

APPENDIX E

Public Consultation

Public Participation Process (“PPP”) undertaken:

A PPP under the 2014 EIA Regulations as amended was undertaken as part of the Basic Assessment process, which included the following:

- Placing site notices at the entrance to Kenilworth Road and Van Vuuren Road and placing two site notices on the property fence next to the R64 road;
- Placing adverts in the Bloemfontein Courant (14 March 2019) and the Express (13 March 2019) newspapers;
- a Notification and Background Information Document (“**BID**”) regarding the project was sent to all identified Interested and Affected Parties (“**I&AP**”). This includes adjacent landowners, stakeholders and relevant authorities. Please refer to Appendix E5 for the I&AP list.

A time period of 30 days was allowed for the public to register and / or send their issues and concerns regarding the project to Turn 180 Environmental Consultants.

A meeting was requested by I&AP regarding the project. This meeting was held on 5 April 2019. Please refer to Appendix E6.

APPENDIX: E1

**Proof of placement of relevant advertisements
and notices.**

www.express-news.co.za TO ADVERTISE CALL T: 051 404 7600 F: 051 447 2940 E: adverts@velluhlab.com

Classifieds

Where buyers meet sellers
www.ekx.co.za

KGASANE
Date of birth: 25/02/1975
Date of death: 05/03/2019

The funeral service for a late **Clashed Rose (Ngq)**, 44 years, of Bloemfontein, will take place at NG Church (Batho, Batho) location, on Saturday, 16 March 2019 at 07:15 from where the cortege will proceed to the South Park Cemetery at 11:00.
Contact Thabane or Phiso at 073 321 9644 or 083 259 2374.

Arrangements: T&A 051 448 8366
S.A.M.S.A. contractor for Remembrance.

PIENAAR
Date of birth: 02/04/2002
Date of death: 21/03/2019

The funeral service for the late **Abel (AB)**, 50 years, of Bloemfontein, will take place at St John Church, Batho, on Saturday, 16 March 2019 at 07:30 from where the cortege will proceed to the South Park Cemetery at 11:00.
Contact City or Neliago at 073 4468 194 or 081 382 4963.

Arrangements: T&A 051 448 8366
S.A.M.S.A. contractor for Remembrance.

TROTSELA
Date of birth: 06/12/1943
Died: 09/03/2019
Buried: 16/03/2019

The funeral service for the late **Layton Pule**, of 3607 Thabe Street, Rocklands, Bloemfontein, will start at home at 07:30 and proceed to the Lesley Mmamaganya Hall at 08:00, from where the cortege will leave for the Phahameng Cemetery.
Contact person: Shimi Maphahle 084 268 8540
Calvin Moxala 082 085 0514

TOMBSTONE FACTORY & FUNERAL SOCIETY
We design tombstones
Lay-buy Now!
Elizabeth str 27 Mid-City B
Phone: 051 291 2344 (Bloemfontein)

Join us in our expansion as we open new branches in Free State - Seeking individuals with interest in admin, sales, and management positions, NO EXPERIENCE needed. Training available. Earn well.
For interview call Esther +084 437 0528.

B3
For Service Beyond Words

SALES AGENTS
Ref: FS/SM - 03/2019

B3 Insurance Brokers is an Authorised Financial Services Provider. We pride ourselves by being an organization that offers products and services that are inspired by the spirit of Ubuntu. The company has challenging positions of **Sales Agents** for suitably qualified and experienced candidates who has the drive to be part of a winning team based in Bloemfontein, Manguang, Botshabelo, Thaba Nchu, Welkom, Kroonstad and surrounding areas.

WHY WORK FOR US
We strive to give each and every person who works for us an opportunity to be recognized, respected and rewarded for what they are worth, this is how we attract and retain the best talent as they become part of the Ubuntu philosophy.

Requirements:

- Minimum entry level qualification of Grade 12 or an equivalent NQF 4 qualification
- FSCA recognized qualification(s) or credit pertaining to the office appointment in the industry, listed on the most recent published Board notice as published for recognized qualification(s)
- 2 years general work experience
- At least a minimum 1 year experience within the sales and marketing environment

Competences:
Proactive • Analytical • Trustworthy • Service oriented • Business acumen • Ability to influence clients.

If you believe that you are the right person for this job opportunity, then forward your CV with your certified copies of qualification and ID copy to quoting the reference number to hr@b3.co.za
CONTACT HR Department at 011 747 5400 FOR FURTHER INFORMATION.
CLOSING DATE: Friday 22 March 2019 at 16:30
Shortlisted candidates will be subjected to the vetting process with regards to criminal records, qualifications, credit rating and their experience.

SALES SUPERVISOR
Ref: FS/SS - 03/2019

B3 Insurance Brokers is an Authorised Financial Services Provider. We pride ourselves by being an organization that offers products and services that are inspired by the spirit of Ubuntu. The company has challenging positions of **Sales Supervisor** for suitably qualified and experienced candidates who has the drive to be part of a winning team based in Bloemfontein.

WHY WORK FOR US
We strive to give each and every person who works for us an opportunity to be recognized, respected and rewarded for what they are worth, this is how we attract and retain the best talent as they become part of the Ubuntu philosophy.

Requirements:

- Minimum entry level qualification of Grade 12 or an equivalent NQF 4 qualification
- Tertiary qualification relevant to FSCA and Proper requirements will be advantageous
- Regulatory Examination (FSC)
- FSCA recognized qualification(s) or credit pertaining to the date of appointment in the industry, listed on the most recent published Board notice as published for recognized qualification(s)
- At least 4 years sales experience of which at least 1 year must be within the financial services
- A valid unendorsed driver's license of code B9 (Code B)

Competences:
Proactive • Analytical • Trustworthy • Service oriented • Business acumen • Ability to influence clients.

If you believe that you are the right person for this job opportunity, then forward your CV with your certified copies of qualification and ID copy to quoting the reference number to hr@b3.co.za
CONTACT HR Department at 011 747 5400 FOR FURTHER INFORMATION.
CLOSING DATE: Friday 22 March 2019 at 16:30
Shortlisted candidates will be subjected to the vetting process with regards to criminal records, qualifications, credit rating and their experience.

PERSONAL SERVICES

LOANS

A BRIDGING LOAN
WAITING FOR PENSION/ PACKAGE (LUMP SUM) PAY-OUTS? SMS OR SEND PLEASE CALL ME. 082 301 7856.

Need cash? R500 - R3 000. Just call TODAY! 078 009 1551. Same-day pay-out.

FLATS FOR SALE
Navajo (100 SQM)
2 beds, bath, open plan, lock-up carport. Close to school, brilliant buy! Contact Doon 083 420 0653 NRE/ Contact Izak 082 551 3790 NRE.

HOUSES TO LET
Freedom Square: R3 500 p.m. 3 beds, bath with toilet, open-plan kitchen with dining and sitting. Well fenced. Outside toilet, burglar bars for security. Next to school, in main road. Immediately available. + 060 426 5576.

DESLEY FURNITURE
NEW AND SECOND HAND FURNITURE FOR SALE

051 444 1638
Victoria Road 89 Wilms
www.desley.co.za

GENERAL & HOME SERVICES

FOR HIRE

VENUES
venues available at www.venues.co.za for weddings, functions and special events. Photos also available on long term lease. Contact Sarah at Tel: 051-44668458

BUSINESS OPPORTUNITIES

SEEK, BUY, SELL

LEGAL TENDERS

OMGEWINGSIMAKSTUDIE

NOTICE

PUBLIC CONSULTATION PROCESS

Notice is given of an application for Environmental Authorisation (EA) in terms of the 2014 Environmental Impact Assessment Regulations, as amended, under the National Environmental Management Act (Act 107 of 1998)(NEMA) for the proposed clearance of vegetation for the establishment of an agriculture-related sales and storage area and other infrastructure on the remainder of the farm Outspan 1960, Bloemfontein, Free State. A Basic Assessment Process will be followed to obtain EA for the project. The development will comprise approximately 15,31 ha and will consist of an agriculture-related sales area, an agriculture-related storage area, a workshop, offices, a service station, a convenience store and a caretaker dwelling. The following activities will be applied for: Activity 12 b. (i) of GN. R. 324 and Activity 27 of GN.R. 327 of the NEMA 2014 Regulations, as amended. You are requested to send any issues and/or concerns regarding the proposed project to Turn 180 Environmental Consultants at Suite 221, Private Bag X01, Brandhof 9324 or tel. 072 873 6665 or cell 072 967 7962 /072 838 8189 or e-mail ansune@turn180.co.za / admin@turn180.co.za within 30 days of the date of this advertisement (before or on 11 April 2019).

JOB OPPORTUNITY AVAILABLE

- Training provided before working.
- A certificate will be issued after training.

DIVISIONS OPEN

- Government positions claims.
- Company in liquidation and late claims.

REQUIREMENTS:

- Grade 10 and above.
- School report or copy of Grade 12 certificate and CV, if available, and application letter.

SEND ALL OF THE ABOVE TO:
THE ADMINISTRATOR
REF: QWA/209
PO BOX 7392
BLOEMFONTEIN
9300
OR FAX CV TO:
086 766 9441.
CLOSING DATE:
28 MARCH 2019.

NB:
• You only need to send your application, then we will SMS you once you have been selected.
• Only one application must be sent to us.

LAND TO LET

VACANT COMMERCIAL LAND TO LET (900m² - 40,000m²)
Free State - Bloemfontein

ErT 2116 Hamilton, Oliver Tambo Road, Bloemfontein, Contact Thegoafatsa Letshale Tel: (011) 544 1000 or Email: holding@thehda.co.za
website: www.thehda.co.za

HDA
Housing Development Agency

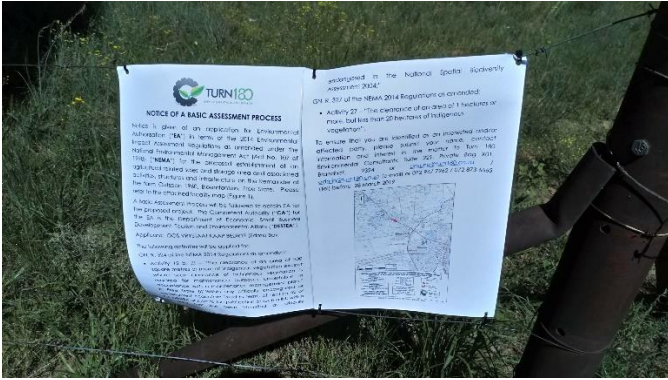
OIS
OMGEWINGSIMAKSTUDIE
4045

NOTICE

PUBLIC CONSULTATION PROCESS

Notice is given of an application for Environmental Authorisation (EA) in terms of the 2014 Environmental Impact Assessment Regulations, as amended, under the National Environmental Management Act (Act 107 of 1998)(NEMA) for the proposed clearance of vegetation for the establishment of an agriculture-related sales and storage area and other infrastructure on the remainder of the farm Outspan 1960, Bloemfontein, Free State. A Basic Assessment Process will be followed to obtain EA for the project. The development will comprise approximately 15,31 ha and will consist of an agriculture-related sales area, an agriculture-related storage area, a workshop, offices, a service station, a convenience store and a caretaker dwelling. The following activities will be applied for: Activity 12 b. (i) of GN. R. 324 and Activity 27 of GN.R. 327 of the NEMA 2014 Regulations, as amended. You are requested to send any issues and/or concerns regarding the proposed project to Turn 180 Environmental Consultants at Suite 221, Private Bag X01, Brandhof 9324 or tel. 072 873 6665 or cell 072 967 7962 /072 838 8189 or e-mail ansune@turn180.co.za / admin@turn180.co.za within 30 days of the date of this advertisement (before or on 11 April 2019).

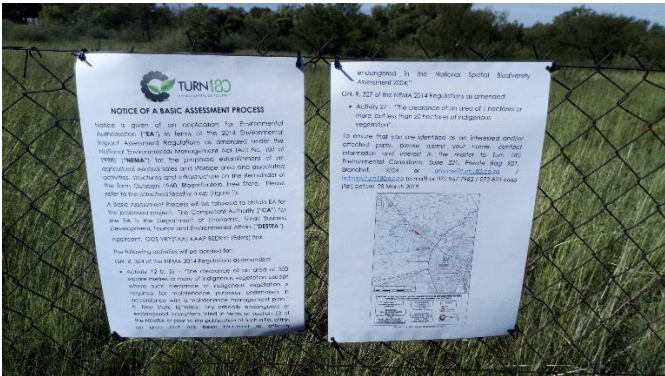
Proof of site notices placed:



Site notice 1 at entrance to Van Vuuren Road.



Site notice 2 at entrance to Kenilworth Road.



Site notice 3 on property fence next to R64 road.



Site notice 4 on property fence next to R64 road.

APPENDIX: E2

Proof that adjacent landowners and stakeholders received written notification

Example of the Notification and BID sent to adjacent landowners and stakeholders:



6 March 2019

Dear Interested and Affected Party

NOTICE OF AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Notice is given of an application for Environmental Authorisation ("EA") in terms of the 2014 Environmental Impact Assessment Regulations as amended under the National Environmental Management Act (Act No. 107 of 1998) ("NEMA") for the proposed establishment of an agricultural related sales and storage area and associated activities, structures and infrastructure on the remainder of the farm Outspan 1960, Bloemfontein, Free State ("Property").

This notification also provides stakeholders and / or identified Interested and Affected Parties ("I&AP") with the opportunity to comment on the proposed project and to indicate their interest.

Related Activities

The following activities will be applied for:

GN. R. 327 of the NEMA 2014 Regulations as amended:

- Activity 27 – *"The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation".*

GN. R. 324 of the NEMA 2014 Regulations as amended:

- Activity 12.b. (i) – *"The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan." b. Free State (i) "Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;"*

SUITE 221 | PRIVATE BAG X01 | BRANDHOF | 9324
B CONDE STREET | BAYSWATER | BLOEMFONTEIN | 9301
TEL: 072 967 7962 | E-MAIL: admin@turn180.co.za

Project Description:

- Turn180 Environmental Consultants was appointed as Environmental Assessment Practitioner ("EAP") to manage the required authorisation processes on behalf of the applicant (i.e. Oos Vrystaat Kaap Bedryf (Edms) Bpk).
- Applications will be submitted to the Department of Economic, Small Business Development, Tourism and Environmental Affairs ("DESTE") to obtain EA.

The development will entail the clearance of an area of approximately 3.01 ha of indigenous vegetation on Site 1 and approximately 5.08 ha of indigenous vegetation on Site 2. The development area also includes streets of approximately 7.22 ha. This includes an existing road, the R64 and an internal street that needs to be constructed. In total, the development area comprises approximately 15.31 ha (Please refer to the attached Site Layout Plan as Figure 1).

The development will consist of an agricultural related sales area with a maximum footprint of 1 000 m², an agricultural related storage area with a maximum footprint of 2 000 m², a workshop with a maximum footprint of 500 m², offices with a maximum footprint of 2 000 m², a service station, a convenience store with a maximum footprint of 200 m² and a caretaker dwelling.

Access will be gained to the site by building an access road that will connect with the R64 road. Along with this access road, an intersection is also planned. The applicant will gain permission from the Free State Department of Police, Roads and Transport in order to do this.

Locality:

The development will involve the remainder of the farm Outspan 1960, Bloemfontein, Free State at the following coordinates:

29° 4'16.49"S and 26° 8'34.75"E

Please refer to the map attached hereto (Figure 2) for an indication on the location of the proposed activities.

Property and Proposed Site Description:

- The property has an approximate footprint of 15.48 ha.
- The site is zoned as "Holdings". This zoning does not make provision for the proposed development. The applicant will apply for the site to be rezoned as "Special Use".
- The proposed property falls within the Bloemfontein Dry Grassland vegetation type, which is classified as Endangered. However, according to the Free State Biodiversity Management Plan (2015) most of the site is degraded. A part of the site is classified as Other Natural Areas, which means it is in a good or fair ecological condition.
- There are no wetlands or watercourses present on the proposed property or the proposed site. The nearest waterbody, which is possibly a wetland, is approximately 340 m southeast of the proposed site.

Potential Impacts of Proposed Project and Mitigation Measures:

- Indigenous vegetation will need to be cleared and topsoil removed during construction. No clearance of vegetation will take place outside the development area and topsoil will be stockpiled to be used in gardens and for leveling of areas.
- Contamination of soil and groundwater resources may occur during construction activities and due to the storage of dangerous goods at the service station. However, stormwater management will be implemented to limit runoff of contaminated water from the construction area and potentially hazardous substances will be stored inside a bunded area with an impermeable surface which has the capacity to store more than 110% of the volume of the substance.
- Construction of the proposed development may have a negative aesthetic impact on passing motorists using the R64 road, as well as on adjacent landowners. The site will always be kept clean and neat through correct housekeeping and waste disposal.
- Construction activities may lead to noise and dust generation. Appropriate measures will be taken to minimize this. Construction activities will only take place during daylight working hours and appropriate dust suppression measures will be implemented.
- An Ecological Study, a Heritage and Paleontological Impact Assessment and a Traffic Impact Assessment will be conducted as part of the Basic Assessment process.
- The proposed project will have a positive impact on the socio-economic structure of the area, as jobs will be provided to local people.

Invitation to participate

You are requested to send any issues and/or concerns regarding the proposed projects to Turn 180 Environmental Consultants at Suite 221, Private Bag X01, Brandhof, 9324 or 072 873 6665 (T) or 072 967 7962/072 838 8189 (C) or ansune@turn180.co.za / admin@turn180.co.za (email) before 8 April 2019.

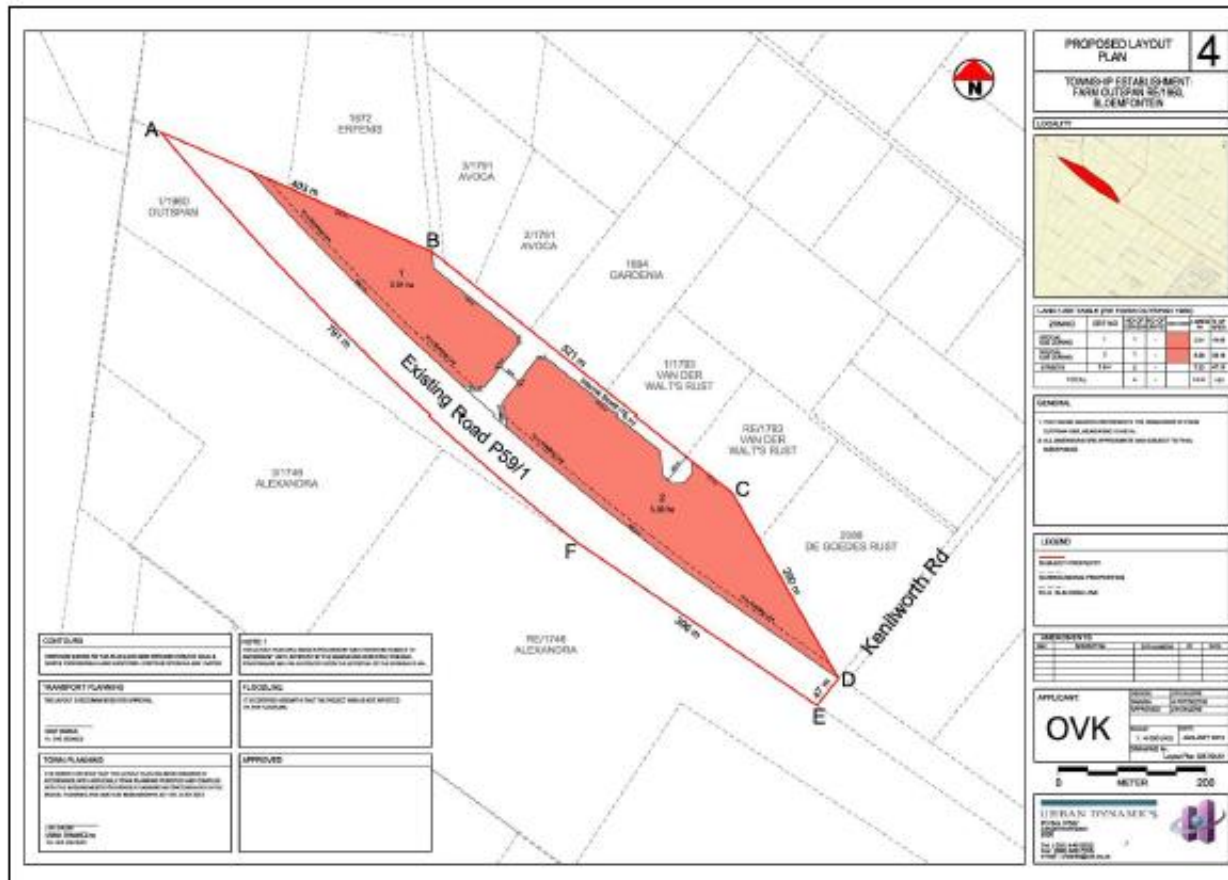


Figure 1: Site Layout Plan for the proposed project

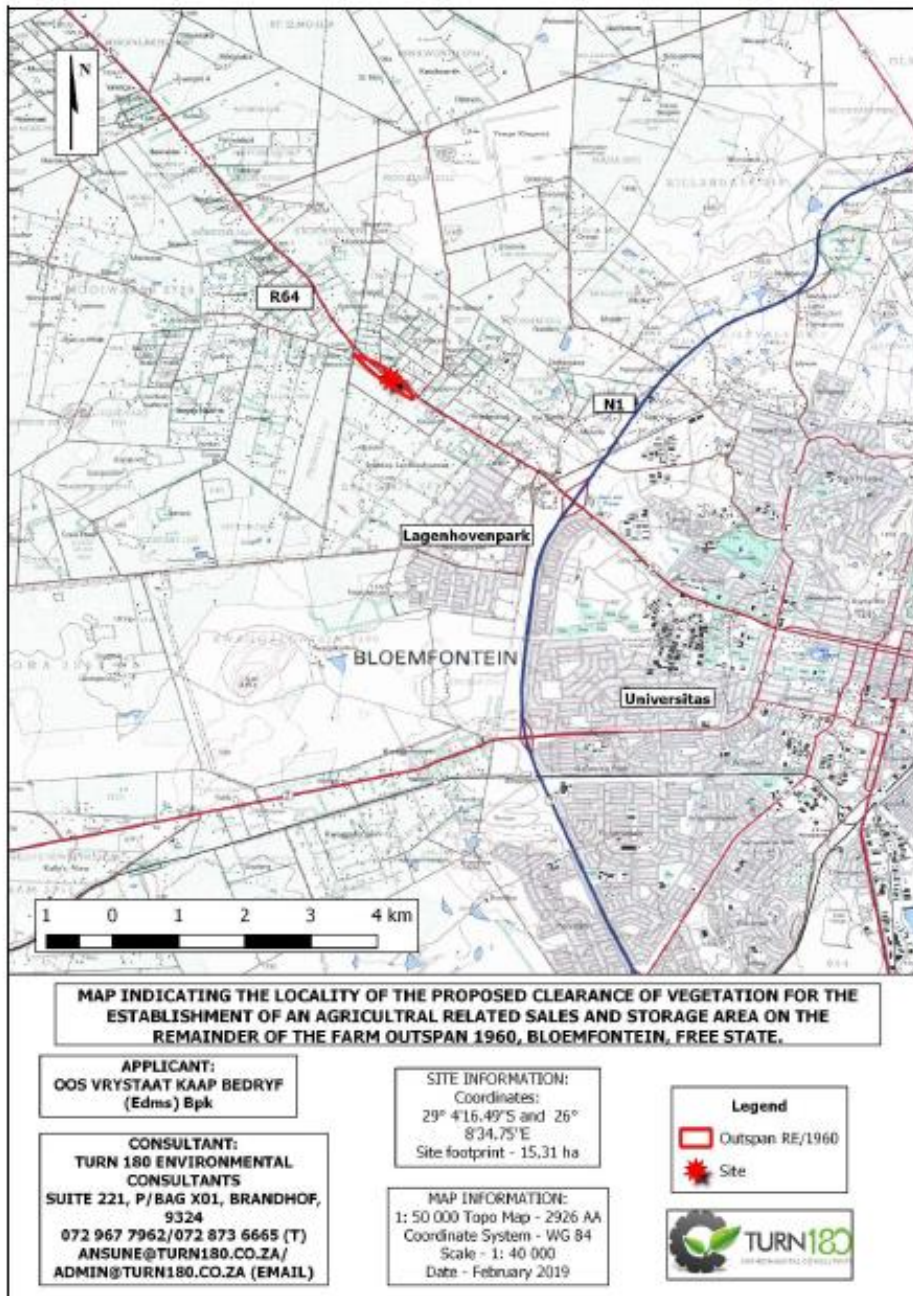


Figure 2: Locality map for the proposed project.

PUBLIC PARTICIPATION PROCESS

Proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the remainder of the farm Outspan 1960, Bloemfontein, Free State.

Landowner Name: (Individual/MPY/TRUST/CC)	
Contact Person:	
Farm name and number adjacent to area under investigation	
Contact detail of Contact Person given above:	Tel:
	E-mail:
	Fax:
	Physical address:
Comment or any concerns:	
Signature and date:	

Proof of Notification and BID sent to adjacent landowners and stakeholders:

Signed acknowledgement of receipt:



APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

By signing this form, you declare that you have received the Background Information Document (BID) for the above-mentioned project.

Date: 6 March 2019

Farm/Plot name and number:	Landowner name:	Received by:	Tel:	E-mail:	Signature:
2088	J.P.J. Strydom	J.P.S. Strydom	083 4655254	strydomjan43@gmail.com	[Signature]
1 Van Nuberen	L. Pretorius	N. Pretorius	0730158110	leon@lemoo.co.za	[Signature]
3 LeBombardier	M. Fouché (rent)	M. Fouché	074 293 4921	info@jumperlane.co.za	[Signature]

List of REGISTERED LETTERS
Lys van GEREГИSTREERDE BRIEWE
(with an insurance option/met 'n versekeringsopsie)



Post Office

Full tracking and tracing/Volledige volg en spoor

Name and address of sender:
 Naam en adres van afseuder:.....

Enquiries/Navrae
 Sharecall
 number/nommer
0860 111 502
 www.postoffice.co.za

No	Name and address of addressee Naam en adres van geadresseerde	Insured amount Versekerde bedrag	Insurance fee Versekeringsgeld	Postage Posgeld	Service fee Diensgeld	Affix Track and Trace customer copy Plak Volg-en-Spoor-Klientafskrif	
1	The Landowner: Plot 1786 - T.W.U PO Box 1509, Ladybrand, 9745					ORDINARY PARCEL PE 949 343 685 SA A BOOK COPY	
2	The Landowner: Alexandra RE/1746 PO Box 583, Schweizer-Reneke, 2780					ORDINARY PARCEL PE 949 343 677 SA A BOOK COPY	
3	Garial - Eastern Region, for att: Mrs S Canham PO Box 100410, Scottsville, 3209					ORDINARY PARCEL PE 949 343 694 SA A BOOK COPY	
4							
5							
6							
7							
8							
9							
10							
Number of letters posted Getal briewe gepos		Total Totaal		R	R	R	R

Signature of client
 Handtekening van klient:.....

Signature of accepting officer
 Handtekening van aanneembeampte: *gods*

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable without documentary proof.
 Optional insurance of up to R200.00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2 000.00 is beskikbaar en is slegs binnelandse geregistreerde briewe van toepassing.

Date stamp
Mi Office.net
 WESTDENE
 2019 -03- 07
 Tel: 051 - 447 9757
 P/Bag x01, Grandhof, 9324
 www.mioffice.net
 Datumstempel

Email delivery reports:

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 06 March 2019 11:57
To: 'melissa@law.co.za'
Subject: The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the farm Outspan RE/1960, Bloemfontein.
Attachments: BID.pdf

Dear Mr. André Sander

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached the Background Information Document ("BID") for the above-mentioned project. Because you have already commented on this project, we have registered you as an Interested and Affected Party and we will also send you all future reports.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 06 March 2019 12:17
To: 'savorita@intekom.co.za'
Subject: The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the farm Ouspan RE/1960.
Attachments: BID.pdf

Dear Ms. Cora Joubert

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached the Background Information Document ("BID") for the above-mentioned project.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: louis@turn180.co.za
Sent: Tuesday, 26 March 2019 15:50
To: favorita@intekom.co.za
Cc: 'Ansune'; 'Admin'
Subject: Outspan OVK Development
Attachments: BID Mr. Joubert.pdf

Geagte Mnr. Joubert

Verwys asseblief na ons telefoniese gesprek vandag rakende die Outspan OVK projek:

Ek wil graag om verskoning vra dat ons u e-pos adres verkeerd gehad het en dat u daarom nie die dokument ontvang het nie. Aangeheg hierby is die kennisgewing en inligtingsdokument vir u aandag. Ons sal waardeer as u vir ons skriftelik kommentaar kan stuur na die volgende e-pos adresse:

ansune@turn180.co.za
admin@turn180.co.za

Ek vertrou u vind dit in orde.

Groete

LOUIS DE VILLIERS



072 967 7962 - louis@turn180.co.za - SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 06 March 2019 12:19
To: 'chef@fbibfn.co.za'
Subject: The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the farm Outspan RE/1960.
Attachments: BID.pdf

Dear Mr. Lesley Jacobs

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached the Background Information Document ("BID") for the above-mentioned project.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 06 March 2019 12:26
To: 'theoniel@live.com'
Subject: The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the farm Outspan RE/1960.
Attachments: BID.pdf

Dear Mr. Theoniel Pieterse

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached the Background Information Document ("BID") for the above-mentioned project.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 06 March 2019 12:22
To: 'tielman@fourleaf.co.za'
Subject: The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the farm Outspan RE/1960.
Attachments: BID.pdf

Dear Mr. Tielman O'Reilly

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached the Background Information Document ("BID") for the above-mentioned project. Because you have already commented on this project, we have registered you as an Interested and Affected Party and we will send you all future reports regarding this project.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 06 March 2019 13:22
To: 'sakkiecoetzee1@gmail.com'
Subject: The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the farm Outspan RE/1960.
Attachments: BID.pdf

Dear Mr. L.J. Coetzee

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached the Background Information Document ("BID") for the above-mentioned project. Because you have asked for more information on this project, we have registered you as an Interested and Affected Party and we will send you all future reports regarding this project.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

APPENDIX: E3

Comments and responses report

Comments from I&AP regarding Notification and BID sent:

Summary of comments and responses:

Summary of main issues raised by I&APs	Summary of response from EAP
<p>Ms. Mpolokeng Kolobe from the Mangaung Metro Municipality requested more information and that the Basic Assessment Report (“BAR”) be submitted to her department.</p>	<p>The Draft BAR was submitted to the Mangaung Metro Municipality Environmental Department.</p>
<p>SAHRA indicated that the area has a high palaeontological sensitivity and that a Heritage Impact Assessment (“HIA”) and a Palaeontological Impact Assessment (“PIA”) must be included in the BAR.</p>	<p>A HIA and PIA is attached in Appendix D in the BAR.</p>
<p>Mr. S. S. Mtakati from the Free State Department of Police, Roads and Transport indicated that the application for Environmental Authorisation (“EA”) is premature on the grounds that no formal application has been made to them. They listed numerous principles and requirements that must be adhered to.</p> <p>Mr. Mtakati then later confirmed in a letter that he noted that informing their department of the project was mainly part of the prescribed Environmental Authorisation process. He indicated that the application and documents for the change in land use and development is receiving their attention.</p>	<p>Turn 180 Environmental Consultants (“Turn 180”) responded and indicated that the Background Information Document only served as a notification of the intention to apply for EA and that no formal application for this has been submitted yet. It was also indicated that a formal application to the Department of Police, Roads and Transport will be handled by the Town Planners.</p> <p>Turn 180 thanked Mr. Mtakati for his comments and confirmed that he will receive all future environmental reports regarding the project.</p>
<p>Mr. Leon Pieters from Lemaro Construction commented that the development is good news. He is just concerned about what is going to happen to the two existing roads (The R64 and Van Vuuren Road). He stated that his property has two entrances that are used by heavy machinery. The ease of access was the main reason the he bought the property 7 years ago. Therefore, the impact on the existing road is a great concern to him.</p>	<p>It was confirmed that a part of Van Vuuren Road falls within the developer’s property. It is planned that this road be deproclaimed and that this part of the road will be closed off. Entrance to the site and all adjacent properties will be gained from the new road that will connect with the R64 road. An intersection will also be constructed here.</p> <p>These issues were also discussed in the meeting that was held on 5 April 2019 (refer to Appendix E6).</p>
<p>Mr. O’Reilly wanted to know exactly what activities would take place at the development. He also wanted to know whether the project would be commercial or industrial. He noted that a commercial project would be good for him as it might bring more people to the area and to his business (guesthouse). He also wanted to know how many trucks would be associated with the operational phase of</p>	<p>Turn 180 responded by confirming that the development is commercial and not industrial and that a Traffic Impact Assessment will be done to assess the impact on the road.</p> <p>Turn 180 also responded by saying that the impacts on groundwater will be discussed in detail in the reports. All hazardous substance will be stored above ground in bunded areas. A new map was also made</p>

<p>the project and what impact this would have on the road.</p> <p>He was also concerned of the possible pollution of groundwater, as the groundwater is being used for drinking water in the area. He also commented that the layout plan in the BID is confusing as it does not clearly show the development area in relation to the Van Vuuren Road and the adjacent properties. He noted that it looks like the development will close off the entrances to the properties in Van Vuuren Road. He was concerned about what will happen to his entrance.</p>	<p>to indicate Van Vuuren Road and the development boundaries more clearly. It was confirmed that his entrance actually falls within the developer's property boundaries. However, the developer confirmed that they will not develop on the other side of the road and his entrance should not be affected.</p> <p>These issues were also discussed in the meeting that was held on 5 April 2019 (refer to Appendix E6).</p>
<p>Ms. Venter raised numerous concerns. Firstly, she was concerned about the noise pollution generated by the development, as well as how the traffic will be impacted. She was also concerned about the increase in crime due to the fact that more people will be visiting the area. She also commented that there will be air pollution generated as a result of the development.</p>	<p>Turn 180 responded by saying that noise levels will increase during construction, but it is not expected that there will be much noise pollution during the operational phase. The only air pollution that is expected is dust associated with construction activities and vehicle movement. A Traffic Impact Assessment will be conducted and included in the BAR.</p>
<p>Mr. L. J. Coetzee registered as an I&AP after seeing the Site Notice. He requested more information regarding the project.</p>	<p>The BID was sent to him and all future reports will be sent to him.</p>

Letters from authorities and organs of state and response were applicable:

Mangaung Metro Municipality (Ms. M. Kolobe):



Our Ref: EIA/03/2019

Your ref: Storage facility on the remainder of Farm Outspan

Enquiries: M. Kolobe

Date: 06 March 2019

TURN 180 Environmental consultants
Private Bag X01
Brandhof
9324

Email: louis@turn180.co.za

PUBLIC PARTICIPATION PROCESSES FOR THE PROPOSED ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN.

Reference is made to your letter received by this office regarding the above mentioned application.

This office requests more information concerning the proposed development in order to give meaningful comments. A hard copy of the environmental report must be submitted to this office for review and comments. In the report to be submitted it must clearly be demonstrated in which way the proposed development will meet the requirement of sustainable development. It must also consider energy efficient technologies and water saving devices and technologies for the proposed development. This could include measures such as recycling of waste, the use of low voltage or compact fluorescent light instead of incandescent globes, maximising the use of solar heating, management of storm water, the capture and use of rainwater from gutter and roof and the use of locally indigenous vegetation during landscaping and the training of staff to implement good housekeeping technique light pollution, air quality, water use and management and solid waste management.

Should more information be required, please contact this office

Kind Regards

Ms M. Kolobe
Manager Environmental Assessment
Environmental Management

PO Box 3704, Bloemfontein 9300 Room 1017, 10th floor, Bram Fischer Building, Cnr Nelson Mandela & Markgraaff Street
Tel: +27 51 405 8577: +27 51 405 8882 E-Mail: Mpolokeng.kolobe@mangaung.co.za, Website: www.mangaung.co.za

AT THE HEART OF IT ALL

SAHRA (Ms. R. Redelstorff):

OVK Outspan RE/1960 development

Our Ref:



an agency of the
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za
South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4037 | Cape Town | 0001
www.sahra.org.za

Enquiries: Ragna Redelstorff
Tel: +27 (0)21 202 8851
Email: redelstorff@sahra.org.za
CaseID: 13558

Date: Wednesday March 13, 2019
Page No: 1

Letter

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999)

Attention: Oos Vrystaat Kaap Bedryf (Edms) Bpk

Dan Pienaar 19 Ladybrand Vrystaat 9745

The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area and other infrastructure on the remainder of the farm Outspan 1960, Bloemfontein, Free State.

Thank you for your notification regarding the proposed clearance of vegetation for the establishment of an agricultural related sales and storage area and other infrastructure on the remainder of the farm Outspan 1960, Bloemfontein, Free State Province. In terms of the National Heritage Resources Act, No 25 of 1999, heritage resources, including archaeological or palaeontological sites, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a **Heritage Impact Assessment (HIA)** is done by a heritage specialist. Any heritage resources that may be impacted such as archaeological or palaeontological resources, built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscapes or viewsapes must also be assessed.

The PalaeoSensitivity Map on SAHRIS (<http://www.sahra.org.za/sahris/map/palaeo>) indicates very high palaeontological sensitivity in the proposed area. Therefore, the SAHRA APM Unit requires a field-based Palaeontological Impact Assessment, conducted by a professional palaeontologist, to be included in the HIA.

If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority to indicate that there is no necessity for any further assessment.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully

OVK Outspan RE/1960 development

Our Ref:



an agency of the
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za
South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4637 | Cape Town | 8001
www.sahra.org.za

Enquiries: Ragna Redelstorff
Tel: +27 (0)21 202 8851
Email: redelstorff@sahra.org.za
CaseID: 13558

Date: Wednesday March 13, 2019
Page No: 2

Ragna Redelstorff
Heritage Officer
South African Heritage Resources Agency

Phillip Hine
Acting Manager: Archaeology, Palaeontology and Meteorites Unit
South African Heritage Resources Agency

ADMIN:

Direct URL to case: <http://www.sahra.org.za/node/521472>
(DESTE, Ref.)

Terms & Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to SAHRA immediately.
3. SAHRA reserves the right to request additional information as required.



police, roads & transport
Department of
Police, Roads and Transport
FREE STATE PROVINCE

Ref: P29/ 4/172/ P59/1
Mr. J. W van Wyk

To: Ms. Ansunè Weitsz
Turn 180 Environmental Consultants
Private Bag X01
Suite 221
Brandhof
9324

Dear Ms. Weitsz

RE: NOTICE OF AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN

Your letter dated 7th March 2019 regarding the above matter refers.

It is our considered view that this application is premature on grounds that no formal application has been made for the development of the property referred above.

Before the Department could make any commitment to support such development and or to consider an access from the Primary Road P59/1 R6, a variety of engineering principles and requirements need to be evaluated.

The principles and requirements include among others the following:

1. Formal application for development.
2. Confirmation that public participation process was conducted and that the community is in support of the proposed development.
3. Proof that the proposed development falls within the spatial development framework area of Mangaung Metro Municipality.
4. Proof that civil services in respect of electricity supply, water and sewerage are available. Your attention is drawn thereto that the proclaimed road reserves may not be utilized to provide such services if not available at present.
5. Evaluation of the suitability of the proposed position of the access road with respect to access spacing and in particular sight distances considering the fact that the proposed access road and intersection with Primary Road P59/1 (R64 – Old Kimberley road) will be located within the inside of a horizontal curve.

OFFICE OF THE HEAD: POLICE, ROADS & TRANSPORT

P. O. Box 119, BLOEMFONTEIN, 9300.

Perm Building, 45 Charlotte Maxeke Street, BLOEMFONTEIN.

Tel: (051) 4098856, Email: Khabolad@freetrans.gov.za / Isotsotsom@freetrans.gov.za

RE: NOTICE OF AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURE RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN

Vegetation within proclaimed provincial road reserves may have a huge negative influence on the sight distances in particular.

6. Traffic impact study compiled by a professional traffic engineer registered with ECSA to determine whether the present roads infrastructure can accommodate the additional vehicle trips – special attention must be given to the service levels that the intersections will operate from Primary road P80/1 (Kenilworth road) towards the CBD area of Bloemfontein.
7. Preliminary design of an access road and intersection with Primary Road P59/1 (R64 – Old Kimberley road) to determine the extent of amendments that will be required to the proclaimed provincial roads.
8. Outspan 1960 is surrounded by the proclaimed primary roads P59/1 (R64 – Old Kimberley road), P80/1 (Kenilworth road) and Tertiary Road T5023 that will require the amendment of the current proclaimed road network, intersections and private accesses.
9. Development of structures on the proposed event are also subjected to building restrictions with a radius of 500m measured from the intersection of Primary Road P80/1 (Kenilworth road) with Primary road P59/1 (R64 – Old Kimberley road) and 95m measured from the center-line of Primary Road P59/1. An application for relaxation of these building lines can be considered by the Department upon the receipt of a formal application.

It is in light of the above that the Department proposes that the appointed professional team of the developer should first address the above mentioned matter before proceeding with the application for proposed development and Environmental Authorisation.

It is trusted and hoped that you will find all in order.

Kind regards,


Mr. S. S Mtakati
HoD: Police, Roads & Transport

19/04/2019
Date

OFFICE OF THE HEAD: POLICE, ROADS & TRANSPORT

P. O. Box 119, BLOEMFONTEIN, 9300.
Perm Building, 45 Charlotte Maxeke Street, BLOEMFONTEIN.
Tel: (051) 4098856, Email: Khabolad@freetrans.gov.za / tsotsotson@freetrans.gov.za

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 17 April 2019 12:07
To: 'MareeH@freetrans.gov.za'
Subject: RE: NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON FARM OUTSPAN 1960, BLOEMFONTEIN

Good day

I refer to the letter received from the Department of Police, Roads and Transport by our company on 11 April. Please note, the document delivered to your department on 7 March was only a notification about the intent to apply for Environmental Authorization for the above-mentioned project. The goal of the document was also to supply some background information on the proposed project.

No formal application has been submitted to any Competent Authority yet. A formal application, along with a Traffic Impact Assessment and all other associated documents you mentioned in your letter will still be submitted to your department. However, the Town Planners will handle this. Our company only handles the Environmental Impact Assessment for the proposed project and the document you received from us forms part of the Public Participation Process of this Assessment.

You have been identified as an Interested and Affected Party and therefore you will receive all future environmental reports from us. Our reports also need to include a Traffic Impact Assessment and other specialist reports. We ourselves are still waiting for the client to send us these reports, as the related studies still need to be done.

We trust you find this in order. Please do not hesitate to contact us for any further information.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324



police, roads & transport

Department of
Police, Roads and Transport
FREE STATE PROVINCE

Ref: 07/12/04/2019

To: Mr. L. De Villiers
Turn 180 Environmental Consultants
8 Conde Street, Bayswater
Bloemfontein
9300

Dear Mr. De Villiers

RE: NOTICE AND INVITATION OF PUBLIC MEETING FOR THE BASIC ASSESSMENT PROCESS FOR THE PROPOSED CLEARANCE OF INDIGENOUS VEGETATION FOR DEVELOPMENT ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN

With reference to your letter dated the 9th March 2019, the Department of Police, Roads & Transport is of a view that the public meeting which was held on the 5th April 2019 was mainly part of the prescribed environmental authorization process.

The relevant Department in this regard is the Department of Economic, Small Business Development, Tourism and Environmental Affairs (DESTEA).

Please be advised that the application and documents for the change in land use and development is already receiving necessary attention of the Department of Police, Roads & Transport.

You will be informed of the outcome of your application once the matter has been finalized.

It is trusted and hoped that you will find all in order.

Kind regards,


Mr. S. S Mtakati
HoD: Police, Roads & Transport

02/05/2019
Date

OFFICE OF THE HEAD: POLICE, ROADS & TRANSPORT
P. O. Box 119, BLOEMFONTEIN, 9300.
Perm Building, 45 Charlotte Maxeke Street, BLOEMFONTEIN.
Tel: (051) 4098856, Email: TsofotsoM@freetrans.gov.za / KhabolaD@freetrans.gov.za

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Monday, 06 May 2019 09:51
To: 'dominiquefreetrans@gmail.com'
Cc: 'louis@turn180.co.za'
Subject: THE PROPOSED CLEARANCE OF INDIGENOUS VEGETATION FOR THE DEVELOPMENT ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN.

Good day,

Thank you for your comments regarding the above-mentioned project. Your department has been registered as an Interested and Affected Party as part of the prescribed environmental process and you will receive all future environmental reports regarding this project.

We trust you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards


ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Comments from adjacent landowners and stakeholders and feedback given:

Lemaro Construction (Mr. Leon Pieters):

PUBLIC PARTICIPATION PROCESS	
Proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the remainder of the farm Outspan 1960, Bloemfontein, Free State.	
Landowner Name: (Individual/MPY/TRUST/CC)	Leon Pieters
Contact Person:	Leon Pieters
Farm name and number adjacent to area under investigation	Erfenis 1672
Contact detail of Contact Person given above:	Tel: 082 577 9334 E-mail: leon@lemaro.co.za Fax: 051 412 6431 Physical address: 1 Van Vuuren avenue Groenulei Bloemfontein
Comment or any concerns:	Firstly it is good to hear about the planned project. I would like to know: What exactly is going to happen to the existing road between point D and A and more specific between B and A Fig 1
Signature and date:	

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 20 March 2019 13:22
To: 'leon@lemaro.co.za'
Subject: RE: Feed back
Attachments: Response letter to Leon Pieters.pdf; Outspan Layout 2.pdf

Good day

THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached feedback on the comments and concerns that we received from you regarding the above-mentioned proposed project.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324



20 March 2019

1 Van Vuuren Avenue (Erfenis RE/1672)
Groenvlei
Bloemfontein
9301

Dear Mr. L. Pieters

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

This letter serves as response to your comments and queries regarding the above-mentioned project received by us per e-mail on the 13th of March 2019.

1. The previous Layout Plan attached in the BID that was sent out on the 6th of March 2019 did not indicate Van Vuuren Road and thus there was confusion regarding the boundaries of the proposed development, as well as what would happen to Van Vuuren Road. A meeting was held with the Town Planners on the 12th of March 2019 regarding this issue. A meeting was also held with the developer on the 15th of March 2019. The following was confirmed at these meetings:
 - A new Layout Plan was drawn and is attached to this letter, which shows the position of Van Vuuren Road more clearly. This Layout Plan is drawn according to the Surveyor General information.
 - The Layout Plan indicates that Van Vuuren Road forms part of the developer's property (i.e. Outspan RE/1960).

SUITE 221 | PRIVATE BAG X01 | BRANDHOF | 9304
8 CONDE STREET | BAYSWATER | BLOEMFONTEIN | 9301
TEL: 072 967 7962 | E-MAIL: admin@turn180.co.za

- The developer confirmed that the development will not extend across Van Vuuren Road and will be restricted to the area between Van Vuuren Road and the R64 road and to Van Vuuren Road itself.
- It is planned to deproclaimate Van Vuuren Road, as part of it falls within the developer's property boundary and thus, the development area. This part of the road will thus be closed off and entrance to all adjacent properties to Outspan RE/1960 will have to be gained from the new road that will be constructed (except De Goedes Rust 2088, who's entrance will not be affected). This new road will be paved, and an intersection will be made where this road meets the R64 road.

We hope this letter has addressed your concerns. If more clarity is needed regarding the above-mentioned points, you are more than welcome to request a meeting with us and the Town Planners, so that they can explain the planned development more clearly.

We hope you find this in order. Please do not hesitate to contact us for any further information.

Kind regards



Ansuné Weitz

From: leon@lemaro.co.za <leon@lemaro.co.za>
Sent: Thursday, 28 March 2019 11:22
To: 'Ansune' <ansune@turn180.co.za>
Subject: RE: Feed back

Good day

We have two entrances from the existing road into our property.

We have heavy machinery using the two exist.

That was the main reason why I bought this land 7 years ago, the easy excess in and out of the property.

As you can see for yourself, we maintaining the area and keeping it clean all the time.

This is a great concern for me and I really hope you can come up with a way to solve this issue.

Kind regards

Ansune

From: louis@turn180.co.za
Sent: Friday, 29 March 2019 07:02
To: leon@lemaro.co.za
Cc: 'Ansune'
Subject: FW: Feed back

Good day Leon

Thank you for your comment. I would just like to confirm that we are aware of your previous comments regarding the impact of the development on the roads.

Unfortunately we are the environmental consultants on the project and cannot make decisions relating to the changing of the roads in the area and I can therefore not confirm at this stage how they plan to accommodate you. This is usually confirmed in the town planning part of the project. However, we will communicate your concern with the town planners and the developer in order for them to advise and suggest how they are going to accommodate everyone and feedback will be given to you. I would like you to note that we are still in the first phase of the project and your concerns will definitely be addressed.

Furthermore, as I indicated to Jenny yesterday there will be a meeting next Friday, 5 April 2019 at 12:00 at the offices of Symington and De Kock in Bloemfontein during which these issues are going to be discussed. The town planners and developers are also going to attend the meeting to clarify these issues. I would therefore like to invite you to attend the meeting or send a representative if you are not able to attend. The invite containing the agenda will still be sent out to all the neighbors. We would appreciate it if you could please confirm attendance as soon as possible (i.e. by Monday afternoon) in order for us to make the necessary venue arrangements. Please also indicate the number of people whom will be attending with you, but we would like to ask that each neighbor not be accompanied by many people due to the size of the venue. I would also like to request that you please inform your neighbors of the meeting if you have a neighborhood group. We are however going to send out invites to them too.

I trust you will find this in order. You are welcome to contact either myself or Ansune for further information.

Kind regards

LOUIS DE VILLIERS



072 967 7962 - louis@turn180.co.za - SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Mr. L. J. Coetzee:

Ansune

From: SAKKIE COETZEE <sakkiecoetzee1@gmail.com>
Sent: Friday, 08 March 2019 07:28
To: Ansune
Subject: Re: Insake voorstelling van ontwikkeling plaas Outspan 1960

More Ek is in van Vuuren In 8 Ek is op n groep van die hele laan ek gaan die inligting daarop plaas

> On 06 Mar 2019, at 13:04, Ansune <ansune@turn180.co.za> wrote:
>
> Goeie dag Mnr. Coetzee
>
> Dit is reg, ek sal vir u meer inligting aanstuur. Kan u miskien net
> vir my bevestig op watter plaas/plot u woon (Plaas/plot naam en nommer)?
>
> Vriendelike Groete
>
>
>
>
>
> -----Original Message-----
> From: SAKKIE COETZEE <sakkiecoetzee1@gmail.com>
> Sent: Wednesday, 06 March 2019 12:17
> To: ansune@turn180.co.za
> Subject: Insake voorstelling van ontwikkeling plaas Outspan 1960
>
>
> Ek is IJ Coetzee met cell 0832623604. email sakkiecoetzee1@gmail.com
> Ek bly naby aan die aria waar die ontwikkelig voorgestel is kan u dalk
> vir my meer inligting stuur aangaande watse ontwikkeling dit is lat ek
> dit aan die betrokke inwoners kan versprei vir kommentaar asb By
> voorbaat dank IJ Coetzee
>
>

Ansune

From: Tielman <tielman@fourleaf.co.za>
Sent: Thursday, 07 March 2019 09:14
To: 'Ansune'
Subject: RE: The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the farm Outspan RE/1960.

Goeie dag.

Ek het vinnig geloer na uitleg van beplanning.

Ek sit tans met twee bekommernisse.

1. Die moontlike besoedeling van grondwater is 'n wesenlike probeem aangesien almal in die omgewing basies gebruik maak van boorgatwater as 'n bron by hulle huise. So ek benodig meer duidelikheid rakende hierdie kwessie.
2. Die herbeplanning van die roete voor my erwe is onduidelik. Huidiglik lyk dit asof die grens van OVK se ontwikkeling reg teenaan my grens loop en mmoontlik stop voor my ingang. Wat beteken ek sal my ingang moet skuif, wat onnodige kostes kan he aan my kant. Dan praat ek nie eens van my buurman wie se hele ingang volgens julle beplanning ondie OVK se ontwikkeling toegemaak word nie. Ek kort dringend terugvoer in hierdie verband.

Baie dankie.

Tielman O'Reilly | **Group Director**



C : +27 (0) 82 4698404
tielman@fourleaf.co.za
www.fourleaf.co.za

FORTITUDE  PRUDENCE



Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 20 March 2019 09:33
To: 'tielman@fourleaf.co.za'
Subject: OVK Outspan 1960 development
Attachments: Outspan Aerial.pdf; Outspan Layout 2.pdf; Response letter to Tielman O'Reilly.pdf

Good day Mr. O'Reilly

THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached a response letter to your comments and concerns that we received from you regarding the above-mentioned proposed project.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324



REGISTRATION NUMBER: 2018/110720/07

20 March 2019

6 Van Vuurenlaan
Bainsvlei
Bloemfontein
9301

Dear Mr. T. O'Reilly

APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

This letter serves as response to your comments and queries regarding the above-mentioned project received by us telephonically on the 27th of February 2019, as well as per email on the 7th of March 2019.

1. The specific activities that will take place at the development will be discussed in detail in the Basic Assessment Report ("BAR"). As you are registered as an Interested and Affected Party for this project, we will send this report to you once it is finished. Information that is currently available on the activities have been included in the Background Information Document ("BID") that was sent to you per email on the 6th of March 2019.
2. The increase in traffic and the impact that this will have on the R64 road will be discussed in detail in the Traffic Impact Assessment. This assessment will be included in the BAR. There will be no impact by traffic on Van Vuuren Road, as entrance to the development will be gained from the R64 road, as indicated on the attached Layout Plan.
3. As there will be dangerous goods stored on site relating to the planned service station, there is a possibility of groundwater contamination. This will be investigated and

SUITE 221 | PRIVATE BAG X01 | BRANDHOF | 9324

8 CONDE STREET | BAYSWATER | BLOEMFONTEIN | 9301

TEL: 072 967 7962 | E-MAIL: admin@turn180.co.za

discussed in the BAR. However, it is compulsory that measures are taken by the developer to minimise and/or mitigate this possible impact. These mitigation and management measures are the following:

- All dangerous goods will be stored above the surface and not below the soil surface;
 - All storage tanks will be inspected regularly for any leaks. If leaks are recorded, they will be repaired;
 - Storage of dangerous goods will only occur inside tanks within a bunded area which consist of an impermeable concrete surface and walls which can contain 110% of the volume of the stored substance. The bund will also have a controlled outlet and sump to drain stormwater from. Stormwater inside the bunded area will be managed and disposed of as hazardous waste and will not be allowed to drain into the surrounding environment or the seep into the soil;
 - Spillages which may occur outside the bund will be cleaned as a matter of urgency and the contaminated soil will be disposed of as hazardous waste;
 - The refueling area will be roofed or will have a concrete floor to prevent spillages from contaminating the groundwater and to prevent stormwater from entering the site;
 - Stormwater will be diverted around the site to drain into the natural drainage lines in the surrounding environment. All dangerous goods will be stored inside buildings and/or under a roof to prevent the contamination of stormwater;
 - It is not anticipated that the applicant will abstract any groundwater to be used on the premises as they will use municipal water. Should there be a need in the future to abstract groundwater a Water Use License will be applied for with the Department of Water and Sanitation.
4. The previous Layout Plan attached in the BID that was sent out on the 6th of March 2019 did not indicate Van Vuuren Road and thus there was confusion regarding the boundaries of the proposed development. A meeting was held with the Town Planners on the 12th of March 2019 regarding this issue. A meeting was also held with the developer on the 15th of March 2019. The following was confirmed at these meetings:
- A new Layout Plan was drawn and is attached to this letter, as well as a Google Earth image. This Layout Plan is drawn according to the Surveyor General information.
 - Both the Layout Plan and the Google Earth image indicate that Van Vuuren Road forms part of the developer's property (i.e. Outspan RE/1960).

- Unfortunately, according to the Layout Plan, the entrance to your property (Van Der Walt's Rust RE/1793) also falls within the boundaries of the developer's property and thus, the development area.
- The Town Planners and the developer agreed to try and accommodate the entrance to your property, so it does not have to be moved. It was suggested that the new road will be extended to accommodate your entrance. The developer also confirmed that the development will not extend across Van Vuuren Road and will be restricted to the area between Van Vuuren Road and the R64 road and to Van Vuuren Road itself.
- It is planned to deproclaimate Van Vuuren Road, as part of it falls within the developer's property boundary and thus, the development area. This part of the road will thus be closed off and entrance to all adjacent properties to Outspan RE/1960 will have to be gained from the new road that will be constructed (except De Goedes Rust 2088, who's entrance will not be affected). This new road will be paved, and an intersection will be made where this road meets the R64 road.

We hope this letter has addressed your concerns. If more clarity is needed regarding the above-mentioned points, you are more than welcome to request a meeting with us and the Town Planners, so that they can explain the planned development more clearly.

We hope you find this in order. Please do not hesitate to contact us for any further information.

Kind regards



Ansuné Weitz

Ms. Marie-Elize Venter:

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 03 April 2019 10:48
To: 'Marie-Elize Venter'
Subject: RE: Proposed development of OUTSPAN 1960
Attachments: Public Meeting 05-04-2019 invitation.pdf

Good day

Thank you for your comments and concerns regarding the above-mentioned project. We will include these comments and concerns in the Basic Assessment Reports ("BAR") and you will be registered as an Interested and Affected Party ("I&AP"), who will receive all future reports.

Please note, that due to the size of these files, it may be difficult to e-mail these future reports. Therefore, please provide us with an address to where we can courier or post electronic copies (CDs) of these future reports.

Some feedback on your comments:

- Noise levels will increase during construction activities, but this is temporary. It is not expected that there will be much noise pollution during the operational phase.
- A Traffic Impact Assessment will be conducted and included in the BAR.
- As this is a commercial development, the only air pollution that is anticipated will be that associated with construction activities and movement of vehicles (dust).

Please note, a public meeting has been requested regarding this project. This meeting has been scheduled for Friday (5 April) at 12:00 at Symington and De Kock Attorneys in Bloemfontein. As you have registered as an I&AP, please find attached the invitation to the meeting. Please note, the dates on the invitation says that the invitation was sent out last Friday and the RSVP date for the meeting was Monday. However, as you just registered, we also invite you. Please let us know if you will attend as soon as possible.

We (Turn 180), the Town Planners, as well as the Developer (OVK) will be present at the meeting to address comments and concerns.

We trust you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

From: Marie-Elize Venter <ferplie@gmail.com>
Sent: Wednesday, 03 April 2019 10:17
To: ansune@turn180.co.za
Subject: Proposed development of OUTSPAN 1960

Dear Ansune,

I would like to raise the following concerns regarding the abovementioned development::

1. Noise pollution generated as a result of the development
2. Traffic will be impacted greatly
3. Crime will increase due to the fact that there will be more people visiting the area.
4. Air pollution generated as a result of the development

Kind Regards,

Marie-Elize Venter
Bainsvlei Community Police Forum: Leader for Groenvlei

0829630685

APPENDIX: E4

**Proof that Authorities and Organs of State
received written notification**

Example of Notification and BID sent to Authorities and Organs of State:



6 March 2019

SAHRA
P.O. Box 4637
Cape Town
8000

Dear Ms. R. Redelstorf

NOTICE OF AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Notice is given of an application for Environmental Authorisation ("EA") in terms of the 2014 Environmental Impact Assessment Regulations as amended under the National Environmental Management Act (Act No. 107 of 1998) ("NEMA") for the proposed establishment of an agricultural related sales and storage area and associated activities, structures and infrastructure on the remainder of the farm Outspan 1960, Bloemfontein, Free State ("Property").

This notification also provides stakeholders and / or identified Interested and Affected Parties ("I&AP") with the opportunity to comment on the proposed project and to indicate their interest.

Related Activities

The following activities will be applied for:

GN. R. 327 of the NEMA 2014 Regulations as amended:

- Activity 27 – "The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation".

GN. R. 324 of the NEMA 2014 Regulations as amended:

- Activity 12.b. (i) – "The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for

SUITE221 | PRIVATEBAG 201 | BRANDHOF | 9324
8 CONDE STREET | BAYSWATER | BLOEMFONTEIN | 9301
TEL: 072 967 7962 | E-MAIL: admin@turn180.co.za

maintenance purposes undertaken in accordance with a maintenance management plan." b. Free State (i)"Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;"

Project Description:

- Turn180 Environmental Consultants was appointed as Environmental Assessment Practitioner ("EAP") to manage the required authorisation processes on behalf of the applicant (i.e. Oos Vrystaat Kaap Bedryf (Edms) Bpk).
- Applications will be submitted to the Department of Economic, Small Business Development, Tourism and Environmental Affairs ("DESTEA") to obtain EA.

The development will entail the clearance of an area of approximately 3.01 ha of indigenous vegetation on Site 1 and approximately 5.08 ha of indigenous vegetation on Site 2. The development area also includes streets of approximately 7.22 ha. This includes an existing road, the R64 and an internal street that needs to be constructed. In total, the development area comprises approximately 15.31 ha (Please refer to the attached Site Layout Plan as Figure 1).

The development will consist of an agricultural related sales area with a maximum footprint of 1 000 m², an agricultural related storage area with a maximum footprint of 2 000 m², a workshop with a maximum footprint of 500 m², offices with a maximum footprint of 2 000 m², a service station, a convenience store with a maximum footprint of 200 m² and a caretaker dwelling.

Access will be gained to the site by building an access road that will connect with the R64 road. Along with this access road, an intersection is also planned. The applicant will gain permission from the Free State Department of Police, Roads and Transport in order to do this.

Locality:

The development will involve the remainder of the farm Outspan 1960, Bloemfontein, Free State at the following coordinates:

29° 4'16.49"S and 26° 8'34.75"E

Please refer to the map attached hereto (Figure 2) for an indication on the location of the proposed activities.

Property and Proposed Site Description:

- The property has an approximate footprint of 15.48 ha.
- The site is zoned as "Holdings". This zoning does not make provision for the proposed development. The applicant will apply for the site to be rezoned as "Special Use".
- The proposed property falls within the Bloemfontein Dry Grassland vegetation type, which is classified as Endangered. However, according to the Free State Biodiversity Management

Plan (2015) most of the site is degraded. A part of the site is classified as Other Natural Areas, which means it is in a good or fair ecological condition.

- There are no wetlands or watercourses present on the proposed property or the proposed site. The nearest waterbody, which is possibly a wetland, is approximately 340 m southeast of the proposed site.

Potential Impacts of Proposed Project and Mitigation Measures:

- Indigenous vegetation will need to be cleared and topsoil removed during construction. No clearance of vegetation will take place outside the development area and topsoil will be stockpiled to be used in gardens and for leveling of areas.
- Contamination of soil and groundwater resources may occur during construction activities and due to the storage of dangerous goods at the service station. However, stormwater management will be implemented to limit runoff of contaminated water from the construction area and potentially hazardous substances will be stored inside a bunded area with an impermeable surface which has the capacity to store more than 110% of the volume of the substance.
- Construction of the proposed development may have a negative aesthetic impact on passing motorists using the R64 road, as well as on adjacent landowners. The site will always be kept clean and neat through correct housekeeping and waste disposal.
- Construction activities may lead to noise and dust generation. Appropriate measures will be taken to minimize this. Construction activities will only take place during daylight working hours and appropriate dust suppression measures will be implemented.
- An Ecological Study, a Heritage and Paleontological Impact Assessment and a Traffic Impact Assessment will be conducted as part of the Basic Assessment process.
- The proposed project will have a positive impact on the socio-economic structure of the area, as jobs will be provided to local people.

Invitation to participate

You are requested to send any issues and/or concerns regarding the proposed projects to Turn 180 Environmental Consultants at Suite 221, Private Bag X01, Brandhof, 9324 or 072 873 6665 (T) or 072 967 7962/072 838 8189 (C) or ansune@turn180.co.za / admin@turn180.co.za (email) before 8 April 2019.

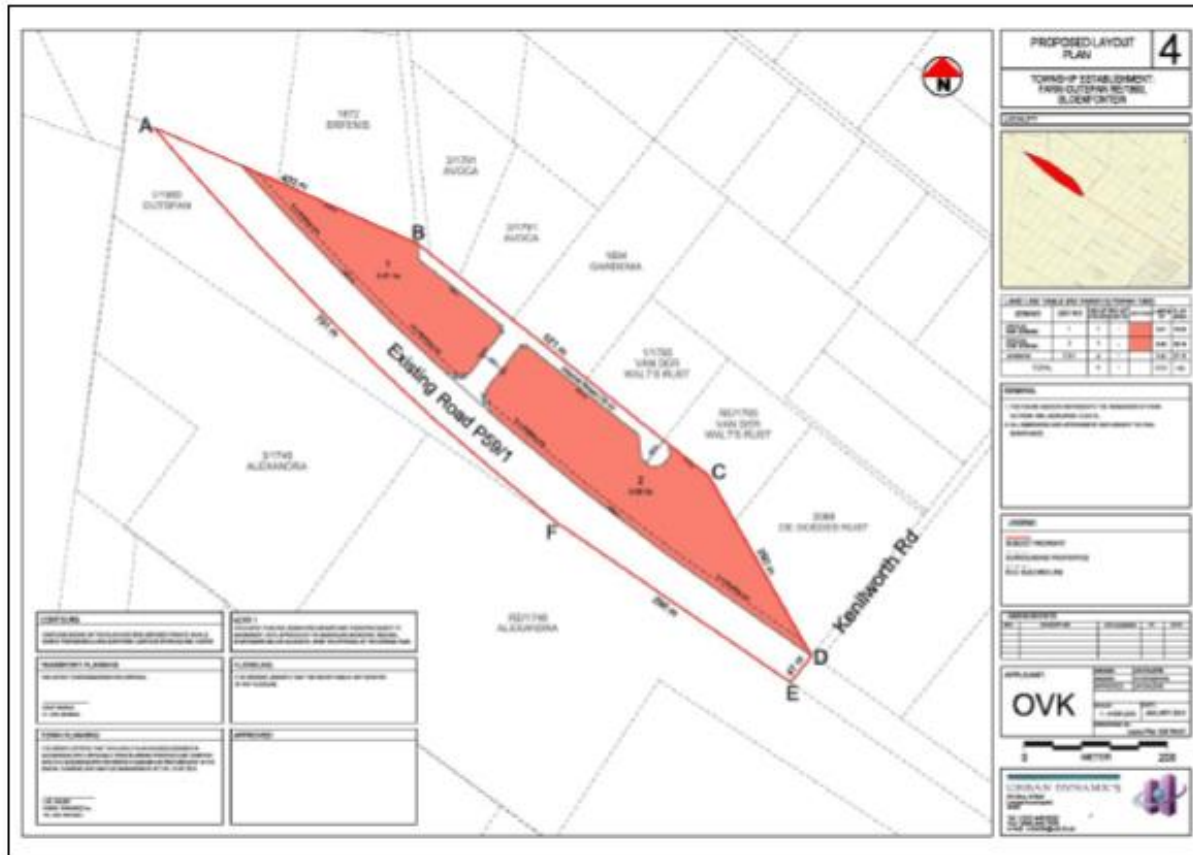


Figure 1: Site Layout Plan for the proposed project

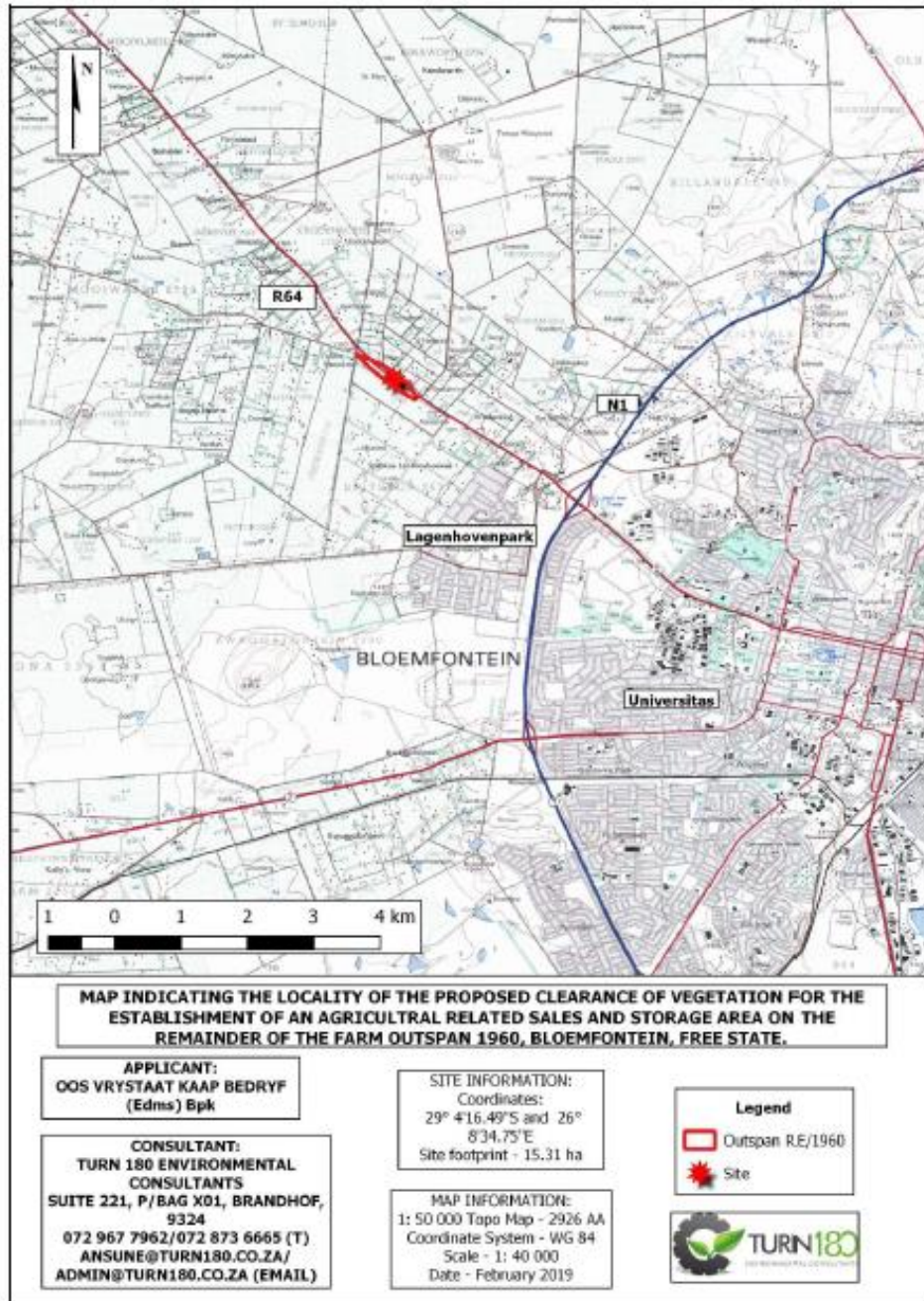


Figure 2: Locality map for the proposed project.

Proof of Notification and BID sent to Authorities and Organs of State:

Signed acknowledgement of receipt:






APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

By signing this form, you declare that you have received the Background Information Document (BID) for the above-mentioned project.

Date: 7 March 2019

Attention:	Received by:	Department	Tel:	E-mail:	Signature:
Adv. Tankiso Meo (Municipal Manager)	Carine Muckenzie	Mangaung Metropolitan Municipality	051-4058855	Carine.Muckenzie @mgangang.co.za	
Ms. Mpolokeng Kolobe	Mpolokeng	Mangaung Metropolitan Municipality: Environmental Department	(051) 405 8877	Mpolokeng.Kolobe@ Mangaung.co.za	Mpolokeng
Mr. Collin Dihemo		Mangaung Metropolitan Municipality: Planning Department			Mpolokeng
Mr. Grabler/Dr. Ntini	Rose	Department of Water and Sanitation	051-405 7000		Rose Rose

Ms. L. Phillips	Snuping	Free State Heritage Authority	0514479609	
Ms. G. Mkhosana	DISEBO	DESTEA	051400 4817	Mkhosana
Chris Schutte	Mokhebi Randi	Telkom	083 7793718	
Mr. S. S. Mthakati	DOMINIQUÉ	Free State Department of Police, Roads and Transport	051 409 8856	

khabolad@frectrans.gov.za

List of REGISTERED LETTERS
Lys van GEREISTREERDE BRIEWE
(with an insurance option/met 'n versekeringsopsie)



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 number/nommer
0860 111 502
 www.postoffice.co.za

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1	The Landowner, Plot 1786-TWU PO Box 1509, Ladybrand, 9745					ORDINARY PARCEL R 949 343 685 ZA A BOOK COPY	
2	The Landowner, Alexandra RE/1746 PO Box 583, Schweizer-Reneke, 2180					ORDINARY PARCEL R 949 343 677 ZA A BOOK COPY	
3	Garra - Eastern Region, For Att: Ms S Canham PO Box 100410, Scottsville, 3209					ORDINARY PARCEL R 949 343 694 ZA A BOOK COPY	
4							
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10							
Number of letters posted Getal briewe gepos		Total Totaal		R	R	R	R

Signature of client
 Handtekening van klient:.....

Signature of accepting officer
 Handtekening van aanneembeampte: *Jencks*

The value of the contents of these letters is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable without documentary proof. Optional insurance of up to R200.00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie briewe is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering van tot R2 000.00 is beskikbaar en is slegs binnelandse geregistreerde briewe van toepassing.

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Email delivery reports:

Ansune

From: Ansune <ansune@tum180.co.za>
Sent: Wednesday, 20 March 2019 15:18
To: 'xqrafles@gmail.com'
Subject: The proposed clearance of vegetation for the establishment of an agricultural related sales and storage area on the remainder of the farm Outspan 1960, Bloemfontein.
Attachments: Mangaung Metro Municipality - Ward Councillor.pdf

Dear Mr. Pretorius

THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Please find attached the Background Information Document ("BID") for the above-mentioned project.

We hope you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@tum180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

APPENDIX: E5

List of I&APs

Contact Person	Organisation	Contact detail	Manner of notification	Comments & Response
Authorities & Organs of State				
Adv Tankiso Mea (Municipal Manager)	Mangaung Metropolitan Municipality	PO Box 3704 Bloemfontein 9300 Bram Fischer Building, Nelson Mandela Drive & Markgraaff Street Bloemfontein 051 405 8911 (Tel) Lethole.monyeke@mangaung.co.za (E-mail)	BID delivered by hand on 07/03/2019.	No comments received.
Mr. J. Pretorius (Ward 48 Ward Councillor)	Mangaung Metropolitan Municipality	7 Dias Crescent Dan Pienaar Bloemfontein 9301 072 226 0222 (Cell) xgrafies@gmail.com (E-mail)	BID sent via e-mail on 06/03/2019. BID sent to the correct ward councillor via email on 20/03/2019.	The BID was sent to the incorrect ward councillor, before it was sent to the correct ward councillor. No comments received.
Ms. Mpolokeng Kolobe	Mangaung Metropolitan Municipality: Environmental Department	051 405 8577 (Tel) 051 405 8883 (Fax) PO Box 3704 Bloemfontein 9300 Bram Fischer Building, Nelson Mandela Drive & Markgraaff Street Bloemfontein Mpolokeng.kolobe@mangaung.co.za (E-mail)	BID delivered by hand on 07/03/2019.	Comments on BID: Ms. Kolobe requested more information and that the Basic Assessment Report (BAR) be submitted to her department. Response: The Draft BAR was submitted to the Mangaung Metro Municipality Environmental Department.
Mr. Collin Dihemo	Mangaung Metropolitan Municipality: Planning Department	051 405 8740 (Tel) PO Box 3704 Bloemfontein 9300 collin.dihemo@mangaung.co.za (E-mail)	BID delivered by hand on 07/03/2019.	No comments received.
Ms. G. Mkhosana	Department of Economic, Small Business Development,	Private Bag X20801 Bloemfontein	BID delivered by hand on	No comments received.

	Tourism and Environmental Affairs	9300 113 St. Andrews Street Bloemfontein 9301 051 400 4812 (Tel) mkhosana@destea.gov.za (E-mail)	07/03/2019.	
Ms. Ragna Redelstorff	SAHRA	021 462 4502 (Tel) P.O. Box 4637 Cape Town 8000 redelstorff@sahra.org.za (E-mail)	BID uploaded on SAHRIS on 06/03/2019.	Comments on BID: SAHRA indicated that the area has a high palaeontological sensitivity and that a Heritage Impact Assessment (HIA) and a Palaeontological Impact Assessment (PIA) must be included in the BAR. Response: A HIA and PIA is attached in Appendix D.
Ms. L. Philips	Free State Heritage Authority	078 448 9307 (Cell) 051 447 9609 (Tel) National Museum Bloemfontein 9301 loudinep@gmail.com (E-mail) loudine.philip@nasmus.co.za (E-mail)	BID delivered by hand on 07/03/2019.	No comments received.
Ms. Stacy Canham	SANRAL Eastern Regional Office	033 392 8100 (Tel) The SANRAL Eastern Region Statutory Control Department 58 van Eck Place Mkondeni Pietermaritzburg 3201 P.O. Box 100410 Scotsville 3209 canhams@nra.co.za (E-mail)	BID sent via registered mail on 07/03/2019.	No comments received.
Mr. S.S. Mtakati (HOD)	Free State Department of Police, Roads and Transport	051 409 8850 (Tel) 45 Charlotte Maxeke Street Perm Building Bloemfontein	BID delivered by hand on 07/03/2019.	Comments on BID: The Free State Department of Police, Roads and Transport indicated that the

		9301 dominiquefreetrans@gmail.com (E-mail)	<p>application for Environmental Authorization (“EA”) is premature on the grounds that no formal application has been made to them. They listed numerous principles and requirements that must be adhered to.</p> <p>Mr. Mtakati then later confirmed in a letter that he noted that informing their department of the project was mainly part of the prescribed environmental authorization process. He indicated that the application and documents for the change in land use and development is receiving their attention.</p> <p>Response: Turn 180 Environmental Consultants responded and indicated that the BID only served as a notification of the intention to apply for EA and that no formal application for this has been submitted yet. It was also indicated that a formal application to the Department of Roads and Transport will be handled by the Town Planners.</p> <p>Turn 180 thanked Mr. Mtakati for his comments and confirmed that he will receive all future environmental reports regarding the project.</p>
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Mr. Chris Schutte	TELKOM	Nelson Mandela Drive College Square Centre Bloemfontein 9301 051 401 6200 (Tel) 083 779 3718 (Cell)	BID delivered by hand on 07/03/2019.	No comments received.
Mr. Willem Grobler Mr. George Nel Dr Ntili	Department of Water and Sanitation	051 405 9000 (Tel) 082 878 5707 (Cell) Bloem Plaza 2nd Floor, c/o Charlotte Maxeke & East Burger Streets Bloemfontein 9300 P.O. Box 528 Bloemfontein 9300 groblerw@dws.gov.za (E-mail) NelG@dws.gov.za (E-mail)	BID delivered by hand on 07/03/2019.	No comments received.
Adjacent Landowners and Other Stakeholders				
Mr. André Sander	Registered as I&AP on the Site Notice.	084 500 2456 (Cell) melissa@law.co.za (E-mail)	BID sent via e- mail on 06/03/2019.	No comments received.
T. Wu	1786	P.O. Box 1509 Ladybrand 9745	BID sent via registered mail on 07/03/2019.	No comments received.

<p>Lemaro Construction (Mr. L. Pieters)</p>	<p>Erfenis RE/1672 Registered as I&AP on the BID</p>	<p>P.O. Box 1525 Bloemfontein 9300 leon@lemaro.co.za (E-mail)</p>	<p>BID delivered by hand on 06/03/2019.</p>	<p>Comments on BID: Mr. Leon Pieters from Lemaro Construction commented that the development is good news. He is just concerned about what is going to happen to the two existing roads (The R64 and Van Vuuren Road). He stated that his property has two entrances that are used by heavy machinery. The ease of access was the main reason the he bought the property 7 years ago. Therefore, the impact on the existing road is a great concern to him.</p> <p>Response: It was confirmed that a part of Van Vuuren Road falls within the developer's property. It is planned that this road be deproclimated and that this part of the road will be closed off. Entrance to the site and all adjacent properties will be gained from the new road that will connect with the R64 road. An intersection will also be constructed here.</p>
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<p>Avoca Ranch & Katalina House (Ms. Cora Joubert and Mr. Herman Joubert)</p>	<p>Avoca 2/1791 Avoca 3/1791</p>	<p>P.O Box 37200 Lagenhovenpark 9330 083 437 3374 (Cell) favorita@intekom.co.za (E-mail)</p>	<p>BID sent via e-mail on 06/03/2019. BID sent to correct e-mail on 26/03/2019.</p>	<p>No comments received. BID sent to incorrect e-mail address. The correct e-mail address was obtained from the resident.</p> <p>However, Mr. Joubert was an attendant at the public meeting held on 5 April 2019, and therefore was registered as an I&AP.</p>
<p>FF Potgieter en LF Jacobs (Mr. Lesley Jacobs)</p>	<p>Gardenia 1894</p>	<p>Private Bag X01 Suite 276 Brandhof 9324 051 451 9122 (Tel) chef@fbibfn.co.za (E-mail)</p>	<p>BID sent via e-mail on 06/03/2019.</p>	<p>No comments received.</p> <p>However, Mr. Jacobs was an attendant at the public meeting held on 5 April 2019, and therefore was registered as an I&AP.</p>
<p>Mr. L. J. Coetzee</p>	<p>Registered as I&AP on the Site Notice.</p>	<p>083 262 3604 (Cell) Sakkiecoetzeel@gmail.com (E-mail)</p>	<p>BID sent via e-mail on 06/03/2019.</p>	<p>Comments on Site Notice: Mr. Coetzee requested more information regarding the project. Response: The BID was sent to him and all future reports will be sent to him.</p>

<p>Fourleaf Gold Pty Ltd and Dormell Properties 568 Pty Ltd (Mr. Tielman O'Reilly)</p>	<p>Van der Walt's Rust RE/1793 Van der Walt's Rust 1/1793</p> <p>Registered as I&AP on the Site Notice.</p>	<p>6 Van Vuurenlaan Bainsvlei Bloemfontein 9301 P.O. Box 38333 Bloemfontein 9300 072 310 7646 (Cell) tielman@fourleaf.co.za (E-mail)</p>	<p>BID sent via e- mail on 06/03/2019.</p>	<p>Comments on Site Notice: Mr. O'Reilly wanted to know exactly what activities would take place at the development. He also wanted to know whether the project would be commercial or industrial. He noted that a commercial project would be good for him as it might bring more people to the area and to his business (guesthouse). He also wanted to know how many trucks would be associated with the operational phase of the project and what impact this would have on the road.</p> <p>Response: Turn 180 responded by confirming that the development is commercial and not industrial and that a Traffic Impact Assessment will be done to assess the impact on the road.</p>
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			<p>Comments on BID: Mr. O'Reilly was concerned of the possible pollution of groundwater, as the groundwater is being used for drinking water in the area. He also commented that the layout plan in the BID is confusing as it does not clearly show the development area in relation to the Van Vuuren Road and the adjacent properties. He noted that it looks like the development will close off the entrances to the properties in Van Vuuren Road. He was concerned about what will happen to his entrance.</p> <p>Response: Turn 180 responded by saying that the impacts on groundwater will be discussed in detail in the reports. All hazardous substance will be stored above ground in banded areas. A new map was also made to indicate Van Vuuren Road and the development boundaries more clearly. It was confirmed that his entrance actually falls within the developer's property boundaries. However, the developer confirmed that they will not develop on the other side of the road and his entrance should not be affected.</p>
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Mr. J. P. J. Snyman	De Goedes Rust 2088	P.O. Box 17592 Bainsvlei 9338 Cutman43@gmail.com (E-mail)	BID delivered by hand on 06/03/2019.	No comments received. However, Mr. and Mrs. Snyman were attendants at the public meeting held on 5 April 2019, and therefore were registered as an I&AP.
Planet Waves 515 (Pty) Ltd	Alexandra RE/1746	P.O. Box 583 Schweizer-Reneke 2780	BID sent via registered mail on 07/03/2019.	No comments received.
Brenjust Buildings CC (Jumpers Lane – Ms. M. Fouché)	Alexandra 3/1746	P.O. Box 100947 Brandhof 9324 info@jumperslane.co.za (E-mail)	BID delivered by hand on 06/03/2019.	No comments received.
Mangaung Metro Municipality	Outspan 1/1960	PO Box 3704 Bloemfontein 9300 Bram Fischer Building, Nelson Mandela Drive & Markgraaff Street Bloemfontein 051 405 8911 (Tel)	BID delivered by hand on 07/03/2019.	No comments received.
Springbok Pets Import Pty Ltd (Mr. Theoniel Pieterse)	Avenmore 1951	P.O. Box 17704 Bainsvlei 9338 082 820 1312 (Cell) theoniel@live.com (E-mail)	BID sent via e-mail on 06/03/2019.	No comments received.
L. D. Snyman	Registered as I&AP on 25 March 2019.	l_snyman@mweb.co.za (E-mail) 084 519 6806 (Cell)		

Ms. Marie-Elize Venter	Registered as I&AP on 3 April 2019.	ferplie@gmail.com (E-mail) 082 963 0685 (Cell)	<p>Comments: Ms. Venter raised numerous concerns. Firstly, she was concerned about the noise pollution generated by the development, as well as how the traffic will be impacted. She was also concerned about the increase in crime due to the fact that more people will be visiting the area. She also commented that there will be air pollution generated as a result of the development.</p> <p>Response: Turn 180 responded by saying that noise levels will increase during construction, but it is not expected that there will be much noise pollution during the operational phase. The only air pollution that is expected is dust associated with construction activities and vehicle movement. A Traffic Impact Assessment will be conducted and included in the BAR.</p>
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APPENDIX: E6

Meetings held

Example of invitation to public meeting sent to I&AP:



29 March 2019

Enquiries: Mr. Louis De Villiers

Applicant: Oos Vrystaat Kaap Bedryf (Pty) Ltd.

Dear Potential Interested and Affected Party

NOTICE AND INVITATION OF PUBLIC MEETING FOR THE BASIC ASSESSMENT PROCESS FOR THE PROPOSED CLEARANCE OF INDIGENOUS VEGETATION FOR DEVELOPMENT ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN

You are hereby invited to a public meeting to discuss the application for Environmental Authorisation for the proposed clearance of vegetation for the establishment of an agricultural related sales and storage area and other infrastructure on the remainder of the farm Outspan 1960, Bloemfontein, Free State.

The intent of the meeting is to provide Interested and Affected Parties ("I&AP") an opportunity to raise issues and/or concerns and to request more information regarding the proposed project.

The details of the meeting are as follows:

DATE : **5 April 2019**
TIME : **12:00**
PLACE : **Symington De Kok Attorneys**
ADDRESS : **169b Nelson Mandela Rd, Westdene, Bloemfontein**

Please note that it is requested that attendance to this meeting be confirmed **on or before 16:00 on Monday 1st of April 2019**. Confirmation can be sent to:

CONTACT : **Turn 180 Environmental Consultants**
PERSON : **Mr. Louis De Villiers**
E-MAIL : **louis@turn180.co.za / admin@turn180.co.za**

TELEPHONE : **072 967 7962 / 072 873 6665**

Mr. De Villiers can also be contacted for additional information regarding the meeting and/or project.

Please refer to the agenda for the meeting below.

We trust you will find the above in order.

Kind regards

A handwritten signature in black ink, consisting of a stylized 'L' followed by a horizontal line that curves upwards at the end.

LOUIS DE VILLIERS



REGISTRATION NUMBER: 2018/110720/07

AGENDA OF THE PUBLIC MEETING FOR THE BASIC ASSESSMENT PROCESS FOR THE PROPOSED CLEARANCE OF INDIGENOUS VEGETATION FOR DEVELOPMENT ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN

Opening and attendee introductions	Louis De Villiers (Turn 180 Environmental Consultants)
Brief project summary and mentioning of concerns and/or comments raised regarding the project to date and feedback regarding the comments raised. <u>Comments to date:</u> <ul style="list-style-type: none"> • Access to properties and changes to Van Vuuren Road, • Pollution and use of water, • Additional noise and dust caused by constant vehicle movement, especially trucks, • Use of land (i.e. industrial or commercial). 	Louis De Villiers, Leon Ehlers (Urban Dynamics) and Developer.
Further discussion and comments	Attendees
Closure	Louis De Villiers

We would like to request that any additional concerns be communicated to Turn 180 Environmental Consultants to be added to the agenda before the meeting.

Regards

Louis De Villiers

(Electronic copy)

Proof of invitation to public meeting sent to I&AP:

E-mail delivery reports:

Admin

From: Admin [admin@turn180.co.za]
Sent: 29 March 2019 11:10 AM
Cc: 'ansune@turn180.co.za'; 'louis@turn180.co.za'
Attachments: Public Meeting 05-04-2019 invitation.pdf

Dear Interested and Affected Party,

NOTICE AND INVITATION OF PUBLIC MEETING FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE

Please find attached the invitation to a public meeting to be held with relation to the above project.

We trust you will find this in order.

Kind regards,

JOMARI JOUBERT



082 482 1318 / 072 873 6665 - admin@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: Admin <admin@turn180.co.za>
Sent: Monday, 01 April 2019 08:04
To: l_snyman@mweb.co.za
Cc: ansune@turn180.co.za
Subject: Invitation to Public Meeting - Establishment of an Agricultural related sales storage area and other infrastructure on the remainder of the farm Outspan 1960, Bloemfontein.
Attachments: Public Meeting 05-04-2019 invitation.pdf

Dear Interested and Affected Party,

NOTICE AND INVITATION OF PUBLIC MEETING FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE

Please find attached the invitation to a public meeting to be held with relation to the above project.

We trust you will find this in order.

Kind regards,

JOMARI JOUBERT



082 482 1318 / 072 873 6665 - admin@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: Ansune <ansune@turn180.co.za>
Sent: Wednesday, 03 April 2019 10:48
To: 'Marie-Elize Venter'
Subject: RE: Proposed development of OUTSPAN 1960
Attachments: Public Meeting 05-04-2019 invitation.pdf

Good day

Thank you for your comments and concerns regarding the above-mentioned project. We will include these comments and concerns in the Basic Assessment Reports ("BAR") and you will be registered as an Interested and Affected Party ("I&AP"), who will receive all future reports.

Please note, that due to the size of these files, it may be difficult to e-mail these future reports. Therefore, please provide us with an address to where we can courier or post electronic copies (CDs) of these future reports.

Some feedback on your comments:

- Noise levels will increase during construction activities, but this is temporary. It is not expected that there will be much noise pollution during the operational phase.
- A Traffic Impact Assessment will be conducted and included in the BAR.
- As this is a commercial development, the only air pollution that is anticipated will be that associated with construction activities and movement of vehicles (dust).

Please note, a public meeting has been requested regarding this project. This meeting has been scheduled for Friday (5 April) at 12:00 at Symington and De Kock Attorneys in Bloemfontein. As you have registered as an I&AP, please find attached the invitation to the meeting. Please note, the dates on the invitation says that the invitation was sent out last Friday and the RSVP date for the meeting was Monday. However, as you just registered, we also invite you. Please let us know if you will attend as soon as possible.

We (Turn 180), the Town Planners, as well as the Developer (OVK) will be present at the meeting to address comments and concerns.

We trust you find this in order. Please do not hesitate to contact us for any further information regarding this project.

Kind regards

ANSUNE HUMAN



072 838 8189 / 072 873 6665 - ansune@turn180.co.za -
SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

Ansune

From: louis@turn180.co.za
Sent: Wednesday, 03 April 2019 10:11
To: 'Marie-Elize Venter'
Cc: 'Ansune'
Subject: RE: Public Participation Process Outspan

Good day Marie-Elize

It's no problem. You are welcome to attend.

Regards

LOUIS DE VILLIERS



072 967 7962 - louis@turn180.co.za - SUITE 221, PRIVATE BAG X01, BRANDHOF, 9324

From: Marie-Elize Venter <ferplie@gmail.com>
Sent: Wednesday, 03 April 2019 10:04
To: louis@turn180.co.za
Subject: Public Participation Process Outspan

Dear Louis,

My name is Marie-Elize Venter, from Bainsvlei CPF (Community Police Forum), and I would also like to attend the public meeting at Symington and de Kock on Friday 5th April at 12:00.

Sorry for the late RSVP, I was only made aware of the meeting this morning.

Kind Regards,
Marie-Elize Venter

Signed acknowledgement of receipt:



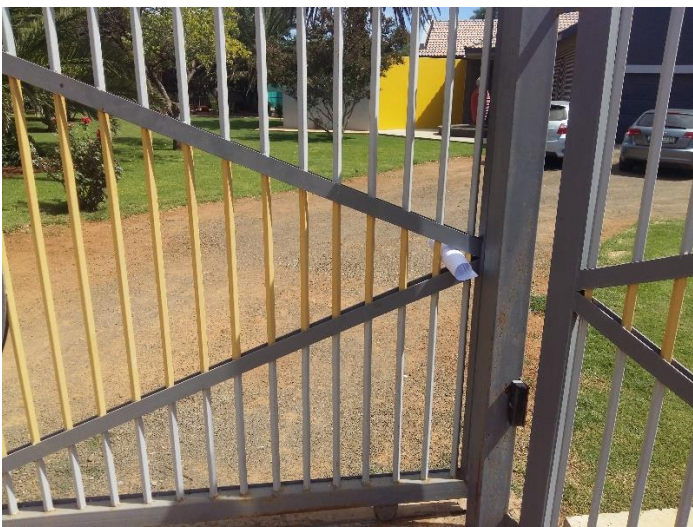
APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

By signing this form, you declare that you have received the invitation for a Public Meeting to be held on 5th of April 2019 for the above-mentioned project.

Date: 29 March 2019

Name & Surname	Department / Plot nr or name	Tel:	E-mail:	Signature:
AS STEYN	6 V VUURKEM	076 1946624	ARTELIASTEYN7@GMAIL.COM	
J. Mostert (FBI)	7 Van Vuuren	083 5616224	chef@fibi.co.za	
Jumpstone K. Smeets	Jumpstone Zone	082 3036166	peckings@jumpstone.co.za	
M.A. Crabb-Turner	WATKINSON	0825216813	waylen@telkomsa.co.za	
Nige Mageroqi	MMM	051-405 8885	nthegeleing.Mageroqi@mangabung.co.za	

Photos of delivery:





Attendance register of meeting:



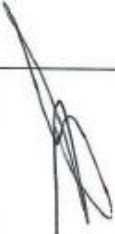
TURN 180
 ENVIRONMENTAL CONSULTANTS

REGISTRATION NUMBER 2018/1140200/00







April 2019










ATTENDANCE REGISTER FOR THE MEETING TO DISCUSS THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUT: AN 1960, BLOEMFONTEIN, FREE STATE.



By signing the attendance register you confirm attendance of the meeting as indicated above.

Name:	Capacity:	Address:	Telephone Number:	E-mail:	Signature:
Louis de Villiers	Turn 180 Environmental Consultants	Suite 221, P/Bog X 01, Brandhof, 9324	072 967 7962	louis@turn180.co.za	

SUITE 221 | PRIVATE BAG X01 | BRANDHOF | 9324
 8 CONDE STREET | BAYSWATER | BLOEMFONTEIN | 9301
 TEL: 072 967 7962 | E-MAIL: admin@turn180.co.za

Name:	Capacity:	Address:	Telephone Number:	E-mail:	Signature:
Ansune Weisz	Turn 180 Environmental Consultants	Suite 221, P/Bog X01, Branchhof, 9324	072 838 8189	ansune@turn180.co.za	
Hein Potgieter	Urban Dynamics Stadsplanners	6 CP Hoogebod 5th Langenhoutpark	083 327 1710	hein@udi.co.za	
Léon Snyman	ResoCut	Care-Kleinwerf + van Vlietendijk Rooi'skloof	084 519 6806	Lsnyman@carecut.co.za	
Kenny Snyman	"	"	083 444 0859	kenny@resocut.co.za	
Janine Snyman	"	"	0824 655254		
Kelsey Jacobs	Owner	71 Vlauren 1894 V. Vlauren Gardening	0834 565633	kjacobs1@gmail.com	
Nadine Molinarans	Symington de Pret	169 B Nelson Mandela Drive	083 7682834	nmolinarans@symot.co.za	

Name:	Capacity:	Address:	Telephone Number:	E-mail:	Signature:
THELMA'S MOMMANS	REPAIRS VIR OVS	Symphony on the hill 1466 Helen	082 405 1114	Two Mommans@sigphotonet	
Leon Eulers	Team Planner	No 3 Louisa Kocci, hhp.	084 6666002	leon@udi.co.za	
Erica Venter	ONK			eric@onk.co.za	
Richard Pleass	CVK		09 277 23228	dirkd@odk.com	
Rocky le Roux	DVK		082 3177656	rocky@rout.co.za	
Thomson Joubert	DJA		0827833 131	Favorita@ infel.com.co.za	
Leon Sabers	Beacons	Van Vuuren No.1	0525779 334	leon@lepara.co.za	
Netoschra Peters	Bevoonce	1 bn Witten	072015510	netoschra.peters@sigphotonet.com	
Tideman O'Kelly	inw oner	La Van Vuuren	077 3107444	Tideman@foulic.d.co.za	

Name:	Capacity:	Address:	Telephone Number:	E-mail:	Signature:
Fretton O'Leary Jack	Owner	5 unit unit pms	0713 07 6160	Tina O'Leary 20124	
John Fetoria	Board Councilor	7 Bial Crest	0722260222	Speaker Egmont	

Minutes of meeting:



30 April 2019

MINUTES OF THE MEETING TO DISCUSS THE APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CLEARANCE OF VEGETATION FOR THE ESTABLISHMENT OF AN AGRICULTURAL RELATED SALES AND STORAGE AREA AND OTHER INFRASTRUCTURE ON THE REMAINDER OF THE FARM OUTSPAN 1960, BLOEMFONTEIN, FREE STATE.

Details of meeting:

Date: 5 April 2019

Time: 12:00 pm

Place: Symington & De Kok Building, 169b Nelson Mandela Road, Westdene, Bloemfontein, 9324

Attendees:

Mr. Louis De Villiers (Turn 180 Environmental Consultants)

Ms. Ansuné Weitsz (Turn 180 Environmental Consultants)

Mr. Hein Potgieter (Urban Dynamics)

Mr. Leon Ehlers (Urban Dynamics)

Mr. Theuns Wolmarans (Symington and De Kok Attorneys)

Ms. Natalie Wolmarans (Symington and De Kok Attorneys)

Mr. Johan Pretorius (Ward 48 Councillor)

Ms. Erica Venter (OVK)

Mr. Dirk du Plessis (OVK)

Mr. Rocky le Roux (OVK)

Mr. Leon Snyman (Resident)

Ms. Ronny Snyman (Resident)

SUITE 221 | PRIVATE BAG X01 | BRANDHOF | 9324
8 CONDE STREET | BAYSWATER | BLOEMFONTEIN | 9301
TEL: 072 967 7962 | E-MAIL: admin@turn180.co.za

Mr. Jannie Snyman (Resident)

Mr. Lesley Jacobs (Resident)

Mr. Herman Joubert (Resident)

Mr. Leon Pieters (Resident)

Ms. Natasha Pieters (Resident)

Mr. Tielman O'Reilly (Resident)

Mr. Jack O'Reilly (Resident)

Please see the attached attendance register.

Introduction

Mr. De Villiers opened the meeting by thanking the attendees for their participation in the meeting and introducing himself and Ms. Weitsz from Turn 180 Environmental Consultants ("Turn 180"). He also asked that all the attendees introduce themselves.

Mr. De Villiers then gave a brief introduction of the proposed project and also addressed the comments and concerns received by Interested and Affected Parties ("I&AP") regarding the impacts on the environment. He also stated that the comments and concerns regarding the road (i.e. Van Vuuren Road) and the access to adjacent properties will be discussed by the Town Planner (i.e. Mr. Leon Ehlers from Urban Dynamics).

Mr. De Villiers stated that the proposed development will entail a "Koöperasie", which will probably include a sales area, a workshop, a storage area and offices. The development will also entail a filling station with a convenience store. Mr. De Villiers also noted that access to the property is planned from the R64 road, where a new access road is planned. Mr. De Villiers stated that Mr. Leon Ehlers will elaborate more on this.

He then pointed out that Turn 180 has received comments from residents regarding environmental impacts. These comments include increased dust and noise and an increase in crime due to more people. Mr. De Villiers commented that dust and noise will be associated with the construction phase of the project. Once construction is completed, there will not be much dust, as internal roads will be paved. It is also not expected that there will be more noise than there currently is with the R64 road. Fences will also be constructed between the proposed development and the Van Vuuren Road. Furthermore, regarding the issue of more crime in the area, it goes both ways. No one wants an increase of more people who can cause trouble, but at the same time an increase of people can also lead to more security. The applicant will also hire security who will be present on the proposed property, which will lead to an increase in security and not a decrease. Lastly, Mr. De Villiers noted that Mr. Tielman O'Reilly also had concerns regarding the issue of potential contamination of groundwater. Mr. De Villiers confirmed that the current plans are that the tanks associated with the filling station that will store hazardous substances will be above ground. There are also regulations that control this, including the fact that the tanks must be contained within bund walls with impermeable surfaces that can contain 110% of the volume of the tanks. Underground tanks also have regulations that must be adhered

want to understand this process, and Mr. Jack O'Reilly agreed, but also said that they will stop this process, because he has been using the road for 50 years and there is no way that it will be closed. Mr. Jack O'Reilly stated that they (i.e. he and Mr. Ehlers) should meet each other at that point, otherwise there is no point of him being in the meeting and he can just go and follow the process to lodge a court application and be done with it.

Mr. Ehlers continued by stating that there are two opportunities for him to lodge a court application. The one opportunity is now, during the Environmental Impact study and this is a process that occurs parallel to the town planning phase. He stated that they are responsible for the town planning process and during this process a public notification of the project is again distributed and then Mr. O'Reilly will have a second opportunity to lodge a court application. Mr. O'Reilly thanked Mr. Ehlers and stated that they can leave the meeting now, because it looks like they will only waste everyone's time. Mr. Theuns Wolmarans from Symington and De Kok Attorneys then asked Mr. O'Reilly to please just listen to everything that Mr. Ehlers has to say. Mr. O'Reilly agreed to do this.

Mr. Ehlers continued by saying that this was the requirement of the provincial government that this road be closed. When such a road is closed, the provincial government must according to the law provide an alternative, because you cannot take away an individual's access. During the negotiations with the provincial government only one alternative was identified and that is the alternative that is indicated on the layout plan. They did try to get access along Kenilworth road, further in from the entrance to Van Vuuren road, because there are requirements regarding the spacing of entrances. That is the reason for the Van Vuuren road closure, because its entrance and the intersection with the R64 is too close to one another. It does not meet provincial standards. Mr. Ehlers also stated that there are no further opportunities along Kenilworth road to create an access road, which leaves them with only one opportunity and that is to create an access road between the intersection of Kenilworth road and Abrahamskraal road. This is what they (i.e. the Town Planners) are suggesting on the layout plan and from this entrance the suggestion is creating a formal street that extends in a western direction and gives further access to properties in the north and that extends in an eastern direction to give access to the four properties to the north of the proposed site. At this stage it is a suggestion that this be a street, but it can also take on the form of anything else such as a right of way servitude. In other words, the suggestion is that that portion of the road will not be physically ploughed or developed, but that it still serves the purpose of an access route for the properties to the north of the proposed site.

Mr. Tielman O'Reilly asked whether that access route in front of the adjacent properties will be a road that OVK trucks will use. He further wanted confirmation that if they agree to the right of way servitude and the development, do they lose their rights to the road because they are now agreeing that it falls under OVK's property. Thus, if OVK decides in a years' time to close the road then they (i.e. the residents) have lost any claims on the right of way. Mr. Ehlers responded by saying no, not necessarily. Mr. Jack O'Reilly then commented that Mr. Ehlers must not say not necessarily, he must say no. Mr. Ehlers responded by saying that he cannot speak on behalf of OVK, that is why he is saying not necessarily. OVK must speak on behalf of themselves. He continued by saying that the alternative is that a right of way servitude be registered on the current position of the road and its current existence. In other words, this implies that a fence will be erected on the south side of the road, and again Mr. Ehlers stated that he is not speaking on OVK's behalf. This will give the residents exclusive rights to the road in its current state. Mr. Tielman O'Reilly again wanted to confirm whether they would lose any future claims on the road if they

to and tanks must be monitored to detect any leaks. Storm water also gets diverted around a site and there are also regulations for cleaning any leaks or spills of hazardous substances.

Mr. De Villiers commented that these issues were the main issues that Turn 180 received regarding the environmental impacts. Mr. De Villiers handed the discussion regarding the issue about the road and property boundaries over to Mr. Ehlers.

Discussion

Mr. Ehlers gave some background information regarding the Van Vuuren Road and its existence and stated that the Van Vuuren Road is a provincial road that exists according to the law. This road was previously the P59, the old Dealesville road. The status of the road was then later downgraded to a tertiary road. The portions of land of the adjacent properties to the north of the road that fall between those property boundaries and the Van Vuuren Road, are due to the fact that the P59 was a 32 m reserve and the moment it was downgraded, that reserve was decreased to 16 m. Therefore, an 8 m gap was formed between the proclaimed road and the adjacent properties' physical boundaries.

With the proposed development by OVK, the Town Planners started "wrestling" with the authorities, namely the Mangaung Metro Municipality and the Free State Department of Police, Roads and Transport. It is these two authorities whose regulations and requirements must be adhered to. The current access to the Van Vuuren Road, which is used by all the adjacent landowners, is deemed unacceptable by these two authorities (the provincial government) due to the current planned development, future planned developments and the development that has already taken place to the north. Mr. Jack O'Reilly commented that this road was proclaimed in 1918 and that they can see it as unacceptable if they want to, but it is there. Mr. Ehlers responded by saying that the proclamation and maintenance of the road all falls under the authority of the provincial government and therefore they are the authority who decides if they want to de-proclaim a road. Mr. O'Reilly commented that he believes Mr. Ehlers is incorrect.

Mr. Ehlers continued by saying that during the negotiations with the provincial authority, they stated that the road should be de-proclaimed. He stated that it is a requirement of the provincial government and thus this is what is planned. Ms. Ronny Snyman asked which road Mr. Ehlers is referring to and Mr. Ehlers confirmed that he is talking about the Van Vuuren Road. He stated that the Van Vuuren Road needs to be closed at its entrance up to a point where it meets the R64 road again. Mr. Jack O'Reilly and Mr. Tielman O'Reilly asked that Mr. Ehlers supply them with a letter from the provincial authority confirming this and Mr. Jack O'Reilly commented that he will get a court interdict against them, because that road has been there since 1918 and it cannot be closed. Mr. Ehlers stated that he understands what Mr. O'Reilly is saying, but there is a specific procedure when handling roads and there is public participation and a process that takes place during the town planning phase and Mr. Ehlers confirmed that Mr. O'Reilly will get another opportunity to lodge complaints and concerns against the de-proclamation of the road. Mr. Tielman O'Reilly stated that he thought Mr. Ehlers said that the road has already been de-proclaimed, and Mr. Ehlers replied by stating that he never said that. Mr. Ehlers stated that what he said is that in light of this development, future developments and development that has already taken place that gain access from this road, that it is a requirement from the provincial government that the road be closed. Mr. Tielman O'Reilly again wanted confirmation that the road has not been de-proclaimed yet and that no one has approved this yet. Mr. Ehlers confirmed this and stated that they are busy with a process. Mr. Tielman O'Reilly stated that they

agree to this. Mr. Ehlers again responded by saying not necessarily. Mr. Tielman O'Reilly stated that there is a prescription time ("verjarings tydperk") and if they agree to this development, they will lose their right to put in a claim on the right of way. Mr. Ehlers disagreed and indicated that a right of way servitude is something that once it is registered, prescription ("verjaring") cannot take place or the servitude cannot just be removed. Mr. Tielman O'Reilly wanted confirmation that they (i.e. Mr. Ehlers and him) agree that a servitude will be registered for a right of way.

Mr. Rocky le Roux from OVK responded by saying that he thinks the goal of the meeting is to say how can they all take each other's hands in the process and what can they do. He continued by saying that it is not the intention of OVK to close the road and take away the residents' right to use the road or that in two years' time they need to pay entrance fees. The idea is to discuss how they can accommodate each other to find a practicable solution without being difficult. He also stated that he wanted to clarify that he would rather have wanted to use the current road as an access road to his property, because it would have affected his development differently. They were however told they cannot. OVK did not decide that they want to close this road (referring to Van Vuuren road). Mr. le Roux just wanted to clarify that this is not something that is run by OVK; they have to adhere to the regulations. He asked how OVK can come to an agreement with the residents and get everyone comfortable with the process, without someone being negatively affected. He stated that a decision on whether the road must be a street or a right of way servitude can be discussed around a table at a later stage. Then all the options can be given and discussed and the option that works best for everyone can be decided on. He confirmed that OVK did not make any final decisions from their side on how things are going to be. They are at the meeting to hear the thoughts of the residents and to find out what are their problems. Mr. le Roux stated that OVK wants to develop and therefore wants to have the support from the community living in that area, because they are OVK's closest customers. Therefore, he does not want to anger their closest customers. He confirmed that whether the road will be a formal servitude or a right of way, it will be put on paper and it will be something that everyone is comfortable with.

Mr. Tielman O'Reilly commented that he wanted to take a step back. He realises that it seems that they are being difficult, and he cannot speak on behalf of all the residents, but he is positive about OVK developing there. He sees the benefits for the area and he sees the increase in value of the properties. He also sees the benefits of further development and he wants to clarify that he is not against development. They bought their property a few years ago with the goal that they can also develop. However, they have received information (about the project) with which they were not happy. He is willing to take hands and to see how this thing can be made positive for everyone. He states that everyone that he has spoken to is positive about the development and he has not really spoken to anyone who is negative. He personally has a bit of an issue with the portion of land on the layout plan that is called "subject space", because that portion is in his garden. This is a bit of a sensitive issue that he would like to discuss with OVK, again in terms of prescription ("verjaring"). The portion called "subject space" falls within the definition of prescription ("verjaring") and therefore he cannot thank OVK for not developing on the land because the land is his according to prescription ("verjaring"). It is possible to confirm this by looking at the proclamation of the road in 1918 and he believes there are still a lot of evidence needed to confirm this, but for time being there is no doubt that the status quo has been the case for the last 101 years. Therefore, he thinks that they (i.e. the residents) are all a bit on edge because a fence might be erected on the properties that they have been occupying for 30 years. Mr. Tielman O'Reilly again stated that he wants to take hands and he wants OVK to develop

there, but he just wants to clarify the issue about the portion called "subject space". According to his knowledge trucks will park right in front of his entrance to his house and use that road every day.

Mr. le Roux responded by saying that the cul-de-sac indicated on the layout plan is also a problem for OVK at this stage and he does not think that the layout plan should be seen as set in stone. He thinks they must still discuss how to accommodate one another and whether the cul-de-sac should be there or not. He continued by saying that he just wants to clarify on the idea of the road so that everyone does not think that this road will be used by all the vehicles of OVK. He stated that this road will mostly be used by the residents in the area. He cannot include the road in his property and then allow everyone to drive through his property. A fence will be constructed between his property and the road and he will have to let his vehicles turn around in his property. He also stated that if it does happen that OVK's vehicles must use that road, they must find a solution that suits everyone.

Mr. Dirk du Plessis from OVK commented that if he can remember correctly Mr. Ehlers indicated that OVK is required to build a cul-de-sac as indicated on the layout plan. Mr. Ehlers responded by saying that if it is a public road, as it is currently drawn on the layout plan, then a cul-de-sac must be constructed. But in the meantime, the idea arose to move away from this idea of a public road, which automatically implies that the cul-de-sac disappears. Instead the idea is that it be registered as a servitude that is exclusively given to the four properties to the north of the site. Mr. Jack O'Reilly commented that he has young grandchildren and he does not want trucks to turn around in front of his house which can be a danger to them. Mr. du Plessis commented that he just wants to inform everyone that the conversation is an "exploring conversation" and that OVK has seen that information about the project has been distributed that they do not know the origins of, seeing as they have not made any final decisions about the project. Mr. du Plessis confirmed that OVK will put a fence around their property and the movement of trucks will occur within the property. The trucks will not park on the indicated road (i.e. Van Vuuren road). He commented that he believes that that is the idea that Mr. Tielman O'Reilly had. Mr. Tielman O'Reilly agreed and indicated that the portion called "subject space" on the layout plan is actually quite a large portion of land that extends 20 m into his property from his fence and the layout plan makes it seem that OVK's fence will be erected right in front of his house. Mr. du Plessis again clarified that no final decisions have been made yet and the idea at this stage is that the development will not affect the adjacent properties at all, because OVK sees the road (i.e. Van Vuuren road) as the boundary for the development. OVK believes the biggest danger is the wrong information and that is why everyone is at the meeting, to get the correct information. Again, he clarified that OVK does not want to anger its closest customers.

Mr. Ehlers stated that he thinks this sums up the issues about the entrances to the adjacent properties and the road. However, Ms. Ronny Snyman and Mr. Léon Snyman disagreed and indicated that the new access road does not reach their property. Ms. Snyman stated that it is very important that they have access to their property. She indicated that the first section of the dirt road (i.e. Van Vuuren road) falls on their property and it does not form part of the 1918 proclamation. Mr. Ehlers agreed. Mr. Jack O'Reilly asked for clarity on this. Mr. Ehlers explained that the first section of the original road was moved and therefore the current first section of Van Vuuren road does not have any status. Ms. Snyman asked whether they would still be able to use that road to gain access to their property. Mr. Tielman O'Reilly indicated that it does not seem like their entrance will be affected. Mr. Ehlers agreed and said that they cannot close a road that does not have any status. Ms. Snyman asked that if the road (i.e. Van Vuuren road) is de-

proclaimed and the first part of the road becomes their property again, can they then put a gate up at the entrance to that road. Mr. Ehlers confirmed this, but also suggested that the part of the new access road that extends to the east can be extended even further to give access to the Snymans' property. Mr. Tielman O'Reilly then suggested that it would be better to go have a look on the terrain, because the layout plan causes a bit of confusion.

Mr. Lesley Jacobs then asked whether the position of the new access road where it intersects with the R64 is the only available position. He also asked whether there is not something else that they can look at (another plan) that indicates exactly what is going to happen on the proposed site. Mr. Ehlers indicated that it is the decided on position of the access road. Mr. Jack O'Reilly then asked whether the access road to the development cannot be built at the entrance to Van Vuuren road. Mr. du Plessis responded by saying that it is not OVK that made the decision. Mr. Jack O'Reilly stated that he will go to the provincial government to sort things out. Mr. O'Reilly asked for information about the responsible person at the provincial government. Mr. du Plessis stated that he just wants to uphold OVK's integrity and clarify that OVK has specialists who inform them. He continued by indicating that they are not going to establish a milling plant there; it is going to be a closed store area. The idea is that the development will also include a sales area, offices and a filling station. Mr. Tielman O'Reilly again indicated that he is positive about the people that the development will bring to the area and he thinks its about time for development on that property.

Mr. du Plessis stated that the reason he is mentioning the plans is because he has heard the name "Itau Milling" from the residents and he is worried that they think the development will include structures like silos. Mr. Jacobs indicated that he believes the confusion arose from the fact the they (i.e. the residents) are unsure of what the development exactly entails. Mr. du Plessis indicated that as soon as they decide what exactly they are going to do, the residents will receive the information. Mr. Jacobs asked why OVK's proposed entrance was chosen in that location, because it cuts their property in two. Mr. du Plessis indicated that it was not OVK's decision and they originally wanted to use the existing road, but the provincial government did not approve it.

Ms. Snyman had another concern regarding the school children that use the existing road (i.e. Van Vuuren road) to get to school. Mr. du Plessis responded by saying their development will not affect the school children, because the road will not be used by OVK's clients or trucks. Ms. Snyman asked how they will walk to school if the road is closed. Mr. du Plessis indicated that if the road is registered as a right of way it will stay in its current state and the children can still walk there. Mr. le Roux also again indicated that OVK would prefer not to build a cul-de-sac on the road. He thanked Ms. Snyman for the comment and stated that it is an issue that they will investigate. He continued by saying that he would have preferred it if access to OVK's property could be gained from a different route, as the current suggested access route cuts OVK's property in two.

Mr. Johan Pretorius, the Ward 48 Councillor then commented that the Traffic Impact Assessment that must still be done for the proposed development will indicate that the proposed access road to OVK's property will not be allowed. He suggested that OVK use the existing road (i.e. Van Vuuren road), because the municipal GIS map that he obtained indicates that the entrance to Van Vuuren road is far enough away from the intersection between Kenilworth road and the R64 road. Thus, he does not understand why the provincial government said that the entrance to Van Vuuren road is illegal. Mr. du Plessis responded by saying that it was their original plan to use the existing road, but the provincial government informed the specialists (i.e. the Town Planners) that

it will not be allowed, and they approved the proposed access road that connects with the R64 road. Mr. Pretorius stated that he will help sort this out with the provincial government, because they will never allow Van Vuuren road to be closed. Mr. Pretorius suggested that OVK propose to help construct a traffic light at the Abrahamskraal/R64 intersection and develop their access road from that side. Mr. Ehlers indicated that OVK's property does not extend to that intersection. Mr. Pretorius then suggested the same idea at the Kenilworth/R64 intersection. Mr. du Plessis responded by saying that OVK would prefer it that way, but Mr. Pretorius must remember that this will have a negative impact in terms of the amount of traffic on Van Vuuren road. This idea was also not approved by the provincial government due to the proximity of Van Vuuren road's entrance to the Kenilworth/R64 intersection. Mr. Ehlers and Ms. Natalie Wolmarans from Symington and De Kok Attorneys also indicated that the proposed access road as it is indicated on the layout plan has already been approved by the provincial government.

Mr. Jacobs had another concern. He asked whether the new registered right of way (i.e.e Van Vuuren road) will be open to everyone. Ms. Wolmarans responded by saying no, the road will be exclusively available to the four properties located north of the proposed site. Mr. Jacobs wanted to know how the rest of the residents living along Van Vuuren road will gain access to their homes and Mr. du Plessis responded by saying that the new entrance proposed by OVK will grant them access. Mr. Jacobs voiced his concern over the whole community then driving by his property and Mr. Ehlers responded by saying that they were already driving by his property with the current road.

Mr. Ehlers lastly wanted to answer some of Mr. Jacob's concerns that were never answered. Firstly, he wanted to assure Mr. Jacobs that during the town planning phase details must be given about the planned activities on the property and anything that falls outside of this and is not listed in the schedule, like milling, will not be allowed. Mr. Tielman O'Reilly then wanted to know how the zoning affects the tariffs that the residents currently pay. He wanted clarification on whether the new zoning on OVK's property will affect everyone's tariffs. Mr. Ehlers responded by saying that the residents' tariffs cannot increase, because they are separate properties with different zoning.

Mr. Pretorius again suggested erecting a traffic light at the Kenilworth/R64 intersection and constructing the OVK access road at the entrance to Van Vuuren road. He suggested that he go with the Town Planners to the provincial government to try and make this happen.

Mr. le Roux concluded by saying that it was a good idea to discuss everyone's concerns at the meeting and OVK will go have a look at their layout plan again. He again clarified that OVK does not want to close off anyone's access to their property and that they would prefer the access road to have a different location, but the current idea (as indicated on the layout plan) is what the provincial government proposed. He asked if anyone had any other comments other than concerns about the road. Mr. Pretorius responded by saying he had a concern about the storage of diesel and he wants a little bit more information. Mr. le Roux indicated that OVK is planning to develop a filling station with 4 diesel pumps and the idea is that this will be located as close as possible to the R64 road. Mr. Tielman O'Reilly commented that there is a concern about the impact on the groundwater. Mr. le Roux responded by saying that he is required by the Department of Minerals and Energy to do a study to obtain the relevant license for the filling station and therefore there are specific regulations that OVK must adhere to. If they do not adhere to this, then OVK can lose their license. OVK sends their own engineers to build the filling station and it is inspected at least once every 3 months. Mr. le Roux stated that the residents do not have to worry about this. Furthermore, he indicated the other plans for the development

include a sales area, offices and a storage area that is completely enclosed and that will store products that are already packaged. The only products that are not packaged may include Lucerne. Some products like gates and JoJo tanks may be stored outside. Mr. le Roux indicated that they may also plan a small workshop. However, the idea is to keep the property neat and clean and there is little noise associated with a workshop.

Mr. le Roux confirmed that everyone will be given all the information once it is available and everyone will have the opportunity to voice more concerns. He also confirmed again that OVK wants to accommodate everyone.

Mr. De Villiers concluded the meeting and suggested that another meeting be held with the whole community of Bainsvlei/Groenvlei in the future. He also just wanted to clarify the environmental process by indicating that the document that was handed out to I&AP was just an initial notification of the project and reports will still be made available. He asked if there are any more comments. Mr. Herman Joubert asked what the future plans are for development on the western side of the Tempe road. Mr. Ehlers responded by saying that the municipality will include such information in the revised Spatial Development Framework that will be available in July. Mr. Pretorius commented that residential development is planned for the western side of Bloemfontein.

Mr. De Villiers thanked the attendees again and the meeting was adjourned.