

14 September 2012

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

Dear Interested & Affected Party

PROPOSED STONE RIVER'S ARCH MIXED-USE DEVELOPMENT

NOTICE OF A SCOPING AND EIA APPLICATION PROCESS FOR ENVIRONMENTAL AUTHORISATION TO UNDERTAKE CERTAIN LISTED ACTIVITIES IDENTIFIED IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2010 OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT 107 OF 1998)

Notice is given 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, that 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 site lies north of the R554 Albertyn Road, west of Klipriver Drive, southeast of Klipriviersberg Nature Reserve, and north of the existing Aspen Hills. Access to the site can be gained off Klipriver Drive, across the road from Panorama Shopping Centre. The nearest residential areas include the suburbs of Glenvista, Mulbarton and Bassonia.

The Application for Environmental Authorisation is for the establishment of a mixed-use township development, with a combination of living and working environments. The envisaged development will include 300,000m² of mixed land-use such as residential units, offices, commercial and retail as well as eco-tourism uses. The intention is to increase this bulk area if or when the proposed PWV 16 road reserve is reduced.

The retail areas and offices 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.

Thaba Ya Batswana Eco-tourism (Pty) Ltd has appointed **GladAfrica Consulting (Pty) Ltd**, as independent Environmental Assessment Practitioner, to conduct 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 of the S&EIA. The purpose of this participation process is to 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 application and all written submissions made to the competent authority by the applicant or the EAP.

In accordance with the requirements of the National Environmental Management Act (NEMA) (Act No. 107 of 1998), Thaba Ya Batswana Eco-tourism (Pty) Ltd requires the authorisation of 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. 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.”

The S&EIA process is being undertaken to ensure that any potential impacts of the proposed development are identified and taken into account not only through the expertise of the EAP, and the Competent Authority, but also through the contributions of interested and affected parties. This letter serves to draw your attention to this development and to solicit comments from I&APs.

Opportunity to participate

Should you wish to register as an interested and affected party or to make suggestions and/or comments on this proposal, kindly do so by referring to the GDARD reference number above, and providing your comments together with your name, contact details (preferred method of notification, e.g. e-mail address or fax number) and an indication of any direct business, financial, personal or other interest which you (or the organisation you represent) have in the application to the contact person indicated below within 30 days from the date of this notice.

Planned Open Day and Public Meetings

I&APs are notified that a Public Open Day & Public Meeting is planned for Saturday, 27 October 2012. Further details of the meeting will be sent to registered interested and affected parties in due course.

For more information regarding this application contact:

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We look forward to receiving your comments!

Yours sincerely,



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