

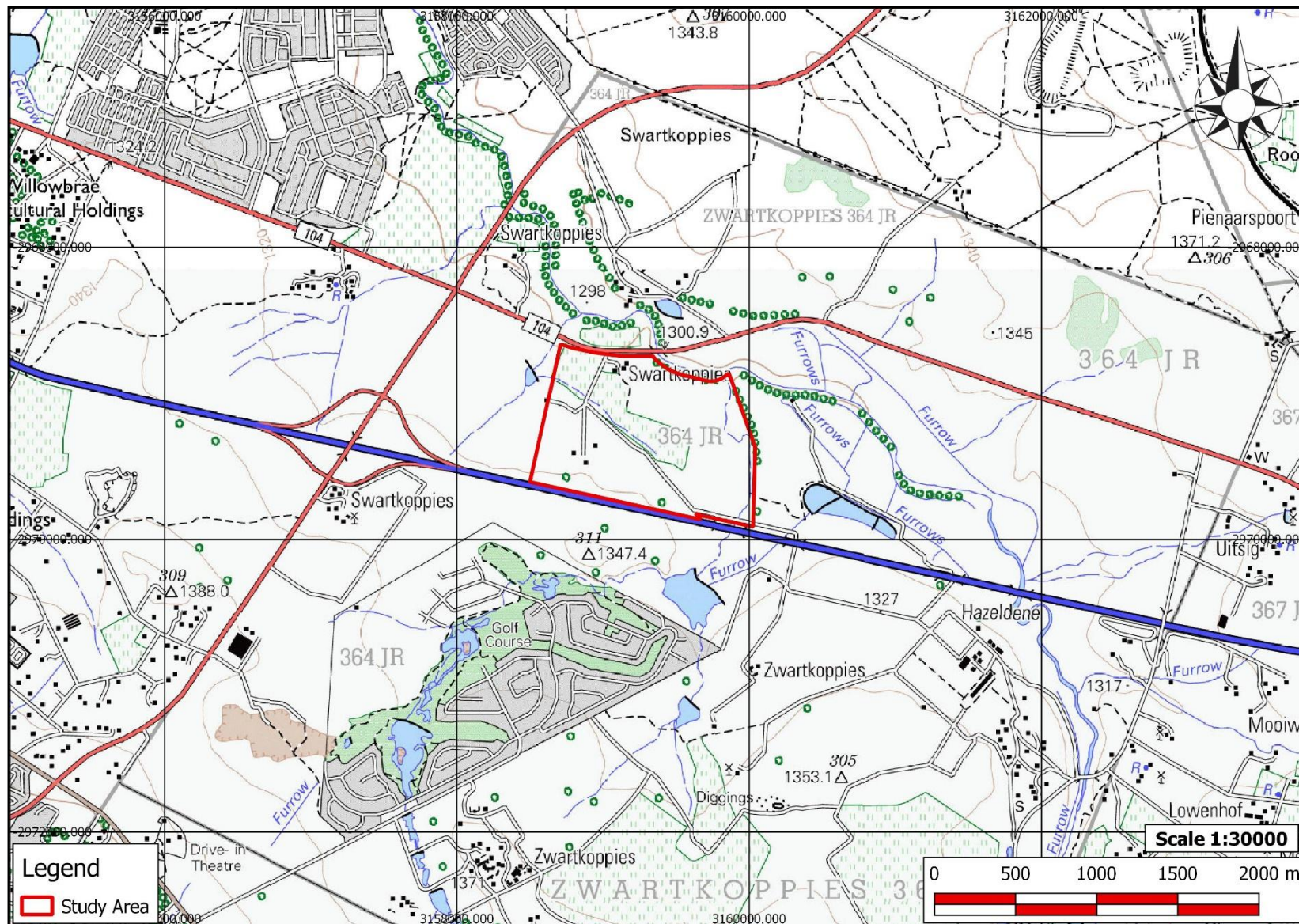
# Riverwalk Zwartkoppies

## Rivers and Wetlands



# Riverwalk Swartkoppies

## Locality Map



**Appendix 7: Stormwater Management Plan**



RIVERWALK - WULA  
STORMWATER OUTLETS  
PROJECT DESCRIPTION  
C2142/WRA/004  
MAY 2016



CIVIL CONCEPTS CONSULTING ENGINEERS, Civil Concepts (Pty) Ltd, 50 15th Street, Menlo Park, Pretoria, PO Box 36148, Menlo Park, Pretoria, 0102 Tel: 012 460 0008, Fax 012 460 0005, Email: Mail@civilconcepts.co.za

CIVILS

## **PROJECT OVERVIEW**

River Walk, entails a new development consisting of 6000 Res 3 units, a Retail Park with a floor space of 1.3 ha and a school with a floor space of 1.847 ha.

A new stormwater network needs to be constructed in order to route the post development stormwater runoff of the development to the flood line on the Northern boundary of the development. There will be multiple outlet structures daylighting where necessary for each phase of the development with energy dissipation measures at each outlet to the natural stream.

Outlets from upstream developments discharging onto the proposed development also needs to be collected with new stormwater pipes that will discharge into the flood line of the Pienaars River.

The entire stormwater network will be handed over to City of Tshwane of which maintenance becomes their responsibility. Service agreements have been reached with the city and are available on request. This confirms the approval and availability of services.

Refer to Plan C2142-WULA-002 for conceptual layout.

**RIVER WALK - DESCRIPTION OF WORKS FOR THE WULA**

1. PROPOSED NEW OUTLET STRUCTURES

The outlet structure will be constructed as follows:

- Excavate for outlet structure;
- Rockfill or compaction of in-situ material to 90% MOD AASHTO density;
- Cast in-situ concrete base with Class 25/19 concrete;
- Side walls to be constructed with gabion walls with geomembrane;
- 300 mm gabion mattress downstream to be constructed flush with ground, anchored with 1.0 m y-standard spaced at 1.0 m c/c.

We trust the above will be favorably considered.

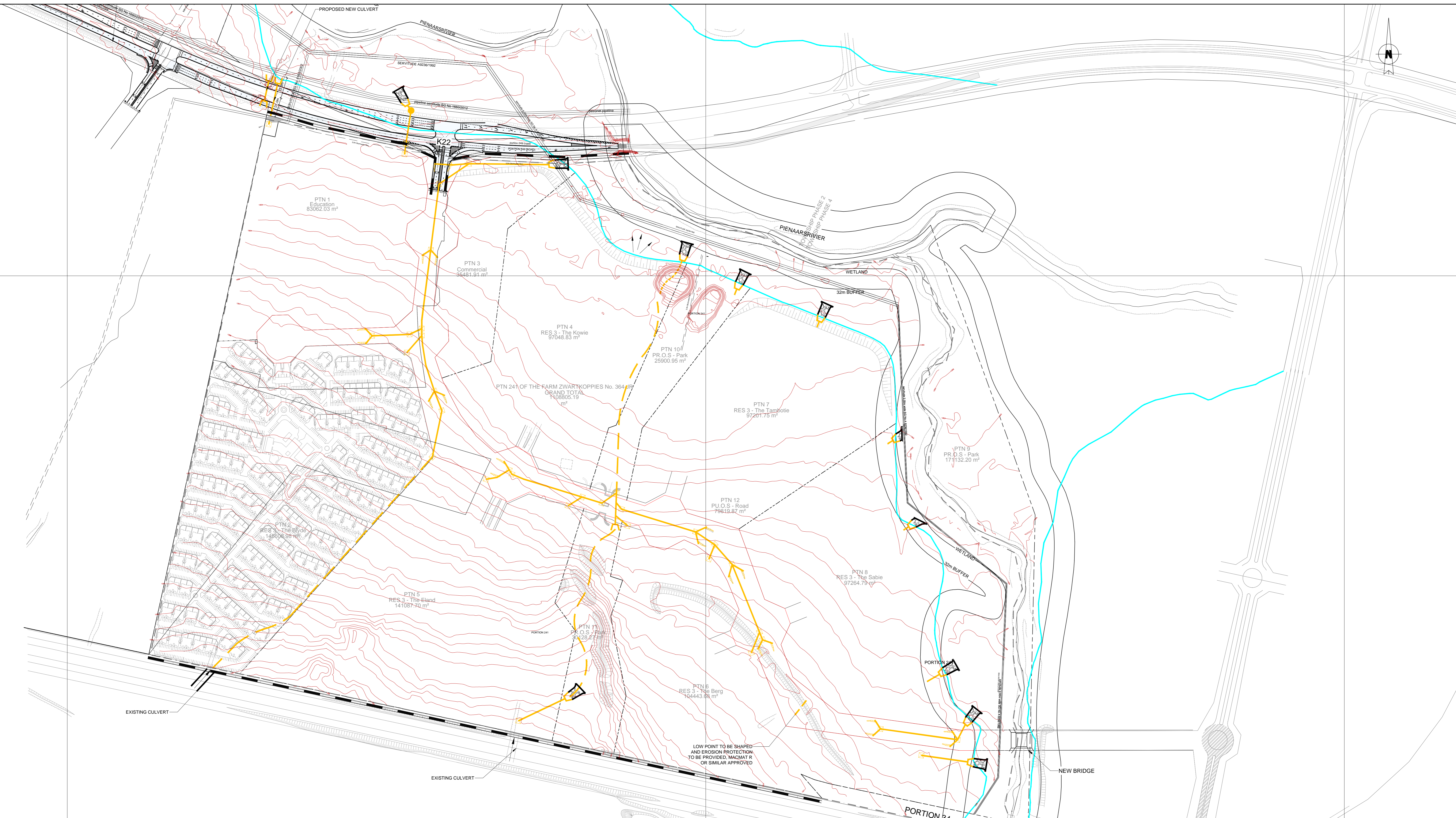
Yours Faithfully



Werner Stander  
PrEng (20060017)  
For Civil Concepts (Pty) Ltd



Jean Botes  
For Civil Concepts (Pty) Ltd



**NOTES AND SPECIFICATIONS**

1. ALL BELLMOUTH RADII TO BE 10m UNLESS OTHERWISE SHOWN.
2. ALL ROADS TO BE PROVIDED WITH KERB/EDGING ACCORDING TO TYPICAL DETAILS AND LEGEND BELOW.
3. P.I. CO-ORDINATES AND RADII INDICATED ARE ON THE CENTERLINE OF THE ROAD.
4. ROAD CLASSIFICATION:  
 7.4m ROAD: ROAD CLASS 4, CATEGORY UC, CLASSIFICATION E1  
 5.9m ROAD: ROAD CLASS 5A, CATEGORY UC, CLASSIFICATION E2  
 4.5m ROAD: ROAD CLASS 5B, CATEGORY UC, CLASSIFICATION E3
5. ALL MATERIAL AND WORKMANSHIP MUST COMPLY WITH THE REQUIREMENTS OF THE LATEST RELEVANT SABS SPECIFICATION.
6. ALL DIMENSIONS ARE IN METERS. (UNLESS OTHERWISE SPECIFIED)
7. DO NOT SCALE FROM THESE DRAWINGS.
8. ALL DIMENSIONS MUST BE CHECKED AND APPROVED ON SITE.
9. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL CIVIL ENGINEERING WORKS, THIRD EDITION 2005 AND THE STANDARD CTM DETAIL DRAWINGS.
10. THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ARCHITECTS DRAWINGS: (IF APPLICABLE)
11. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STANDARD SPECIFICATIONS FOR MUNICIPAL CIVIL ENGINEERING WORKS, SERIES 4.
12. THE SIGNATURE OR INITIALS ON THIS DRAWING OF ANY MANAGER OF THE TRANSPORT AND ROADS DEPARTMENT, IN NO WAY RELEASES ANY RESPONSIBILITY WHICH SHOULD BE THE CONSULTANT'S.
13. THE CONSULTANT REMAINS RESPONSIBLE TO ENSURE THAT ALL THE GUIDELINES, STANDARD DRAWINGS, STANDARDS AND SPECIFICATIONS OF THE TRANSPORT AND ROADS DEPARTMENT HAVE BEEN MET AND ARE COMPLIED WITH.
14. ALL LEVELS OF EXISTING SERVICES ARE TO BE CHECKED AND VERIFIED ON SITE AND IS SUBMITTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION.

- LEGEND:**
- PROPOSED ROAD UPGRADES
  - FLOODLINE 1:100 WITH ROAD AND BERM
  - NEW STORMWATER LINE
  - NEW STORMWATER OUTLET WITH SEDIMENT AND LITTER TRAP
  - NEW STORMWATER GRID INLET
  - NEW STORMWATER KERB INLET

|                             |  |
|-----------------------------|--|
| <b>DEVELOPER DETAIL</b><br> | <b>ARCHITECTS DETAIL</b><br><br>VTC Architecture<br>www.vtcgroup.biz |
|-----------------------------|--|

| NO. | DATE | APPROVED | DESCRIPTION | PREP. |
|-----|------|----------|-------------|-------|
|     |      |          |             |       |
|     |      |          |             |       |

|                                 |   |
|---------------------------------|---|
| DESIGNED BY<br>W. STANDER       | DRAWN BY<br>R. WILLEMS  |
| DESIGN CHECKED BY<br>W. STANDER | INFRASTRUCTURE TECHNICAL INFORMATION MANAGER<br>D.J. CHALMERS |

**PROJECT STATUS**

PROJECT ENGINEER (CONSULTANT):

DETAILS AND SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

DETAILS AND SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**CONSULTANT DETAIL**

**CONSULTING CIVIL AND STRUCTURAL ENGINEERS**  
 P.O. BOX 36148 Menlo Park 0102  
 Tel: (012) 460-0008  
 Fax: (012) 460-0005  
 E-Mail: mail@civilconcepts.co.za

**CITY OF TSHWANE**  
TRANSPORT DEPARTMENT

M. P. Lefebvre  
STRATEGIC EXECUTIVE DIRECTOR

M. L. V. Kgobela-Phe  
EXECUTIVE DIRECTOR

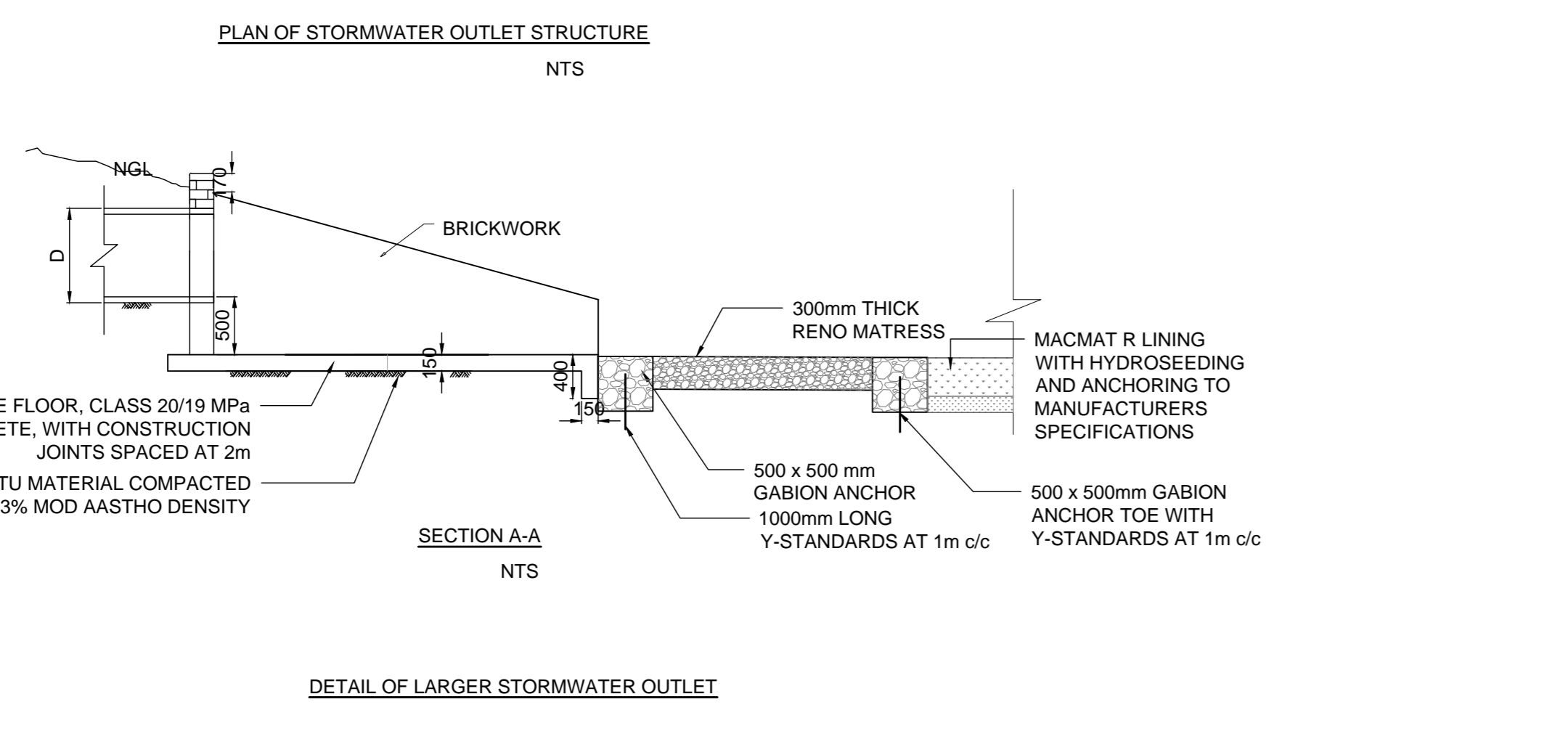
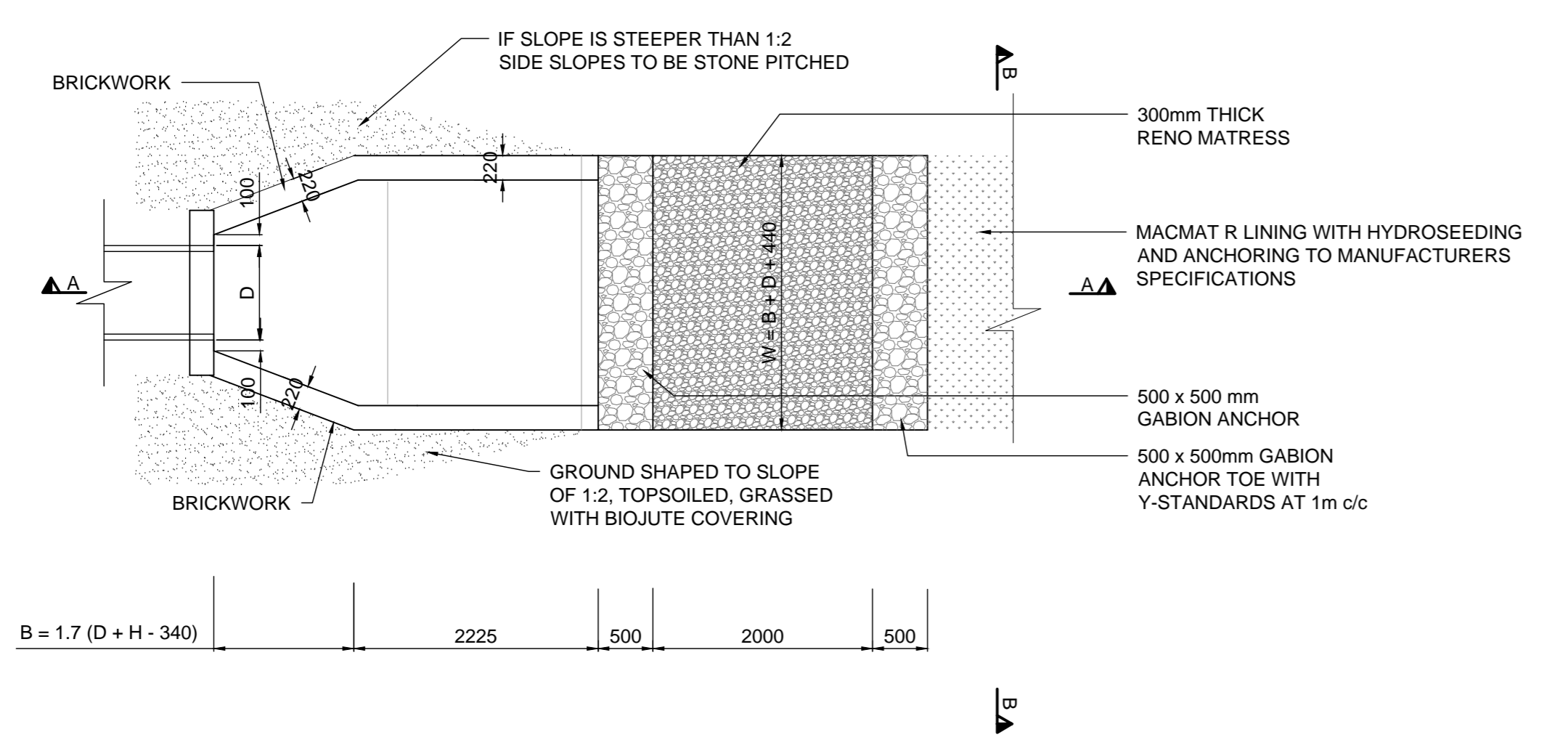
P.O. BOX 1409  
PRETORIA 0001

DRAWING APPROVED BY EXECUTIVE DIRECTOR  
M. L. V. Kgobela-Phe

**RIVERWALK**  
PORTION 241 OF THE FARM  
ZWARTKOPPIES No. 364-JR

**STORMWATER LAYOUT**

|                             |                         |
|-----------------------------|-------------------------|
| CONTRACT NO.: C2142         | PROJECT NO.: C2142      |
| DATE: APRIL_2016            | SCALE: 1:10000          |
| DRAWING NO.: C2142-WULA-002 | ORIGINAL PAPER SIZE: A0 |
| SHEET NO.                   | REVISION                |



LOW POINT TO BE SHAPED AND EROSION PROTECTION TO BE PROVIDED, MACMAT R OR SIMILAR APPROVED

NOTES AND SPECIFICATIONS

NOTES:

1. RUN-OFF CALCULATION PERFORMED WITH HYDROCUBE COMPUTER PROGRAM, USING THE FOLLOWING CONSTANTS:
  - a) RETURN PERIOD:
    - MAJOR SYSTEM: 20 YR
    - MINOR SYSTEM: 2 YR
  - b) MAP = 690mm
  - c) % IMPERVIOUSNESS:
    - RESIDENTIAL: 85%
    - ROADS: 85%
    - OPEN SPACES: 5%

LEGEND:

- SUB CATCHMENTS
- STORMWATER NODES
- TSHWANE RIVERS
- STORMWATER ROUTES
- FLOODLINE 1:100 WITH ROAD AND BERM
- STORMWATER CHANNEL
- 32m WETLAND BUFFER

DEVELOPER DETAIL ARCHITECTS DETAIL



**Balwin**  
PROPERTIES



**VTC**  
Architecture  
www.vtcgroup.biz

AMENDMENTS

| NR. | DATE     | APPROVED | CONCEPT DRAWING | DESCRIPTION | PAR. |
|-----|----------|----------|-----------------|-------------|------|
| A   | MAY 2016 |          |                 |             |      |
|     |          |          |                 |             |      |
|     |          |          |                 |             |      |

|                                 |  |
|---------------------------------|--|
| DESIGNED BY<br>W. STANDER       | DRAWN BY<br>T. VAN NIEKERK                                       |
| DESIGN CHECKED BY<br>W. STANDER | INFRASTRUCTURE TECHNICAL INFORMATION MANAGEMENT<br>D.J. CHALMERS |

PROJECT STATUS

CONCEPT DRAWING   
  TENDER DRAWING   
  APPROVED FOR CONSTRUCTION DRAWING   
  AS BUILT DRAWING

|                                       |                      |                      |      |
|---------------------------------------|----------------------|----------------------|------|
| PROJECT ENGINEER (CONSULTANT):        | INITIALS AND SURNAME | SIGNATURE AND P. No. | DATE |
| INSPECTOR OF WORKS (CITY OF TSHWANE): | INITIALS AND SURNAME | SIGNATURE AND P. No. | DATE |

CONSULTANT DETAIL



**CIVIL CONCEPTS**  
Leading Civil Infrastructure Solutions

CONSULTING CIVIL AND STRUCTURAL ENGINEERS  
 P.O. BOX 36148 Menlo Park 0102  
 Tel: (012) 460-0008  
 Fax: (012) 460-0005  
 E-Mail: mail@civilconcepts.co.za

CITY OF TSHWANE

TRANSPORT DEPARTMENT

Mr. P. Letlankane  
STRATEGIC EXECUTIVE DIRECTOR  
P.O. BOX 1409  
PRETORIA 0001



**CITY OF TSHWANE**  
THE METROPOLIS

Ms. L. V. Kegakwe-Piki  
EXECUTIVE DIRECTOR  
P.O. BOX 1409  
PRETORIA 0001

DRAWING APPROVED BY EXECUTIVE DIRECTOR  
Ms. L. V. Kegakwe-Piki

LOCATION OF PROJECT:

**RIVERWALK  
PORTION 241 OF THE FARM  
ZWARTKOPPIES No. 364-JR**

DESCRIPTION OF PROJECT

**STORMWATER MASTER  
PLANNING PART 2: NETWORK  
MODELLING**

|               |              |
|---------------|--------------|
| CONTRACT No.: | PROJECT No.: |
|               | C2142        |

|          |        |                      |
|----------|--------|----------------------|
| DATE:    | SCALE: | ORIGINAL PAPER SIZE: |
| MAY 2016 | 1:2500 | A1                   |

|              |            |          |
|--------------|------------|----------|
| DRAWING NO.: | SHEET NO.: | REVISION |
| C2142-SMP-RW |            |          |





**Appendix 8: Public Participation**

RIVER WALK RESIDENTIAL DEVELOPMENT

**I&AP Register**

| <b>Nr</b>           | <b>Registered Parties</b>   | <b>Contact details</b>   | <b>Address</b> |
|---------------------|---|--|----------------|
| <b>Stakeholders</b> |   |  |                |
| 1                   | Council Geo-Science   | <a href="mailto:jgrobler@geoscience.org.za">jgrobler@geoscience.org.za</a>   |                |
| 2                   | SAHRA Gauteng   | <a href="mailto:asalomon@sahra.org.za">asalomon@sahra.org.za</a><br><a href="mailto:nndobochani@sahra.org.za">nndobochani@sahra.org.za</a>   |                |
| 3                   | PHRAG   | <a href="mailto:maphata.ramphele@gauteng.gov.za">maphata.ramphele@gauteng.gov.za</a>   |                |
| 4                   | DWA   | <a href="mailto:justicem@dwaf.gov.za">justicem@dwaf.gov.za</a><br><a href="mailto:keetm@dwaf.gov.za">keetm@dwaf.gov.za</a><br><a href="mailto:siwelanel@dwa.gov.za">siwelanel@dwa.gov.za</a><br><a href="mailto:tshifaror@dwa.gov.za">tshifaror@dwa.gov.za</a><br><a href="mailto:mathebet@dwa.gov.za">mathebet@dwa.gov.za</a> |                |
| 5                   | Eskom   | <a href="mailto:central@eskom.co.za">central@eskom.co.za</a><br><a href="mailto:paia@eskom.co.za">paia@eskom.co.za</a>   |                |
| 6                   | SANRAL  | <a href="mailto:schmidk@nra.co.za">schmidk@nra.co.za</a>   |                |
| 7                   | Gautrans  | <a href="mailto:kumen.govender@gauteng.gov.za">kumen.govender@gauteng.gov.za</a>   |                |
| 8                   | Randwater   | <a href="mailto:mmpshe@randwater.co.za">mmpshe@randwater.co.za</a><br><a href="mailto:nkoneigh@randwater.co.za">nkoneigh@randwater.co.za</a>   |                |
| 9                   | City Of Tshwane   | <a href="mailto:RudzaniM@tshwane.gov.za">RudzaniM@tshwane.gov.za</a>   |                |
| 10                  | Spoornet  | <a href="mailto:daniel.ramokone@transnet.net">daniel.ramokone@transnet.net</a><br><a href="mailto:loveous.tampane@transnet.net">loveous.tampane@transnet.net</a>   |                |
| 11                  | <b>Ward Councillor - Ward 101</b><br><b>City of Tshwane</b><br>Andre Van Der Walt | <a href="mailto:andre@ward101.co.za">andre@ward101.co.za</a><br>Cell: 083 462 5928   |                |
| 12                  | <b>Constituency head Old East</b><br>Justus De Goede                              | <a href="mailto:degoede@mweb.co.za">degoede@mweb.co.za</a><br>Cell: 083 733 2557   |                |
|                     |   |  |                |
|                     |   |  |                |

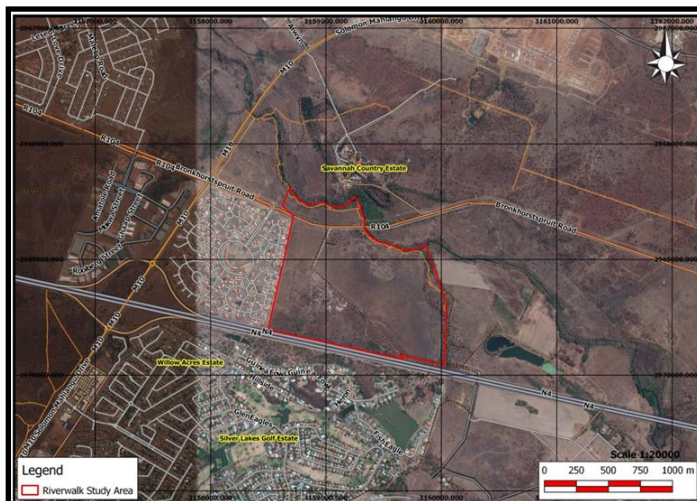
**Site Notice**

# NOTICE OF A WATER USE LICENSE APPLICATION

Notice is hereby given that a Water Use License Application (WULA) in terms of the National Water Act, 1998 (Act No. 36 of 1998) will be lodged with Department of Water and Sanitation (DWS).

**Project Name:** Riverwalk External Services and Open Space Area - WULA

**Project Location:** On the Remainder of Portion 6 of the Farm Zwartkoppies No 364-JR, Portion 241 and 138 of the Farm Zwartkoppies No 364-JR. The proposed development is situated between the N4 and the Bronkhorstspuit road (R104) east of Pretoria. The Pienaars River borders the north-eastern section of the proposed site. The Silver Lakes Golf Estate is situated to the south of the proposed development (just to the south of the N4 Freeway).



**Project Description:** It is the intention of the applicant to install and upgrade various external services in open space areas for the purpose of the Riverwalk development and other surrounding developments. Storm water management for such infrastructure and the residential development will also be implemented (where required). It is also the applicant's intention to implement (if possible) a cycling track along the river in order to afford the residents and members of the public the opportunity to enjoy the natural assets of this open space area.

The aforementioned proposed activity requires an application in terms Section 21 of the National Water Act, 1998 (Act 36 of 1998) (NWA) for the following water uses:

- Section 21 (a): Taking water from a water resource
- Section 21 (b): Storing water
- Section 21 (c): Impeding or diverting the flow of water in a watercourse
- Section 21 (i): Altering the bed, banks, course or characteristics of a watercourse

**Proponent Name:** Balwin Properties Limited.

**Date of this Notice:** 19 September – 19 October 2016

The proposed activity requires an application subject to a Water Use License and all interested and affected parties (I & APs) are invited to register with the contact person below. If you wish to comment on the WULA, please contact the representative below within 60 days of the date of publication of this notice. Representations with respect to this application may be made by phone, fax or e-mail. Please note that in order to continue to receive information regarding this project, you must register as an I & AP. A meeting may be held if requested. The time and venue of the meeting will be confirmed with registered I & APs.

**Bokamoso Landscape Architects and Environmental Consultants CC**

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

WULA Enquiries: **Ronell Kuppen**

P.O. Box 11375

Maroelana

0161



Tel: (012) 346 3810

Fax: (086) 570 5659

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

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

## Site Notices



Figure 1 & 2: Site Notice 2 place along the R104 at approximately the following coordinates: 25°45'15.06"S &



Figure 3&4: Site Notice placed along the R104 at approximately the following coordinates: 25°45'16.93"S &



Figure 5&6: Site Notice placed along the R104 at approximately the following coordinates: 25°45'14.55"S &



Figure 7: Site Notice placed along the R104 at approximately the following coordinates: 25°45'14.55"S & 28°22'31.70"E

**Public Notice**

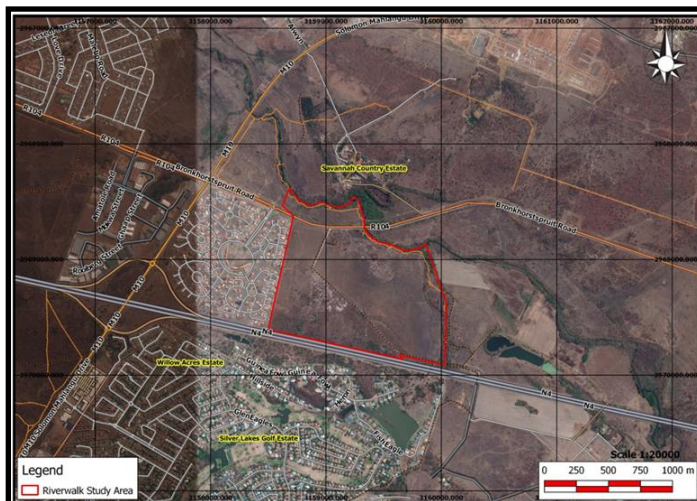


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**Project Description:** It is the intention of the applicant to install and upgrade various external services in open space areas for the purpose of the Riverwalk development and other surrounding developments. Storm water management for such infrastructure and the residential development will also be implemented (where required). It is also the applicant's intention to implement (if possible) a cycling track along the river in order to afford the residents and members of the public the opportunity to enjoy the natural assets of this open space area.

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- Section 21 (a): Taking water from a water resource
- Section 21 (b): Storing water
- Section 21 (c): Impeding or diverting the flow of water in a watercourse
- Section 21 (i): Altering the bed, banks, course or characteristics of a watercourse

**Proponent Name:** Balwin Properties Limited.

**Date of this Notice:** 19 September – 19 October 2016

The proposed activity requires an application subject to a Water Use License and all interested and affected parties (I & APs) are invited to register with the contact person below. If you wish to comment on the WULA, please contact the representative below within 60 days of the date of publication of this notice. Representations with respect to this application may be made by phone, fax or e-mail. Please note that in order to continue to receive information regarding this project, you must register as an I & AP. A meeting may be held if requested. The time and venue of the meeting will be confirmed with registered I & APs.

**Bokamoso Landscape Architects and Environmental Consultants CC**

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

WULA Enquiries: **Ronell Kuppen**

P.O. Box 11375

Maroelana

0161



Tel: (012) 346 3810

Fax: (086) 570 5659

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

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LEBOMBO GARDEN BUILDING  
36 LEBOMBO ROAD  
ASHLEA GARDENS  
0081

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

Website: [www.Bokamoso.net](http://www.Bokamoso.net)



**Dear Landowner/Tenant**

**19 September 2016**

You are hereby informed that **Bokamoso Landscape Architects and Environmental Consultants CC** were appointed (as EAP) to conduct the Water Use License Application (WULA) in terms of Section 21 of the National Water Act (Act No. 36 of 1998) for the proposed **Riverwalk External Services and Open Space Area**.

**Project Description:**

It is the intention of the applicant to install and upgrade various external services in open space areas for the purpose of the Riverwalk development and other surrounding developments. Storm water management for such infrastructure and the residential development will also be implemented (where required). It is also the applicant's intention to implement (if possible) a cycling track along the river in order to afford the residents and members of the public the opportunity to enjoy the natural assets of this open space area.

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- Section 21 (b): Storing water;
- Section 21 (c): Impeding or diverting the flow of water in a watercourse; and
- Section 21 (i): Altering the bed, banks, course or characteristics of a watercourse.

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

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

The proposed activity requires an application subject to a Water Use License and all interested and affected parties (I &APs) are invited to register within 30 days of this notice. Representations with respect to this application may be made by phone, fax or e-mail. Please note that in order to continue to receive information regarding this project, you must register as an I&AP. All registered I&APs will be allowed 60 working days to comment on the WULA.

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

Regards

.....  
Lizelle Gregory/Juanita De Beer

**From:** juanita@bokamoso.net  
**Sent:** 19 September 2016 12:26 PM  
**To:** RudzaniM; 'jgrobler@geoscience.org.za'; msebesho; 'asalomon@sahra.org.za'; 'keetm@dwaf.gov.za'; 'SiwelaneL@dws.gov.za'; 'tshifaror@dwa.gov.za'; 'mathebet@dwa.gov.za'; 'paia@eskom.co.za'; 'central@eskom.co.za'; kumen govender; nkoneigh; mmpshe; 'loveous.tampane@transnet.net'; CLCC; magezi.mhlanga@drdlr.gov.za; dgoffice@drdlr.gov.za; Fhulufhedzan Rasimphi (Fhulufhedzan.Rasimphi@drdlr.gov.za); schmidk; 'degoede@mweb.co.za'; 'mike@ward101.co.za'; wilma@trafalgar.co.za; adeleo@trafalgar.co.za; Tebogo Molokomme(GPSPORTS) (Tebogo.Molokomme@gauteng.gov.za); 'ockert.coetzee@aecom.com'; Stephan Joubert Weyers (weyerss@polka.co.za); masangug@yahoo.com; lebokgadi@gmail.com; skselina83@gmail.com  
**Subject:** Riverwalk External Services and Open Space Area - WULA - Public Participation Process  
**Attachments:** Riverwalk WULA Notice RK 07-09-2016.pdf; Riverwalk WULA-Landowner Tenants Letter 8-9-2016.pdf

Dear Interested and/or Affected Parties,

Please refer to the attached Public Notice and Landowner & Tenant Letter regarding the proposed **Riverwalk External Services and Open Space Area – WULA** Project.

Kind Regards/Vriendelike Groete

**Juanita De Beer**

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



**Landscape Architects & Environmental Consultants**

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

**From:** juanita@bokamoso.net  
**Sent:** 21 September 2016 10:54 AM  
**To:** Mario Pretorius | TeleMasters (mario@masters.co.za)  
**Subject:** Riverwalk External Services and Open Space Area - WULA - Public Participation Process  
**Attachments:** Riverwalk WULA Notice RK 07-09-2016.pdf; Riverwalk WULA-Landowner Tenants Letter 8-9-2016.pdf

Dear Interested and/or Affected Parties,

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Kind Regards/Vriendelike Groete

**Juanita De Beer**

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



**Landscape Architects &  
Environmental Consultants**

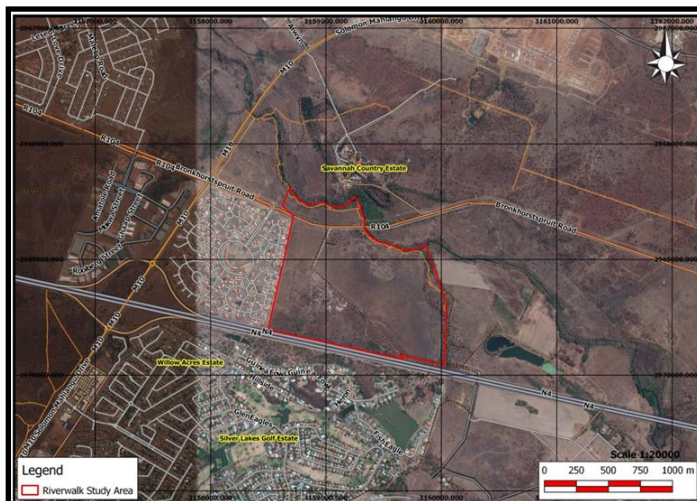
T: (+27)12 346 3810 | F: (+27) 86 570 5659 | E: [juanita@bokamoso.net](mailto:juanita@bokamoso.net) | [www.bokamoso.net](http://www.bokamoso.net)  
36 Lebombo Street, Ashlea Gardens, Pretoria | P.O. Box 11375 Maroelana 0161

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**Project Location:** On the Remainder of Portion 6 of the Farm Zwartkoppies No 364-JR, Portion 241 and 138 of the Farm Zwartkoppies No 364-JR. The proposed development is situated between the N4 and the Bronkhorstspuit road (R104) east of Pretoria. The Pienaars River borders the north-eastern section of the proposed site. The Silver Lakes Golf Estate is situated to the south of the proposed development (just to the south of the N4 Freeway).



**Project Description:** It is the intention of the applicant to install and upgrade various external services in open space areas for the purpose of the Riverwalk development and other surrounding developments. Storm water management for such infrastructure and the residential development will also be implemented (where required). It is also the applicant's intention to implement (if possible) a cycling track along the river in order to afford the residents and members of the public the opportunity to enjoy the natural assets of this open space area.

The aforementioned proposed activity requires an application in terms Section 21 of the National Water Act, 1998 (Act 36 of 1998) (NWA) for the following water uses:

- Section 21 (a): Taking water from a water resource
- Section 21 (b): Storing water
- Section 21 (c): Impeding or diverting the flow of water in a watercourse
- Section 21 (i): Altering the bed, banks, course or characteristics of a watercourse

**Proponent Name:** Balwin Properties Limited.

**Date of this Notice:** 19 September – 19 October 2016

The proposed activity requires an application subject to a Water Use License and all interested and affected parties (I & APs) are invited to register with the contact person below. If you wish to comment on the WULA, please contact the representative below within 60 days of the date of publication of this notice. Representations with respect to this application may be made by phone, fax or e-mail. Please note that in order to continue to receive information regarding this project, you must register as an I & AP. A meeting may be held if requested. The time and venue of the meeting will be confirmed with registered I & APs.

**Bokamoso Landscape Architects and Environmental Consultants CC**

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

WULA Enquiries: **Ronell Kuppen**

P.O. Box 11375

Maroelana

0161



Tel: (012) 346 3810

Fax: (086) 570 5659

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

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

LEBOMBO GARDEN BUILDING  
36 LEBOMBO ROAD  
ASHLEA GARDENS  
0081

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Website: [www.Bokamoso.net](http://www.Bokamoso.net)



**Dear Landowner/Tenant**

**19 September 2016**

You are hereby informed that **Bokamoso Landscape Architects and Environmental Consultants CC** were appointed (as EAP) to conduct the Water Use License Application (WULA) in terms of Section 21 of the National Water Act (Act No. 36 of 1998) for the proposed **Riverwalk External Services and Open Space Area**.

**Project Description:**

It is the intention of the applicant to install and upgrade various external services in open space areas for the purpose of the Riverwalk development and other surrounding developments. Storm water management for such infrastructure and the residential development will also be implemented (where required). It is also the applicant's intention to implement (if possible) a cycling track along the river in order to afford the residents and members of the public the opportunity to enjoy the natural assets of this open space area.

The aforementioned proposed activity requires an application in terms Section 21 of the National Water Act, 1998 (Act 36 of 1998) (NWA) for the following water uses:

- Section 21 (a): Taking water from a water resource;
- Section 21 (b): Storing water;
- Section 21 (c): Impeding or diverting the flow of water in a watercourse; and
- Section 21 (i): Altering the bed, banks, course or characteristics of a watercourse.

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

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

The proposed activity requires an application subject to a Water Use License and all interested and affected parties (I &APs) are invited to register within 30 days of this notice. Representations with respect to this application may be made by phone, fax or e-mail. Please note that in order to continue to receive information regarding this project, you must register as an I&AP. All registered I&APs will be allowed 60 working days to comment on the WULA.

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

Regards

.....  
Lizelle Gregory/Juanita De Beer

**Advert**

# Geklassifiseerd

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

eksklusief aanlyn by



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

## Geklassifiseerd

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| 3830                   | Bestuurskole                   |
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| 4030        | Dorpsverstigings                         |
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| 4045        | OIS (omgewingsimpak-studies)             |
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| 4080        | Tenders                                  |
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| 4220                | Oorsake van boedel                  |
| 4225                | Rehabilitasies                      |

| VELINGS |         |
|---------|---------|
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| 4605    | Dienste |

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| 4835                         | Drankensies                              |
| 4840                         | Verlore dokumente                        |
| 4845                         | OIS (omgewingsimpak-studies)             |
| 4850                         | Advertensiebedryf                        |
| 4855                         | Pensioen-/voorsorgfondse                 |
| 4860                         | Verkoop van saak                         |
| 4865                         | saakonderneming                          |
| 4870                         | Aanemings                                |
| 4875                         | Sloping                                  |
| 4880                         | Tenders                                  |
| 4885                         | Herregistrasies                          |

| BOEDELKENNISGEWINGS |                                     |
|---------------------|-------------------------------------|
| 4901                | Boedels: Krediteure en debiteure    |
| 4905                | Boedels: Likwidasie en verspreiding |
| 4910                | Karatele                            |
| 4915                | Insolvente boedels                  |
| 4920                | Oorsake van boedel                  |
| 4925                | Rehabilitasies                      |

| GESONDHEID & SKOONHEID |         |
|------------------------|---------|
| 5001                   | Verkope |
| 5005                   | Dienste |

| BIO SCULPTURE & EVO |                                   |
|---------------------|-----------------------------------|
| 5010                | Opleidingskurse                   |
| 5015                | Internasionale Sertifikaat        |
| 5020                | Kursusse sluit Produkte "Kit" in. |
| 5025                | 012-644-2401-2                    |
| 5030                | Epos: admin@bio-sculpture.co.za   |

| SKULDPROBLEME? |  |
|----------------|--|
| 5035           | RAAK ONTSLAE VAN SKULD   |
| 5040           | EN MAAK 'N NUWE BEGIN  |
| 5045           | Kry vinnige professionele advies by Wessel Oosthuizen Prokureurs |
| 5050           | Sekwestrasies  |
| 5055           | Boedelorgawes  |
| 5060           | Likwidasies  |
| 5065           | SKAKEL ONMIDDELIK OM JOU SKADE TE BEPERK                         |
| 5070           | Eerste konsultasie GRATIS  |
| 5075           | Skakel Wessel: 012 654 1438                                      |
| 5080           | 083 268 0704   |
| 5085           | Saxby 1018, Edoraigne, Centurion                                 |

| SWEMBADDENS |  |
|-------------|--|
| 5101        | JM CONSTRUCTION - POOL   |
| 5105        | New pool marblite, new shell-pool installation. New lapa and repair. |
| 5110        | Painting of pools. Pool maintenance.                                 |
| 5115        | 07 183 0699 / 071 801 5847   |

| M P SWIMMING POOLS - All kinds of pools. New / repairs. |   |
|---|---|
| 5120  | •Paving •Rock art •Painting •Fish pond •Waterproofing |
| 5125  | •Fas. pond • JAN 072 472 7009                         |

| VERVOER & BERGING |   |
|-------------------|---|
| 5130              | 071 684 0368 of 071 682 5201  |
| 5135              | Boomsloping, Bubble Garden  |
| 5140              | Waste Removal:  |
| 5145              | Bakkie R270 of R370-60n R690  |
| 5150              | Ston R590 10ton R980 12ton.   |
| 5155              | Ons versterk enige kwotasie.  |
| 5160              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |   |
|-------------------|---|
| 5165              | 071 684 0368 of 071 682 5201  |
| 5170              | Boomsloping, Bubble Garden  |
| 5175              | Waste Removal:  |
| 5180              | Bakkie R270 of R370-60n R690  |
| 5185              | Ston R590 10ton R980 12ton.   |
| 5190              | Ons versterk enige kwotasie.  |
| 5195              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |   |
|-------------------|---|
| 5200              | 071 684 0368 of 071 682 5201  |
| 5205              | Boomsloping, Bubble Garden  |
| 5210              | Waste Removal:  |
| 5215              | Bakkie R270 of R370-60n R690  |
| 5220              | Ston R590 10ton R980 12ton.   |
| 5225              | Ons versterk enige kwotasie.  |
| 5230              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |   |
|-------------------|---|
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| 5255              | Ston R590 10ton R980 12ton.   |
| 5260              | Ons versterk enige kwotasie.  |
| 5265              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |   |
|-------------------|---|
| 5270              | 071 684 0368 of 071 682 5201  |
| 5275              | Boomsloping, Bubble Garden  |
| 5280              | Waste Removal:  |
| 5285              | Bakkie R270 of R370-60n R690  |
| 5290              | Ston R590 10ton R980 12ton.   |
| 5295              | Ons versterk enige kwotasie.  |
| 5300              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |   |
|-------------------|---|
| 5305              | 071 684 0368 of 071 682 5201  |
| 5310              | Boomsloping, Bubble Garden  |
| 5315              | Waste Removal:  |
| 5320              | Bakkie R270 of R370-60n R690  |
| 5325              | Ston R590 10ton R980 12ton.   |
| 5330              | Ons versterk enige kwotasie.  |
| 5335              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |   |
|-------------------|---|
| 5340              | 071 684 0368 of 071 682 5201  |
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| 5350              | Waste Removal:  |
| 5355              | Bakkie R270 of R370-60n R690  |
| 5360              | Ston R590 10ton R980 12ton.   |
| 5365              | Ons versterk enige kwotasie.  |
| 5370              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |   |
|-------------------|---|
| 5375              | 071 684 0368 of 071 682 5201  |
| 5380              | Boomsloping, Bubble Garden  |
| 5385              | Waste Removal:  |
| 5390              | Bakkie R270 of R370-60n R690  |
| 5395              | Ston R590 10ton R980 12ton.   |
| 5400              | Ons versterk enige kwotasie.  |
| 5405              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |   |
|-------------------|---|
| 5410              | 071 684 0368 of 071 682 5201  |
| 5415              | Boomsloping, Bubble Garden  |
| 5420              | Waste Removal:  |
| 5425              | Bakkie R270 of R370-60n R690  |
| 5430              | Ston R590 10ton R980 12ton.   |
| 5435              | Ons versterk enige kwotasie.  |
| 5440              | 073-256-0472. NOEM DIT, EK VERVOER DIT. Van meubels tot rommel, enige tyd en plek. 1-ton-bakkie-en-sleep wa-kombo's. 3-ton-vragmotor. |

| VERVOER & BERGING |                              |
|-------------------|------------------------------|
| 5445              | 071 684 0368 of 071 682 5201 |
| 5450              | Boomsloping, Bubble Garden   |
| 5455              | Waste Removal:               |
| 5460              | Bakkie                       |



**Comments**

Our Ref: 10112



an agency of the  
Department of Arts and Culture

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South African Heritage Resources Agency | 111 Harrington Street | Cape Town  
P.O. Box 4637 | Cape Town | 8001  
[www.sahra.org.za](http://www.sahra.org.za)

Enquiries: Andrew Salomon  
Tel: 021 462 4502  
Email: [asalomon@sahra.org.za](mailto:asalomon@sahra.org.za)  
CaseID: 10112

Date: Tuesday October 18, 2016  
Page No: 1

## Letter

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

Attention: Balwin Properties Limited.

**On the Remainder of Portion 6 of the Farm Zwartkoppies No 364-JR, Portion 241 and 138 of the Farm Zwartkoppies No 364-JR. The proposed development is situated between the N4 and the Bronkhorstspuit road (R104) east of Pretoria. The Pienaars River borders the north-eastern section of the proposed site. The Silver Lakes Golf Estate is situated to the south of the proposed development (just to the south of the N4 Freeway).**

Thank you for your notification regarding this development.

In terms of the National Heritage Resources Act, no 25 of 1999, heritage resources, including archaeological or palaeontological sites over 100 years old, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a **Heritage Impact Assessment** is done. This must include the archaeological component (Phase 1) and any other applicable heritage components. Appropriate (Phase 2) mitigation, which involves recording, sampling and dating sites that are to be destroyed, must be done as required.

The quickest process to follow for the archaeological component is to contract an accredited specialist (see the web site of the Association of Southern African Professional Archaeologists [www.asapa.org.za](http://www.asapa.org.za)) to provide a Phase 1 Archaeological Impact Assessment Report. This must be done before any large development takes place.

The Phase 1 Impact Assessment Report will identify the archaeological sites and assess their significance. It should also make recommendations (as indicated in section 38) about the process to be followed. For example, there may need to be a mitigation phase (Phase 2) where the specialist will collect or excavate material and date the site. At the end of the process the heritage authority may give permission for destruction of the sites.

Where bedrock is to be affected, or where there are coastal sediments, or marine or river terraces and in

Our Ref: 10112



an agency of the  
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: [info@sahra.org.za](mailto: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](http://www.sahra.org.za)

Enquiries: Andrew Salomon  
Tel: 021 462 4502  
Email: [asalomon@sahra.org.za](mailto:asalomon@sahra.org.za)

Date: Tuesday October 18, 2016  
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potentially fossiliferous superficial deposits, a Palaeontological Desk Top study must be undertaken to assess whether or not the development will impact upon palaeontological resources - or at least a letter of exemption from a Palaeontologist is needed to indicate that this is unnecessary. If the area is deemed sensitive, a full Phase 1 Palaeontological Impact Assessment will be required and if necessary a Phase 2 rescue operation might be necessary. **Please note that a nationwide fossil sensitivity map is now available on SAHRIS to assist with determining the fossil sensitivity of a study area .**

If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority motivating for exemption from having to undertake further heritage assessments.

Any other heritage resources that may be impacted such as built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscapes or viewsapes must also be assessed.

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

Yours faithfully

---

Andrew Salomon  
Heritage Officer: Archaeology  
South African Heritage Resources Agency

---

John Gribble  
Manager: Maritime and Underwater Cultural Heritage Unit / Acting Manager: Archaeology, Palaeontology and Meteorites Unit

Our Ref: 10112



an agency of the  
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: [info@sahra.org.za](mailto:info@sahra.org.za)  
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Enquiries: Andrew Salomon  
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Page No: 3

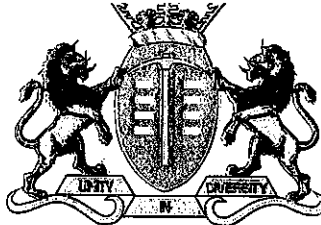
South African Heritage Resources Agency

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**ADMIN:**

Direct URL to case: <http://www.sahra.org.za/node/369577>  
(DWS, Ref: )

## **Appendix 9: Environmental Authorisation**



# GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

OFFICE OF THE HEAD OF DEPARTMENT (HOD)  
Diamond Building, 11 Diagonal Street, Newtown  
P.O. Box 8769, Johannesburg, 2000  
Tel: 011 240 2500  
Fax: 011 240 2700

Reference: Gaut 006/16-17/E0028  
Enquiries: Phuti Matlamela  
Telephone: 011 240 3420  
Email: [Phuti.Matlamela@gauteng.gov.za](mailto:Phuti.Matlamela@gauteng.gov.za)

PER FACSIMILE: 086 767 8428

BY EMAIL: [Rodney@balwin.co.za](mailto:Rodney@balwin.co.za)

**Balwin Properties Limited**  
Private Bag X 4  
**GARDENVIEW**  
2047

Telephone No.: 011 450 2818

Dear Mr. Rodney Gray

**GDARD**  
Office of the HOD  
05 AUG 2016 000002

**PART 1 AMENDMENT GRANTED: PROPOSED TOWNSHIP ESTABLISHMENT AFRICAN RENAISSANCE PROPER ON THE REMAINDER OF PORTION 6, PORTION 241 AND 138 OF THE FARM ZWARTKOPPIES 368-JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY.**

With reference to your application for amendment of the above-mentioned Environmental Authorisation (EA), the Department has, in terms of the powers vested in it by Regulation 30 of GN R. 982 of the Environmental Impact Assessment Regulations, 2014, decided to amend the Environmental Authorisation.

You are instructed in terms of Regulation 4(2) of the regulations to notify all registered interested and affected parties, in writing and within **fourteen (14) days** of the date of this letter, of the Department's decision to amend the Environmental Authorisation as well as the provisions regarding the lodging of appeals that are provided for in the regulations.

Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014, which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within **twenty (20) days** of the date of notification of the decision submit your appeal including supporting documents to the appeal administrator by any of the following means:

**Postal Address:**

The Appeals Administrator  
Department of Agriculture and Rural Development  
P.O. Box 8769  
**JOHANNESBURG**  
2000

**Physical Address:**

The Appeals Administrator  
Department of Agriculture and Rural Development  
11 Diagonal Street  
Diamond Building, 4<sup>th</sup> Floor, Newtown  
JOHANNESBURG  
2000

**Fax No:** 011 240 3158/2700

**Email Address:** [appeals@gauteng.gov.za](mailto:appeals@gauteng.gov.za)

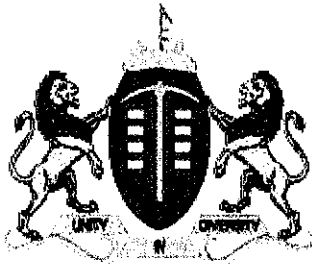
Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms Tsholofelo Mere at telephone number 011 240 3204 or email address [Tsholofelo.mere@gauteng.gov.za](mailto:Tsholofelo.mere@gauteng.gov.za). The appeal form is also available from our website: [www.gdard.gppg.gov.za](http://www.gdard.gppg.gov.za). Should you have queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

Yours faithfully



**MS. THANDEKA MBASSA**  
**HEAD OF DEPARTMENT**  
DATE: 04/08/16

GDARD  
Office of the HOD  
05 AUG 2016 000002



## **GAUTENG PROVINCE**

AGRICULTURE AND RURAL DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

GDARD  
Office of the HOD  
05 AUG 2016 000002

### **Addendum to Environmental Authorisation**

**Authorisation Register Number:** Gaut 002/05-06/1543

**Amendment Application  
Number:** Gaut 006/16-17/E0028

**Holder of Authorisation:** Balwin Properties Limited



## 1. Decision

The Department has decided to amend the Environmental Authorisation with reference Gaut 002/05-06/1543 ("Initial EA") dated 22 July 2008 issued to Zelpy 2883 (Pty) Ltd.

## 2. Amendments to the Environmental Authorisation are as follows:

- a) Change of Name of the Holder of Environmental Authorisation from **Zelpy 2883 (Pty) Ltd.**

Is hereby amended to **Balwin Properties Limited.**

- b) Title of the decision which reads, GRANTING OF ENVIRONMENTAL AUTHORISATION FOR PROJECT REFERENCE GAUT 002/05-06/1543, PROPOSED CHANGE OF LANDUSE ON THE REMAINING EXTENT PORTION 6 AND PORTION 138 OF THE FARM ZWARTKOPPIES 364-JR; AFRICAN RENAISSANCE PROPER.

Is hereby amended to read:

GRANTING OF ENVIRONMENTAL AUTHORISATION FOR PROJECT REFERENCE GAUT 002/05-06/1543, PROPOSED CHANGE OF LANDUSE ON THE REMAINDER OF PORTION 6, PORTION 241 AND PORTION 138 OF THE FARM ZWARTKOPPIES 364-JR, AFRICAN RENAISSANCE PROPER

- c) Title - Page 1 of the Decision which reads, RECORD OF DECISION FOR PROJECT REFERENCE GAUT 002/05-06/1543, PROPOSED AFRICAN RENAISSANCE PROPER ON THE REMAINING EXTENT OF PORTION 6 AND PORTION 138 OF THE FARM ZWARTKOPPIES 364-JR, AFRICAN RENAISSANCE PROPER

Is hereby amended to read:

RECORD OF DECISION FOR PROJECT REFERENCE GAUT 002/05-06/1543, PROPOSED AFRICAN RENAISSANCE PROPER ON THE REMAINDER OF PORTION 6, PORTION 241 AND PORTION 138 OF THE FARM ZWARTKOPPIES 364-JR, AFRICAN RENAISSANCE PROPER.

- d) Item 1, second paragraph, page 1 of the Decision - DESCRIPTION, EXTENT AND LOCATION OF THE ACTIVITY which reads, The proposed activity will be undertaken on the Remaining extent of Portion 6 and Portion 138 of the farm Zwartkoppies 364-JR to be known as African Renaissance Proper. The site falls within the jurisdiction of the City of Tshwane Metropolitan Municipality of the Metsweding District Municipality.

05 AUG 2016 000002

Is hereby amended to read:

The proposed activity will be undertaken on the remainder of Portion 6, Portion 241 and 138 of the farm Zwartkoppies 364-JR to be known as African Renaissance Proper. The site falls within the jurisdiction of City of Tshwane Metropolitan Municipality.

- e) Item 3 - Conditions, 3.1 Description and Extent of the Activity , 1<sup>st</sup> Paragraph, Page 2 of the Decision which reads, The authorisation applies in respect of the change of land use from "Agriculture" to "Residential 1 to 3", golf course and commercial activities on the remaining extent of portion 6 and portion 138 of the farm Zwartkoppies 364-JR.

Is hereby amended to read:

The authorisation applies in respect of the change of land use from "Agriculture" to "Residential 1 to 3", golf course and commercial activities on the remainder of portion 6, portion 241 and 138 of the farm Zwartkoppies 364-JR, African Renaissance Proper.

### 3. Condition of approval of the amendment

All other conditions contained in the initial Environmental Authorisation sited above must still be complied with, except in instances where such conditions and EMPr conflict with the conditions and specifications contained in this addendum to the EA. In that case, the contents of the addendum to the EA must be considered over those of the initial EA.

### 4. General Conditions

- a) A copy of this Addendum together with a copy of the Initial EA must be kept on site. It must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the Environmental Authorisation ("EA") who works or undertakes work on site. If it is not possible to keep copies on site, it must be kept at the offices of the site manager.
- b) The holder of EA must notify registered interested and affected parties, in writing and within **fourteen (14) days**, of receiving notice of the Department's decision to amend the initial EAs.
- c) The notification referred to in b. must:
  - Specify the date on which the Addendum was issued and reasons for the decision.
  - Inform the Registered Interested and Affected Parties of the appeal procedure provided for in Chapter 2 of the National Appeal Regulations, 2014 and
  - Advise the Registered Interested and Affected Parties that a copy of the Addendum will be furnished on request.
- d) Non-compliance with a condition of this Addendum may result in criminal prosecution or other actions provided for in the National Environmental Management Act 107 of 1998 ("the NEMA") and the Regulations.
- e) The holder must notify the Department, in writing within seven (7) days if a condition of this Addendum is not adhered to. Any notification must be accompanied by reasons for the non-compliance.

GDARD  
Office of the HOD  
05 AUG 2016 000002

## Reasons for Decision

### 1. Background

The Department issued Environmental Authorisation reference Gaut 002/05-06/1543 dated 22 July 2008 to **Zelpy 2883 (Pty) Ltd** for the proposed development of township establishment African Renaissance Proper on the remaining extent of Portion 6 and Portion 138 of the farm Zwartkoppies 364-JR.

The applicant **Balwin Properties Limited** appointed **Bokamoso Landscape Architects and Environmental Consultants CC** to compile and submit an amendment application.

### 2. Information considered

The Department took, *inter alia*, the following into consideration:

GDARD  
Office of the HO  
05 AUG 2016 000002

- a) The information contained in the application for amendment of EA received by the Department on 10 June 2016.
- b) The Initial Environmental Authorisation with reference number Gaut 002/05-06/1543 issued on 22 July 2008.
- c) The objectives, principles and requirements of relevant legislation, policies and guidelines, including section 2 of the NEMA.

### 3. Key factors considered

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- a) Change of holder of Environmental Authorisation and property description does not lead to significant impacts on the environment.
- b) The amendment will not affect the rights of any interested and affected parties.

### 4. Findings

Having considered the information and factors listed above, the Department made the following findings:

- a) The amendment will not increase the level or nature of the impacts which was initially addressed on the Environmental Impact Assessment Report.
- b) No significant environmental issues are anticipated as the amendment requested is for the change of holder of Environmental Authorisation and property description.
- c) The Department noted that Part 2 Amendments process is still under Public Participation Process, hence the only Part 1 amendments is granted.
- d) All other conditions set out in the initial Environmental Authorisation dated 22 July 2008 are still applicable and will be implemented.

In view of the above, the Department is of the opinion that the amendment would not result in a negative environmental impact that would conflict with the general objectives and principles of integrated environmental management laid down in Chapter 5 of the NEMA and that the detrimental environmental impacts resulting from the proposed amendment can be mitigated to acceptable levels. The Environmental Authorisation is **accordingly amended**.



## environmental affairs

Department:  
Environmental Affairs  
REPUBLIC OF SOUTH AFRICA

Private Bag X 447- PRETORIA - 0001- Fedsure Building - 315 Pretorius Street - PRETORIA  
Tel (+ 27 12) 310 3911 - Fax (+ 2712) 322 2662

NEAS Reference: DEA/EIA/0000571/2011

DEA Reference: 12/12/20/2238

Enquiries: Jay-Jay Mpelane

Telephone: 012-310-3004 Fax: 012-320-7539 E-mail: [Jmpelane@environment.gov.za](mailto:Jmpelane@environment.gov.za)

Mr WS van der Merwe  
SANRAL  
Private Bag X17  
LYNNWOOD RIDGE  
0040

Fax: (012) 348 0863

### PER FACSIMILE / MAIL

Dear Mr Van der Merwe

**ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998: GN R.544 and GN R.546: PARTIAL RECONSTRUCTION OF THE NATIONAL ROUTE R104 SECTION 1 FROM SIMON VERMOOTEN ROAD (KM 15.6) TO BRONKHORSTSPRUIT (KM 58), KUNGWINI LOCAL MUNICIPALITY, GAUTENG PROVINCE**

With reference to the above application, please be advised that the Department has decided to grant authorisation. The environmental authorisation (EA) and reasons for the decision are attached herewith.

In terms of regulation 10(2) of the Environmental Impact Assessment Regulations, 2010 (the Regulations), you are instructed to notify all registered interested and affected parties, in writing and within 12 (twelve) days of the date of the EA, of the Department's decision in respect of your application as well as the provisions regarding the submission of appeals that are contained in the Regulations.

Your attention is drawn to Chapter 7 of the Regulations, which prescribes the appeal procedure to be followed. This procedure is summarised in the attached document. Kindly include a copy of this document with the letter of notification to interested and affected parties.

Should the applicant or any other party wish to appeal any aspect of the decision a notice of intention to appeal must be lodged by all prospective appellants with the Minister, within 20 days of the date of the EA, by means of one of the following methods:

By facsimile: 012 320 7561;  
By post: Private Bag X447,  
Pretoria, 0001; or  
By hand: 2nd Floor, Fedsure Building, North Tower,  
Cnr. Van der Walt and Pretorius Streets,  
Pretoria.

If the applicant wishes to lodge an appeal, it must also serve a copy of the notice of intention to appeal on all registered interested and affected parties as well as a notice indicating where, and for what period, the appeal submission will be available for inspection, should you intend to submit an appeal.

Please include the Department (*Attention: Director: Environmental Impact Evaluation*) in the list of interested and affected parties, notified through your notification letter to interested and affected parties, for record purposes.

**Appeals must be submitted in writing to:**

Mr T. Zwane, Senior Legal Administration Officer (Appeals) of this Department at the above mentioned addresses or fax number. Mr Zwane can also be contacted at:

Tel: 012-310-3929

Email: [tzwane@environment.gov.za](mailto:tzwane@environment.gov.za)

The authorised activities shall not commence within twenty (20) days of the date of signature of the authorisation. Further, please note that the Minister may, on receipt of appeals against the authorisation or conditions thereof suspend the authorisation pending the outcome of the appeals procedure.

Yours sincerely

  
Mr Sunnyboy Bapela  
Acting Deputy Director-General: Environmental Quality and Protection  
Department of Environmental Affairs

Date: 29-03-2012

|     |               |                             |                   |                   |
|-----|---------------|-----------------------------|-------------------|-------------------|
| CC: | Dr J Bothma   | Chameleon Environmental     | Tel: 012 809 1704 | Fax: 086 685 5080 |
|     | Mr Tebo Leku  | GDARD                       | Tel: 012 426 6228 | Fax: 012 348 0883 |
|     | Mrs Ida Botha | Kungwini Local Municipality | Tel: 013 932 6213 | Fax: 013 932 4091 |
|     | Mr T Zwane    | Appeals Authority (DEA)     | Tel: 012-310-3929 | Fax: 012-320-7561 |

**APPEALS PROCEDURE IN TERMS OF CHAPTER 7 OF THE NEMA EIA REGULATIONS, 2010 (THE REGULATIONS) AS PER GN R.543 OF 2010 TO BE FOLLOWED BY THE APPLICANT AND INTERESTED AND AFFECTED PARTIES UPON RECEIPT OF NOTIFICATION OF AN ENVIRONMENTAL AUTHORISATION (EA)**

| <b>APPLICANT</b>   | <b>INTERESTED AND AFFECTED PARTIES (IAPs)</b>  |
|--|--|
| 1. Receive EA from the relevant Competent Authority (the Department of Environmental Affairs [DEA]).   | 1. Receive EA from Applicant/Consultant.   |
| 2. Within 12 days of date of the EA notify all IAPs of the EA and draw their attention to their right to appeal against the EA in terms of Chapter 7 of the Regulations.                                       | 2. N/A.  |
| 3. If you want to appeal against the EA, submit a notice of intention to appeal within 20 days of the date of the EA with the Minister of Water and Environmental Affairs (the Minister).                      | 3. If you want to appeal against the EA, submit a notice of intention to appeal within 20 days of the date of the EA with the Minister of Water and Environmental Affairs (the Minister).  |
| 4. After having submitted your notice of intention to appeal to the Minister, provide each registered IAP with a copy of the notice of intention to appeal within 10 days of lodging the notice.               | 4. After having submitted your notice of intention to appeal to the Minister, provide the applicant with a copy of the notice of intention to appeal within 10 days of lodging the notice.   |
| 5. The Applicant must also serve on each IAP: <ul style="list-style-type: none"> <li>• a notice indicating where and for what period the appeal submission will be available for inspection.</li> </ul>        | 5. Appellant must also serve on the Applicant within 10 days of lodging the notice, <ul style="list-style-type: none"> <li>• a notice indicating where and for what period the appeal submission will be available for inspection by the applicant.</li> </ul> |
| 6. The appeal must be submitted in writing to the Minister within 30 days after the lapsing of the period of 20 days provided for the lodging of the notice of intention to appeal.                            | 6. The appeal must be submitted to the Minister within 30 days after the lapsing of the period of 20 days provided for the lodging of the notice of intention to appeal.   |
| 7. Any IAP who received a notice of intention to appeal may submit a responding statement to that appeal to the Minister within 30 days from the date that the appeal submission was lodged with the Minister. | 7. An Applicant who received notice of intention to may submit a responding statement to the appeal to the Minister within 30 days from the date that the appeal submission was lodged with the Minister.  |

**NOTES:**

1. **An appeal against a decision must be lodged with:-**
  - a) the Minister of Water and Environmental Affairs if the decision was issued by the Director- General of the Department of Environmental Affairs (or another official) acting in his/ her capacity as the delegated Competent Authority;
  - b) the Minister of Justice and Constitutional Development if the applicant is the Department of Water Affairs and the decision was issued by the Director- General of the Department of Environmental Affairs (or another official) acting in his/ her capacity as the delegated Competent Authority;
2. **An appeal lodged with:-**
  - a) the Minister of Water and Environmental Affairs must be submitted to the Department of Environmental Affairs;
  - b) the Minister of Justice and Constitutional Development must be submitted to the Department of Environmental Affairs;
3. **An appeal must be:-**
  - a) submitted in writing;
  - b) accompanied by:
    - a statement setting out the grounds of appeal;
    - supporting documentation which is referred to in the appeal; and
    - a statement that the appellant has complied with regulation 62 (2) or (3) together with copies of the notices referred to in regulation 62.



**environmental affairs**

Department:  
Environmental Affairs  
REPUBLIC OF SOUTH AFRICA

## Environmental Authorisation

In terms of regulation 36 of the Environmental Impact Assessment Regulations, 2010

**PARTIAL RECONSTRUCTION OF NATIONAL ROUTE R104 SECTION 1 FROM SIMON VERMOOTEN ROAD (KM 15.6) TO BRONKHORSTSPRUIT (KM 58), KUNGWINI LOCAL MUNICIPALITY, GAUTENG PROVINCE**

**KUNGWINI LOCAL MUNICIPALITY**

|                                       |   |
|---------------------------------------|---|
| <b>Authorisation register number:</b> | 12/12/20/2238   |
| <b>NEAS reference number:</b>         | DEA/EIA/0000571/2011  |
| <b>Last amended:</b>                  | First issue   |
| <b>Holder of authorisation:</b>       | SANRAL  |
| <b>Location of activity:</b>          | Gauteng Province, Kungwini Local Municipality, National Route R104 Section 1 from Simon Vermooten Road (km 15.6) to Bronkhorstspruit (km 58). |

This authorisation does not negate the holder of the authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

## Decision

The Department is satisfied, on the basis of information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activities specified below.

Non-compliance with a condition of this authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 and the EIA regulations.

Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

## Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act 107 of 1998) and the Environmental Impact Assessment Regulations, 2010 the Department hereby authorises –

### **THE SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LIMITED (SANRAL)**

with the following contact details –

Mr. WS van der Merwe

SANRAL

Private Bag X17

LYNWOOD RIDGE

0040

Tel: (012) 426 6228

Fax: (012) 348 0883

Cell: (083) 283 6073

E-mail: [vdmerwew@nra.co.za](mailto:vdmerwew@nra.co.za)



to undertake the following activities (hereafter referred to as "the activity") indicated in Listing Notices 1, 2 or 3 (GN R.544, 545 & 546):

| Listed activities               | Activity/Project description  |
|---------------------------------|---|
| GN R.544: Item 18 (i)           | The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shells grit, pebbles or rock from:<br><br>(i) a watercourse   |
| GN R.544: Item 39 (iii) and (v) | The expansion of:<br><br>iii. bridges,<br><br>v. bulk storm water outlet structures.<br><br>Within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, where such expansion will result in an increased development footprint but excluding where such expansion will occur behind the development setback line.   |
| GN R.544: Item 40 (i)           | The expansion of:<br><br>(i) infrastructure of more than 50 square metres, within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, but excluding where such expansion will occur behind the development setback line.   |
| GN R.546: Item 14 (a), (i)      | The clearance of an area of 5 hectares or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for<br><br>3. the undertaking of a linear activity falling below the thresholds in Notice 544 of 2010.<br><br>In Eastern Cape, Free State, KwaZulu-Natal, Gauteng, Limpopo, Mpumalanga, Northwest and Western Cape:<br><br>(i) All areas outside urban areas. |

as described in the Basic Assessment Report (BAR) dated September 2011 at:

| Alternative S1              | Latitude      | Longitude     |
|-----------------------------|---------------|---------------|
| Starting point of activity  | 25° 44'16.64" | 28° 19'46.49" |
| Middle point of activity    | 25° 47'33.26" | 28° 31'16.26" |
| End point of activity (TM2) | 25° 48'23.20" | 28° 43'49.92" |

- for the partial reconstruction of the National Route R104, Section 1 from Simon Vermoolen Road (km 15.6) in Pretoria (close to Mamelodi) to Bronkhorstspuit (km 58) in the Gauteng Province. The roadwork includes the following:

- From km 15.6 to km 20.4, the existing 7.4 m wide road will be extended by adding a 2.5m wide paved shoulder on either side of the road, thus the total expansion will be 5m.
- From km 20.4 to km 58.0, the existing 6m wide road will be extended by adding a 0.8m paved and a 1.5m gravel shoulder on either side of the road, resulting in a total expansion of 4.6 m.
- The road upgrade will include the bridge widening.

-within the jurisdiction of the City of Tshwane Metropolitan Municipality in Wards 85, 86, 100, 101 and 102 of the Kungwini Local Municipality in the Gauteng Province, hereafter referred to as "the property".

## Conditions of this Environmental Authorisation

### Scope of authorisation

1. The preferred Alternative S1 with the site co-ordinates mentioned above and as described on page 5 of the BAR dated September 2011 is approved.
2. Authorisation of the activity is subject to the conditions contained in this authorisation, which form part of the environmental authorisation and are binding on the holder of the authorisation.
3. The holder of the authorisation is responsible for ensuring compliance with the conditions contained in this environmental authorisation. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the authorisation.
4. The activities authorised may only be carried out at the property as described under activities authorised above.
5. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the authorisation to apply for further authorisation in terms of the regulations.

6. This activity must commence within a period of five (5) years from the date of issue of this authorisation. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.
7. Commencement with one activity listed in terms of this authorisation constitutes commencement of all authorised activities.
8. The holder of an environmental authorisation must notify the competent authority of any alienation, transfer and change of ownership rights in the property on which the activity is to take place.

#### **Notification of authorisation and right to appeal**

9. The holder of the authorisation must notify every registered interested and affected party, in writing and within 12 (twelve) calendar days of the date of this environmental authorisation, of the decision to authorise the activity.
10. The notification referred to must –
  - 10.1. specify the date on which the authorisation was issued;
  - 10.2. inform the interested and affected party of the appeal procedure provided for in Chapter 7 of the Environmental Impact Assessment Regulations, 2010;
  - 10.3. advise the interested and affected party that a copy of the authorisation will be furnished on request; and
  - 10.4. give the reasons of the competent authority for the decision.
11. The holder of the authorisation must publish a notice –
  - 11.1. informing interested and affected parties of the decision;
  - 11.2. informing interested and affected parties where the decision can be accessed; and
  - 11.3. drawing the attention of interested and affected parties to the fact that an appeal may be lodged against this decision in the newspaper(s) contemplated and used in terms of regulation 54(2)(c) and (d) and which newspaper was used for the placing of advertisements as part of the public participation process.

#### **Management of the activity**

12. The Environmental Management Programme (EMPr) submitted as part of the Application for EA is hereby approved. This EMPr must be implemented and adhered to.
-

## **Monitoring**

13. The applicant must appoint an Environmental Control Officer (ECO) with experience or expertise in the field for the construction phase of the development. The ECO will have the responsibility to ensure that the mitigation/rehabilitation measures and recommendations referred to in this authorisation are implemented and to ensure compliance with the provisions of the EMPr.
  - 13.1. The ECO must be appointed before commencement of any authorised activities.
  - 13.2. Once appointed, the name and contact details of the ECO must be submitted to the *Director: Compliance Monitoring* of the Department.
  - 13.3. The ECO must keep record of all activities on site, problems identified, transgressions noted and a task schedule of tasks undertaken by the ECO.
  - 13.4. The ECO must remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed and the site is ready for operation.

## **Recording and reporting to the Department**

14. All documentation e.g. audit/monitoring/compliance reports and notifications, required to be submitted to the Department in terms of this authorisation, must be submitted to the *Director: Compliance Monitoring* at the Department.
15. The holder of the authorisation must submit an environmental audit report to the Department within 30 days of completion of the construction phase (i.e. within 30 days of site handover) and within 30 days of completion of rehabilitation activities.
16. The environmental audit report must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the environmental authorisation conditions as well as the requirements of the EMPr.
17. Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development.

## **Commencement of the activity**

18. The authorised activity must not commence within twenty (20) days of the date of signature of the authorisation.

19. An appeal under section 43 of the National Environmental Management Act (NEMA), Act 107 of 1998 (as amended), does not suspend an environmental authorisation or exemption, or any provisions or conditions attached thereto, or any directive, unless the Minister, MEC or delegated organ of state directs otherwise.
20. Should you be notified by the Minister of a suspension of the authorisation pending appeal procedures, you may not commence with the activity until such time that the Minister allows you to commence with such an activity in writing.

#### **Notification to authorities**

21. Fourteen (14) days written notice must be given to the Department that the activity will commence. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence, as well as a reference number. This notification period may coincide with the notice of intent to appeal period; within which construction may not commence.

#### **Operation of the activity**

22. Fourteen (14) days written notice must be given to the Department that the activity operational phase will commence.

#### **Site closure and decommissioning**

23. Should the activity ever cease or become redundant, the applicant shall undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and competent authority at that time.

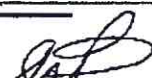
#### **Specific conditions**

24. The applicant must obtain a Water Use Licence from the Department of Water Affairs prior to commencement of construction. Copies of the Water Use Licence must be included in the first audit report.
25. The applicant must train safety representatives, managers and workers in workplace safety. All applicable safety standards and regulations, including those for sub-contractors must be enforced.

26. All indigenous forest habitats are protected by National Forest Act and permit shall be required through the Department of Agriculture, Fisheries and Forestry prior to any impacts on these areas.
27. Erosion and loss of soil must be prevented by minimizing the construction site exposed to surface water run-off.
28. The contractor must employ people from Mamelodi during the construction phase of the project as far as possible.
29. No exotic plants may be used for rehabilitation purposes. Only indigenous plants of the area may be utilised.
30. A Palaeontological Specialist must be appointed to undertake and assess whether or not the development will impact upon palaeontological resources. If the area is deemed sensitive, a Phase 2 Impact Assessment process or rescue operation might be necessary. If the Palaeontological Impact Assessment (PIA) is deemed unnecessary, a letter by a professional palaeontologist recommending an exemption from the full PIA process must be submitted to the relevant Heritage Resources Agency and copied to this Department for record keeping purposes.
31. A permit must be obtained from the relevant nature conservation agency for the removal or destruction of indigenous protected and endangered plant and animal species. Copies of the aforementioned permits must be included in the first audit report.
32. The affected bridges must be documented before they can be upgraded. A permit must be obtained from SAHRA should any bridge need to be demolished, the permit should be obtained prior to the demolition. Copies of such permits must be included in the first audit report submitted to this Department.
33. Construction activities and structures must include appropriate design measures that allow movement of storm water along drainage lines so as not to impede natural surface and subsurface flows.
34. An integrated waste management approach must be implemented that is based on waste minimisation and must incorporate reduction, recycling and re-use options where appropriate. Any solid waste requiring disposal shall be disposed of at a landfill licensed in terms of section 20 (b) of the National Environment Management Waste Act, 2008 (Act 59 of 2008). Copies of waste disposal certificates must be kept on site.


#### General

35. A copy of this authorisation and the approved EMPr must be kept at the property where the activity will be undertaken. The authorisation and approved EMPr must be produced to any authorised
- 



- official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the authorisation who works or undertakes work at the property.
36. The holder of the authorisation must notify both the *Director: Environmental Impact Evaluation* and the *Director: Compliance Monitoring* at the Department, in writing and within 48 (forty eight) hours, if any condition of this authorisation cannot be or is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance.
37. National government, provincial government, local authorities or committees appointed in terms of the conditions of this authorisation or any other public authority shall not be held responsible for any damages or losses suffered by the applicant or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the applicant with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

Date of environmental authorisation: 29-03-2012

  
Mr Sanyboy Bapela

Acting Deputy Director-General: Environmental Quality and Protection  
Department of Environmental Affairs

## Annexure 1: Reasons for Decision

### 1. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration -

- a) The information contained in the BAR dated September 2011;
- b) The comments received from the GDARD, DWA, SAHRA, City of Tshwane (Agriculture and Environmental Management Department), Tshwane Ya Mamelodi Association of Construction Companies and interested and affected parties as included in the BAR dated September 2011.
- c) Mitigation measures as proposed in the BAR dated September 2011 and the EMPr.
- d) The information contained in the specialist studies contained within Appendix D of the BAR; and
- e) The objectives and requirements of relevant environmental legislation; policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act 107 of 1998).

### 2. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the findings which, in the Department's view, were of the most significance is set out below.

- a) The findings of all the specialist studies conducted and their recommended mitigation measures.
- b) The BAR dated September 2011 identified all relevant environmental legislation and guidelines that have been considered in the preparation of the BAR dated September 2011.
- c) The methodology used in assessing the potential impacts identified in the BAR dated September 2011 and the specialist studies have been adequately indicated.
- d) A sufficient public participation process was undertaken and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulations, 2010 for public involvement.
- e) Department of Water Affairs is still evaluating the Water Use License application.



### 3. Conclusions

After consideration of the information and factors listed above, the Department made the following conclusions –

- a) The identification and assessment of impacts are detailed in the BAR dated September 2011 and sufficient assessment of the key identified issues and impacts have been completed.
- b) The procedure followed for impact assessment is adequate for the decision-making process.
- c) The proposed mitigation of impacts identified and assessed adequately curtails the identified impacts.
- d) According to the independent EAP, the information contained in the BAR dated September 2011 is accurate and credible.
- e) EMP measures for the pre-construction, construction and rehabilitation phases of the development were proposed and included in the BAR and will be implemented to manage the identified environmental impacts during the construction process.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. The application is accordingly granted.



## GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

### OFFICE OF THE HEAD OF DEPARTMENT (HOD)

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Fax: 011 240 2700

Reference: Gaut 006/16-17/E0028

Enquiries: Dan Motaung

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BY FACSIMILE: 086 767 8428

BY EMAIL: [Rodney@balwin.co.za](mailto:Rodney@balwin.co.za)

OR

REGISTERED MAIL

**Balwin Properties Limited**

Private Bag X 4

**GARDENVIEW**

2047

Telephone No.: 011 450 2818

Dear Mr. Rodney Gray

**AMENDMENT GRANTED: ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED AFRICAN RENAISSANCE PROPER ON THE REMAINDER OF PORTION 6, PORTION 241 AND PORTION 138 OF THE FARM ZWARTKOPPIES 364 JR, CITY OF TSHWANE METROPOLITAN MUNICIPALITY**

With reference to your application for amendment received on 12 September 2016 for the above-mentioned Environmental Authorisation (EA), the Department has, in terms of the powers vested in it by Regulation 30 of GN R. 982 of the Environmental Impact Assessment Regulations, 2014, decided to amend the Environmental Authorisation.

You are instructed in terms of Regulation 4(2) of the regulations to notify all registered interested and affected parties, in writing and within **fourteen (14) days** of the date of this letter, of the Department's decision to amend the Environmental Authorisation as well as the provisions regarding the lodging of appeals that are provided for in the regulations.

Your attention is drawn to Chapter 2 of the National Appeal Regulations, 2014, which regulates the appeal process. Should you wish to appeal any aspect of the decision, you must within **twenty (20) days** of the date of notification of the decision submit your appeal including supporting documents to the appeal administrator by any of the following means:

**Postal Address:**

The Appeals Administrator  
Department of Agriculture and Rural Development  
P.O. Box 8769  
**JOHANNESBURG**  
2000

GDARD  
Office of the HOD  
12 OCT 2016  
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**Physical Address:**

The Appeals Administrator  
Department of Agriculture and Rural Development  
11 Diagonal Street  
Diamond Building, 4<sup>th</sup> Floor, Newtown  
**JOHANNESBURG**  
2000

**Fax No:** 011 240 3158/2700

**Email Address:** [appeals@gauteng.gov.za](mailto:appeals@gauteng.gov.za)

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms. Tsholofelo Mere at telephone number 011 240 3204 or email address [Tsholofelo.mere@gauteng.gov.za](mailto:Tsholofelo.mere@gauteng.gov.za). The appeal form is also available from our website: [www.gdard.gpg.gov.za](http://www.gdard.gpg.gov.za). Should you have queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

**Yours faithfully**



**MS. THANDEKA MBASSA**  
**HEAD OF DEPARTMENT**

**DATE:** 11/10/16

**GDARD**  
**Office of the HOD**  
12 OCT 2016  
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## GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT  
REPUBLIC OF SOUTH AFRICA

GDARD  
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### Addendum to Environmental Authorisation

|   |   |
|---|---|
| <b>Initial Authorisation Register Number:</b> | Gaut 002/05-06/1543   |
| <b>Initial Amendment Register Number:</b>     | Gaut 006/10-11/N0047  |
| <b>Amendment Register Number:</b>             | Gaut 006/16-17/E0028  |
| <b>Holder of Authorisation:</b>               | Zelpy 2883 (Pty) Ltd trading as Living 4U Development (Pty) Ltd |
| <b>New holder of Authorisation:</b>           | Rodney Gray (Balwin Properties Limited)                         |

## 1. Decision

The Department has decided to amend the Environmental Authorisation (EA) with a reference number - Gaut 002/05-06/1543 ("Initial EA") dated 22 July 2008 issued to Zelphy 2883 (Pty) Ltd. and Gaut 006/10-11/N0047 ("Amended EA") dated 3 September 2010 issued to Zelphy 2883 (Pty) Ltd. trading as Living 4U Development (Pty) Ltd.

## 2. Amendments to the Environmental Authorisation

### 2.1. Holder of Environmental Authorisation

The name of the EA's holder is amended from *Zelphy 2883 (Pty) Ltd. trading as Living 4U Development (Pty) Ltd.* to *Balwin Properties Limited.*

### 2.2. Property description

The description of the property is amended from:

*"the Remaining Extent of Portion 6 and Portion 138 of the farm Zwartkoppies 364 JR, Kungwini Local Municipality of the Metsweding District Municipality"*

to

*"The Remainder of Portion 6, Portion 241 and Portion 138 of the farm Zwartkoppies 364 JR, City of Tshwane Metropolitan Municipality".*

### 2.3. The size of study area

The original study area in extent of  $\pm 150$  hectares as seen on Figure 1 of the Original Layout Plan (Annexure A: Enlarged Figures) is hereby amended to:

*"The proposed study area which is  $\pm 118$  hectares in extent as seen on Figure 3: Proposed Revised Layout Plan (Annexure A: Enlarged Figures)".*

### 2.4. Details of the Activity Authorised:

Land use from 'Agriculture' to "Residential 1-3, golf course and commercial activities".

- 3355 dwelling units;
- An eighteen (18) hole championship golf course;
- A nine (9) hole mashie course with a driving range;
- A four (4) storey club house with corporate suite and penthouse;
- A conference centre with a theatre and wellness centre;
- A hotel with 200 rooms with a swimming pool;
- A crèche;
- A fully equipped gymnasium ;
- Squash courts;
- A soccer field;
- Tennis courts;
- Convenience store within the estate;
- A laundromat and cleaning services;
- Self-storage space and offices; and
- An office park/restaurant at the entrance.

is hereby amended to:

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*“Land use for Residential 3 (90-95 units per hectare), Educational, Commercial, Private Open Space, Commercial, Roads and associated landscaped areas and sidewalks with the following land use breakdown:*

- *Education/Private School (±8, 5 hectares);*
- *Residential 4 (7 erven ± 90-95 units per hectare) (±70 hectares);*
- *Private Open Space (±33 hectares);*
- *Gatehouse, Club House and Entrance Gate (±0, 5 hectares)”.*

## **2.5. Amendment to Specific Conditions of the EA**

a) Condition 3.1 of the initial Environmental Authorisation issued on 22 July 2008, which reads:

*“The authorisation applies in respect of the change of land use from “Agriculture” to “Residential 1 to 3, golf course and commercial activities” on the Remaining Extent of Portion 6 and Portion 138 of the farm Zwartkoppies 364 JR”.*

is hereby amended to read:

*“The authorisation applies in respect of the change of land use from “Agriculture” to “Residential 3 (90-95 units per hectare), Educational, Commercial, Private Open Space, Commercial, Roads and associated landscaped areas and sidewalks on the Remaining Extent of Portion 6, Portion 241 and Portion 138 of the Farm Zwartkoppies 364 JR”.*

b) Condition 3.2 (e) of the initial Environmental Authorisation issued on 22 July 2008 is hereby removed.

c) Condition 3.2 (k) of the initial Environmental Authorisation issued on 22 July 2008, which reads:

*“A confirmation from the Local Authority that bulk services will be provided to the proposed development must be submitted to the Department prior to the commencement of construction activities”* is hereby removed.

d) Condition 3.2 (m) of the initial Environmental Authorisation issued on 22 July 2008 is hereby removed.

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## **3. Condition of approval of the amendment**

### **3.1. Specific conditions**

- No development (temporary or permanent) is allowed within the delineated riparian and wetland area as displayed in Figure 11 (Wetland Delineation) and Hydrogeology Wetland Impact Assessment and Management Report dated 15 January 2016 (Figure 18: Wetland area on site). A 32m buffer must be applied and this area must be conserved as a natural open space.
- The edge of the riparian and wetland area including sensitive areas in the southern part of the site (referred to as closed woodland, rocky woodland) must be marked with painted, solid poles so that it can be fenced off during site clearing and construction with no development allowed.
- The Department does not see the value of the proposed development corridor that traverses the less sensitive area marked as *“Planted Pastures”*. Instead, it is proposed that such a corridor must be created on the south-eastern part of the site to link rocky outcrops with the riverine system. This will allow species to move shorter distances to the river without any significant human disturbance.
- Storm Water Management Plan (SWMP) must be submitted to the Department (GDARD) for review and approval. All storm water outlets must be located outside the riparian edge in order to prevent erosion and siltation of the River including the management of the natural open space.
- In order to minimise artificially generated surface storm water runoff, total sealing of paved areas such as parking lots, driveways, pavements and walkways must be avoided. Permeable material must be utilised for these purposes i.e. sustainable drainage system (SuDS) components to the extent possible.