

BACKGROUND INFORMATION DOCUMENT

SCOPING AND EIA FOR THE PROPOSED STONE RIVER'S ARCH MIXED-USE DEVELOPMENT GDARD REF. NO.: GAUT 002/11-12/E0161

PURPOSE OF THIS DOCUMENT

This document provides important information regarding the Environmental Impact Assessment and Public Participation for *Stone River's Arch Mixed-use Development*.

Please read this document carefully as it provides you with background information regarding:

- The scope of the proposed establishment of the mixed-use township project;
- The steps and processes that will be followed during the EIA and Public Participation Process; and
- The registration process for Interested and Affected Parties (I&APs).

To ensure that you receive further documentation and that all your comments and issues are considered, please complete the attached registration form and return it to Andrew Woghiren on or before **Monday, 15 October 2012**.

GLADAFRICA CONSULTING

Should you have any queries regarding this project please contact:

Mr Andrew Woghiren

Tel: 011 312 2537

Fax: 011 805 1950 / 086 576 7956

Email: environment@gladafrica.com

PROJECT BACKGROUND

The south of Johannesburg is known for its rolling hills and breath-taking vistas. There are still large expanses of semi-natural to natural areas with urban residential areas such as Mulbarton, Glenvista and Kibler Park all in relative proximity to the central business district. As such the area has been identified as having potential for tourism-related developments.

Thaba Ya Batswana Eco-Tourism (Pty) Ltd intends to establish a mixed-use township to be known as: **STONE RIVER'S ARCH MIXED-USE DEVELOPMENT** on the Remaining Extent of Portion 112 and the Remaining Extent of Portion 2 of the Farm Rietvlei 101 IR, Johannesburg.

The purpose of this document is to notify interested and affected parties of the proposed development as required in terms of the Regulation 54, published in Government Notice No. R 543 in Government Gazette No. 33306 of 18 June 2010, under section 24(5) of the National Environmental Management Act (Act No. 107 of 1998) (as amended). GladAfrica Consulting has been appointed by **Thaba Ya Batswana Eco-Tourism (Pty) Ltd** to undertake the EIA and public participation of the application for environmental authorisation that was submitted to the Gauteng Department of Agriculture and Rural Development in October 2011.

LOCATION OF THE PROJECT

The project site is the Remaining Extent of Portion 112 and the Remaining Extent of Portion 2 of the Farm Rietvlei 101 IR, Johannesburg. The site lies north of the R554 Alberton Road, and is located off Klipriver Drive, southeast of Klipriviersberg Nature Reserve. The site is approximately 11km south of central Johannesburg between the suburbs of Winchester Hills and Alan Manor to the north west, Glenvista, Bassonia and Mulbarton to the north east, Kibler Park and Mayfield Park to the west, Rispark, Aspen Hills and Albermarle SH to the south.

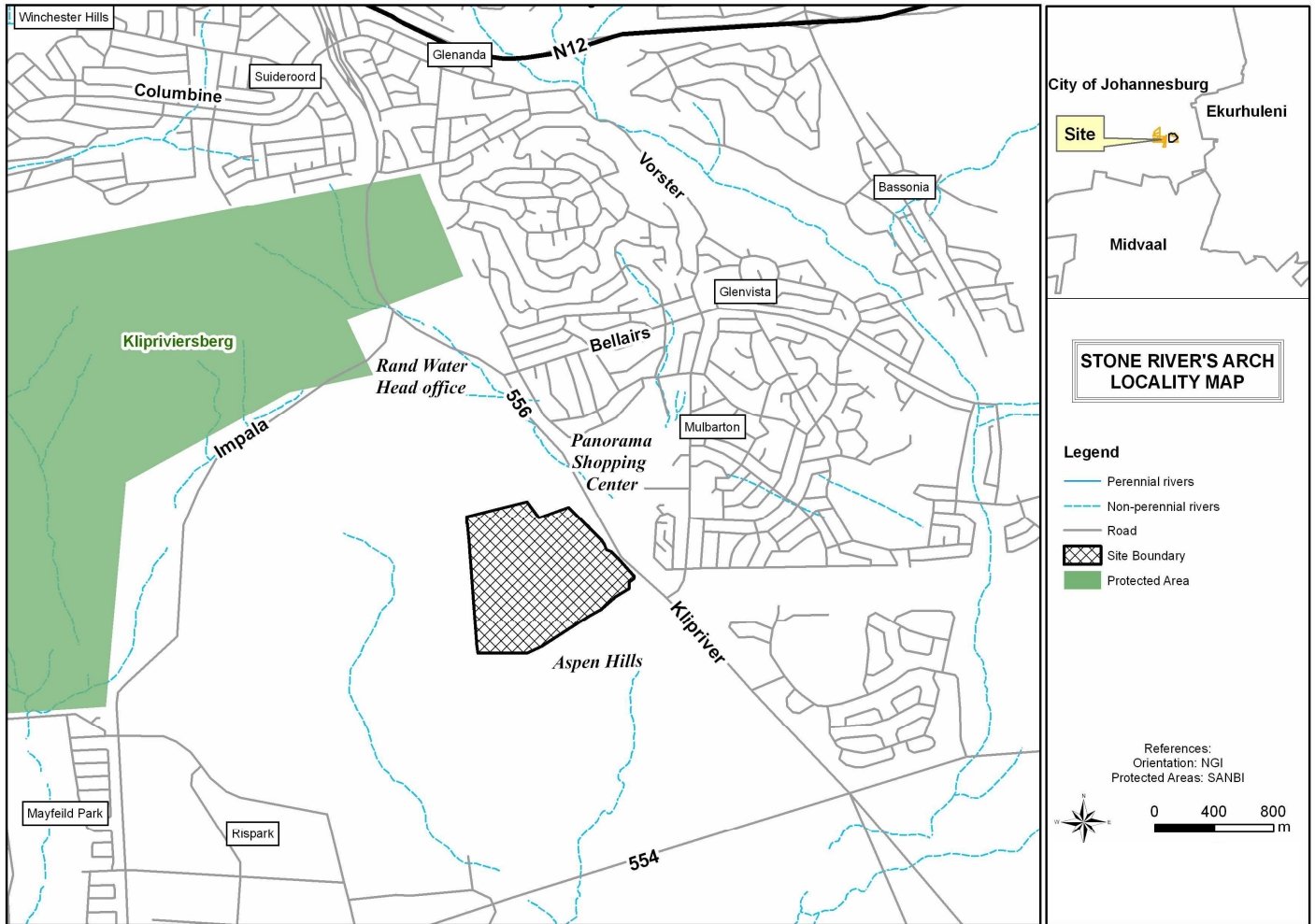


Figure 1: Proposed site for Stone River's Arch Mixed-use Development

NATURE OF PROPOSED DEVELOPMENT

The intention is to establish a mixed-use development, with a combination of living and working environments. The envisaged development will include 300,000m² of mixed land use types such as residential units, offices, commercial and retail as well as eco-tourism uses. The proposal is to increase this bulk area if or when the reserve of a planned provincial road is reduced. This implies that the bulk area for development could be increased beyond 300,000m² once the PWV 16 road reserve is relaxed.

The retail and office components will be combined as business parks. Given the unique environment, guest houses, hotel and conference facilities are expected to form part of the development. A determining element in the design and layout of the development is its strong emphasis on eco-tourism in an urban setting. To this end, 60% of the 89ha site is to be dedicated to conservation-related activities and eco-tourism purposes, with the intention being to create a natural corridor that links into the south-eastern parts of the Klipriviersberg Nature Reserve.

A total of 244,283m² of developed areas is proposed to be implemented in at least 4 phases, as follows:

Phase 1: 7,016 m² of retail, with 24,557m² of offices;

Phase 2: 16,915m² of retail, 10,465m² of residential dwelling units and 49,362m² of offices;

Phase 3: 13,192m² of retail, 22,063m² of residential units, 45,739m² of offices and 4,533m² of auto dealership trading areas;

Phase 4: 12,785m² of retail, 33,771m² of offices and 3,884m² of auto retailing areas.

Envisaged business use proposed includes: offices, gymnasium, retailing areas, theatres, auditorium, boutique hotel with conference facilities, upmarket retail stores, motor dealerships and senior lifestyle apartments.

DEVELOPMENT APPROACH

A unique relationship between landscape and urban form is planned by promoting green linkages or corridors across various scales of the development. These green corridors will extend from the existing landscape throughout the proposed structure of the development through invisible architectural techniques. Development is proposed in areas below the 1600m

contour, except for low-impact tourism activities. All other areas are earmarked for conservation.

POTENTIAL IMPACTS AND STUDIES

Several potential impacts have been identified to date. These issues impacts are to be investigated through a number of specialist studies: Biodiversity (fauna and flora assessments including studies on mammals, invertebrates, birds and reptiles). Other studies to be carried out include: Impact on the nearby Ridges, Wetland Assessment and Delineation, Geotechnical investigation, Social Impact Assessment and a Heritage Impact Assessment.

This process is led by Mr Andrew Woghiren who is the Environmental Assessment Practitioner (EAP) for the environmental application.

PUBLIC PARTICIPATION & EIA PROCESS

As independent Environmental Assessment Practitioners, GladAfrica Consulting is conducting the scoping and environmental impact assessment (S&EIA). The S&EIA aims to identify and assess all potential environmental impacts associated with the proposal, as well as any alternatives to the development. It also seeks to identify and propose mitigation measures to manage the likely impacts in an Environmental Management Programme (EMPr). Public Participation is included as a minimum requirement in the S&EIA.

The purpose of this participation process is to identify and address concerns / issues raised by interested and affected parties (I&APs) with regards to the proposed development. Therefore, I&APs must be afforded an opportunity to make representations on proposed applications and all written submissions made to the Competent Authority by the applicant or the EAP.

PUBLIC MEETINGS

A public information sharing session followed by a meeting will be held on **27 October 2012**. This session aims to provide further information on the proposed project and to allow interested parties to contribute to the process, by expressing their concerns and/or sharing local knowledge.

Please note that details of the public meeting will only be forwarded to those who are formally registered as I&APs (i.e. those who complete and return the attached registration form).

TO REGISTER AS AN INTERESTED AND AFFECTED PARTY

To ensure that you are registered as an I&AP, provided with an opportunity to comment on the proposed project, and that you receive up-to-date project information, please complete the enclosed registration and comment sheet **on or before 15 October 2012**, and forward it to the address at the back.

YOUR RESPONSIBILITIES AS AN INTERESTED AND AFFECTED PARTY

The EIA Regulations (2010) require anyone who wishes to be involved in the project to do so by:

1. Registering their interest in the project;
2. Ensuring that their comments are submitted within the stipulated timeframes;
3. Disclosing any direct business, financial or personal or other interest which you he/she may have in the project.

PHASES OF THE SCOPING & EIA

The EIA is being undertaken in two phases:

- A Scoping study which identifies potential and impacts, as well as alternatives and issues that would be relevant to the EIA.
- A detailed Environmental Impact Assessment of the potential impact identified during the scoping exercise. The EIA phase will assess each impact and evaluate the proposed alternatives

ACTIVITIES APPLIED FOR

Thaba Ya Batswana Eco-tourism (Pty) Ltd requires the authorisation of the Competent Authority, in this case, the Gauteng Department of Agriculture and Rural Development (GDARD) to undertake this project. The Environmental Impact Assessment Regulations Listing Notices 1, 2 and 3 of Government Gazette No. 33306 of 18 June 2010 list specific activities which require the approval from the GDARD. For this proposal, the following listed activities have been applied for:

GN R. 544 Listing Notice 1:

Item 9(i) *"The construction of facilities or infrastructure exceeding 1,000m in length for the bulk transportation of water, sewage or storm water –*

- (i) With an internal diameter of 0.36m or more; or*
- (ii) With a peak throughput of 120 litres per second or more"*

Item 10 *"The construction of facilities or infrastructure for the transmission and distribution of electricity –*

- (i) Outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts..."*

Item 12 *"The construction of facilities for the off-stream storage of water, including dams and reservoirs, with a combined capacity of 50,000 cubic metres or more, unless such storage falls within the ambit of activity 19 of Notice 545 of 2010"*

Item 22 *"The construction of a road, outside urban areas,*

- (i) With a reserve wider than 13.5m or,*
- (ii) Where no reserve exists where the road is wider than 8m..."*

Item 24 *"The transformation of land bigger than 1,000m² in size, to residential, retail, commercial, industrial or institutional use, where at the time of coming into effect of this Schedule such land was zoned open space, conservation or had an equivalent zoning"*

Item 26 *"Any process or activity in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004).*

Item 47 *"The widening of a road by more than 6m, or the lengthening of a road by more than 1km –*

- (i) Where the existing reserve is wider than 13.5m; or*
- (ii) Where no reserve exists, where the existing road is wider than 8m – excluding widening or lengthening occurring inside urban areas"*

Item 56 *"Phased activities for all activities in this Schedule, which commenced on or after the effective date of this Schedule, where any one phase of the activity may be below a threshold, but where a combination of the phases, including expansions or extensions, will exceed a specified threshold"*

GN R. 545 Listing Notice 2:

Item 15 *"Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational*

or institutional use where the total area to be transformed is 20ha or more..."

GN R. 546 Listing Notice 3:

Item 2 (b) (v) "The construction of reservoirs for bulk water supply with a capacity of more than 250m3 in ...

(iii) sensitive areas as identified in an environmental management framework as contemplated in Chapter 5 of the Act and as adopted by the competent authority;

(v) sites identified as irreplaceable or important in the Gauteng Conservation Plan.

Item 4 (ii), (iii), (v), (vii) The construction of a road wider than 4m with a reserve less than 13.5m in National protected Area Expansion Strategy Focus areas;

(iii) Sensitive areas identified in an environmental management framework as contemplated in chapter 5 of the act and as adopted by the competent authority;

(v) Sites identified as irreplaceable or important in the Gauteng Conservation Plan;

(ix) any site identified as land with high agricultural potential located within the Agricultural Hubs or Important Agricultural Sites identified in terms of the Gauteng Agricultural Potential Atlas, 2006.

Item 6 (ii), (iii), and (iv) The construction of resorts, lodges or other tourism accommodation facilities that sleep 15 people or more in

(i) National Protected Area Expansion Strategy Focus areas;

(iii) Sensitive areas as identified in an environmental management framework as contemplated in Chapter 5 of the Act and as adopted by the competent authority;

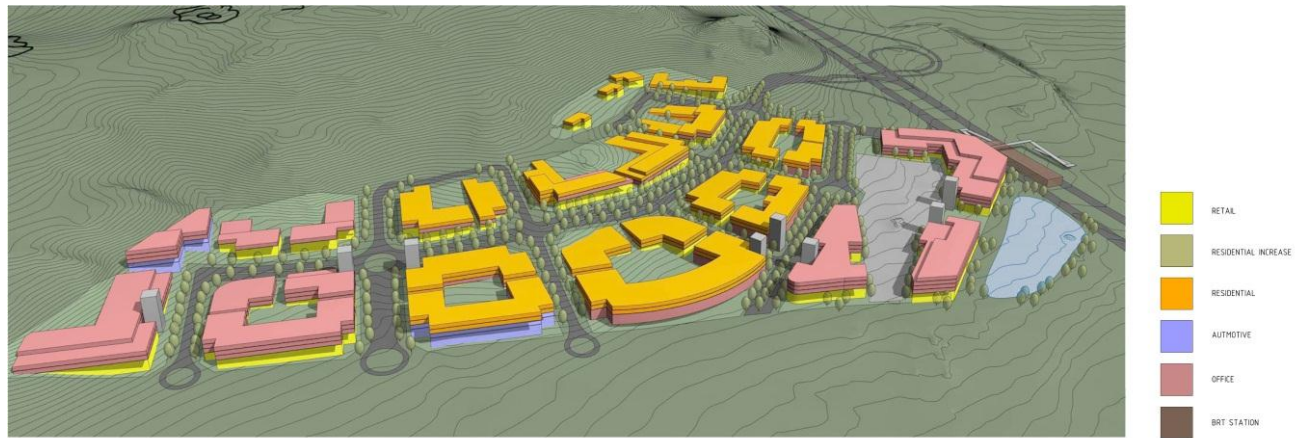
(v) Sites or areas identified as irreplaceable or important in the Gauteng Conservation Plan;

(vi) Within 100m from the edge of a watercourse;

(vii) Any sites located within the Agricultural Hubs or Important Agricultural Sites identified in terms of the applicable Gauteng Agricultural Potential Atlas.'q



Birds eye view 01



Birds eye view

02

Figure 2: A bird's eye view of proposed Stone River's Arch showing various land use components

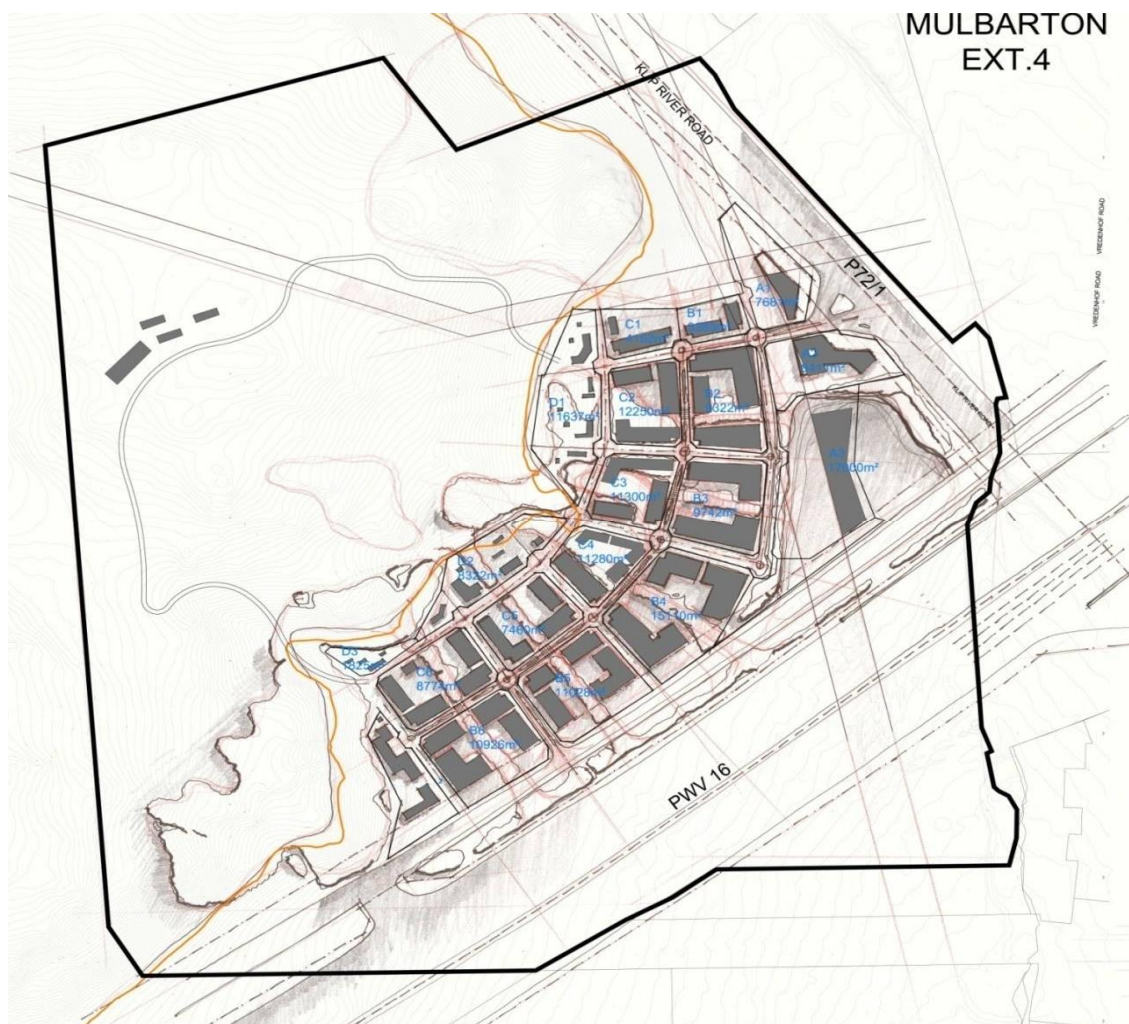


Figure 3: Conceptual Master Plan of Stone River's Arch



Figure 4: Invisible architectural techniques as proposed in Stone River's Arch

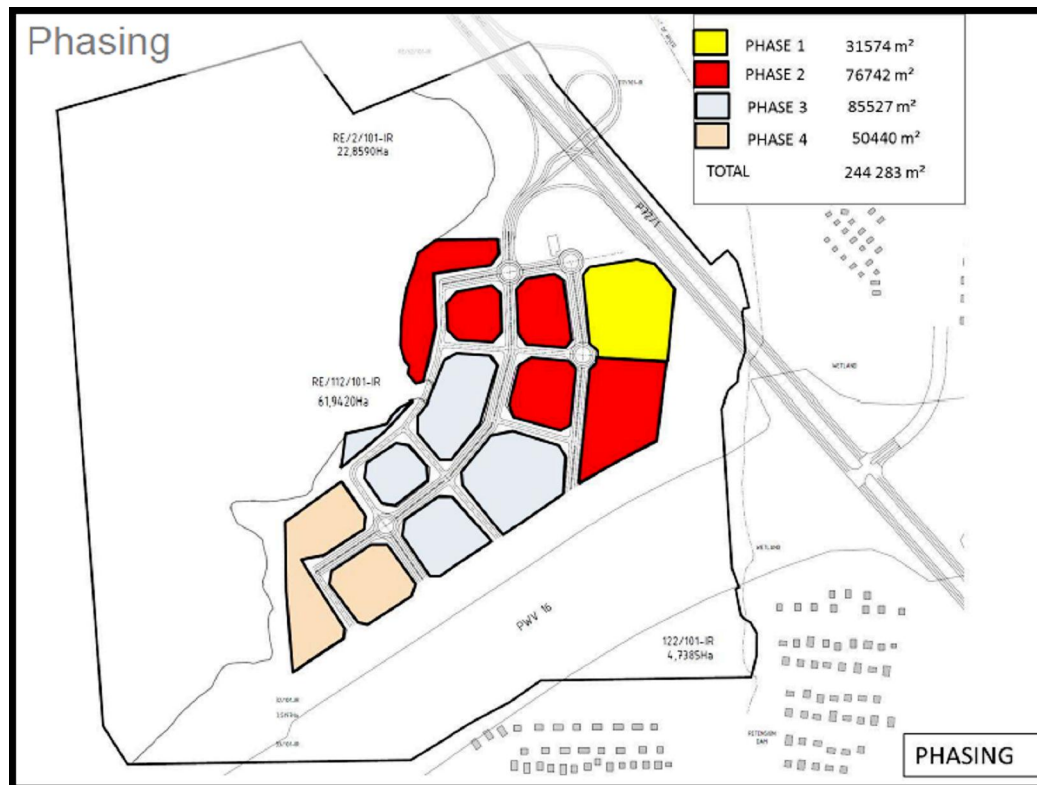


Figure 5: Proposed phasing of the Stone River's Arch Mixed-use Development

TENTATIVE PROGRAMME FOR PUBLIC PARTICIPATION

September 2012

- Announcement of project and distribution of BID

October – November 2012

- Open Day & Public Meeting(s)
- Consultation with stakeholders and I&APs
- Compilation of Issues and Response Report

November 2012

- Draft Scoping Report and Plan of Study (PoS) for Impact Assessment available for public review
- Compilation of Final Issues and Response Report
- Submission of Final Scoping Report

January – March 2013

- Completion of specialist studies for EIA
- Assessment of Impacts and Issues
- Evaluation of Alternatives

April 2013

- Draft EIA available for public review
- Final round of Public Participation

June 2013

- Compilation of Final Issues and Response Report
- Submission of Final EIA Report

NOTICE OF A SCOPING AND ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED ESTABLISHMENT OF A MIXED-USE TOWNSHIP TO BE KNOWN AS STONE RIVER'S ARCH ON THE REMAINING EXTENT OF PORTION 112 AND THE REMAINING EXTENT OF PORTION 2 OF THE FARM RIETVLEI 101 IR, JOHANNESBURG, GAUTENG PROVINCE

REGISTRATION AND COMMENT SHEET

GDARD REF. NO.: GAUT 002/11-12/E0161

Name:..... 2).....

Surname:.....

Organisation:..... 3).....

Postal or Residential Address:.....

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Post Code:

Tel number:.....

Fax number:.....

Mobile number:.....

E-mail address:.....

The following issues must be addressed in the S/EIA (Please attach separate sheet, if necessary):

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Thank you for your participation.

Your comments will form part of the final reports to be submitted to the decision making authority.

Would like to be registered on the Project database?
Yes / No

Please add the following neighbours/interested or affected parties to our mailing list (please provide contact details):

1).....

.....



Please complete and return to GladAfrica Consulting (Pty) Ltd by no later than **15 October 2012** for:

Attention: Mr Andrew Woghiren

Fax: (011) 805 1950, **Email:** environment@gladafrica.com

Post: PO Box 6723, Halfway House, Midrand, 1685

You may also call us on **phone no.** (011 312 2537 if you do not have access to a fax or e-mail facility



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Attention: Mr Andrew Woghiren

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