



**TURN180**  
ENVIRONMENTAL CONSULTANTS

REGISTRATION NUMBER: 2018/110720/07

**6 March 2019**

SAHRA  
P.O. Box 4637  
Cape Town  
8000

**Dear Ms. R. Redelstorff**

**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*

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8 CONDE STREET | BAYSWATER | BLOEMFONTEIN | 9301

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*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 (“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 m<sup>2</sup>, an agricultural related storage area with a maximum footprint of 2 000 m<sup>2</sup>, a workshop with a maximum footprint of 500 m<sup>2</sup>, offices with a maximum footprint of 2 000 m<sup>2</sup>, a service station, a convenience store with a maximum footprint of 200 m<sup>2</sup> 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](mailto:ansune@turn180.co.za) / [admin@turn180.co.za](mailto:admin@turn180.co.za) (email) before 8 April 2019.

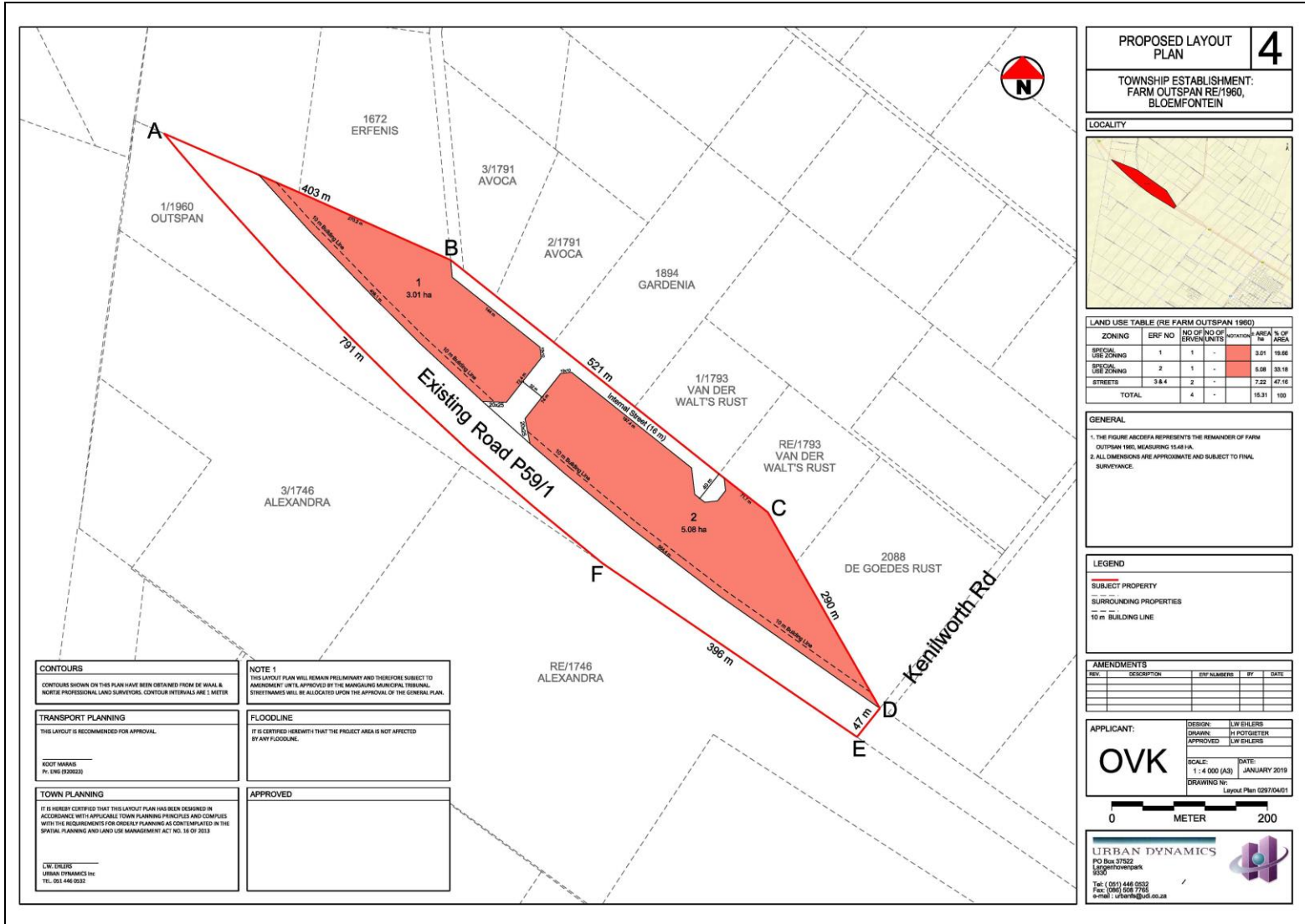
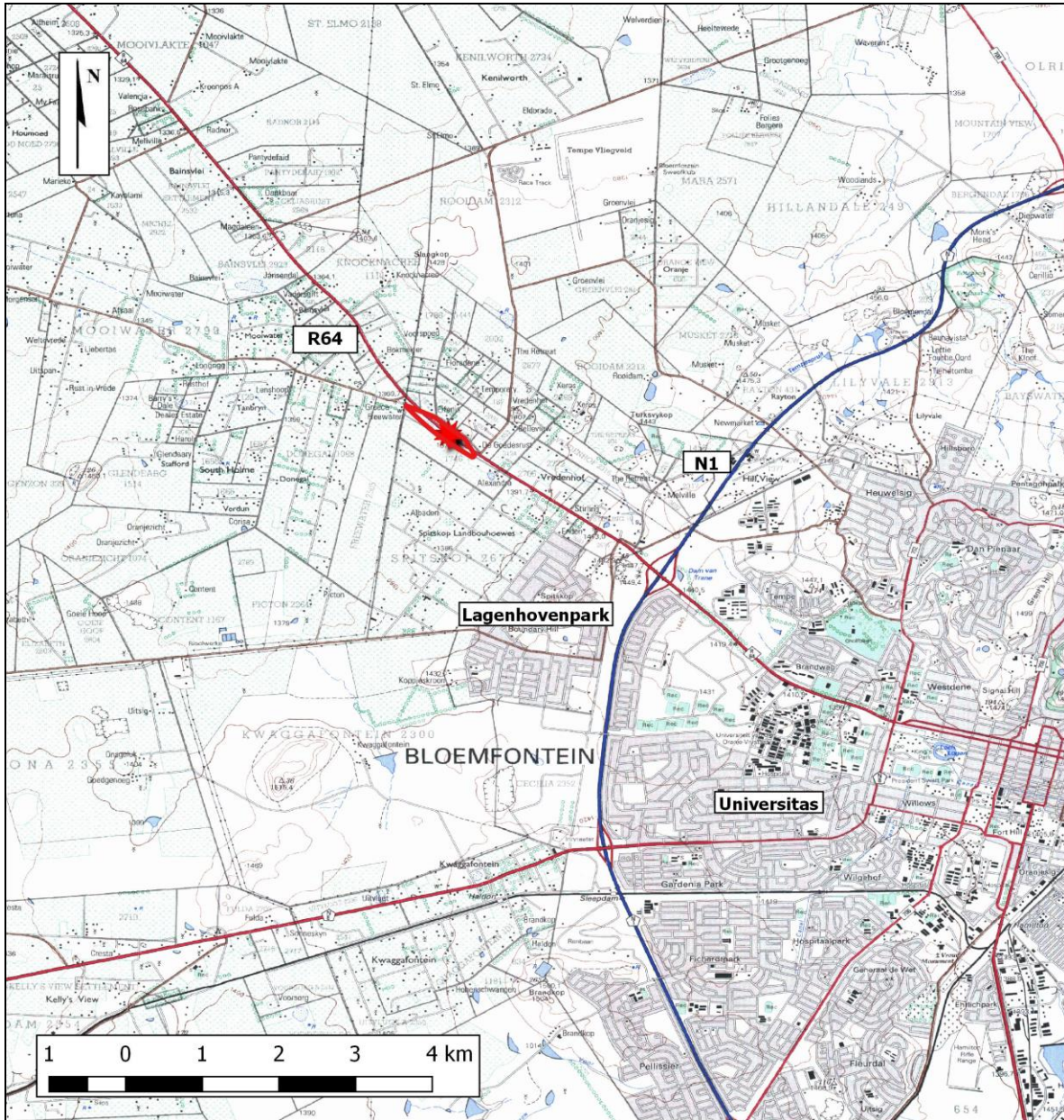


Figure 1: Site Layout Plan for the proposed project







**MAP INDICATING THE LOCALITY OF 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.**

**APPLICANT:**  
**OOS VRYSTAAT KAAP BEDRYF**  
**(Edms) Bpk**

**SITE INFORMATION:**  
 Coordinates:  
 29° 4'16.49"S and 26°  
 8'34.75"E  
 Site footprint - 15.31 ha

**Legend**  
 Outspan RE/1960  
 Site

**CONSULTANT:**  
**TURN 180 ENVIRONMENTAL**  
**CONSULTANTS**  
**SUITE 221, P/BAG X01, BRANDHOF,**  
**9324**  
**072 967 7962/072 873 6665 (T)**  
**ANSUNE@TURN180.CO.ZA/**  
**ADMIN@TURN180.CO.ZA (EMAIL)**

**MAP INFORMATION:**  
 1: 50 000 Topo Map - 2926 AA  
 Coordinate System - WG 84  
 Scale - 1: 40 000  
 Date - February 2019



Figure 2: Locality map for the proposed project.