the chemical toilets must immediately be cleaned and the contaminated soil disposed of as hazardous waste. • Waste must be stored in a designated area. • Building rubble must be stored separately from domestic waste and may be stored on bare soil as it is inert in nature. It must, however, be ensured that other waste (general and/or hazardous waste) is not mixed together with the building rubble. • Refuse bins must be provided for domestic waste. • Large volumes of waste may not accumulate onsite. • No waste may be burnt or buried onsite. • Building rubble must be kept clean of plastic and brick ties. 		
<p>Pollution of surface and/or groundwater resources due to contaminated stormwater.</p> <ul style="list-style-type: none"> • The status of the impact: Negative • The degree to which the impact can be reversed: Medium • The degree to which the impact can be mitigated: High • The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	<ul style="list-style-type: none"> • Storm water must be diverted around areas where there are pollution sources. • Storm water drainage infrastructure must be regularly inspected for obstructions. • No contaminated storm water may be released into the environment from the rehabilitation activities. • Washing or cleaning of equipment and machinery must occur in a designated area and the contaminated wash water must be contained. Such an area could be a plastic drum, a leak-proof container or a plastic lined pit. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	<p>Low - Medium</p>
<p>Generation of dust by vehicles, trucks and mobile equipment.</p>	<p>The extent of the impact: 2 The duration of the impact: 1</p>	<ul style="list-style-type: none"> • Implement dust suppression techniques. • Speeds bumps and traffic signs should be 	<p>The extent of the impact: 2 The duration of the impact: 1</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: High The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Low 	<p>The magnitude of the impact: 1 The probability of the impact: 3 The significance of the impact: 12 - Medium</p>	<ul style="list-style-type: none"> erected to prevent speeding onsite. A complaints register must be kept onsite and be easily accessible to any party who wishes to lodge a complaint. The complaints register must include the following fields: <ul style="list-style-type: none"> The date of the complaint; The name and surname of the person lodging the complaint; Details of the complaint; and How and when the complaint was addressed. 	<p>The magnitude of the impact: 1 The probability of the impact: 2 The significance of the impact: 8 - Low</p>	
<p>Release of emissions from vehicles, trucks and mobile equipment.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 3 The significance of the impact: 15 - Medium</p>	<ul style="list-style-type: none"> Regular maintenance of vehicles to minimise the release of emissions. 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 3 The significance of the impact: 12 - Medium</p>	Low - Medium
<p>Generation of nuisance and noise from vehicles, trucks and mobile equipment.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 3 The significance of the impact: 15 - Medium</p>	<ul style="list-style-type: none"> Noisy activities must be scheduled during times of the day that will result in the least disturbance to adjacent sensitive receptors. Noisy work may not be undertaken on weekends and public holidays. No amplified music is allowed onsite. Sirens and/or hooters may only be used during emergencies and drills. Vehicles must not be left idling unnecessarily. All vehicles must be regularly maintained. A complaints register must be kept onsite and be easily accessible to any party who wishes to lodge a complaint. The complaints register must include the following fields: <ul style="list-style-type: none"> The date of the complaint; The name and surname of the person lodging the complaint; Details of the complaint; and How and when the complaint was 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 2 The significance of the impact: 6 - Low</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>Soil pollution due to the incorrect management of chemical substances and dangerous goods.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<p>addressed.</p> <ul style="list-style-type: none"> Drip trays must be readily available onsite and used for any repair work, maintenance work of refuelling undertaken onsite. Vehicles should regularly be inspected. Immediately repair any leaking machinery or vehicles. Place oil drums on impermeable surfaces or plastic liners. Immediately clean any hydrocarbon spillages and dispose of as hazardous waste. No wastewater or wash water may be released into the environment from construction activities. Spill kits must be readily available onsite and personnel must be trained on the appropriate procedures to clean hydrocarbon spillages. A register must be compiled of all chemical substances and dangerous goods used onsite. MSDS' (Material Safety Data Sheets) must be maintained for all chemical substances and dangerous goods. The MSDS' must also be displayed onsite. The chemical substances and dangerous goods must be stored safely and as per the requirements of the MSDS for each chemical substance and dangerous good. Locked storage areas are preferable. Chemicals must be used as prescribed by the product and MSDS guidelines. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 4 - Low</p>	<p>Low - Medium</p>
<p>Soil pollution due to poor waste management (general and hazardous waste).</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<ul style="list-style-type: none"> Waste must be managed according to its hazard classification (i.e. general vs. hazardous waste). General and hazardous waste streams should not be mixed. Waste stored onsite must be kept in appropriate containers with lids that can be 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 1 The significance of the impact: 4 - Low</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>mitigated: High</p> <ul style="list-style-type: none"> The degree to which the impact may cause irreplaceable loss of resources: Medium 		<p>closed.</p> <ul style="list-style-type: none"> Waste must be taken to appropriately licensed facilities for reuse, recycling, recovery or disposal. Safe Disposal Certificates must be obtained and kept on record. Any soil that has been contaminated by oil, diesel or petrol must be regarded as hazardous and disposed of at an appropriately licensed facility. Safe Disposal Certificates must be obtained and kept on record. No waste may be stored on open soil or within wetlands and/or watercourses. Construction waste must be stored in a designated area. Building rubble must be stored separately from domestic waste and may be stored on bare soil as it is inert in nature. It must, however, be ensured that other waste (general and/or hazardous waste) is not mixed together with the building rubble. Refuse bins must be provided for domestic waste. Large volumes of waste may not accumulate onsite. No waste may be burnt or buried onsite. Building rubble must be kept clean of plastic and brick ties. 		
<p>Soil pollution due to runoff from contaminated stormwater.</p>	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<ul style="list-style-type: none"> Storm water must be diverted around areas where there are pollution sources. Storm water drainage infrastructure must be regularly inspected for obstructions. No contaminated storm water may be released into the environment from the construction activities. Washing or cleaning of equipment or 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 1 The significance of the impact: 4 - Low</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		machinery must occur in a designated area and the contaminated wash water must be contained. Such an area could be a plastic drum, a container or a plastic lined pit.		
<p>Soil erosion due to inefficient rehabilitation of construction areas.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 3 The significance of the impact: 12 - Medium</p>	<ul style="list-style-type: none"> Rehabilitation must already be initiated during the construction phase, where possible. Areas for rehabilitation must be cleared of any building rubble and/or debris before rehabilitation is commenced with. Soil should be moved when dry, as far as possible. Weeds must be removed prior to soil replacement. Areas under rehabilitation must be cordoned off to prevent pedestrian and vehicular access. Re-vegetation must be undertaken using indigenous species, as far as possible. Areas under rehabilitation must be monitored to ensure successful vegetation establishment. Organic fertilizers and topsoil should be added to areas where vegetation establishment is not effective. 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 2 The significance of the impact: 6 - Low</p>	Low - Medium
<p>Increase in traffic volumes to the site.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: High 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 3 The significance of the impact: 15 - Medium</p>	<ul style="list-style-type: none"> Avoid using access roads during peak times, as far as possible. Ensure that construction vehicles are roadworthy and that drivers comply with road rules. Loads must be securely fastened and may not exceed the tonnage limitations for each vehicle. 	<p>The extent of the impact: 2 The duration of the impact: 1 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	Low - Medium
Operational Phase				
<p>Pollution of surface and/or groundwater resources due to the incorrect management and potential release of pollutants, such as chemical substances and dangerous goods.</p> <ul style="list-style-type: none"> The status of the impact: Negative 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> A register must be compiled of all chemical substances and dangerous goods used onsite. MSDS' (Material Safety Data Sheets) must be maintained for all chemical substances and 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 5 - Low</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<ul style="list-style-type: none"> The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 		<p>dangerous goods. The MSDS' must also be displayed onsite.</p> <ul style="list-style-type: none"> The chemical substances and dangerous goods must be stored safely and as per the requirements of the MSDS for each chemical substance and dangerous good. Locked storage areas are preferable. Chemicals must be used as prescribed by the product and MSDS guidelines. Spill kits must be readily available onsite and personnel must be trained on the appropriate procedures to clean hydrocarbon, paint or other chemical spillages. Vehicles should regularly be inspected to ensure that any fuel or oil leaks are repaired. Any soil that has been contaminated by oil, diesel or petrol must be regarded as hazardous and disposed of at an appropriately licensed facility. Safe Disposal Certificates must be obtained and kept on record. 		
<p>Pollution of surface and/or groundwater resources due to poor waste management.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> Waste must be managed according to its hazard classification (i.e. general vs. hazardous waste). General and hazardous waste streams must not be mixed. Domestic waste stored onsite must be kept in appropriate containers with lids that can be closed. Domestic waste must be taken to appropriately licensed facilities for reuse, recycling, recovery or disposal. Safe Disposal Certificates must be obtained and kept on record. Waste must be stored in a designated area. Large volumes of waste may not accumulate onsite. 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 5 – Low</p>	<p>Low - Medium</p>

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		<ul style="list-style-type: none"> No waste may be burnt or buried onsite. 		
<p>Pollution of surface and/or groundwater resources due to the runoff of contaminated stormwater.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> A storm water management plan must be developed and implemented at the development. Storm water must be diverted around areas where there are pollution sources. Storm water drainage infrastructure must be regularly inspected for obstructions. No contaminated storm water may be released into the environment. 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 5 – Low</p>	Low - Medium
<p>Pollution of surface and/or groundwater resources due to spillages from the sewerage network (pipelines) onsite.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> Ablution facilities must regularly be cleaned. Should toilets run slowly or become blocked, this should be investigated to ensure that this is not due to a broken or blocked pipe underground. Any broken or blocked pipes must be repaired. 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 1 The significance of the impact: 6 – Low</p>	Low - Medium
<p>Wastage of resources [(municipal water supply) and electricity] due to the irresponsible use.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 18 - Medium</p>	<ul style="list-style-type: none"> Consumption of water and electricity must be monitored. Use energy efficient lighting, where possible. Switch off lights and appliances when not in use. Water pipes and hoses should be inspected on a regular basis and any leakages should immediately be repaired. Running water taps or hoses may not be left unattended. High pressure hoses should be used, where possible. 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 1 The significance of the impact: 6 – Low</p>	Low - Medium
<p>Cause of pain, suffering or distress to animals and the impact of poisonous chemicals on non-target species.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 10 - Medium</p>	<ul style="list-style-type: none"> Reference should be made to the National Council for SPCA's deterrents and pest control guidelines for humane pest deterrent and control methods. No snares, lethal trapping devices, 	<p>The extent of the impact: 1 The duration of the impact: 1 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 3 - Low</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>reversed: Low</p> <ul style="list-style-type: none"> The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 		<p>substances or any form of animal control that cause or may cause suffering may be used in the control of pests.</p> <ul style="list-style-type: none"> Poisonous chemicals may have impacts on non-target species, including humans. When pesticides/chemicals remain the only alternative control, employees and/or contractors should adhere to the safety, storage and disposal guidelines specific to the pesticide/chemical being used. 		
<p>Increase in alien invasive plant species and densities on the site.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: High The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 12 - Medium</p>	<ul style="list-style-type: none"> All alien seedlings and saplings must be removed as they become evident. Manual/mechanical removal is preferred to chemical control. Dispose of eradicated plant material at an approved solid waste disposal site. Poisonous chemicals may have impacts on non-target species, including humans. When herbicides/chemicals remain the only alternative control, employees and/or contractors should adhere to the safety, storage and disposal guidelines specific to the herbicide/chemical being used. 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 5- Low</p>	Low - Medium
<p>Release of emissions from vehicles.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 3 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 3 The significance of the impact: 15 - Medium</p>	<ul style="list-style-type: none"> Speeds bumps and traffic signs should be erected to prevent speeding onsite. Set up a notice board with the purpose of making residents aware of: <ul style="list-style-type: none"> Public transport systems in the area; and The benefits of carpooling and sharing. 	<p>The extent of the impact: 2 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 2 The significance of the impact: 12 - Medium</p>	Low - Medium
<p>Soil pollution due to the incorrect management of chemical substances and dangerous goods.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be 	<p>The extent of the impact: 2 The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	<ul style="list-style-type: none"> A register must be compiled of all chemical substances and dangerous goods used onsite. MSDS' (Material Safety Data Sheets) must be maintained for all chemical substances and dangerous goods. The MSDS' must also be 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 5 - Low</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
<p>mitigated: High</p> <ul style="list-style-type: none"> The degree to which the impact may cause irreplaceable loss of resources: Medium 		<p>displayed onsite.</p> <ul style="list-style-type: none"> The chemical substances and dangerous goods must be stored safely and as per the requirements of the MSDS for each chemical substance and dangerous good. Locked storage areas are preferable. Chemicals must be used as prescribed by the product and MSDS guidelines. Vehicles should regularly be inspected to ensure that any fuel or oil leaks are repaired. Any soil that has been contaminated by oil, diesel or petrol must be regarded as hazardous and disposed of at an appropriately licensed facility. Safe Disposal Certificates must be obtained and kept on record. 		
<p>Soil pollution due to poor waste management (general and hazardous waste).</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Medium The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	<p>The extent of the impact: 2 The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact: 14 - Medium</p>	<ul style="list-style-type: none"> Waste must be managed according to its hazard classification (i.e. general vs. hazardous waste). General and hazardous waste streams must not be mixed. Domestic waste stored onsite must be kept in appropriate containers with lids that can be closed. Domestic waste must be taken to appropriately licensed facilities for reuse, recycling, recovery or disposal. Safe Disposal Certificates must be obtained and kept on record. Waste must be stored in a designated area. Large volumes of waste may not accumulate onsite. No waste may be burnt or buried onsite. 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact: 5 - Low</p>	Low - Medium
<p>Soil pollution by contaminated stormwater.</p> <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be 	<p>The extent of the impact: 2 The duration of the impact: 3 The magnitude of the impact: 2 The probability of the impact: 2 The significance of the impact:</p>	<ul style="list-style-type: none"> A storm water management plan must be developed and implemented at the development. Storm water must be diverted around areas 	<p>The extent of the impact: 1 The duration of the impact: 3 The magnitude of the impact: 1 The probability of the impact: 1 The significance of the impact:</p>	Low - Medium

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
reversed: Medium <ul style="list-style-type: none"> The degree to which the impact can be mitigated: High The degree to which the impact may cause irreplaceable loss of resources: Medium 	14 - Medium	where there are pollution sources. <ul style="list-style-type: none"> Storm water drainage infrastructure must be regularly inspected for obstructions. No contaminated storm water may be released into the environment. 	5 - Low	
Increased security due to presence of residents on formally vacant land.	Positive	<ul style="list-style-type: none"> As this is a positive impact, no mitigation measures are necessary. 	Positive	Not applicable.
Generation of job opportunities for domestic workers, gardeners and other services.	Positive	<ul style="list-style-type: none"> As this is a positive impact, no mitigation measures are necessary. 	Positive	Not applicable.
Stimulation of the local economy.	Positive	<ul style="list-style-type: none"> As this is a positive impact, no mitigation measures are necessary. 	Positive	Not applicable.
Increase in traffic volumes to the site. <ul style="list-style-type: none"> The status of the impact: Negative The degree to which the impact can be reversed: Low The degree to which the impact can be mitigated: Medium The degree to which the impact may cause irreplaceable loss of resources: High 	The extent of the impact: 2 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 3 The significance of the impact: 24 - High	<ul style="list-style-type: none"> Ensure optimal operation of access gates where applicable to ensure minimal impact on traffic flow. Set up a notice board with the purpose of making residents aware of: <ul style="list-style-type: none"> ➤ Public transport systems in the area; and ➤ The benefits of carpooling and sharing. 	The extent of the impact: 2 The duration of the impact: 3 The magnitude of the impact: 3 The probability of the impact: 2 The significance of the impact: 16 - Medium	Low - Medium

Alternative 1

(REPEAT THIS TABLE FOR EACH ALTERNATIVE)

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

No Go

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
No provision of new temporary and permanent job opportunities.	Negative	No mitigation possible.	Negative. No mitigation possible.	Not applicable
No contribution towards the stimulation of the economy.	Negative	No mitigation possible.	Negative. No mitigation possible.	Not applicable
No contribution towards new housing in South Africa.	Negative	No mitigation possible.	Negative. No mitigation possible.	Not applicable
Land remains vacant and unused.	Negative	No mitigation possible.	Negative. No mitigation possible.	Not applicable

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.
Council for Geoscience, Stand 1211, Pierre van Ryneveld Extension 2, 23 May 2017 (Letter).

EkoInfo CC, Wetland Presence/ Absence Verification – Pierre van Ryneveld Development, 30 June 2018.
Holland-Muter & Associates (HMA) Erf 1211: Pierre van Ryneveld x2: Amended Stability Map and Proposed Layout, January 2003 (Map).

Mariteng Consulting Engineers, New Residential Development on Erf 1211 Pierre van Ryneveld Extension 2, Traffic Impact Assessment, April 2018.

Refer to Appendix G.

Describe any gaps in knowledge or assumptions made in the assessment of the environment and the impacts associated with the proposed development.

The following gaps in knowledge have been identified:

- Requirements from the South African Heritage Resources Agency have not yet been received.

The following assumptions were made during this Basic Environmental Impact Assessment process:

- That all research and reference sources or material is accurate and up to date;
- That the project information, as provided by the applicant, is correct;
- That the proposed new residential development will be constructed as per the layout plans supplied by the applicant;
- That the municipality will provide the necessary municipal infrastructure and services for the proposed new residential development; and
- That the proposed new residential development will be operated according to the Environmental Management Programme and in a responsible manner.

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

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

Proposal

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
No decommissioning activities are anticipated or planned for the proposed new residential development. Therefore, no impacts have been identified or assessed as part of this Environmental Impact Assessment process.				

Alternative 1

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Alternative 2

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

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

Not applicable – No alternatives investigated.

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

No financial provisioning is applicable to the proposed project.

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:

An increase in traffic will lead to an increase of vehicle emissions of greenhouse gases and criteria pollutants (e.g. PM, SO₂, NO₂, CO, Benzene and Lead). Emissions of NO_x may also react with sunlight to form ground level O₃. This typically occurs during morning peak traffic events.

The proposed site falls outside South Africa's three air shed priority areas.

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

The summary of the key findings of this Basic Environmental Impact Assessment process are as follows:

- The project sites geology is that of the Malmani subgroup (Transvaal supergroup) supporting mostly shallow Mispah and Glenrosa soils. The Malmani subgroup is known for dolomite and chert.
- The project site lies within a Strategic Water Source Area (Ground water - Eastern karst belt).
- The project site falls outside any NFEPA wetlands.
- The project site is located approximately 3 km north of the Hennops River, 2.6 km north west of the Rietvlei Dam and 2 km south of the Apies River.
- The project site lies within the Carletonville Dolomite Grassland (Vulnerable).

- According to the Gauteng C-Plan, the site falls outside any Protected-, Critical Biodiversity- and Ecological Support Areas.
- The Rietvlei Nature Reserve, Moreleta Park and Groenkloof Nature Reserve, national protected areas, can be found 1.4 km east south east, d 4.4 km north east, and 5.6 north west of the proposed site, respectively.
- The National Environmental Web Based Screening Tool shows the following for the project site:
 - A low aquatic biodiversity sensitivity;
 - A low terrestrial biodiversity sensitivity;
 - A medium agricultural sensitivity;
 - A medium archaeological, cultural and heritage sensitivity;
 - A medium sensitivity for civil aviation; and
 - A medium sensitivity for defence.
- The Council of Geoscience's Geohazard Atlas of South Africa shows the following for the project site:
 - Groundwater availability is extremely sensitive.
 - Risks related to problem soils include:
 - Possible presence of collapsible sands – Transported sands;
 - Low risk for swelling clays;
 - Land with low susceptibility to water erosion; and
 - Soil susceptible to wind erosion – Sandy loams.
- The proposed development will result in a positive socio-economic impact through the provision of a number of temporary and permanent job opportunities as well as the stimulation of the local economy. The development will also contribute towards housing in South Africa.
- The environmental impacts associated with the proposed development have been identified and assessed in terms of their significance in this report. The most significant impacts relate to the following:
 - Increase in traffic;
 - Dangers of building on dolomite;
 - The presence of sinkholes; and
 - The capacity of municipal services.
- The majority of the impacts are rated as having a "Medium" significance before mitigation, and a "Low" significance after mitigation.

Alternative 1

Not applicable.

Alternative 2

Not applicable.

No-go (compulsory)

If the No-go option is chosen, the new residential development will not be realised. In this case, there will be no provision of new temporary and permanent job opportunities, no contribution towards the stimulation of the economy and no contribution towards new housing in South Africa. In other words, the positive impacts of the proposed development will not be realised. If the No-go option is chosen, there will be no increase in traffic as a result of the proposed development.

6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

For proposal:

The following main positive and potential negative impacts and risks have been identified for the proposed new residential project:

Positive impacts

- The generation of temporary and permanent job opportunities;
- The stimulation of the local economy; and
- Contributing to new housing in South Africa.

Negative impacts

- Increase in traffic;
- Dangers of building on dolomite;
- The presence of sinkholes; and
- The capacity of municipal services.

For alternative:

Not applicable.

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.

The proposed project is the development of Erf 1211, Pierre van Ryneveld Extension 2.

The property, Erf 1211, Pierre van Ryneveld, is a determining factor in the realisation of the proposed new residential development. The applicant and Town Planners have determined the most appropriate and practical layout for the proposed new residential development. The land is currently zoned as Public open space. However, the property is currently vacant,

overgrown and not fit for recreation. The park was also formally closed on 11 December 2002. The land has a medium agricultural sensitivity; however, it is surrounded by residential units, making traditional agricultural activities unpractical and unviable for the location. The applicant considers the proposed new residential development, the most financially viable use for the land. The scale and magnitude of the proposed project on Erf 1211, Pierre van Ryneveld is limited by the geology of the area. The optimal use of the property and has been determined by the applicant and relevant engineers.

As such, no alternatives could be considered in addition to the preferred alternative.

The impacts identified for the proposed development are predominantly rated as having a "Medium" significance before mitigation, and a "Low" significance after mitigation.

7. SPATIAL DEVELOPMENT TOOLS

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

The following was determined from Google earth:

- The Rietvlei Nature Reserve, Moreleta Park and Groenkloof Nature Reserve, national protected areas, can be found 1.4 km east south east, 4.4 km north east, and 5.6 north west of the proposed site, respectively.
- The project site is located approximately 3 km north of the Hennops River, 2.6 km north west of the Rietvlei Dam and 2 km south of the Apies River.

The South African National Biodiversity Institute's Biodiversity GIS shows the following for the project site:

- The geology is that of the Malmani subgroup (Transvaal supergroup).
- It falls within a Strategic Water Source Area (Ground water - Eastern karst belt).
- It falls outside any NFEPA wetlands.
- It falls within the Carletonville Dolomite Grassland (Vulnerable).
- According to the Gauteng C-Plan, the site falls outside any Protected-, Critical Biodiversity Areas and Ecological Support Areas.

- The National Environmental Web Based Screening Tool shows the following for the project site:

- A low aquatic biodiversity sensitivity;
- A low terrestrial biodiversity sensitivity;
- A medium agricultural sensitivity;
- A medium archaeological, cultural and heritage sensitivity;
- A medium sensitivity for civil aviation; and
- A medium sensitivity for defence.

- The Council of Geoscience's Geohazard Atlas of South Africa shows the following for the project site:

- Groundwater availability is extremely sensitive.
- Risks related to problem soils include:
 - Possible presence of collapsible sands – Transported sands;
 - Low risk for swelling clays;
 - Land with low susceptibility to water erosion.
 - Soil susceptible to wind erosion – Sandy loams.

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

Not applicable

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:

The mitigation measures contained in the Environmental Management Programme must be implemented during each developmental phase of the proposed project.

An independent Environmental Control Officer must be appointed to audit compliance to the Environmental Management Programme on a monthly basis during the construction phase of the proposed development.

Requirements from the South African Heritage Resources Agency (SAHRA) must be implemented and approval obtained from SAHRA before the development may proceed.

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

Need (timing)

1. Is the land use (associated with the activity being applied for) considered within the timeframe intended by the existing approved spatial development framework (SDF) agreed to by the relevant environmental authority? (i.e. is the proposed development in line with the projects and programmes identified as priorities within the credible IDP).

Yes.

Problems facing South Africa, including the high level of unemployment, poverty, inequality, inadequate housing, crime, etc., cannot be addressed without economic growth and development. The City of Tshwane Metropolitan Municipality has adopted a number of strategic objectives for the City. One of these is to “accelerate higher and shared economic growth and development”. The densification strategy adopted by the Municipality will play an important role in the growth and development of the city. The strategy will not only help to establish a more compact city, through the optimal use of land and existing infrastructure, but it will also enhance the economic viability of providing an integrated network of public transport services.

The site lies to the south of the Pierre van Ryneveld Local Node and next to an Activity Street (Van Ryneveld Road) that has a wide road reserve. The site is suitable for residential densification and the density of the proposed development (49 dwellings per hectare) is in line with the maximum density proposed for a vacant site, which lies next to an activity street.

The proposed site also falls within an area demarcated as Zone 1 in the Gauteng Environmental Management Framework (EMF) (2014). Zone 1 areas are intended to streamline urban development activities in the zone and to promote development infill, densification and concentration of urban development. These zones are intended to create more effective and efficient city regions that will minimise urban sprawl into rural areas.

According to the City of Tshwane, Integrated Development Plan (2011-2016) (IDP), the majority of developments occur in the eastern, central and southern parts to the city and these areas experience pressure with upgrading and maintenance of infrastructure. However, the proposed site does not fall within high density areas or hotspot areas with spatial issues (infrastructure and development pressures) identified in the IDP. The IDP shows the proposed site is surrounded by areas with spatial functionalities categorised as economic activity areas and developed residential areas. The IDP City of Tshwane Investment Map/Capital Investment Map (Figure 6) prioritises the following for these areas:

- **Manage and maintain existing infrastructure and services via replacements and refurbishment in developed residential areas;**
- **Support existing and planned economic areas with bulk infrastructure provision and maintenance of existing infrastructure and services; and**
- **Transportation investment need to link these areas and provide people with opportunities to access jobs, education facilities etc.**

2. Should development, or if applicable, expansion of the town/area concerned in terms of this land use (associated with the activity being applied for) occur here at this point in time?

Yes.

In the Gauteng Spatial Development Framework (2030), the proposed site falls within the “Provincial Area of Focus for Economic Consolidation”. The logic behind economic consolidation is focused on: “township redevelopment, including nodal and corridor development, in townships where most people live, that are most accessible and connected via public transport to the economic core areas and similar township areas, and could develop diverse economic activities”. Nodal development involves the concentration of development particularly around planned or existing roadways and intersections. Corridor development creates mixed-use, dense, walkable communities that encourage citizens to live, work, and shop near the corridor, decreasing their dependence on cars. The proposed site falls within the area between the N1, R21 and N3. The Gauteng Spatial Development Framework (2030) sees this part of the provinces as having opportunity for new developments that can contribute to spatial integration and intensification.

3. Does the community/area need the activity and the associated land use concerned (is it a societal priority)? This refers to the strategic as well as local level (e.g. development is a national priority, but within a specific local context it could be inappropriate).

Yes. Refer to comments made in point 1 and 2 above.

4. Are the necessary services with adequate capacity currently available (at the time of application), or must additional capacity be created to cater for the development?

The Engineering Services Report, referred to in the Memorandum for the proposed development, confirms that the existing sewer line, roads, stormwater and water capacity in the area is adequate to support the proposed development.

5. Is this development provided for in the infrastructure planning of the municipality, and if not what will the implication be on the infrastructure planning of the municipality (priority and placement of services and opportunity costs)?

The road infrastructure upgrades as proposed in the Traffic Impact Assessment have been approved by the City of Tshwane. The bulk contribution for the upgrades of the road infrastructure is being finalised in conjunction with the municipality and a bulk services agreement will be signed.

6. Is this project part of a national programme to address an issue of national concern or importance?

No.

Desirability (placing)

1. Is the development the best practicable environmental option for this land/site?

Yes.

The land is currently zoned as Public open space. However, the property is currently vacant, overgrown and not fit for recreation. The park was also formally closed on 11 December 2002. The land has a medium agricultural sensitivity; however, it is surrounded by residential units, making traditional agricultural activities unpractical and unviable for this location. The proposed new residential development is aligned with the Gauteng Environmental Management Framework Gauteng Spatial Development Framework (2030).

The proposed development is desirable for the following reasons:

- The development will add to the range of housing within the node;
- The site is accessible to public transport services (i.e. taxi's and busses);
- The area in which the site is situated comprise of shopping and business centres, schools, crèches, housing developments, a library, doctor's rooms, attorneys, a veterinary clinic, businesses and offices;
- The development will be a brown field development and it supports the "smart growth" approach to development, which has been adopted by the Municipality;
- Adequate on-site parking will be provided for the development in accordance with the parking requirement that is specified for dwelling units in Table G of the Tshwane Town Planning Scheme, 2008 (revised in 2014); and
- The proposed development is in line with the development policies of National-, Provincial- as well as Local Government.

2. Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?

No. Please refer to comment in point 1 under Need (timing) and point 1 under Desirability (placing) above.

3. Would the approval of this application compromise the integrity of the existing environmental management priorities for the area (e.g. as defined in EMFs), and if so, can it be justified in terms of sustainability considerations?

No. Please refer to comment in point 1 under Need (timing) and point 1 under Desirability (placing) above.

4. Do location factors favour this land use (associated with the activity applied for) at this place? (this relates to the contextualisation of the proposed land use on this site within its broader context).

Yes. Please refer to comment in point 1 under Need (timing) and point 1 under Desirability (placing) above.

5. How will the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas (built and rural/natural environment)?

Should mitigation measures, as contained in the Environmental Management Programme for this project, be implemented effectively, it is not expected for the proposed project to have a high impact on sensitive natural or cultural areas.

6. How will the development impact on people's health and wellbeing (e.g. in terms of noise, odours, visual character and sense of place, etc)?

Should mitigation measures, as contained in the Environmental Management Programme for this project be implemented effectively, it is not expected for the proposed project to have a significant negative impact on people's health and wellbeing, in terms of noise, odours and visual character.

7. Will the proposed activity or the land use associated with the activity applied for, result in unacceptable opportunity costs?

No.

The site has a medium agricultural sensitivity, the development of the site for residential purposes is in line with municipal and provincial plans and frameworks and the development of residences constitutes the most valuable land use for the site. The site is no longer a formal Park and is unsuitable for recreational use in its current state.

8. Will the proposed land use result in unacceptable cumulative impacts?

If unmitigated, the increase in traffic may result in unacceptable cumulative impacts. Should mitigation measures, as contained in the Environmental Management Programme for this project be implemented effectively, it is not expected for the proposed project to have unacceptable cumulative impacts. Upgrades to road infrastructure must also be implemented by way of bulk services contributions, as agreed to by the City of Tshwane.

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

10 years

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

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

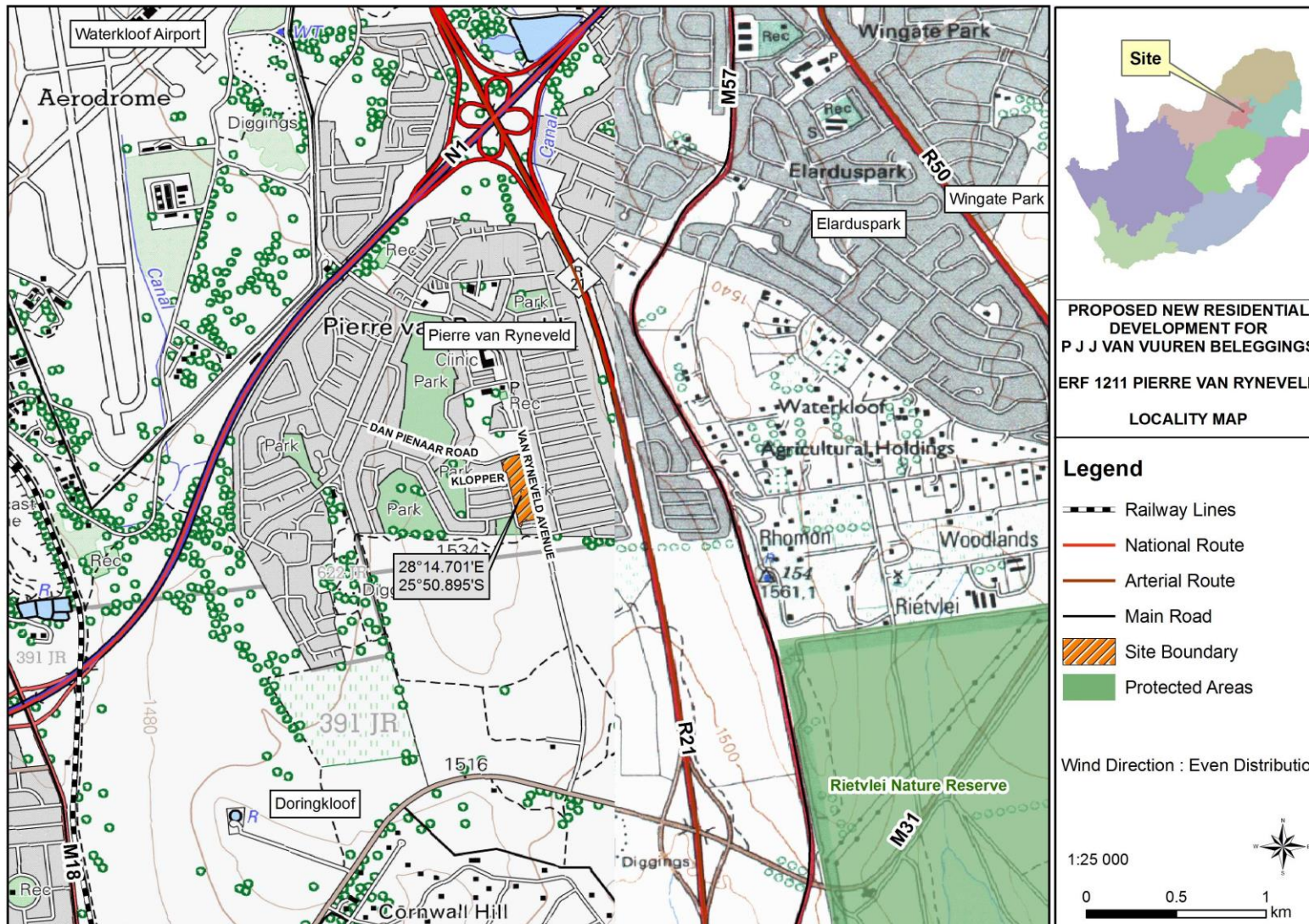
Appendix I: Other information

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)



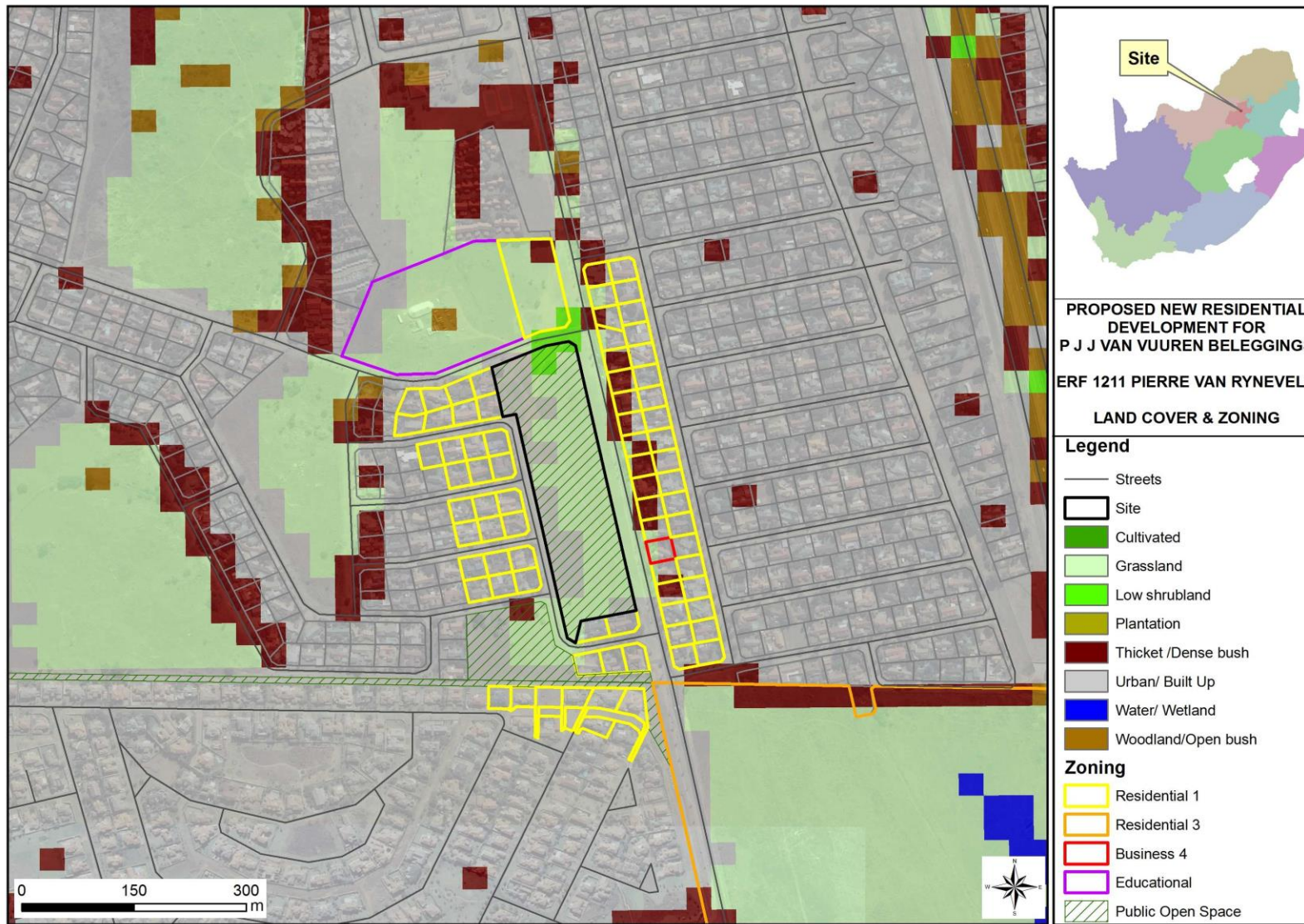
Site locality map



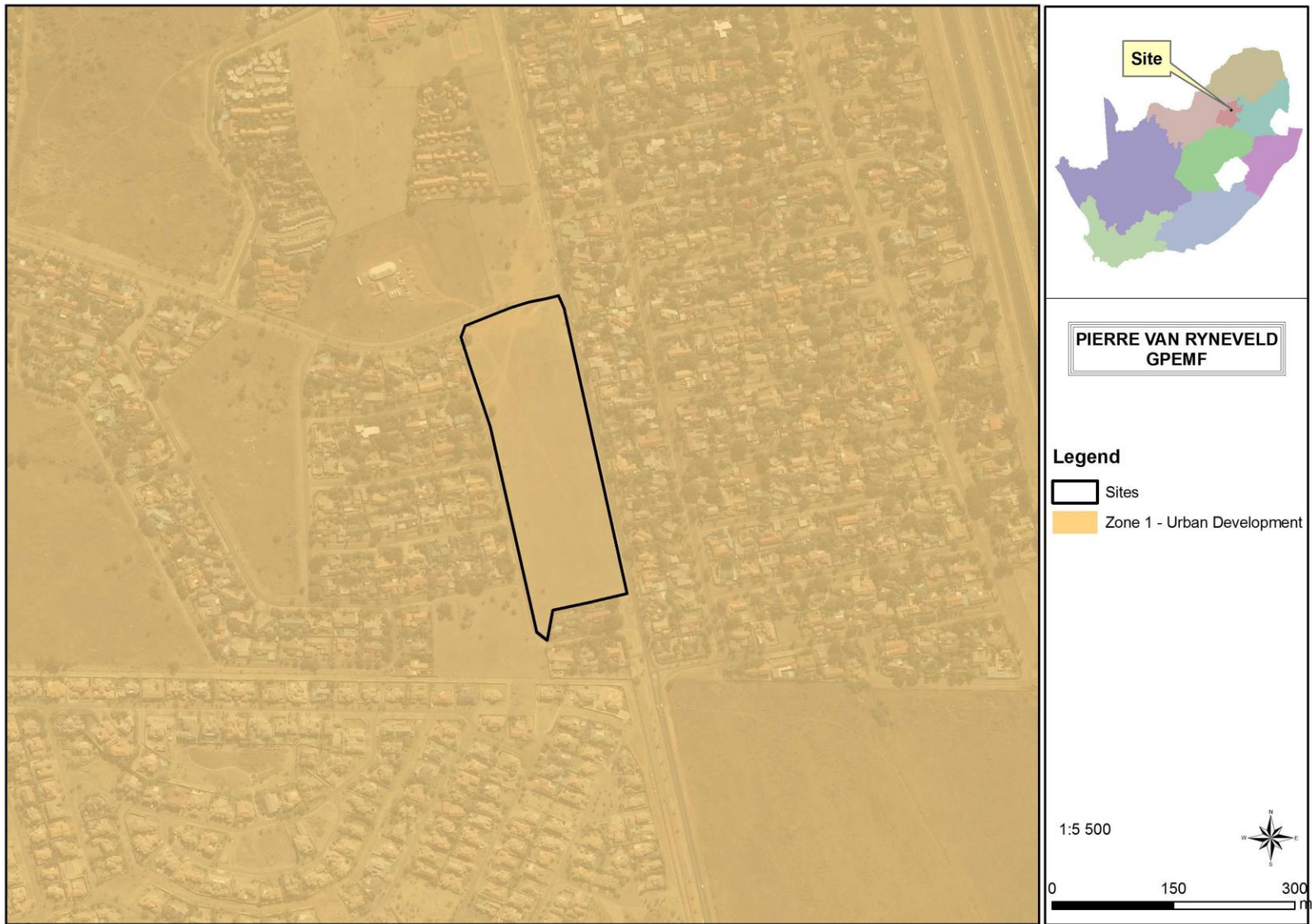
Aerial map of properties adjacent to the proposed project site.



Aerial map of the project property and surrounds



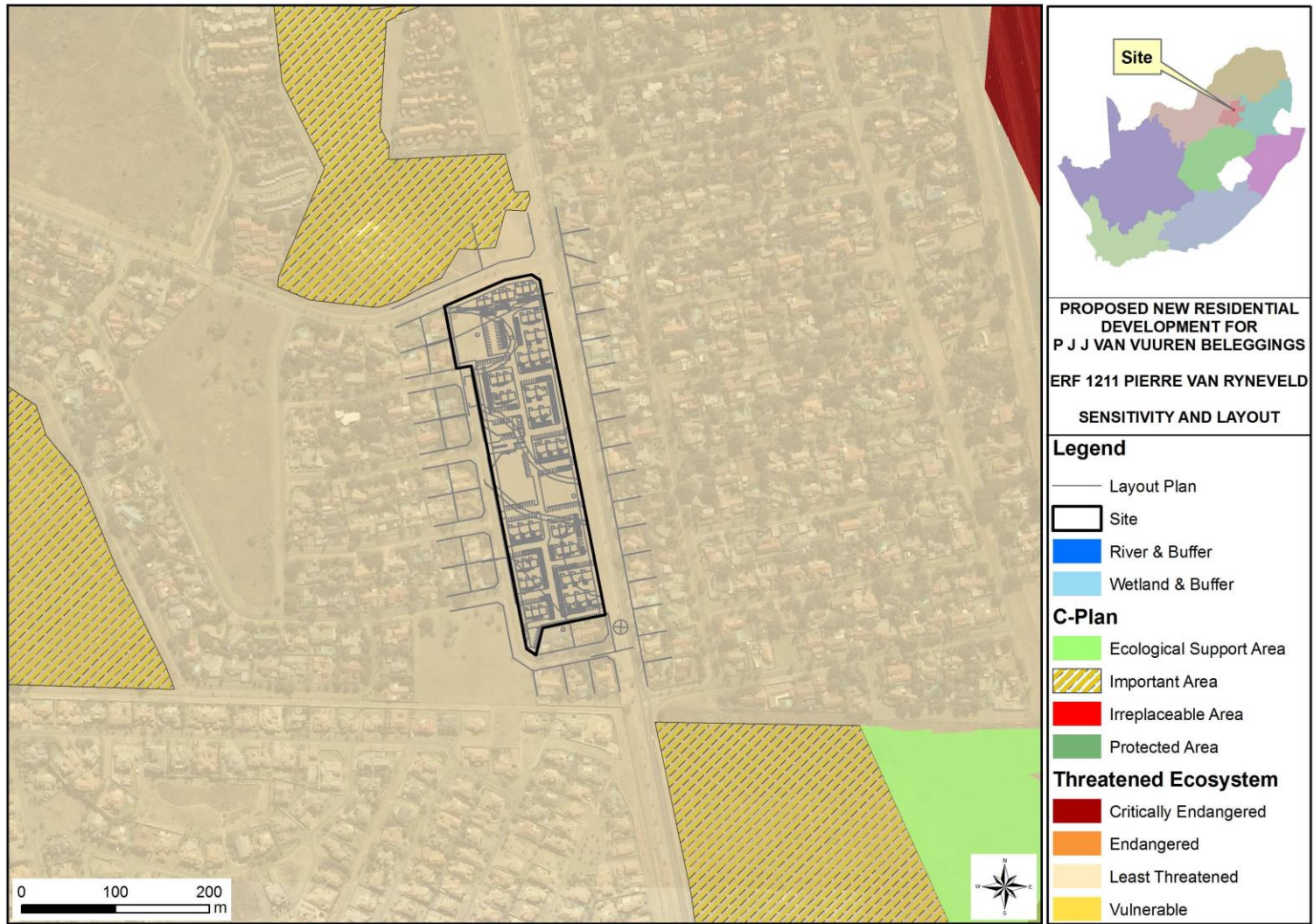
Land cover and zoning



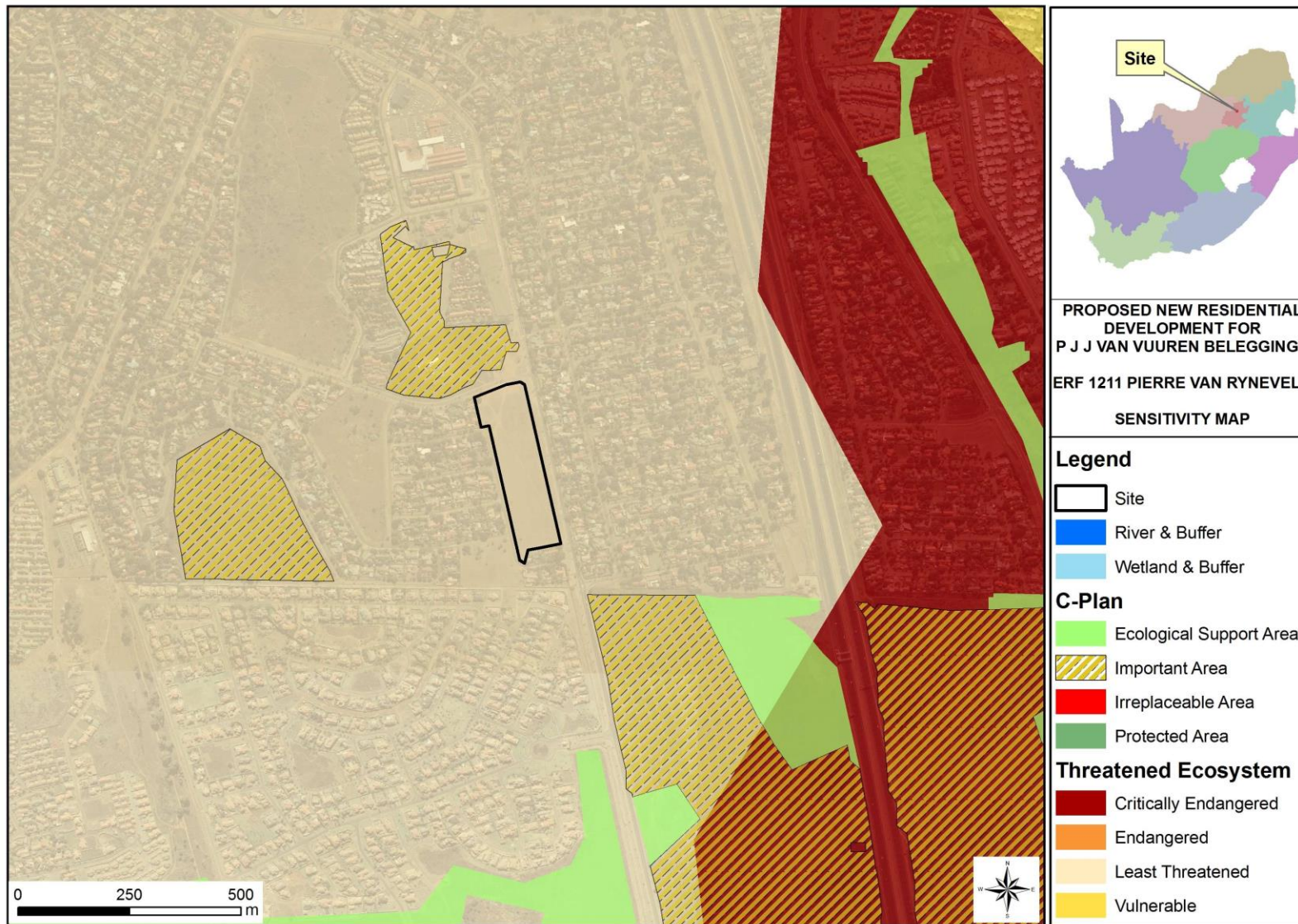
Gauteng EMF zoning



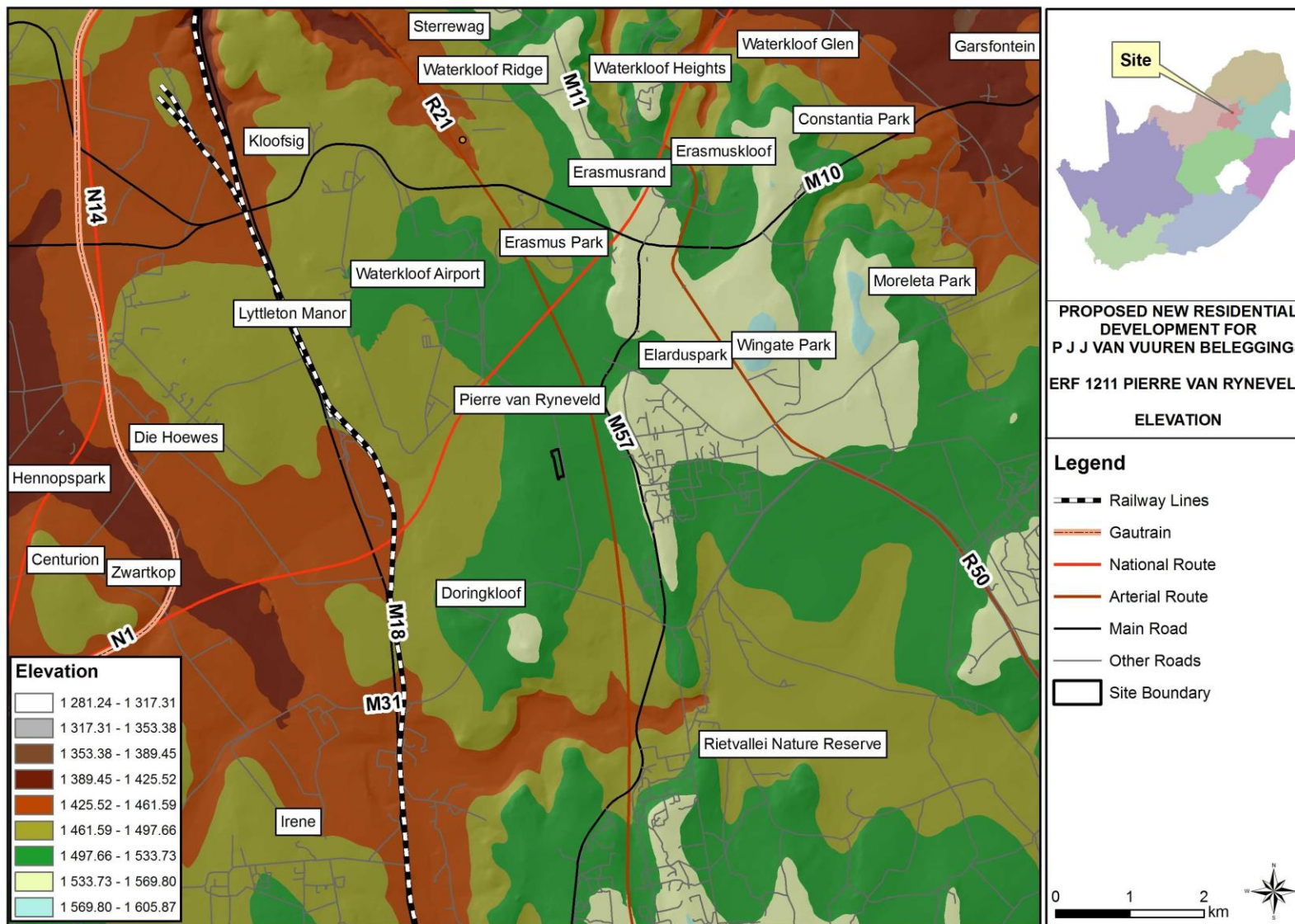
Contour map of the project property and surrounds



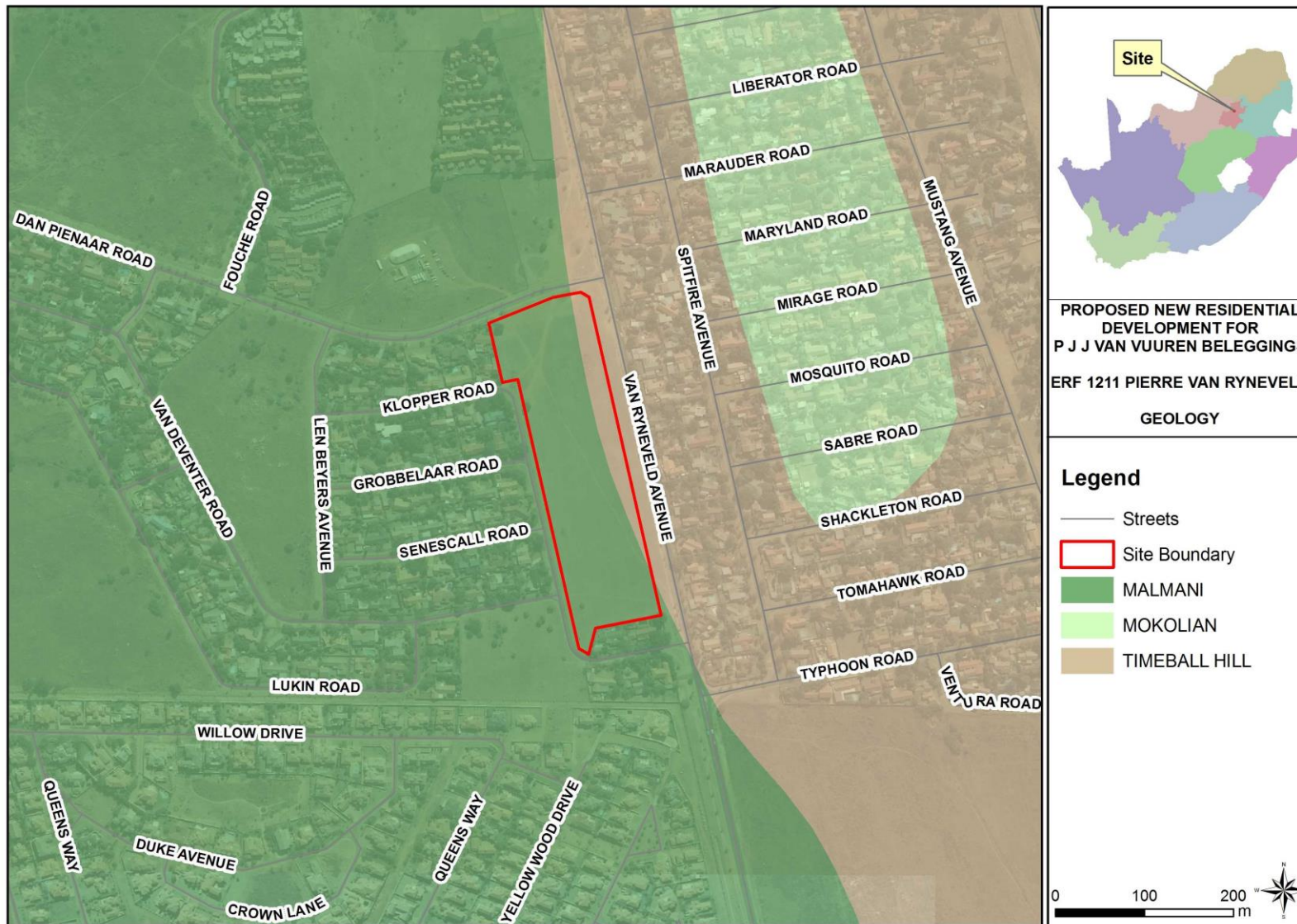
Sensitivity overlay plan



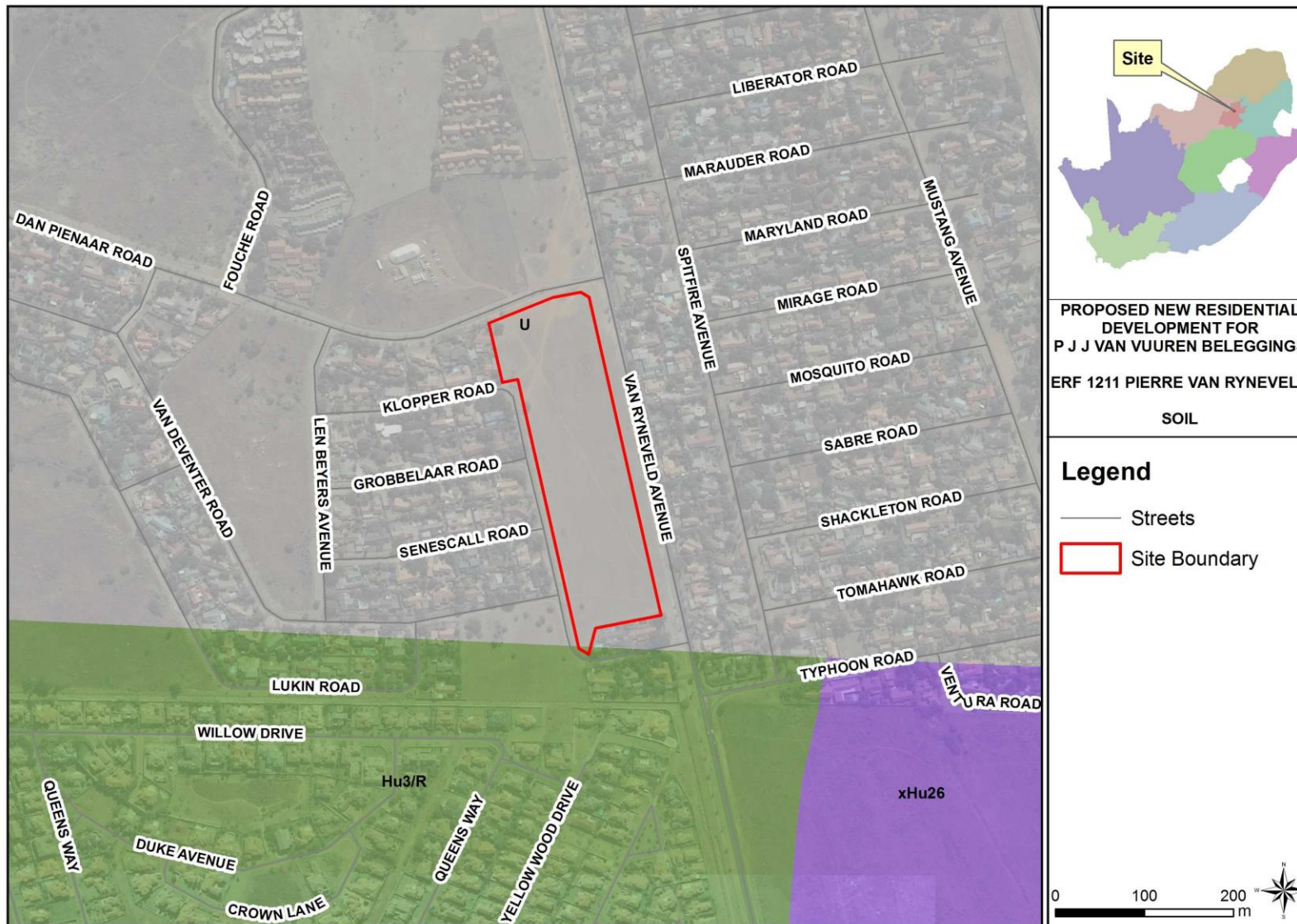
Hydrology, C-Plan and threatened ecosystems map of the site



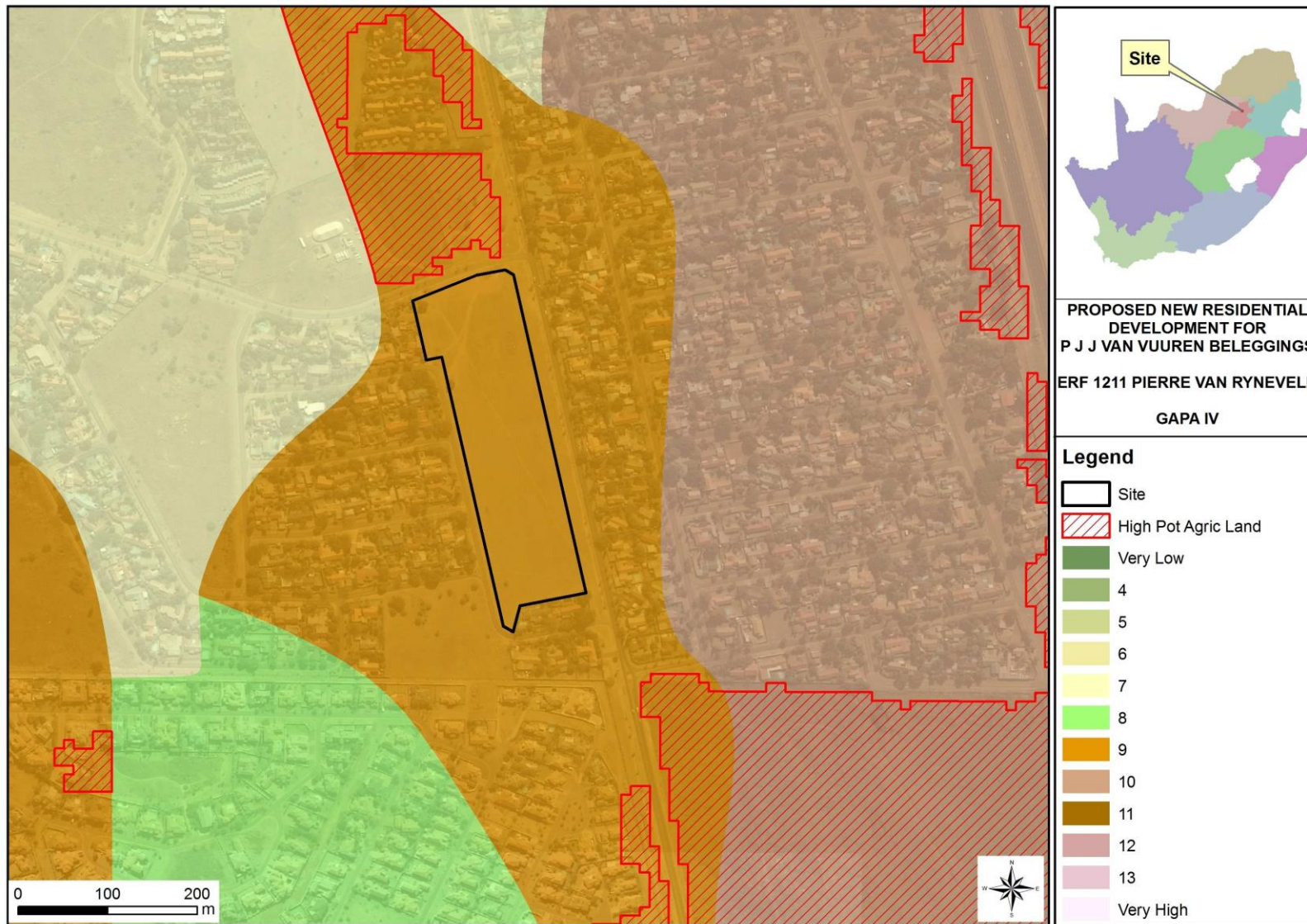
Elevation map of the project property and surrounds



Geology map of the project property and surrounds



Soil map of the project property and surrounds



GAPA IV Designation of the project property and surrounds

Appendix B: Photographs

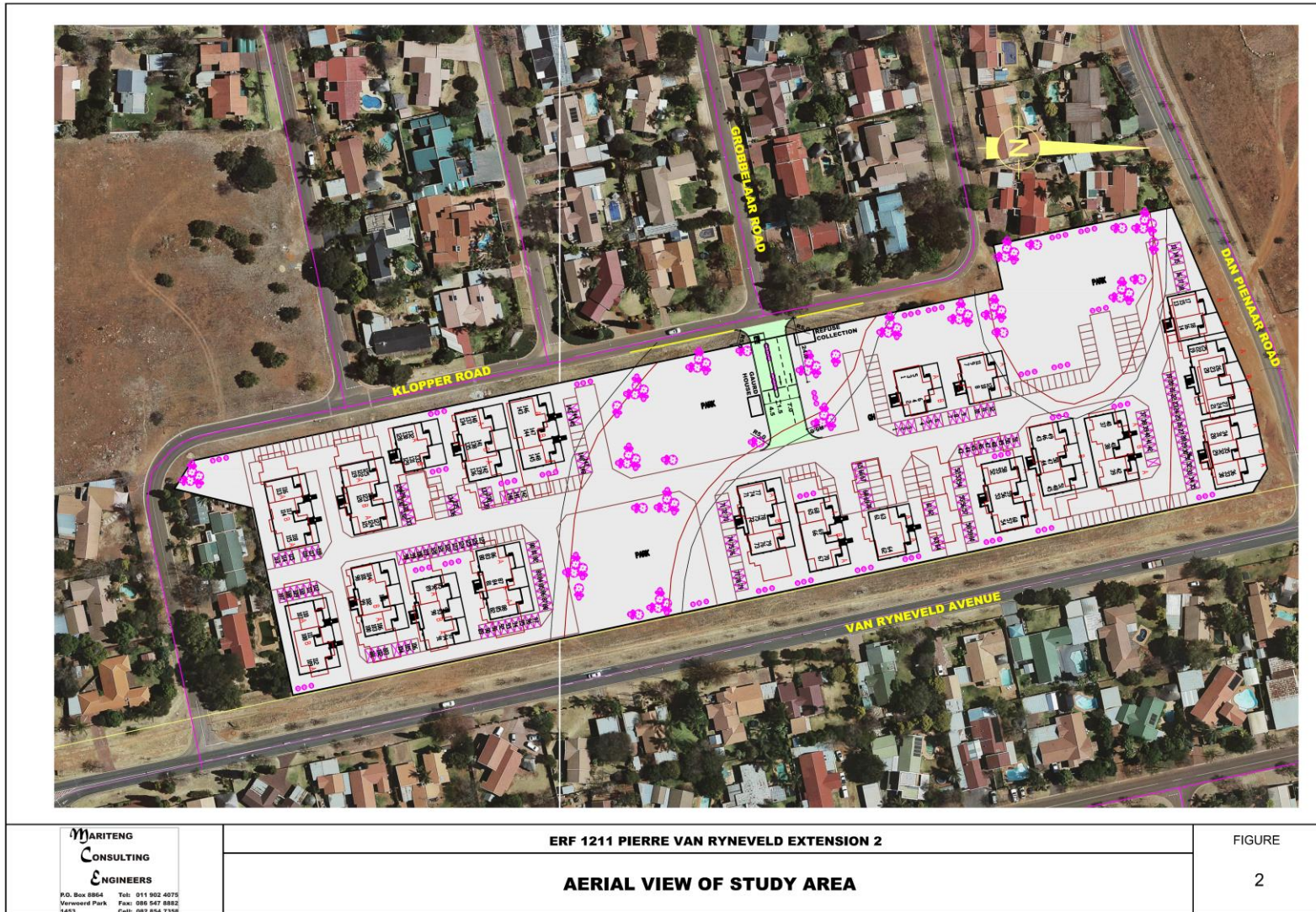








Appendix C: Facility illustration(s)



Facility illustration for the proposed project.

Appendix D: Route position information

Not Applicable.

Appendix E: Public participation information

Appendix 1 – Proof of site notice



**NOTICE OF ENVIRONMENTAL AUTHORISATION APPLICATION FOR THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

This notice board serves to inform you, as a potential Interested and Affected Party, of the proposed application for Environmental Authorisation for the "Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld" project. The Environmental Authorisation application has been lodged with the Gauteng Department of Agriculture and Rural Development (the Competent Authority) in terms of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment (EIA) Regulations, 2014 (regulations in terms of sections 24(5) and 44 of the NEMA, 1998), as amended.

Labesh (Pty) Ltd has been appointed by the applicant, P J J Van Vuuren Beleggings (Pty) Ltd, in terms of Regulation 12 of the Environmental Impact Assessment Regulations (GNR 982 of 4 December 2014), as amended, as the independent Environmental Assessment Practitioner (EAP) tasked with conducting the above mentioned application processes. Labesh complies with the necessary requirements of Regulation 13 of GNR 982 of 4 December 2014, as amended.

BACKGROUND OF THE APPLICANT

P J J Van Vuuren Beleggings develops and sub-divides real estate into lots and residential developments.

DESCRIPTION OF CURRENT OPERATIONS

The project site is currently a vacant property.

PROJECT DESCRIPTION

The proposed residential development will comprise a total of 165 dwelling units (in three (3) storey building). This equates to a density of 48.4 dwellings per hectare (165 dwelling units ÷ 3.4109 hectares = 48.4 dwelling units/hectare). The unit types will include 2- and 3 bedroom dwellings units/duplex dwellings. There will be 57 two (2) – bedroom dwelling units and 108 three (3) – bedroom dwelling units. Adequate parking facilities for residents and visitors will be provided. Three (3) open spaces (with a combined area of 8 500m²) will be provided on the site. A part of this area will be developed as a play area. Access to the development will be from the west, in Klopper Road, where it intersects with Grobbelaar Road.

PROJECT LOCATION

Project site GPS coordinates: 25°50'53.71"S, 28°14'42.06"E

Erf 1211, Pierre van Ryneveld Extension 2. The project location is situated north-east of Centurion, in the City of Tshwane Metropolitan Municipality, Gauteng Province.

LEGISLATION RELEVANT TO THE PROJECT

The proposed project requires Environmental Authorisation for the following listed activities in terms of the Environmental Impact Assessment Regulations, 2014, as amended:

- GNR 983 of 4 December 2014 (Listing Notice 1), as amended by GNR 327 of 7 April 2017: Activity No. 27;
- GNR 985 4 December 2014 (Listing Notice 3), as amended by GNR 324 of 7 April 2017: Activity No. 4, 12 and 15.

The above mentioned activities require a Basic Environmental Impact Assessment process to be conducted in support of the Environmental Authorisation application.

The following reports are applicable to this application for Environmental Authorisation:

- A Basic Assessment Report in accordance with Appendix 1 of the EIA Regulations, 2014; and
- An Environmental Management Programme in accordance with Appendix 4 of the EIA Regulations, 2014.

PUBLIC PARTICIPATION PROCESSES

The public participation processes for the above mentioned applications are conducted according to the requirements of Chapter 6 of the EIA Regulations of 4 December 2014, as amended. Should you wish to register as an Interested and Affected Party for the proposed project and subsequently be kept informed of the progress of the project and all public participation opportunities as the application process proceeds, please request and complete an "Interested and Affected Party" registration (obtainable from the EAP for the project). Completed "Interested and Affected Party" registration forms should please be submitted to the EAP, Lourens de Villiers, at the contact details provided below. Alternatively, you may also submit your name, contact information and interest in the matter, in writing, to the EAP at the contact details provided. **Deadline date for registration as an Interested and Affected Party: 5 April 2019.**

As required in the EIA Regulations, a newspaper advertisement will be placed in the Beeld Newspaper.

The draft Basic Assessment Report will be made available to the public for review and commenting for a period of 30 days (exact dates will be communicated to registered I&APs). Electronic copies of the report will be provided to registered Interested and Affected Parties via email or registered post. Please inform us should you require a hard copy of the report.

Should you require any additional information, please do not hesitate to contact the EAP at the details provided below.

Labesh (Pty) Ltd - Lourens de Villiers

Tel: 082 789 6525

Email: admin@labesh.co.za

Postal Address: PostNet Box #469, Private Bag X504, Sinoville, 0129

**KENNISGEWING VAN OMGEWINGSMAGTIGING AANSOEK VIR DIE VOLGENDE PROJEK: VOORGESTELDE NUWE WOONONTWIKKELING VIR P J J VAN VUUREN BELEGGINGS OP ERF 1211, PIERRE VAN RYNEVELD
OMGEWINGSMAGTIGING AANSOEK VERWYSINGSNOMMER: GAUT: 002/18-19/E0123**

Hierdie kennisgewingbord dien om jou te laat weet, as 'n moontlike Belanghebbende en Geaffekteerde Party, van die voorgestelde aansoek om omgewingsmagtiging vir die "Voorgestelde nuwe woonontwikkeling vir P J J Van Vuuren Beleggings op Erf 1211, Pierre van Ryneveld" projek. Die aansoek vir Omgewingsmagtiging is by die Gauteng Departement van Landbou en Landelike Ontwikkeling (die Bevoegde Owerheid) ingedien ingevolge die Wet op Nasionale Omgewingsbestuur (NEMA), 1998 (Wet Nr 107 van 1998), soos gewysig, en die Omgewingsimpakevaluering (OIE) regulasies, 2014 (regulasies ingevolge artikels 24 (5) en 44 van NEMA, 1998), soos gewysig.

Labesh (Edms.) Bpk. is aangestel deur die aansoeker, P J J Van Vuuren Beleggings (Edms.) Bpk., in terme van Regulasie 12 van die Regulasies oor Omgewingsimpakevaluering (GNR 982 van 4 Desember 2014), soos gewysig, as die onafhanklike Omgewingsimpakevalueringpraktisyn wat getaak is met die uitvoer van bogenoemde aansoek prosesse. Labesh voldoen aan die nodige vereistes van regulasie 13 van GNR 982 van 4 Desember 2014, soos gewysig.

AGTERGROND VAN DIE AANSOEKER

P J J Van Vuuren Beleggings ontwikkel en onderverdeel eiendom in residensiële ontwikkelings.

BESKRYWING VAN HUIDIGE BEDRYGWIGHEDE

Die terrein is tans 'n vakante eiendom.

PROJEK BESKRYWING

Die voorgestelde residensiële ontwikkeling sal bestaan uit 'n totaal van 165 wooneenhede (in drie (3) verdieping geboue). Dit is gelyk aan 'n digtheid van 48.4 wooneenhede per hektaar (165 wooneenhede ÷ 3.4109 hektaar = 48.4 wooneenhede/hektaar). Die eenheidstipes sal 2- en 3 slaapkamer wooneenhede/duplekse wonings insluit. Daar sal 57 twee (2) - slaapkamer wooneenhede en 108 drie (3) - slaapkamer wooneenhede wees. Voldoende parkeergeriewe vir inwoners en besoekers sal voorsien word. Drie (3) op ruimtes (met 'n gesamentlike oppervlakte van 8 500m²) sal op die terrein voorsien word. 'n Deel van hierdie gebied sal as 'n speelarea ontwikkel word. Toegang tot die ontwikkeling sal van die weste af kom, in Klopperweg, waar dit kruis met Grobbelaarweg.

PROJEK LIGGING

Projekterrein GPS-koördinate: 25°50'53.71"S, 28°14'42.06"E

Erf 1211, Pierre van Ryneveld Uitbreiding 2. Die projekterrein is noord-oos van Centurion, in die Tshwane Metropolitaanse Munisipaliteit, Gauteng Provinsie.

WETGEWING RELEVANT TOT DIE PROJEK

Die voorgestelde projek vereis Omgewingsmagtiging vir die volgende gelyste aktiwiteite ingevolge die Regulasies oor Omgewingsimpakevaluering, 2014, soos gewysig:

- Staatskennisgewing R. 983 van 4 Desember 2014 (Lyskennisgewing 1), soos gewysig deur Staatskennisgewing R. 327 van 7 April 2017: Aktiwiteit Nr 27;
- Staatskennisgewing R. 985 4 Desember 2014 (Lyskennisgewing 3), soos gewysig deur Staatskennisgewing R. 324 van 7 April 2017: Aktiwiteit Nr 4, 12 en 15.

Bogenoemde aktiwiteite vereis dat 'n Basiese Omgewingsimpakstudie proses ter ondersteuning van die Omgewingsmagtiging aansoek gedoen word.

Die volgende verslae is van toepassing op hierdie aansoek vir Omgewingsmagtiging:

- 'n Basiese Evalueringsverslag in ooreenstemming met Bylae 1 van die OIE-regulasies, 2014; en
- 'n Omgewingsbestuursprogram in ooreenstemming met Bylae 4 van die OIE-regulasies, 2014.

PUBLIEKE DEELNAME PROSESSE

Die publieke deelname proses vir die bogenoemde aansoek word uitgevoer volgens die vereistes van Hoofstuk 6 van die OIE-regulasies van 4 Desember 2014, soos gewysig. Indien u wil registreer as 'n Belanghebbende en Geaffekteerde Party vir die voorgestelde projek en daarna op hoogte gehou word van die vordering van die projek en alle publieke deelname geleenthede, versoek asseblief en voltooi 'n "Belanghebbende en Geaffekteerde Party" registrasie vorm (verkrygbaar by die Omgewingsimpakevalueringpraktisyn vir die projek). Voltooi "Belanghebbende en Geaffekteerde Party" registrasievorms moet asseblief gestuur word aan die Omgewingsimpakevalueringpraktisyn, Lourens de Villiers, by die kontakbesonderhede hieronder. Alternatiewelik kan jy ook jou naam, kontakbesonderhede en belang in die saak skriftelik aan die Omgewingsimpakevalueringpraktisyn verskaf. **Afsnydatum vir registrasie as 'n Belanghebbende en Geaffekteerde Party: 5 April 2019.**

Soos vereis in die OIE-regulasies, sal 'n koerantadvertensie in die Beeld koerant geplaas word.

Die konsep Basiese Evalueringsverslag verslag sal aan die publiek beskikbaar gemaak word vir hersiening en om kommentaar te lewer vir 'n tydperk van 30 dae (presiese datums sal aan geregistreerde Belanghebbende en Geaffekteerde Partye gekommunikeer word). Elektroniese kopieë van die verslag sal per e-pos of geregistreerde pos aan geregistreerde Belanghebbende en Geaffekteerde Partye voorsien word. Laat weet ons asseblief indien u 'n harde kopie van die verslag vereis.

Indien u enige verdere inligting benodig, kontak gerus die Omgewingsimpakevalueringpraktisyn by die kontak besonderhede hieronder.

Labesh (Edms.) Bpk. - Lourens de Villiers,

Tel: 082 789 6525

E-pos: admin@labesh.co.za

Posadres: PostNet Boks #469, Private Bag X504, Sinoville, 0129



Appendix 2 – Written notices issued as required in terms of the regulations
Appendix 2.1 – Written notices



Postnet Box 469, Private Bag X504, Sinoville, 0129
 Tell: 087 230 8462
 Cell: 082 789 6525
 Email: lourens@labesh.co.za

March 1, 2019

City of Tshwane Metropolitan Municipality
 PO Box 440
 Pretoria
 0001

Attention: Rudzani Mukheli

NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123

This letter serves to inform you, as a potential Interested and Affected Party (I&AP), of the proposed application for Environmental Authorisation for the "Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld" project. The Environmental Authorisation application has been lodged with the Gauteng Department of Agriculture and Rural Development (the Competent Authority) in terms of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2014 (Regulations in terms of sections 24(5) and 44 of the NEMA, 1998), as amended. For this Environmental Authorisation application, a Basic Environmental Impact Assessment process will be conducted.

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Project Applicant	P J J Van Vuuren Beleggings (Pty) Ltd
Project EIA Reference Number	GAUT: 002/18-19/E0123
Project Name	Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld
Project Location	Erf 1211, Pierre van Ryneveld Extension 2
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Environmental Assessment Practitioner for the project	Labesh (Pty) Ltd - Lourens de Villiers Tel: 082 789 6525 Email: admin@labesh.co.za Postal Address: PostNet Box #469, Private Bag X504, Sinoville, 0129

Please do not hesitate to contact us should you require any additional information or if any of the information provided in this letter is unclear.



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March 1, 2019

City of Tshwane Metropolitan Municipality
 PO Box 440
 Pretoria
 0001

Attention: Kemmone Mofela

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
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March 1, 2019

City of Tshwane Metropolitan Municipality
PO Box 440
Pretoria
0001

Attention: City Manager

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
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Labesh (Pty) Ltd.



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March 1, 2019

City of Tshwane Metropolitan Municipality
 PO Box 440
 Pretoria
 0001

Attention: Stephens Notoane

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
 EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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March 1, 2019

City of Tshwane Metropolitan Municipality – Ward 79
PO Box 440
Pretoria
0001

Attention: Johan Van Buuren

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING
PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN
BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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Labesh (Pty) Ltd.



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March 1, 2019

Department of Mineral Resources – Gauteng Region
 Private Bag X59
 Arcadia
 0007

Attention: Regional Manager: Sunday Mabaso

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
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March 1, 2019

Department of Water and Sanitation – A21B
 Private Bag X313
 Pretoria
 0001

Attention: Mr Magoba Litshani

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
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March 1, 2019

Gauteng Department of Agriculture and Rural Development
 PO Box 8769
 Johannesburg
 2000

Attention: HOD: Mr Nhlakanipho Nkontwana

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
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March 1, 2019

Gauteng Department of Community Safety
 PO Box 62440
 Marshalltown
 2107

Attention: HOD: Ms Yoliswa Makhasi

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
 EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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Project Applicant	P J J Van Vuuren Beleggings (Pty) Ltd
Project EIA Reference Number	GAUT: 002/18-19/E0123
Project Name	Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld
Project Location	Erf 1211, Pierre van Ryneveld Extension 2
Project GPS Coordinates	25°50'53.71"S; 28°14'42.06"E
Environmental Assessment Practitioner for the project	Labesh (Pty) Ltd - Lourens de Villiers Tel: 082 789 6525 Email: admin@labesh.co.za Postal Address: PostNet Box #469, Private Bag X504, Sinoville, 0129

Please do not hesitate to contact us should you require any additional information or if any of the information provided in this letter is unclear.



Postnet Box 469, Private Bag X504, Sinoville, 0129
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March 1, 2019

Gauteng Department of Co-operative Governance and Traditional Affairs
Private Bag X86
Marshalltown
2107

Attention: HOD: Ms Thandeka Mbassa

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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Project EIA Reference Number	GAUT: 002/18-19/E0123
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Labesh (Pty) Ltd.



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March 1, 2019

Gauteng Department of Economic Development
Private Bag X091
Marshalltown
2107

Attention: Acting HOD: Mr Makhukhu Mampuru

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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Environmental Assessment Practitioner for the project	Labesh (Pty) Ltd - Lourens de Villiers Tel: 082 789 6525 Email: admin@labesh.co.za Postal Address: PostNet Box #469, Private Bag X504, Sinoville, 0129

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Labesh (Pty) Ltd.



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March 1, 2019

Gauteng Department of Economic Development
Private Bag X091
Marshalltown
2107

Attention: HOD: Ms. Phindile Mbanjwa

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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Environmental Assessment Practitioner for the project	Labesh (Pty) Ltd - Lourens de Villiers Tel: 082 789 6525 Email: admin@labesh.co.za Postal Address: PostNet Box #469, Private Bag X504, Sinoville, 0129

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Labesh (Pty) Ltd.



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March 1, 2019

Gauteng Department of Health
Private Bag X085
Marshalltown
2107

Attention: HOD: Professor Mkhululi Lukhele

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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Labesh (Pty) Ltd.



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March 1, 2019

Gauteng Department of Human Settlements
Private Bag X79
Marshalltown
2107

Attention: HOD: Ms Matilda M Gasela

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING
PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN
BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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Labesh (Pty) Ltd.



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March 1, 2019

Gauteng Department of Infrastructure Development
Private Bag X83
Marshalltown
2107

Attention: HOD: Mr Bethuel Netshiswinzhe

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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March 1, 2019

Gauteng Department of Roads and Transport
PO Box X88
Marshalltown
2107

Attention: HOD: Mr Ronald Swartz

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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March 1, 2019

Gauteng Department of Social Development
PO Box 8769
Johannesburg
2000

Attention: Acting HOD: Mr Makhukhu Mampuru

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING
PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN
BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

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March 1, 2019

Republic of South Africa
Department of Public Works
Private Bag X65
Pretoria
0001

Attention: Ms Tebogo Phiri

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING
PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN
BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
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Project EIA Reference Number	GAUT: 002/18-19/E0123
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March 1, 2019

South African Heritage Resources Agency (SAHRA)
 PO Box 4637
 Cape Town
 8000

Attention: To whom it may concern

**NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
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Project Location	Erf 1211, Pierre van Ryneveld Extension 2
Project GPS Coordinates	25°50'53.71"S; 28°14'42.06"E
Environmental Assessment Practitioner for the project	Labesh (Pty) Ltd - Lourens de Villiers Tel: 082 789 6525 Email: admin@labesh.co.za Postal Address: PostNet Box #469, Private Bag X504, Sinoville, 0129

Please do not hesitate to contact us should you require any additional information or if any of the information provided in this letter is unclear.



Postnet Box 469, Private Bag X504, Sinoville, 0129
Toll: 087 230 8462
Cell: 082 789 6525
Email: lourens@labesh.co.za

Regards,

Lourens de Villiers
Managing Director and Environmental Assessment Practitioner



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March 4, 2019

Attention: Adjacent Land Owner

NOTIFICATION OF ENVIRONMENTAL AUTHORISATION APPLICATION THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123

This letter serves to inform you, as a potential Interested and Affected Party (I&AP), of the proposed application for Environmental Authorisation for the "Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld" project. The Environmental Authorisation application has been lodged with the Gauteng Department of Agriculture and Rural Development (the Competent Authority) in terms of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2014 (Regulations in terms of sections 24(5) and 44 of the NEMA, 1998), as amended. For this Environmental Authorisation application, a Basic Environmental Impact Assessment process will be conducted.

The following table provides a brief summary of the project details. A Background Information Document (BID) is attached to this notification letter and contains more details regarding the proposed project. Please also find attached an "Interested and Affected Party" registration form. This form should please be completed should you wish to register as an Interested and Affected Party for the proposed project and subsequently be kept informed of the progress of the project and all public participation opportunities as the application process proceeds. Completed "Interested and Affected Party" registration forms should please be submitted to the Environmental Assessment Practitioner (EAP) for the project, Lourens de Villiers, at the contact details provided below. Alternatively, you may also submit your name, contact information and interest in the matter, in writing, to the EAP at the contact details provided. **Deadline date for registration as an Interested and Affected Party: 5 April 2019.**

Project Applicant	P J J Van Vuuren Beleggings (Pty) Ltd
Project EIA Reference Number	GAUT: 002/18-19/E0123
Project Name	Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld
Project Location	Erf 1211, Pierre van Ryneveld Extension 2
Project GPS Coordinates	25°50'53.71"S; 28°14'42.06"E
Environmental Assessment Practitioner for the project	Labesh (Pty) Ltd - Lourens de Villiers Tel: 082 789 6525 Email: admin@labesh.co.za Postal Address: PostNet Box #469, Private Bag X504, Sinoville, 0129

Please do not hesitate to contact us should you require any additional information or if any of the information provided in this letter is unclear.

Regards,

Lourens de Villiers
Managing Director and Environmental Assessment Practitioner



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**BACKGROUND INFORMATION DOCUMENT - ENVIRONMENTAL AUTHORISATION APPLICATION
FOR THE FOLLOWING PROJECT: PROPOSED NEW RESIDENTIAL DEVELOPMENT FOR P J J
VAN VUUREN BELEGGINGS ON ERF 1211, PIERRE VAN RYNEVELD
EIA REFERENCE NUMBER: GAUT: 002/18-19/E0123**

This Background Information Document (BID) serves to inform you, as a potential Interested and Affected Party (I&AP), of the proposed application for Environmental Authorisation for the "Proposed new residential development for P J J van Vuuren Beleggings on Erf 1211, Pierre van Ryneveld" project. The Environmental Authorisation application has been lodged with the Gauteng Department of Agriculture and Rural Development (the Competent Authority) in terms of the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment (EIA) Regulations, 2014 (Regulations in terms of sections 24(5) and 44 of the NEMA, 1998), as amended on 7 April 2017.

Labesh (Pty) Ltd has been appointed by the applicant, P J J Van Vuuren Beleggings (Pty) Ltd, in terms of Regulation 12 of the Environmental Impact Assessment Regulations (GNR. 982 of 4 December 2014, as amended), as the independent Environmental Assessment Practitioner (EAP) tasked with conducting the above mentioned application processes. Labesh complies with the necessary requirements of Regulation 13 of GNR. 982 of 4 December 2014, as amended.

BACKGROUND OF THE APPLICANT

P J J Van Vuuren Beleggings develops and sub-divides real estate into lots and residential developments.

DESCRIPTION OF CURRENT OPERATIONS

The project site is currently a vacant property.

PROJECT DESCRIPTION

The proposed residential development will comprise a total of 165 dwelling units (in three (3) storey building). This equates to a density of 48.4 dwellings per hectare (165 dwelling units ÷ 3.4109 hectares = 48.4 dwelling units/hectare). The unit types will include 2 and 3 bedroom dwellings units/duplex dwellings. There will be 57 two (2) – bedroom dwelling units and 108 three (3) – bedroom dwelling units. Adequate parking facilities for residents and visitors will be provided. Three (3) open spaces (with a combined area of 8 500m²) will be provided on the site. A part of this area will be developed as a play area. Access to the development will be from the west, in Klopper Road, where it intersects with Grobbelaar Road.

PROJECT LOCATION

Project site GPS coordinates: 25°50'53.71"S; 28°14'42.06"E

Project property: Erf 1211, Pierre van Ryneveld Extension 2

The project location is situated north-east of Centurion, in the City of Tshwane Metropolitan Municipality, Gauteng Province. A locality map is attached to this BID.

LEGISLATION RELEVANT TO THE PROJECT

The proposed project requires Environmental Authorisation for the following listed activities in terms of the Environmental Impact Assessment Regulations, 2014, as amended:

- GNR. 983 of 4 December 2014 (Listing Notice 1), as amended by GNR. 327 of 7 April 2017: Activity No. 27; and



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- GNR. 985 4 December 2014 (Listing Notice 3), as amended by GNR. 324 of 7 April 2017: Activity No. 4, 12 and 15.

The above mentioned activities require a Basic Environmental Impact Assessment process to be conducted in support of the Environmental Authorisation application.

The following reports are applicable to this application for Environmental Authorisation:

- A Basic Assessment Report in accordance with Appendix 1 of the EIA Regulations, 2014, as amended; and
- An Environmental Management Programme in accordance with Appendix 4 of the EIA Regulations, 2014 (as amended).

PUBLIC PARTICIPATION PROCESSES

The public participation processes for the above mentioned applications are conducted according to the requirements of Chapter 6 of the EIA Regulations of 4 December 2014, as amended.

Should you wish to register as an Interested and Affected Party for the proposed project and subsequently be kept informed of the progress of the project and all public participation opportunities as the application process proceeds, please complete the "Interested and Affected Party" registration form that forms part of this BID. Completed "Interested and Affected Party" registration forms should please be submitted to the EAP for the project, Lourens de Villiers, at the contact details provided below. Alternatively, you may also submit your name, contact information and interest in the matter, in writing, to the EAP at the contact details provided. **Deadline date for registration as an Interested and Affected Party: 5 April 2019.**

As required in the EIA Regulations, site notice boards will be/have been placed on the project property boundary and a newspaper advertisement will be/has been placed in the Beeld Newspaper.

The draft Basic Assessment Report will be made available to the public for review and commenting for a period of 30 days (exact dates will be communicated to registered I&APs). Electronic copies of the report will be provided to registered Interested and Affected Parties via email or registered post. Please inform us should you require a hard copy of the report.

Should you require any additional information, please do not hesitate to contact the EAP at the details provided below.

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