

## **BACKGROUND INFORMATION DOCUMENT FOR THE ENVIRONMENTAL AUTHORISATION OF THE THORNTREE EAST MIXED-USE DEVELOPMENT PROJECT**

### **PURPOSE OF THIS DOCUMENT**

The purpose of this Background Information Document (BID) is to provide Interested and Affected Parties (I&APs) with information about the application for Environmental Authorisation (EA) and to inform I&APs about the Environmental Impact Assessment (EIA) process to be followed. This document is also meant to encourage any current and potential stakeholders to register as I&APs in order to participate in the process.

### **WHAT IS THE PROJECT?**

Valumax (SAFDEV SSDC Pty) Ltd) (the Applicant) proposes to construct a mixed-use development with the overall objective of developing an integrated settlement which includes various housing typologies, business uses and associated infrastructure.

The current zoning of the development is agriculture and therefore, this will be a green field development to the east of Soshanguve VV and Sushanguve East.

This development will consist of low and high density urban development inclusive of all supporting land uses and infrastructure.

### **WHERE IS THE PROJECT?**

The proposed development is located on the farm Haakdoornboom 267 JR and Kruisfontein 259 JR to the north of Pretoria and is approximately 35 km from Pretoria CBD. The Mabopane highway (R80) and Soutpan Road (M 35) bounds the proposed development to the west and east respectively. Hebron Road runs through the proposed development from west to east dividing it into two sections namely Thorntree East North and Thorntree East South.

The footprint is bound by the Kaalplaas spruit and Metsi Metsuane spruit to the south and north respectively. See Figure 1.

### **WHAT IS AN EIA?**

Activities listed in terms of the EIA Regulations, 2014 promulgated in terms of Section 24(5) of the National Environmental Management Act, 1998 (Act No. 97 of 1998) (NEMA) must follow a process as prescribed in the Regulations.

The proposed development constitutes an activity listed in the EIA Regulations, 2014, that require environmental authorisation (EA). The development must undergo an environmental assessment process and be authorised by the competent authority (Department of Agriculture and Rural Development (GDARD) before it can be undertaken. The proposed mixed use township triggers activities listed in the GN R.983 which require a Basic Assessment and the GN R. 984 which require the Scoping & Environmental Impact Report process (S&EIR).

For this application, the detailed S&EIR process will be followed to obtain authorisation from GDARD.

The aim of EIA process is to:

- Investigate the consequences of an activity in order to inform decision making;
- Notify the public of the proposed project and Inform the public about the EIA process;
- Provide the public with the opportunity to participate effectively in the process and identify relevant issues and concerns;
- Ensure that the public's issues and concerns are addressed in the assessment and are accurately recorded and reflected in the Scoping Report and Environmental Impact Assessment Report (EIR);
- Assess the potential positive and negative environmental impacts associated with the proposed activity; and
- Make recommendations as to how the potential negative impacts can be effectively mitigated and the benefits enhanced.

Stakeholder engagement forms a critical part of the EIA process and is intended to provide all stakeholders with opportunities to raise issues and concerns that should be addressed in the EIA process and to comment on the documentation submitted to GDARD.

#### **WHO IS THE ENVIRONMENTAL ASSESSMENT PRACTITIONER?**

Nali Sustainability Solutions (Pty) Ltd (NSS), Independent Environmental Assessment Practitioners, (EAP) have been appointed to undertake the S&EIR – referred to as the Environmental Impact Assessment EIA process- required in terms of NEMA and the EIA Regulations, 2014.

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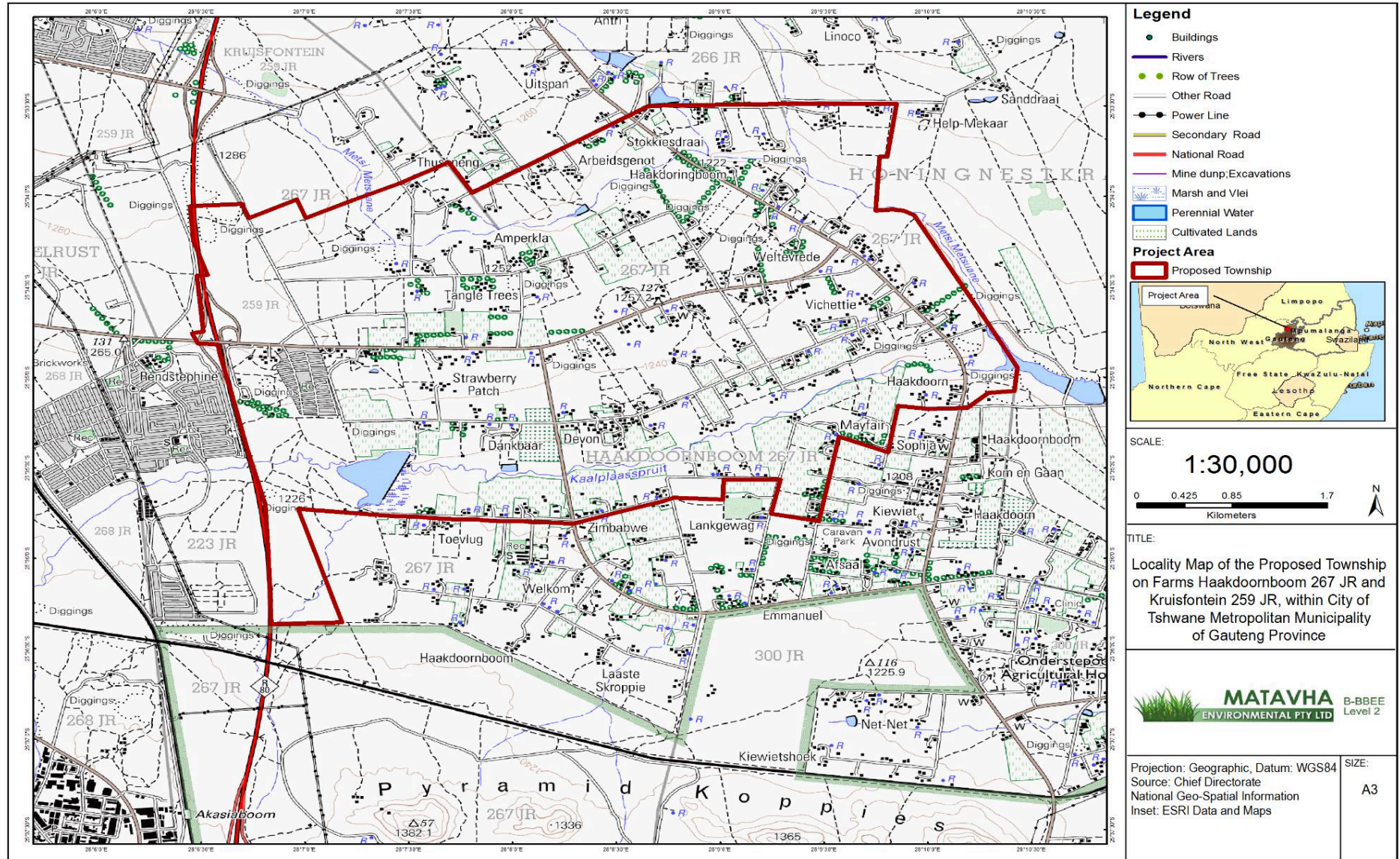


Figure 1: Locality map



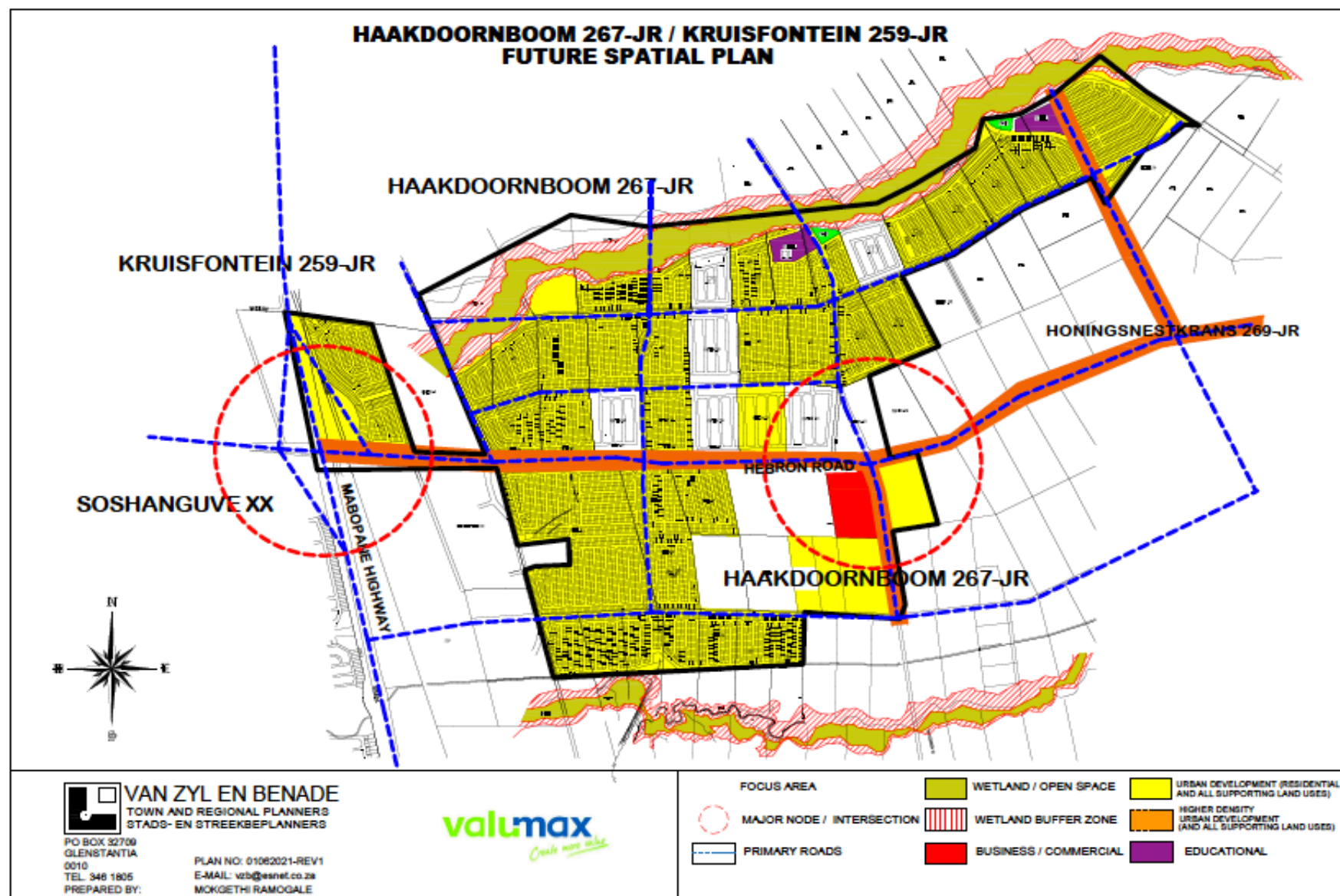


Figure 2: Layout map

### **YOUR COMMENT IS IMPORTANT**

Public participation is a cornerstone of any EA application process. It ensures that the process is fair, open, transparent, and inclusive. It also provides stakeholders with sufficient information and affords them ample opportunity to contribute. The contributions of stakeholders are valued.

The PPP is a tool to encourage the public to review the information which will be made available and to provide feedback, express their views and also to offer any additional information they might have that could assist with the EIA process. This process helps the EAP to identify any issues or concerns that should be addressed in this process. It also assists the Authorities in their decision-making process.

The public is therefore invited to register as an I&AP and, in doing so, participate in the PPP. The following efforts have been made to notify the public of the EIA process:

- ◇ A newspaper notice published in the Citizen on 17 June 2021;
- ◇ Site notices erected in conspicuous areas around the site on 17 June 2021; and
- ◇ Notification of neighbouring landowners, where contact details were available.

Electronic copies of the Scoping Report will be made available by the EAP upon request. Kindly inform the EAP at the below contact details should you wish to receive a copy.

**The Public Participation commenting period commences on 17 June 2021 and closes on 17 July 2021.**

Once all comments have been received, they will be captured in an Issues and Response Report which will accompany the final Scoping Report to the Authorities for review and decision making.

### **REGISTERING AS AN INTERESTED AND AFFECTED PARTY IS EASY!**

Register by forwarding your written comments together with your name, contact details and your interest in the proposed Thorntree East Development (whether financial, business, personal etc.) to:

**Nali Sustainability Solutions (Pty) Ltd.**

**Private Bag X1, Stand 1829, Irene Farm Villages, PvR, 0045**

**Tel: 0126768315 / Fax: 0866941178**

**Mrs Candice Dürr**

**Cell: 0743681824**

**Email: durrenvironmental@gmail.com**

**Mr Pirate Ncube**

**Cell: 0824517120**

**ncube.nali@gmail.com**