

# PRETORIA NORTH X11 RESIDENTIAL DEVELOPMENT

PROPOSED RESIDENTIAL DEVELOPMENT ON THE REMAINDER OF PORTION 12

(PORTION OF PORTION 14) OF THE FARM WONDERBOOM 302-JR

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

**GAUT 002/22-23/E3534**

**DRAFT BASIC ASSESSMENT REPORT**

**AUGUST 2023**

**COMPILED BY ENVIRONMENTAL ASSESSMENT PRACTITIONER**



Contact Person: Me Ronel Dreyer  
Cell: 082 375 2015  
Email: [roneld@isquare.co.za](mailto:roneld@isquare.co.za)

**FOR APPLICANT**

**COSMOPOLITAN**

***Cosmopolitan Projects Tshwane (Pty) Ltd***

Care of Mr Ian Janse van Rensburg

Cell: 083 413 1329

Email: [lanJ@cosmopro.co.z](mailto:lanJ@cosmopro.co.z)

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## **LIST OF ABBREVIATIONS**

AST	Aboveground Storage Tank
BAR	Basic Assessment Report
C-Plan	Conservation Plan
CARA	Conservation of Agricultural Resources Act 1983 (Act no 43 of 1983)
CoC	Chain of Custody
COT	City of Tshwane Metropolitan Municipality
DFFE	Department of Forestry, Fisheries & the Environment
DoE	Department of Energy
DWS	National Department of Water & Sanitation
EA	Environmental Authorisation
EAP	Environmental Assessment Practitioner
EAPASA	Environmental Assessment Practitioners Association of South Africa
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment
EMF	Environmental Management Framework
EMP/EMPr	Environmental Management Plan/Programme
GAPA	Gauteng Agricultural Potential Atlas
GAUTTRANS	Gauteng Department of Roads and Transport
GDARDE	Gauteng Department of Agriculture, Rural Development and Environment
GDRT	Gauteng Department of Roads and Transport
ha	Hectare(s)
HIA	Heritage Impact Assessment
I&APs	Interested and Affected Parties
m <sup>3</sup>	Cubic metres
n/a	Not applicable
NEMA	National Environmental Management Act, 1998 (Act No 107 of 1998)
NEMBA	National Environmental Management Biodiversity Act, 2004 (Act No 10 of 2004)
NEMWA	National Environmental Management: Waste Act, 2008 (Act No 59 of 2008)
NWA	National Water Act, 1998 (Act No 36 of 1998)
OHSA	Occupational Health & Safety Act, 1993 (Act Nr 181 of 1993)
PHRA-G	Provincial Heritage Resources Agency, Gauteng
SACNASP	South African Council for Natural Scientific Professions
SAHRA	South African Heritage Resources Agency
SANS	South African National Standards
SDF	Strategic Development Framework
UDB	Urban Development Boundary
WUA	Water Use Authorisation

## **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 1/2022)**

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### Kindly note that:

1. This **Basic Assessment Report** is the standard report required by GDARD in terms of the EIA Regulations, 2014.
2. This template is current as of April 2022. It is the responsibility of the EAP to ascertain whether subsequent versions of the template 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 must be submitted, for purposes of comments within a period of thirty (30) days, to a Competent Authority (uploaded to the EIA online system) empowered in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended to consider and decide on the application. The EIA online system can be accessed at <https://eia.gauteng.gov.za>.**
5. **A copy (PDF) of the final report and attachments must be uploaded to the EIA online system. The EIA online system can be accessed at <https://eia.gauteng.gov.za>.**
6. **Draft and final reports submitted in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) must be emailed to [environmentsue@gauteng.gov.za](mailto:environmentsue@gauteng.gov.za).**
7. 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.
8. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
9. An incomplete report may lead to an application for environmental authorisation or Waste Management License being refused.
10. 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 authorization or Waste Management License being refused.
11. 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 or Waste Management License being refused.
12. The applicant must fill in all relevant sections of this form. Incomplete applications will not be processed. The applicant will be notified of the missing information in the acknowledgement letter that will be sent within 10 days of receipt of the application.
13. 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.
14. Although pre-application meeting with the Competent Authority is optional, applicants are advised to have these meetings prior to submission of application to seek guidance from the Competent Authority.

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### **DEPARTMENTAL DETAILS**

Gauteng Department of Agriculture and Rural Development  
Attention: Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch  
P.O. Box 8769  
Johannesburg  
2000

Ground floor, Umnotho House, 56 Eloff Street, Johannesburg

Administrative Unit telephone number: (011) 240 3051/3052  
Department central telephone number: (011) 240 2500

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(For official use only)

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

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

Not applicable. The Application Form and Draft BAR are submitted together in July 2023.

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

NO

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

In terms of Regulation 19 (5) of the National Environmental Management Act (No. 107 of 1998) (NEMA), a closure plan is required where the application for an Environmental Authorisation relates to the decommissioning or closure of a facility. Decommissioning or closure of a facility is not applicable to this 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?

YES

If no, state reasons for not attaching the list.

Not applicable. The list is attached as Appendix E(9).

Have State Departments including the competent authority commented?

YES

If no, why?

This is the Draft BAR that will be made available to state departments and competent authorities for comment. Following the review of the Draft BAR by the state departments, this report will be updated to include any comments received during the review period.

# SECTION A: ACTIVITY INFORMATION

## 1. PROPOSAL OR DEVELOPMENT DESCRIPTION

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

Proposed Residential Development Pretoria North X11 on the Remainder of Portion 12 (Portion of Portion 14) of the Farm Wonderboom 302-JR, City of Tshwane Metropolitan Municipality. It is foreseen that the development will comprise of 433 Residential 1 and 5 private open space erven.

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

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

The current zoning of the proposed development area is Agriculture. The application refers to the change of land use from Agricultural to Residential 1, Private Open Space and Special.

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

*(External comments not yet received.)*

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

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

## 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:

Legislation, Policy or Guideline	Description of Compliance	Administering Authority National & Provincial	Promulgation Date
National Environmental Management Act (107 of 1998) as amended	Environmental Authorisation is required in terms of Government Notice R983; Listing Notice 1, Activity Nr 27, Listing Notice 3, Activity Nr 12.	Department of Environmental Affairs, but designated authority has been given to the Gauteng Department of Agriculture and Rural Development.	1998
National Water Act (Act 36 of 1998)	Authorisation is not required. No listed activities are triggered. The ecologist for the project confirmed that the development will not take place within a regulated area.	Department of Water and Sanitation (DWS)	1998
DWS Groundwater Protocol	Authorisation is not required	Department of DWS	2003
National Environmental Management: Waste Act (Act No. 59 of 2008) 2008	Authorisation is not required	Department of Environmental Affairs	2008
Occupational Health & Safety Act (Act Nr 181 of 1993)	The Applicant must have a Safety, Health & Environment (SHE) Plan in place to ensure the health and safety of workers and the public during the construction phase.	Department of Labour	1993
National Heritage Resources Act (25 of 1999)	Comment or approval is required from Authority. Refer to Appendix G(2). No heritage resources of significance that required further actions had been identified.	Department of Arts and Culture, care of the South African Heritage Resources Agency Care of the Provincial Heritage Resources Agency of Gauteng	1999

Conservation of Agricultural Resources Act (43 of 1983) and The Subdivision of Agricultural Land Act, 1970 (Act No 70 of 1970)	Authorisation is not required. Property is zoned "Agricultural" but it falls within the urban edge.	Department of Agriculture	1983 & 1970
National Forests Act (No 84 of 1998) and Government Notice 1339 of 6 August 1976 (promulgated under the Forest Act (No 122 of 1984) for protected tree species), the removal, relocation or pruning of any protected plants	Authorisation is not required – no protected trees exist on site that requires a permit to be destroyed, cut or pruned. Refer to Appendix G(1) Terrestrial Biodiversity (Flora & Fauna) Assessment and Wetland Statement, prepared by Dr Leslie Brown.	Department of Agriculture	1998
Endangered and Rare Species of Fauna and Flora (AN 1643 February 1984)	Authorisation is not required.	Department of Environmental Affairs	1984
The Gauteng Transport Infrastructure Amendment Act, 2003 (No. 6 Of 2003).	Access to the development site will be gained via the existing Eeufees Street.	Gauteng Province Roads and Transport (GPDRT/ GAUTRANS)	2003
National Roads Act, 1998 (Act No 7 of 1998)	Access to the development site will be gained via the existing Eeufees Street..	The South African National Roads Agency (SANRAL)	1998
Gauteng Environmental Management Framework (EMF), November 2014	According to the DFFE Screening Tool Report (refer to Appendix A(3)(b)) the site is situated within Zone 1 and Zone 2 of the GPEMF "Urban Development Zone". GPEMF Registration is not applicable as the identified activities are not excluded from Environmental Authorisation.	Gauteng Provincial Government	2015
City of Tshwane Metropolitan Municipality Regionalized Municipal Spatial Development Framework (RMSDF) 2018	The proposed development is situated within Region 1 within a "Linear Zone". The RMSDF actively promotes residential densification throughout the region.	City of Tshwane Metropolitan Municipality	
The Spatial Planning and Land-Use Management Act, 2013 (Act Nr 16 of 2013) (SPLUMA).	The proposed development is in line with the development goals and principles of SPLUMA and will be to the benefit of the greater Tshwane region.	City of Tshwane Metropolitan Municipality	2013
City of Tshwane Integrated Development Plan (IDP), 2021-2026	This must be considered as part of the SPLUMA Application for approval of the townships.	City of Tshwane Metropolitan Municipality	Adopted by Council on 20 August 2020
City of Tshwane Land Use Management Bylaws	This township application will have to be amended in terms of the City of Tshwane Land Use Management Bylaw, 2016. Wayleave approval is required for all work to be carried out within a municipal road reserve. City bylaws in terms of fire risk management and safety to be implemented.	City of Tshwane Metropolitan Municipality, Department: Infrastructure Services	Various
South African National Standard Civil Engineering Standards and Publications	To be implemented in the design, construction and operational phases of the project.	South African Bureau of Standards	



### 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

<p>Consideration was given to the following (as described in more detail below):</p> <ul style="list-style-type: none"> <li>• Landownership and applicant requirement.</li> <li>• Environmental sensitivity of the site – as confirmed by a SACNASP registered ecologist.</li> <li>• Heritage importance of the site – as confirmed by a Cultural-Heritage Management Consultant.</li> <li>• Support of the key stakeholders, City of Tshwane Metropolitan Municipality &amp; GPDRT</li> </ul>
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Provide a description of the alternatives considered

No.	Alternative type, either alternative: site on property, properties, activity, design, technology, energy, operational or other (provide details of "other")	Description
1	Proposal	<p><b>LANDUSE</b></p> <ul style="list-style-type: none"> <li>• The current land zoning is Agricultural and an application for Residential 1 land use is relevant. It does however fall within the urban edge amongst existing residential developments; therefore, the loss of agricultural land is not significant.</li> <li>• It does not result in leapfrog development because it is an extension of directly adjacent land use.</li> <li>• The project does fit in with the land use development objectives of the macro area, as is clear from the Town Planning Motivating Memorandum attached as Appendix G(4).</li> </ul> <p><b>LANDOWNERSHIP</b></p> <ul style="list-style-type: none"> <li>• The Remainder of Portion 12 (Portion of Portion 14) of the Farm Wonderboom 302-JR registered in the name of "Cosmopolitan Projects Tshwane Pty (Ltd)" (Reg No 2008/010750/07) vide Deed of Transfer 18085/2023. To investigate alternative land use for the site is not relevant, because there are no obvious constraints for residential development in terms of its location and proposed nature.</li> </ul> <p><b>NEED &amp; DESIRABILITY</b></p> <ul style="list-style-type: none"> <li>• The proposed development will be a positive addition to Wolmer and the surrounding areas. The need and desirability for the proposed land uses of the development is in line with national, provincial, and municipal development policies.</li> <li>• Further development of the area will enable the upgrading and installation of services that will be to the benefit of the surrounding area and existing neighbourhoods situated to the east and west of the proposed development.</li> <li>• Indirectly, jobs are created in industries that provide goods, materials and services. An additional amount of goods used in construction will for example be required from business and industries related to the relevant construction sector.</li> <li>• Work opportunities will be provided during both the construction and operational phases of the project development – i.e., for domestic workers, landscapers/gardeners, security personnel etc.</li> <li>• Safe and convenient access is possible.</li> <li>• It will provide an improved convenience of upmarket accommodation facilities available to the general public without any prejudice.</li> <li>• The proposed residential development is not in conflict with surrounding land use and will therefore not impact negatively on the sense of place.</li> </ul>

		<p><b>ENVIRONMENTAL SENSITIVITIES</b></p> <ul style="list-style-type: none"> <li>• From an ecological point of view, as supported by a SACNASP registered ecologist (refer to Appendix G(1)); there is no reason from an ecological point of view why the proposed development with associated land use cannot be supported.</li> <li>• From a heritage point of view (refer to Appendices G(2) there is no reason why the proposed change of land use cannot be supported.</li> </ul> <p>Based on the above it is suggested that the change of land use from Agricultural to Residential 1 could be supported.</p>
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## CONSIDERATION OF ALTERNATIVES

### Site Selection

The location of the proposed residential development is ideally situated for residential densification and can be seen as an infill development in an already developed and serviced area. The site will be easily accessible via the existing public road network surrounding the application site. The proposed development will tie in with the urban fabric of the surrounding area with the provision of additional dwelling units and different housing typologies.

### Land Use

The current land use zoning is agriculture and an application for a residential 1 land use is motivated because the site is deemed ideal suitable for a residential development because of the following reasons:

- It is an extension of similar land use west and south of the project development site. It will therefore not result in leapfrog development.
- The proposed development is close to employment opportunities in the commercial and industrial sector.
- The City of Tshwane supports this project in principle, on condition that Environmental Authorisation is obtained from GDARDE. The proposed development does fit in with the planning objectives of the macro area.

No agricultural activities are currently taking place on the site and is considered too small to form an economically viable agricultural unit.

Another land use alternative that has been considered is light industrial but the surrounding properties have mostly been established as residential developments. It does not seem socially viable to divide the existing residential developments with industrial activities.

The proposed development site is being purchased by Cosmopolitan Projects Tshwane (Pty) Ltd specifically for the purpose of establishing a Residential 1 land use township. This developer forms part of a group of companies whose key business is the development of residential opportunities all throughout Gauteng.

### Layout

There are no environmental and heritage sensitivities to guide the layout. The proposed residential 1 development is ideally situated for residential densification and can be seen as an infill development in an already developed and serviced area.

### The No-Go Alternative

This is the “do nothing” alternative. Under these circumstances the Residential 1 township will not be established and the site will remain zoned as Agricultural.

The No Go alternative is generally considered should the proposed development have a significant negative impact which cannot be adequately mitigated. Issues further affecting this option may also emanate from opposition from I&APs with due justification as well as non-compliance with certain legislative requirements of an organ of state.

This Basic Assessment Report must be able to confirm that all expected negative impact could be mitigated to acceptable levels. Section E of this report illustrated that the expected negative impact could be mitigated to acceptable levels.

The Public Participation Process will also guide acceptability of the site for development.

The legal requirement for development on the site has already been confirmed as per Section A, Chapter 2 of this report. All actions are taken to ensure that the proposed development is planned in a legally acceptable pro-active manner.

Given the site location, access, potential to connect to municipal services; and also considering it is a natural extension of adjacent and residential land use in the macro area, it is the opinion of the EAP at this stage that a business and development opportunity for both the Applicant and the Municipality could be missed and the site would not be optimally developed if the No Go alternative is pursued.

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

Based on the information supplied in this document, the proposal for a Residential 1 township development is an obvious and reasonable land use choice for the site. To identify an alternative that is not acceptable to and/or required by the Applicant is not time and cost effective. For the purpose of this report, based on the consideration of potential alternatives as described above, only the following two alternatives are therefore assessed throughout the report where applicable:

- The Preferred Alternative as described in in the previous paragraphs
- The No Go Alternative

#### 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 ( <b>Total environmental (landscaping, parking, etc.) and the building footprint</b> )	<b>Size of the activity:</b> <div style="border: 1px solid black; padding: 2px; display: inline-block;">16.7428 ha</div>
<b>Alternatives:</b> Alternative 1 (if any)	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Not applicable</div>
Alternative 2 (if any)	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Not applicable</div>
	Ha/ m <sup>2</sup>

or, for linear activities:

Proposed activity	<b>Length of the activity:</b> <div style="border: 1px solid black; height: 15px; width: 100%;"></div>
<b>Alternatives:</b> Alternative 1 (if any)	<div style="border: 1px solid black; height: 15px; width: 100%;"></div>
Alternative 2 (if any)	<div style="border: 1px solid black; height: 15px; width: 100%;"></div>
	m/km

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

Proposed activity	<b>Size of the site/servitude:</b> <div style="border: 1px solid black; height: 15px; width: 100%;"></div>
<b>Alternatives:</b> Alternative 1 (if any)	<div style="border: 1px solid black; height: 15px; width: 100%;"></div>
Alternative 2 (if any)	<div style="border: 1px solid black; height: 15px; width: 100%;"></div>
	Ha/m <sup>2</sup>

#### 5. SITE ACCESS

##### Proposal

Does ready access to the site exist, or is access directly from an existing road?	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> </table>	YES	NO
YES	NO		
If NO, what is the distance over which a new access road will be built	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="width: 20%; text-align: center;">m</td> </tr> </table>		m
	m		
Describe the type of access road planned:			
Access to the development site will be gained via the existing Euufes Street.			

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

##### Alternative 1

Does ready access to the site exist, or is access directly from an existing road?	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> </table>	YES	NO
YES	NO		
If NO, what is the distance over which a new access road will be built	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="width: 20%; text-align: center;">m</td> </tr> </table>		m
	m		
Describe the type of access road planned:			

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

##### Alternative 2

Does ready access to the site exist, or is access directly from an existing road?	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 50%; text-align: center;">YES</td> <td style="width: 50%; text-align: center;">NO</td> </tr> </table>	YES	NO
YES	NO		
If NO, what is the distance over which a new access road will be built	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="width: 20%; text-align: center;">m</td> </tr> </table>		m
	m		
Describe the type of access road planned:			

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

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

Section A 6-8 has been duplicated

0

Number of times

(only complete when applicable)

### 6. LAYOUT OR ROUTE PLAN (Refer to Appendix C)

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) (Refer to Appendix A(1) and A(2))

- 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 (Refer to Appendix B)

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 (Refer to Appendix C)

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.)

Pretoria North X11 Residential Development on the Remainder of Portion 12 (Portion of Portion 14) of the Farm Wonderboom 302-JR, City of Tshwane Metropolitan Municipality

## 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° 39' 33.55"	28° 10' 15.83"

**In the case of linear activities:**

**Alternative:**

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

Latitude (S):	Longitude (E):
°	°
°	°
°	°

For route alternatives that are longer than 500m, please provide co-ordinates taken every 250 meters along the route and attached in the appropriate Appendix

Addendum of route alternatives attached

The 21 digit Surveyor General code of each cadastral land parcel

PROPOSAL	T	0	J	R	0	0	0	0	0	0	0	0	0	3	0	2	0	0	0	1	2
----------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

### 3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

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

### 4. LOCATION IN LANDSCAPE

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

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

### 5. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

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

Shallow water table (less than 1.5m deep)	YES	NO
Dolomite, sinkhole or doline areas	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO
Unstable rocky slopes or steep slopes with loose soil	YES	NO
Dispersive soils (soils that dissolve in water)	YES	NO
Soils with high clay content (clay fraction more than 40%)	YES	NO
Any other unstable soil or geological feature	YES	NO
An area sensitive to erosion	YES	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

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):
Not applicable°	°

c) are any caves located within a 300m radius of the site(s) YES NO

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

Latitude (S):	Longitude (E):
Not applicable°	°

d) are any sinkholes located within a 300m radius of the site(s) YES NO

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

Latitude (S):	Longitude (E):
Not applicable°	°

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

The above information has been confirmed in the Geotechnical Investigation which was done as part of the studies undertaken. It is included in Appendix G(3) of this Basic Assessment Report.

### 6. AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 4)? YES NO

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

Although the DFFE Screening Tool Report indicates the area with a Very High Sensitivity for Agriculture, it was confirmed in the GAPA 4 that the area is classified as Class 1 (Very Low).

## 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 % =	Natural veld with scattered aliens % = 25%	Natural veld with heavy alien infestation % 10%	Veld dominated by alien species % = 65%	Landscaped (vegetation) % =
Sport field % =	Cultivated land % =	Paved surface (hard landscaping) % =	Building or other structure % =	Bare soil % =

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

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

YES	NO
-----	----

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.

YES	NO
-----	----

If YES, specify and explain:

Not applicable

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

YES	NO
-----	----

If YES, specify and explain:

Not applicable

Was a specialist consulted to assist with completing this section

YES	NO
-----	----

If yes complete specialist details

Name of the specialist:

Qualification(s) of the specialist:

Dr Leslie Brown, Enviroguard Ecological Services

**Qualifications:**

- BSc (Ed), Botany, Zoology & Education as majors; Univ of JHB
- BSc Hons, Botany; Univ of Jhb
- MSc Botany (Freshwater Ecology); Univ of Jhb
- PhD (Plant Ecology); Univ of Pretoria

**Memberships:**

- SACNASP registration: 400075/98 (Ecological Science & Botanical; Science)
- Pri.Sci.Nat (Professional member of the South African Council for Natural Scientific Professions) Botany & Ecology
- MGSSA (Professional member of the Grassland Society of South Africa)

Postal address:

PO Box 703, Heidelberg

Postal code:

1437

Telephone:

Cell: 082 464 1021

E-mail:

envguard@telkomsa.net

Fax:

Are any further specialist studies recommended by the specialist?

YES	NO
-----	----

If YES, specify: Not applicable

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

YES	NO
-----	----

If YES list the specialist reports attached below

Not applicable

Signature of specialist:

Refer to page 7 in Appendix G(1) for the signed page

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

**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**

NORTH					
	23	23	23	1	1
	23 24	23 24	23 24	1 24	1 24
WEST	8				
	8	8	8	8	8
	8	8	8	8	8
SOUTH					
	EAST				

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

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

Have specialist reports been attached

YES

NO

If yes indicate the type of reports below

[Appendix G\(1\) Terrestrial Biodiversity \(Flora & Fauna\) Assessment and Wetland Statement](#)

[Appendix G\(2\) Heritage Impact Assessment](#)



## 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 application site is situated within an area that has been earmarked for high density residential within the RMSDF, 2018 for the area. The N4 platinum highway and R566 Rosslyn Road to the north are important connector routes in the area and for the city. It connects various residential areas with the industrial area of Rosslyn to the west.

The proposed development will link in with the existing residential areas to the south and west of the application site. The development will also be smaller single residential stands and will get access through Eeufees Street. The development will be access controlled with only one access into the neighbourhood. There will be turning circles provided where the existing roads into the township will not be used (Jack Hindon and West Streets).

There will be no direct access into the industrial area to the north of the application site as the application site is bordered by a railway line.

In general, the impact of the intended land use in the proposed residential development, Pretoria North X11, on the surrounding area will not be significant. It will in actual fact benefit the area to have some private investment made and reduce the security risk of an open piece of land to opportunity seekers.

The area is characterised by low/medium density residential development and is serviced by the City of Tshwane. The development will connect to the existing services infrastructure available. Services agreements will have to be entered into dictating the required upgrades to get the development to ground.

## 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?

YES	NO
-----	----

If YES, explain:

Not applicable

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:

### Heritage Impact Assessment

Currently, the Project area is vacant, overgrown, and transformed by previous infrastructure developments and surrounding construction activities and is considered to be of low heritage sensitivity. This was confirmed during the survey and no sites or features of heritage significance were noted.

### Palaeontology

According to the SAHRIS palaeontological sensitivity map the palaeontological sensitivity of the study area is zero/insignificant and no further palaeontological studies are required.

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

YES	NO
YES	NO

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

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

Proof of Submission to SAHRA will be added as Appendix F(1) once received.

## 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	NOT YET
-----	---------

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

Not applicable. This is the Draft BAR that will be made available to state departments and commenting authorities for comment. Following the review of the Draft BAR by the state departments, this report will be updated to include any comments received during the review period.

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

Not yet, The Draft BAR has now been distributed for comment – all comments received will be communicated and addressed in the Final BAR to be submitted for authorisation.

### 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):

#### COMMENTS RESULTING FROM INITIAL ADVERTISING PERIOD

Initial comments on the project were received via email from the following stakeholders and addressed as follows:

#### City of Tshwane, Environment and Agriculture Management Department (dated 14 March 2023)

- Kemmone Mofela acknowledged the notification of the application and requested that the Environmental Report be shared once available.

#### **Response from EAP**

*The Basic Assessment Report is now made available with the distribution of the Draft BAR to all I&APs.*

#### Gauteng Department of Roads and Transport (GPDRT) (dated 15 March 2023)

- Ms Itumeleng Morosele from the Directorate Transport Infrastructure Planning indicated with a letter that the Department has no objection to the proposed development as the no roads of the Gauteng Strategic Road Network are affected.

#### **Response from EAP**

*The client was informed. No further action required.*

#### **Agricultural Research Council (ARC) (dated 16 March 2023)**

- Nokukhanya Gasas requested to be registered for the project as one of the ARC campuses is in Onderstepoort and they would like to be informed of the project.

##### ***Response from EAP***

*ARC was registered and Draft BAR is now distributed to all I&APs.*

#### **SANRAL, Ms Ria Barkhuizen (dated 31 March 2023)**

- On 31 March 2023 Ms Ria Barkhuizen supplied the contact details of the relevant official and confirmed the response period in terms of the Spatial Planning and Land Use Management Act as well as the Promotion of Administrative Justice Act.

##### ***Response from EAP***

- *The mentioned Acts are not relevant in terms of NEMA since this is not an official access and wayleave approval application which will be handled by the engineers responsible for the project.*
- *The contact details of the relevant official were updated to Yotham Mkansi (012 426 6228)*

#### **SANRAL, Ms Ria Barkhuizen (dated 8 May 2023)**

- On 8 May 2023 Ms Ria Barkhuizen indicated that SANRAL is not affected.

##### ***Response from EAP***

*The Applicant was informed that SANRAL is not affected. No further actions required.*

#### **Mr & Mrs Ria & Piet Viljoen (via email 10 March 2023)**

- Adjacent landowner requested to be registered.
- Requested to be informed with all possible information regarding the project.

##### ***Response from EAP***

- *They were added to the Register for I&APs.*
- *Information regarding the detail of the project will be made available with the distribution of the Draft BAR.*
- *A Public Information Session was held for 29 May 2023 and the adjacent landowners on the I&APs Register were invited.*

#### **Mrs Barbara du Plessis (via email 20 March 2023)**

- Adjacent landowner requested to be registered.
- Objected to the planned operations.

##### ***Response from EAP***

- *She was added to the Register for I&APs.*
- *Information regarding the detail of the project will be made available with the distribution of the Draft BAR.*
- *A Public Information Session was held for 29 May 2023 and the adjacent landowners on the I&APs Register were invited.*

### **Mr & Mrs Christo and Trudie Venter (via email dated 9 March 2023)**

- Adjacent landowner requested to be registered.
- Requested additional info such as what type of project and how they will be impacted.
- Concerned about their safety and crime during construction.

#### ***Response from EAP***

- *They were added to the Register for I&APs.*
- *Information regarding the detail of the project will be made available with the distribution of the Draft BAR.*

### **Mrs Trudie Venter (telephonically 11 May 2023)**

- Mrs Trudie Venter called the EAP and wanted to enquire about the status of the project and why they have not been notified of any progress since they were notified of the project in March 2023.
- She also wanted to know when a Public Meeting will be held as was mentioned by the EAP.

#### ***Response from EAP***

- *The Town Planning Application was submitted in May 2023.*
- *The process for Environmental Authorisation is as follows:*
  - *Initial Advertising Process where all Interested and Affected Parties (I&APs) are identified and notified of the proposed project. There is a 30 day period allowed for I&APs to register and make their interest known.*
  - *Simultaneously the professional team finalizes their reports addressing water, sanitation availability etc, geotechnical, ecological studies, heritage impact studies, roads, town planning and layout, electricity.*
  - *Once all the reports are available, the Draft Basic Assessment Report (BAR) is compiled by the Environmental Assessment Practitioner (EAP), me, and submitted to Gauteng Department Agriculture and Rural Development (GDARDE) for their comment.*
  - *The Draft BAR is also distributed to all I&APs ie, City of Tshwane, Eskom, DWS, SANRAL and may more, as well as everyone who registered during the initial advertising period. Planned for end May / early June 2023.*
  - *Another 30 days are allowed for comment. This is where you have all the information and reports to scrutinize and respond if you have any further concerns. These concerns must pls be put in writing.*
  - *The Final BAR is then compiled and submitted to GDARDE and they have 107 days to make a decision.*
  - *Once a decision is received, all I&APs on the register are notified and have a 20 day period where appeals can be lodged.*
- *A Public Information Session was held for 29 May 2023 and Mrs Venter was invited.*

### **Mrs Trudie Venter (telephonically 7 June 2023)**

- Mrs Trudie Venter called the EAP and indicated that she could not attend the Public Information Session on 29 May 2023 and requested feedback on what was discussed.

#### ***Response from EAP***

- *The minutes and presentation were emailed to Mrs Venter*
- *No further comments were received.*

- She further raised concerns that the cats in the area will not have any play area if the site is utilized for residential houses.

#### ***Response from EAP***

- *The EAP requested that all concerns be formalised with an email so that the EAP can respond.*
- *No further communication occurred.*

### **Mmabyalwa Sehole (via email 15 March 2023)**

- The following concerns were raised:
  - Our residential area is a suburb, I do not understand why a 'township' should be established alongside where we reside.
  - The flyer is not detailed enough for me to understand what type of establishment that will be, will it be RDP houses, shacks, or bonded brick-and-mortar-houses (like those that we reside in). Perhaps if these details can be furnished, we will have a better understanding of what exactly is proposed here.
  - My understanding is that the 'township' will be in need of services such as electricity and water. Our area is already experiencing constant electricity blackout problems due to the number of tenants that are housed by several houses in our street. Adding another whole development next to us is obviously going to aggravate this problem. Littering is also a problem due to the number of tenants who are housed in these houses.
  - Our residential area is currently quiet and crime-free, that is the reason we chose it as an ideal place to raise children as it provided relative safety compared to a township. The news of a township in my neighbourhood causes anxieties in terms of the impact it will have on the noise levels, crime, and cleanliness of the environment.
  - Having a township alongside us will affect the value of our houses negatively.

#### ***Response from EAP***

- *The project involves the establishment of residential dwellings in a security access-controlled township. The wording "township" should not be confused with areas that were referred to during Apartheid.*
  - *The flyer that is referred to is an initial notification letter to notify possible I&APs of the project and allow for registration to be involved with the process. It is not meant to be a detailed description of the project. The Draft Basic Assessment Report has now been distributed to all I&APs for their comment. The Draft BAR contains detail information on the project.*
  - *The project application will not be approved by the City of Tshwane Metropolitan Municipality if there are not adequate services.*
  - *Township development is generally associated with an increase in people to the area (labourers during construction and residents and occupiers of the land during the operational phase) with an associated increase in crime. Cognisance should however also be given to the fact that vacant land close to residential opportunities is at risk for illegal settlements and the illegal dumping of general and animal waste.*
- Requested to be informed with all possible information regarding the project.

#### ***Response from EAP***

- *Mmabyalwa Sehole was added to the Register for I&APs.*
- *Information regarding the detail of the project will be made available with the distribution of the Draft BAR.*
- *A Public Information Session was held for 29 May 2023 and the adjacent landowners on the I&APs Register were invited.*

### **Mr Benny Bogatsu (via email 3 August 2023)**

- Adjacent landowner requested to be registered.

#### ***Response from EAP***

- *He was added to the Register for I&APs.*

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

Not applicable

#### 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. [See Appendix E\(6\)](#).

#### 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 (Will be included in the Final BAR if applicable)
- Appendix 6 – Comments and Responses Report
- Appendix 7 – Comments from I&APs on Basic Assessment (BA) Report (Will be included in the Final BAR)
- Appendix 8 – Comments from I&APs on amendments to the BA Report (Will be included in the Final BAR if received)
- Appendix 9 – Copy of the register of I&APs

For the purpose of this report the following PPP appendices had been attached (as per List of Contents provided with this Basic Assessment Report):

<b>Appendix E:</b>	<b>Public Participation Information</b>
Appendix E(1)	Onsite Notice and Proof of Placement
Appendix E(2)	Written notices issued as required in terms of the regulations (a) First Phase Notification and Proof of Distribution (b) Proof of Distribution of Draft BAR ( <i>Will be included in Final BAR</i> )
Appendix E(3)	Newspaper Advertisement and Proof of Placement
Appendix E(4)	Communication to and from I&APs resulting from Initial Advertising
Appendix E(5)	Minutes of any public and/or stakeholder meetings
Appendix E(6)	Comments and Responses Report
Appendix E(7)	Comments from I&APs on Draft BAR ( <i>Will be included in Final BAR</i> )
Appendix E(8)	Comments from I&APs on amendments to the BAR ( <i>Will be included in the Final BAR if received</i> )
Appendix E(9)	Copy of the Register of Interested & Affected Parties

# 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	NO
-----	----

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

Not yet calculated
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How will the construction solid waste be disposed of (describe)?

All solid waste generated during the construction process (including packets, plastic, rubble, cut plant material, waste metals, etc.) will be placed in bulk waste collection area in the contractors camp. The waste will be cleared regularly by a legitimate waste contractor. Litter collection bins will be provided within the Contractors camp at convenient intervals and will be regularly cleared. Separation of waste and recycling of paper, glass, etc. must be encouraged. Burning or burying of waste will NOT be allowed. Un-utilised construction material will be removed once construction has ended, e.g. crushed stone may not be left or randomly strewn around the site.

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

Where construction waste cannot be recycled and re-used on site, it will be disposed of at the local tip or council recycling centre.

Will the activity produce solid waste during its operational phase?

YES	NO
-----	----

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

Not yet calculated but it would be of insignificant volumes.
--

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

Solid waste during the operational phase will be domestic type waste (general waste category). It will be collected by the municipality and disposed of at a registered municipal land fill site.

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?

YES	NO
-----	----

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

This will be included in the Services Agreement between the Municipality and the Applicant.

**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
-----	----

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
-----	----

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:

Solid waste during the operational phase will be domestic type waste (general waste category). It will be collected by the municipality and disposed of at a registered municipal land fill site.

**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
-----	----

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?

YES	NO
-----	----

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

Not applicable

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

Not applicable. Stormwater will be contained on the surface within roadways as far as possible. Underground stormwater systems will be installed in areas where the surface run-offs overtops the kerbing.

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?

YES	NO
-----	----

If yes, provide the particulars of the facility:

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

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

The collection of storm water from the roofs of the buildings for recycling should be encouraged.

**Liquid effluent (domestic sewage)**

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

YES	NO
-----	----

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

Not yet calculated

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

YES	NO
-----	----

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

YES	NO
-----	----

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

Not applicable

**Emissions into the atmosphere**

Will the activity release emissions into the atmosphere?

YES	NO
-----	----

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

YES	NO
-----	----

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:

Not applicable

**2. WATER USE**

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

Municipal	Directly from water board	Groundwater	River, stream, dam or lake	Other	The activity will not use water
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If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

Not applicable

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

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

YES	NO
-----	----

If yes, list the permits required

Not applicable

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

YES	NO
-----	----

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

YES	NO
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### 3. POWER SUPPLY

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

INGPLAN has been appointed as the consulting engineer on this project and confirmation from Council on the capacity available in the area has been received.

The required load for the proposed development is calculated to be 2175kVA is available at Pretoria North 132/11kV substation.

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:

It is required that green technologies be incorporated in the design of the residential buildings, i.e.:

- The architectural design should ensure that proper natural flow of air into and out of the buildings occur deliberately as ventilation.
- Lighting
  - The design of the development must optimize the use of natural light in all components through the correct positioning and sizing of the windows; thereby saving the need to install additional lighting and associated long-term energy use.
  - LED bulbs (a light source that is created by a Light Emitting Diode) are recommended instead of ordinary bulbs for all light required for non-security purposes. LEDs, use more than 75% less energy and last 25 times longer than incandescent lighting.
  - Day and night sensors will ensure lights do not stay on unnecessarily.
- Water heaters/ geysers
  - Installing a geyser blanket on geysers and hot water storage tanks will reduce the amount of heat lost by the geyser to cold air outside and thus conserves energy.
  - Hot water pipes should also be insulated to prevent heat loss.

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

- The main source of power supply will be from COT. No alternative energy sources are envisaged for this development.
- Solar powered geysers will be installed.

# SECTION E: IMPACT ASSESSMENT

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

## 1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

The following issues were raised:

- Increase in traffic and access to development
- Inadequate services
- Increase in crime

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):

An Information session was held on 29 May 2023 with the following responses:

- The proposed development access as shown in the presentation was discussed and the community was further informed that some upgrades as determined by a Traffic Impact Assessment would be done. The aim of the upgrades will be to reduce the impact on the traffic in the area. They were further informed that all roads would be built according to City of Tshwane (CoT) specifications and all upgrades would be formally reviewed and approved by CoT.
- They were informed that a portion of the sewer lines which falls within our development area where some of the blockages occur will be replaced when the township is developed which should result in fewer issues.
- The response was that the developments stormwater system would be designed to accommodate all existing runoff and that the drainage of his erf would not be negatively affected.
- The community was informed that a full-time caretaker is present on the property to ensure that there is no illegal dumping or occupation of the property until such time as construction of the development starts. It was also explained that the property will be developed as a security township and several security features will be installed as detailed in the presentation.

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

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

### EVALUATION METHOD FOLLOWED

The nature and extent of expected negative impacts are described directly under the heading for each impact. Below this description for each impact, a table has been designed to facilitate evaluation of the expected negative impact in terms of significance (intensity), duration, probability and significance after mitigation.

The numerical values used for "Impact Severity" (significance / intensity) relates to the potential severity of the proposed project on the specific environmental component without any mitigation and is being evaluated and rated on a scale from 0 to 4 where the following values apply:

0 = no impact; 1= low impact; 2 = medium impact; 3 = significant impact; 4 = severe impact

The duration of the expected negative impact is supplied as either "temporary" - 0-3 years (generally during construction) or "permanent".

The probability that the expected negative impact would occur if not mitigated is rated as "low", "medium" or "high".

The negative impacts are also evaluated in terms of the effectiveness with which it could be mitigated:

Severity of Impact 'before mitigation' and 'after mitigation' is rated on a scale from 0 to 4, with a severe impact after mitigation receiving a rating of 4 (and can therefore influence the viability of the project) and no impact after mitigation receiving a rating of 0.

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

#### 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

#### 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



## PROPOSAL: PLANNING & DESIGN PHASE

<b>IMPACT DESCRIPTION: DIRECT IMPACT</b>	<b>PROPOSED MITIGATION</b> <i>(Detail provided in EMPr)</i>
<p><b>Loss of Open Space</b> The development will result in a permanent loss of open space in the development. Open space in residential areas enhances the value of residential properties. Open space captures precipitation and reduces stormwater management costs.</p>	<p>The permanent loss of open space cannot really be mitigated.</p>
<b>IMPACT DESCRIPTION: INDIRECT IMPACT</b>	<b>PROPOSED MITIGATION</b> <i>(Detail provided in EMPr)</i>
<p><b>Disregard of legislation requirements</b> This could result in negative environmental impact and costly non-compliance actions by authorities.</p>	<p>Ensure compliance with relevant legislation and legal standards.</p>

### SUMMARY OF IMPACT ASSESSMENT DURING THE PLANNING AND DESIGN PHASE

Impact Description	Impact Severity Degree (0 - 4)	Extent Local / Regional / National	Duration Temporary / Permanent	Probability <i>Probability it would occur if not mitigated: low / medium / high</i>	Severity of Impact After Mitigation
Loss of Open Space	2	Local	Permanent	High	1
Disregard of legislative requirement	4	Local	Permanent	Medium	0

**Risk of the impact and mitigation not being implemented:** The proposed mitigation is specified in the EMPr which is legally binding to the Applicant once approved as part of the conditions of the Environmental Authorisation. The risk of the impact not being mitigated is low.

## PROPOSAL: CONSTRUCTION PHASE

<b>IMPACT DESCRIPTION: DIRECT IMPACT</b>	<b>PROPOSED MITIGATION</b> <i>(Detail provided in EMPr)</i>
<p><b>Alien Vegetation</b> Alien species poses a huge threat to the natural environment due to their competitive nature that leads to the displacement of natural indigenous species (plants and animals), and also due to their excessive use of ground water.</p>	<ul style="list-style-type: none"> <li>All alien vegetation should be eradicated within the development.</li> <li>The use of herbicides shall only be allowed after a proper investigation into the necessity, the type to be used and the long-term effects thereof.</li> <li>Application shall be under the direct supervision of a qualified technician.</li> <li>Where herbicides are used to clear vegetation, selective and biodegradable herbicides registered for the specific species should be used.</li> <li>General spraying and the use of non-selective herbicides (e.g. Roundup, Mamba should be prohibited at all times).</li> </ul>
<p><b>Cultural &amp; Heritage Environment</b> The impact on cultural heritage environment should be considered in context that no obvious heritage resources of significance had been identified on the site.</p>	<ul style="list-style-type: none"> <li>PHRA-G must immediately be alerted in case evidence of artefacts, paleontological fossils, additional graves or other heritage resources are discovered during the course of the development.</li> <li>All development activities must be halted and PHRA-G would probably require that an archaeologist accredited with the Association for Southern African Professional Archaeologist (ASAPA) be appointed to determine appropriate mitigation measures for the discovered finds. This may include obtaining the necessary authorisation (permits) from PHRA-G to conduct the mitigation measures.</li> </ul>
<p><b>Community Impact</b> Community impact is evident in noise as a result of construction activities; risk of safety during excavations; dust created by construction vehicles; etc.</p>	<p>Management measures provided in the EMPr include:</p> <ul style="list-style-type: none"> <li>Noise (restricted working hours; control of labourers (communication, music and broadcasts); construction vehicles to be fitted with noise reduction measures)</li> <li>Safety (all excavated areas to be clearly marked with barrier tape)</li> <li>Dust pollution (regular watering of construction site)</li> </ul>

<p><b>Spillages</b> Increased risk for spillages associated with construction activities, maintenance and repair of vehicles, etc.</p>	<p><i>Strict measures must be implemented:</i></p> <ul style="list-style-type: none"> <li>• <i>Emergency incident reporting and remedial measures must be in place</i></li> <li>• <i>Adequate oil containment precautions must be taken.</i></li> <li>• <i>A bio-remediation contractor must be appointed to rehabilitate large oil spills. The regional officer of the Department of Water &amp; Sanitation will advise in this regard.</i></li> <li>• <i>Small oil spills must be cleaned immediately with an oil spill kit.</i></li> <li>• <i>On-site storage of petroleum products must be limited.</i></li> <li>• <i>Proper maintenance procedures for vehicles and equipment must be followed.</i></li> <li>• <i>Servicing of vehicles may only take place in designated areas.</i></li> <li>• <i>Drip trays should be used during the servicing of vehicles. The content thereof must be disposed in accordance with relevant hazardous material disposal requirement.</i></li> <li>• <i>Measures to contain accidental spills must be readily available on site (spill kits).</i></li> <li>• <i>All hazardous substance spills must be reported to the Contractor and the ECO, recorded and investigated.</i></li> </ul>
<p><b>Pollution</b> Increased risk for soil, groundwater and surface water pollution is mostly the result from poor waste management.</p>	<p><i>Waste management measures are provided in terms of:</i></p> <ul style="list-style-type: none"> <li>• <i>General household waste (i.e. strict control over labourers; no burning or burying of waste; provision of dustbin and garbage bags; regular removal preferably by municipal waste removal; etc)</i></li> <li>• <i>Construction waste (i.e. stringent daily clean-up and either disposal at registered waste site or preferably sold for recycling purposes)</i></li> <li>• <i>Sewage waste (labourers to be provided with proper ablution facilities- either municipal or chemical toilets provided and serviced by a reputable outside company; no effluent to be dumped on adjacent land)</i></li> <li>• <i>Hazardous waste (i.e. oil contaminated waste to be moved to registered hazardous waste landfill site; adequate storage and labelling of hazardous materials on site). Stormwater should not be discharged into the working areas and it should be ensured that stormwater leaving the footprint of the proposed development areas is not contaminated by any substance, whether that substance is solid, liquid, vapour or any combination thereof.</i></li> </ul>
<p><b>Erosion</b> Increased risk for erosion.</p>	<p><i>Management measures provided in the EMPr include:</i></p> <ul style="list-style-type: none"> <li>• <i>All vehicle movement must be along the existing lines or tracks.</i></li> <li>• <i>Construction during the dry months of the year should be considered in order to overcome the problems caused by excessive moisture.</i></li> <li>• <i>All storm water runoff must be managed efficiently so as to avoid storm water damage and erosion to adjacent properties.</i></li> <li>• <i>Storm water control measures should be implemented especially around stockpiled soil, excavated areas and trenches.</i></li> </ul>

**Risk of the impact and mitigation not being implemented:** The proposed mitigation is specified in the EMPr which is legally binding to the Applicant once approved as part of the conditions of the Environmental Authorisation. The risk of the impact not being mitigated is low.

<b>IMPACT DESCRIPTION: INDIRECT IMPACT</b>	<b>PROPOSED MITIGATION</b> <i>(Detail provided in EMPr)</i>
Congestion of traffic can take place as a result of construction vehicles entering and leaving the construction site.	<i>The Contractor must provide for traffic control measures during peak hours when relevant.</i>
Community impact – an increased risk of crime can result from in increased working force in the area	<p><i>Strict measures in terms of control of labourers must be implemented:</i></p> <ul style="list-style-type: none"> <li>• <i>Only guarding personnel to be accommodated overnight.</i></li> <li>• <i>Labourers should at all time by supervised.</i></li> </ul>

## SUMMARY OF IMPACT ASSESSMENT DURING THE CONSTRUCTION PHASE

### DIRECT IMPACT

Impact Description	Impact Severity before mitigation (0 - 4)	Extent Local / Regional / National	Duration Temporary / Permanent	Probability Probability it would occur if not mitigated: low / medium / high	Severity of Impact After Mitigation
Alien infestation	2	Local	Temporary	High	1
Cultural Heritage	1	Local	Temporary	Medium	0
Community impact	1	Local	Temporary	Medium	0
Risk for spillages	3	Local	Temporary	High	1
Risk for ground pollution	3	Local	Temporary	High	1
Risk for erosion	2	Local	Temporary	High	0

### INDIRECT IMPACT

Impact Description	Impact Severity before mitigation (0 - 4)	Extent Local / Regional / National	Duration Temporary / Permanent	Probability Probability it would occur if not mitigated: low / medium / high	Severity of Impact After Mitigation
Congestion of traffic	2	Local	Temporary	High	1
Community impact	3	Local	Temporary	Medium	1

**Risk of the impact if mitigation is not implemented:** The proposed mitigation is specified in the EMP which is legally binding to the Applicant once approved as part of the conditions of the Environmental Authorisation. The risk of the impact not being mitigated is low.

### NO GO ALTERNATIVE: PLANNING & DESIGN PHASE

IMPACT DESCRIPTION: DIRECT IMPACT (NEGATIVE)	PROPOSED MITIGATION
The need to improve the socio-economic conditions will remain inscribed in the Integrated Development Plans of the municipality. The economic boost for the macro area in terms of accommodation, with appropriate standards close to working opportunities, will not realise if the proposed residential development, Pretoria North X11, is not developed.	<i>Provide a modern, safe and convenient residential township as proposed with this application.</i>
The Applicant will contribute less to the municipal infrastructure.	<i>Provide a modern, safe and convenient residential township as proposed with this application.</i>

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

Appendix G(1) Terrestrial Biodiversity (Flora & Fauna) Assessment and Wetland Statement  
Appendix G(2) Heritage Impact Assessment

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

No obvious gaps in knowledge and/or assumptions exist.

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

#### Decommission and/or closure is not relevant to this residential project.

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

##### 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

##### 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

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

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

### 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:

Cumulative impact is mainly associated with the following:

#### Increased traffic and impact on municipal engineering infrastructure

- By applying requirement and relevant specifications from the relevant authorities; as well as general engineering standards and principles, this impact will be mitigated to acceptable levels.
- The positive impact associated with this impact is the financial contribution that the Applicant has to make towards the municipality.

## 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 preferred alternative is recommended for Environmental Authorisation based on the following criteria:

#### Land Ownership

The Remainder of Portion 12 (Portion of Portion 14) of the Farm Wonderboom 302-JR registered in the name of "Cosmopolitan Projects Tshwane Pty (Ltd)" (Reg No 2008/010750/07) vide Deed of Transfer 18085/2023. To investigate alternative land use for the site is not relevant, because there are no obvious constraints for residential development in terms of its location and proposed nature.

#### Town Planning Objectives

The proposed development fits in with the land development objectives of the macro area. The change of land use from Agriculture to Residential 1 is supported by the City of Tshwane Metropolitan Municipality.

#### Environmental Sensitivity

Based on the site verification and detailed survey visit, the ecological impacts of the proposed development of the area were assessed and is not thought that development of the study site would have a large negative impact on the environment provided that the mitigation measures as indicated in this report are incorporated into the management plan and adhered to. According to the DFFE screening tool the vegetation of the study site has a low to medium sensitivity and the faunal aspects a medium sensitivity. Overall, the terrestrial biodiversity is regarded as high. Although the eastern part of the study site is listed as an ESA, the area is degraded. Due to the past and current anthropogenic activities, the alien plant invasion and dominance of the vegetation by pioneer weedy, secondary successional and declared alien invader plants all the units have a low to moderate species richness. Due to extensive habitat transformation and degradation as well as fragmentation coupled with high-levels of anthropogenic disturbances on and around the site limited faunal diversity remains.

All of the envisaged impacts identified were either Low or Negligible after mitigation. It is therefore not thought that the proposed impact of the development of the study site would have a long-term negative effect on the environment provided all the recommendations and mitigation measures listed in this report are adhered to. The implementation of an on-going alien vegetation removal programme as well as the rehabilitation and revegetation degraded areas is recommended.

#### Heritage

No cultural and/or heritage resources have been identified on site.

#### Public Participation

Significant and reasonable actions were taken to identify and notify all I&APs. The following issues were raised:

- Increase in traffic
- Increase in crime
- Sewer blockages

A Public Information Session was held on 29 May 2023 where the issues were addressed as follows:

- Traffic Impact Assessment will address issues and need to be approved by the COT.
- Full time care taker has been appointed.
- Portion of sewer line will be replaced.

#### Impact Assessment

It is expected that with the proposed mitigation of impacts and the implementation of the Environmental Management Programme, the expected negative impacts could be mitigated.

#### Alternative 1

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#### Alternative 2

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**No-go (compulsory)**

This is the "do nothing" alternative. Under these circumstances the Residential 1 township will not be established and the site will remain zoned as Agricultural.

Given the site location, convenient access, potential to connect to municipal services; and also considering it is a natural extension of adjacent and residential land use in the macro area, it is the opinion of the EAP at this stage that a business and development opportunity for both the Applicant and the Municipality could be missed and the site would not be optimally developed if the No Go alternative is pursued.

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

For proposal:

**General impact associated with this proposed township development are the following:**

**During the Design and Pre-Construction Phase**

- Permanent loss of Open Space
- Disregard of legislation requirements

**During the Construction Phase**

- Alien Infestation
- Cultural Heritage
- Community impact
- Risk for spillages
- Risk for ground & surface water pollution
- Risk for erosion

The loss of open space in residential areas enhances the value of residential properties. Open space captures precipitation and reduces stormwater management costs. Provision will be made for open spaces in the Site Development Plan to be submitted after proclamation of the township.

From an environmental point of view (ecological and heritage) there is no reason why the proposed residential development, Pretoria North X11, cannot take place. This is confirmed by the relevant experts in their fields (refer to Appendices G(1) and G(2) for the relevant specialist confirmations.

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.

**Land use**

- The current land use zoning is Agricultural and an application for Residential 1 land use is relevant. It does however fall within the urban edge amongst existing residential developments; therefore, the loss of agricultural land is not significant.
- It does not result in leapfrog development because it is an extension of directly adjacent land use.
- The project does fit in with the land use development objectives of the macro area, as is clear from the Town Planning Motivating Memorandum attached as Appendix G(4).

**Landownership**

The Remainder of Portion 12 (Portion of Portion 14) of the Farm Wonderboom 302-JR registered in the name of "Cosmopolitan Projects Tshwane Pty (Ltd)" (Reg No 2008/010750/07) vide Deed of Transfer 18085/2023. To investigate alternative land use for the site is not relevant, because there are no obvious constraints for residential development in terms of its location and proposed nature.

**Need & Desirability**

- The proposed development will be a positive addition to Wolmer and the surrounding areas, need and desirability for the proposed land use rights and the development is in line with national, provincial, and municipal development policies.
- Further development of the area will enable the upgrading and installation of services that will be to the benefit of the surrounding area and existing neighbourhoods adjacent of the proposed development
- Indirectly, jobs are created in industries that provide goods, materials and services. Additional goods used in construction will for example be required from business and industries related to the relevant construction sector.
- Work opportunities will be provided during both the construction and operational phases of the project development – i.e., for domestic workers, landscapers/gardeners, security personnel etc.
- Safe and convenient access is possible.

- It will provide an improved convenience of upmarket accommodation facilities available to the general public without any prejudice.
- The proposed residential development is not in conflict with surrounding land use and will therefore not impact negatively on the sense of place.

**Environmental Sensitivities**

- From an ecological point of view, as supported by a SACNASP registered ecologist (refer to Appendix G(1)); there is no reason from an ecological point of view why the proposed development with associated land use cannot be supported.
- From a heritage point of view (refer to Appendix G(2)) there is no reason why the proposed change of land use cannot be supported.
- Based on the above it is suggested that the change of land use from Agricultural to Residential 1 could be supported.

**7. SPATIAL DEVELOPMENT TOOLS**

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

The Department of Rural Development and Land Reform compiled the “Guidelines for the Development of Municipal Spatial Development Frameworks.” According to these guidelines a Spatial Development Framework is a tool to achieve the desired spatial form of a municipality. In terms of this project the following spatial tools and concepts achieved the required objectives.

The project site is situated within the urban edge on land where properties in the macro area have already been subdivided to supply in the growing need for residential development of the municipality. This limits inefficient low-density development, no urban sprawl will occur and densification will take place. Redevelopment is particularly appropriate in this area with low density development conveniently located in relation to development corridors and major distributor roads. Redevelopment at higher densities around open spaces not only increases overall densities, but also provides more people with access to them.

**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	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:

It is recommended that the Environmental Authorisation be granted for the proposed Residential 1 Land Use Residential Development, to be known as Pretoria North X11, on the Remainder of Portion 12 (Portion of Portion 14) of the Farm Wonderboom 302-JR. This Environmental Authorisation should be issued with the following conditions:

- The implementation of the Environmental Management Programme as included in Appendix H must take place.
- All relevant requirements from the City of Tshwane and the key departments must be adhered to.

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

**NEED**

Is there a need for such development?

- The macro area is expanding rapidly which is associated with an increase demand in accommodation facilities close to working opportunities.

How will the development benefit the local, regional and national community?

- The proposed additional residential erven will provide housing for buyers in the area.
- Indirectly, jobs are created in industries that provide goods, materials and services. An additional amount of goods used in construction will for example be required from business and industries related to the relevant construction sector.
- Work opportunities will be provided during both the construction and operational phases of the project development – i.e., for domestic workers, landscapers/gardeners, security personnel etc.
- It is recommended that work force be recruited from the local communities, ensuring general upliftment of the local communities.

**DESIRABILITY**

Is the development desirable in relation to its location on the property and in the area?

- It will accommodate the need for additional housing opportunities resulting from the increasing development (businesses, retail and residential) in the macro area.
- No obvious environmental constraints for this site exist.
- Safe and convenient access is possible to the site via the existing Eufeels Street.

Is the development desirable in relation to service to the area?

- It will provide an improved convenience of upmarket accommodation facilities available to the general public without any prejudice.
- The proposed residential development, Pretoria North X11, is not in conflict with surrounding land use and will therefore not impact negatively on the sense of place.

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

It is requested that the authorization be valid for a period of 10 years during which construction must commence.

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

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

EMPr attached

YES

# 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.

The following appendices are attached for the purpose of this application:

**Appendix A: Site Maps**

- Appendix A(1) Locality Map
- Appendix A(2) Locality Map (Google Earth Image)
- Appendix A(3) Environmental Sensitivity
  - (a) Map according to GDARDE C-Plan
  - (b) DFFE Screening Tool Report
  - (c) GPEMF Zone Map

**Appendix B: Photographs**

**Appendix C: Facility Illustration(s)**

- Appendix C(1) Concept Site Layout

**Appendix D: Route Position Information**

- Appendix D(1) Google Earth Kmlz Files
- Appendix D(2) WGS84 Shape Files

**Appendix E: Public Participation Information**

- Appendix E(1) Onsite Notice and Proof of Placement
- Appendix E(2) Written notices issued as required in terms of the regulations
  - (a) First Phase Notification and Proof of Distribution
  - (b) Proof of Distribution of Draft BAR (*Will be included in Final BAR*)
- Appendix E(3) Newspaper Advertisement and Proof of Placement
- Appendix E(4) Communication to and from I&APs resulting from Initial Advertising
- Appendix E(5) Public and/or stakeholder meetings
  - (a) Minutes of Stakeholder Information Session
  - (b) Attendance Register
  - (c) Project Presentation
- Appendix E(6) Comments and Responses Report
- Appendix E(7) Comments from I&APs on Draft BAR (*Will be included in Final BAR*)
- Appendix E(8) Comments from I&APs on amendments to the BAR (*Will be included in the Final BAR if received*)
- Appendix E(9) Copy of the Register of Interested & Affected Parties

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

- Appendix F(1) Proof of Submission to SAHRA (*Will be included in Final BAR*)

**Appendix G: Specialist Reports**

- Appendix G(1) Terrestrial Biodiversity (Flora & Fauna) Assessment and Wetland Statement
- Appendix G(2) Heritage Impact Assessment
- Appendix G(3) Geotechnical Investigations
- Appendix G(4) Town Planning Motivating Memorandum
- Appendix G(5) Water & Sewer Services Report
- Appendix G(6) Electrical Capacity Confirmation
- Appendix G(7) Traffic Impact Assessment
- Appendix G(8) Roads and Stormwater Report

**Appendix H: Environmental Management Programme**

**Appendix I: Additional Information**

- Appendix I(1) GDARDE Comment on Draft BAR (*Will be included in the Final BAR*)
- Appendix I(2) Ronel Dreyer CV with EAPASA Registration