

# **FINAL BASIC ASSESSMENT REPORT FOR THE PROPOSED WALKERVILLE VILLAGE MEWS DEVELOPMENT**

**GAUT 002/16-17/E0028**

Prepared for:

Walkerville Village Mews  
PO Box 932  
Walkerville  
1876

Submitted to:



## **Gauteng Department of Agriculture and Rural Development**

GDARD  
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Report Date:

**AUGUST 2016**

Basic Assessment Report in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2014 (Version 1)

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**Kindly note that:**

1. This **Basic Assessment Report** is the standard report required by GDARD in terms of the EIA Regulations, 2014.
2. This application form is current as of 8 December 2014. It is the responsibility of the EAP to ascertain whether subsequent versions of the form have been published or produced by the competent authority.
3. **A draft Basic Assessment Report must be submitted, for purposes of comments within a period of thirty (30) days, to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken.**
4. **A draft Basic Assessment Report (1 hard copy and two CD's) must be submitted, for purposes of comments within a period of thirty (30) days, to a Competent Authority empowered in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended to consider and decide on the application.**
5. Five (5) copies (3 hard copies and 2 CDs-PDF) of the final report and attachments must be handed in at offices of the relevant competent authority, as detailed below.
6. The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
7. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
8. An incomplete report may lead to an application for environmental authorisation being refused.
9. **Any report that does not contain a titled and dated full colour large scale layout plan of the proposed activities including a coherent legend, overlain with the sensitivities found on site may lead to an application for environmental authorisation being refused.**
10. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the application for environmental authorisation being refused.
11. No faxed or e-mailed reports will be accepted. Only hand delivered or posted applications will be accepted.
12. Unless protected by law, and clearly indicated as such, all information filled in on this application will become public information on receipt by the competent authority. The applicant/EAP must provide any interested and affected party with the information contained in this application on request, during any stage of the application process.
13. Although pre-application meeting with the Competent Authority is optional, applicants are advised to have these meetings prior to submission of application to seek guidance from the Competent Authority.

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**DEPARTMENTAL DETAILS**

Gauteng Department of Agriculture and Rural Development  
Attention: Administrative Unit of the of the Environmental Affairs Branch  
P.O. Box 8769  
Johannesburg  
2000

Administrative Unit of the of the Environmental Affairs Branch  
Ground floor Diamond Building  
11 Diagonal Street, Johannesburg

Administrative Unit telephone number: (011) 240 3377  
Department central telephone number: (011) 240 2500

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(For official use only)

NEAS Reference Number:						
File Reference Number:						
Application Number:						
Date Received:						

If this BAR has not been submitted within 90 days of receipt of the application by the competent authority and permission was not requested to submit within 140 days, please indicate the reasons for not submitting within time frame.

**N/A**

Is a closure plan applicable for this application and has it been included in this report?  
If not, state reasons for not including the closure plan.

**No**

**Not mining related**

Has a draft report for this application been submitted to a competent authority and all State Departments administering a law relating to a matter likely to be affected as a result of this activity?

**Yes**

Is a list of the State Departments referred to above attached to this report including their full contact details and contact person? – **See Appendix E**

**Yes**

~~If no, state reasons for not attaching the list.~~

Have State Departments including the competent authority commented?

**Yes**

If no, why?

## SECTION A: ACTIVITY INFORMATION

### 1. PROPOSAL OR DEVELOPMENT DESCRIPTION

Project title (must be the same name as per application form):

Walkerville Village Mews

Select the appropriate box

The application is for an upgrade of an existing development

The application is for a new development

Other, specify

Does the activity also require any authorisation other than NEMA EIA authorisation?

YES

If yes, describe the legislation and the Competent Authority administering such legislation

The proposed development also requires a Water Use License under the National Water Act, 1998 (Act No. 36 of 1998) administered by the Department of Water and Sanitation for the operation of an on-site waste water treatment works of less than 2000m<sup>3</sup> p/day. A pre-application meeting has been requested by the EAP in order to verify the information requirements.

If yes, have you applied for the authorisation(s)?

NO

If yes, have you received approval(s)? (attach in appropriate appendix)

YES  NO

### 2. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations:

Title of legislation, policy or guideline:	Administering authority:	Promulgation Date:
Constitution of the Republic of South Africa Act, 1996 (Act No 108 of 1996)	National	1997
National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended	National & Provincial	27 November 1998
National Water Act, 1998 (Act No. 36 of 1998) as amended	National & Provincial	26 August 1998
National Heritage Resources Act, 1999 (Act No. 25 of 1999)	National & Provincial	1999
National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)	National & Provincial	2004
Environmental Impact Assessment Regulations, 2014	National	2014
National Development Plan	National	2012
Sedibeng District Municipality and the National Policy Framework	National & Provincial	2009
Walkerville Town Planning Scheme, 1994	Provincial	1994
Midvaal Local Municipality IDP and SDF	Provincial	2015/2016
Promotion of Access to Information Act, 2000 (Act No. 2 of 2000)	National	2000
DEA Guidelines on Public Participation	National (DEA)	10 October 2012

Description of compliance with the relevant legislation, policy or guideline:

Legislation, policy or guideline	Description of compliance
<b>National Environmental Management Act, 1998 (Act No. 107 of 1998)</b>	The Environmental Authorisation for the proposed development is lawfully applied for in terms of the EIA Regulations, 2014, promulgated under NEMA. The conditions on the Environmental Authorisation, if approved, will be adhered to.
<b>Environmental Impact Assessment Regulations, 2014</b>	Chapter 6 relating to public participation Appendix 1 relating to the content of the Basic Assessment Report Appendix 4 relating to the content of the Environmental Management Programme
<b>National Heritage Resources Act, 1999 (Act No. 25 of 1999)</b>	The assessment of the site for heritage resources has been undertaken in terms and respect of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) as amended (NHRA).
<b>National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004)</b>	The fauna and flora prevailing in the proposed project site will be handled in terms or respect of the National Environmental Management Biodiversity Act, 2004 (Act No. 10 of 2004) as amended (NEMBA) including all the pieces of legislation published in terms of this act.
<b>National Water Act, 1998 (Act No. 36 of 1998)</b>	The Water Use License Application will be undertaken in respect of the National Water Act, 1998 (Act No. 36 of 1998) as amended NEMA. Pieces of legislation published under this act will be adhered to.
<b>National Development Plan (2012)</b>	<p>The South African Government through the Presidency has published a National Development Plan. The Plan aims to eliminate poverty and reduce inequality by 2030. The Plan has the target of developing people's capabilities to be to improve their lives through education and skills development, health care, better access to public transport, jobs, social protection, rising income, housing and basic services, and safety. It proposes to the following strategies to address the above goals:</p> <ol style="list-style-type: none"> <li>1. Creating jobs and improving livelihoods;</li> <li>2. Expanding infrastructure;</li> <li>3. Transition to a low-carbon economy;</li> <li>4. Transforming urban and rural spaces;</li> <li>5. Improving education and training;</li> <li>6. Providing quality health care;</li> <li>7. Fighting corruption and enhancing accountability;</li> <li>8. Transforming society and uniting the nation.</li> </ol>
<b>Sedibeng District Municipality and the National Policy Framework</b>	<p>Through the National Growth Path, the National Government expects that all spheres of government must develop programmes which enhance sustainable economic growth to overcome the triple axis of poverty, unemployment and inequality through job creation and sustained through skills development targeting young people and women.</p> <p>The Key Performance Areas (KPAs) of the Sedibeng District Municipality are aligned to the national and provincial strategic priorities and are the following:</p> <p><b>R1: Sedibeng KPA 1: Reinventing the Economy</b>  <b>R2: Sedibeng KPA2: Renewing our communities</b>  <b>R3: Sedibeng KPA 3: Reviving a Sustainable Environment</b></p>

	<p><b>R4: Sedibeng KPA 4: Reintegrating the region</b> with the rest of Gauteng, South and Southern African to move from an edge to a frontier region, through improving connectivity and transport links.</p> <p><b>R5: Sedibeng KPA 5: Releasing Human Potential</b></p> <p><b>G1: Sedibeng KPA 6: Good and Financially Sustainable Governance;</b></p> <p><b>D1: Sedibeng KPA 7: Vibrant Democracy</b></p>
<p><b>Walkerville Town Planning Scheme, 1994</b></p>	<p>The property is zoned in terms of this Scheme and land uses are there for specified in terms of its zoning. The site is currently zoned as “<b>Special.</b>” Application has been made to the Midvaal Local Municipality to allow for the development of retirement housing (Residential 1 or 2); comment or a decision from the GDARD forms part of the Midvaal Local Municipality’s decision making process.</p>
<p><b>Midvaal Local Municipality IDP and SDF, 2015/2016</b></p>	<p><b>The Spatial Development Framework (SDF) is the legislated component of the municipality’s IDP</b> that prescribes development strategies and policy guidelines to restructure and reengineer the urban and rural form. The SDF is the municipality’s long-term vision of what it wishes to achieve spatially, and within the IDP programmes and projects. The SDF should not be interpreted as a blueprint or master plan aimed at controlling physical development, but rather the framework giving structure to an area while allowing it to grow and adapt to changing circumstances.</p> <p><b>The Ten (10) Midvaal Spatial Development Principles</b></p> <p><b>Development Principle 1.</b> To protect and actively manage the natural environmental resources in the Midvaal Municipal Area in order to ensure a sustainable equilibrium between agricultural, tourism, industrial, and mining activities, as well as urbanisation pressures in the area.</p> <p><b>Development Principle 2.</b> To facilitate and enhance agricultural production in the municipal area by actively protecting all land earmarked for agricultural purposes.</p> <p><b>Development Principle 3.</b> To promote tourism development in the Midvaal area by way of the active utilization of tourism resources available like the Vaal Dam, the Ridges Precincts and the Nature Reserves in the area.</p> <p><b>Development Principle 4.</b> To pre-actively plan, design and facilitate the establishment of a Development Corridor along the R59 freeway, and to prioritise the bulk of short to medium term urbanisation as well as the upgrading/provision of engineering services in accordance with an Urban Development Boundary.</p> <p><b>Development Principle 5.</b> To facilitate the development of a hierarchy of activity nodes and a number of multi-purpose community centres in the Midvaal area to ensure equitable access to social infrastructure, and to promote local economic development in the urban and rural parts of the municipality.</p> <p><b>Development Principle 6.</b> To capitalise on the strategic location of the municipality by way of regional and provincial linkages, and to establish an internal movement network comprising a hierarchy of roads which include a comprehensive public transport network and services.</p>

	<p><b>Development Principle 7.</b> To promote the development of a diverse range of industrial and commercial activities in the Midvaal area with specific focus along the R59-Corridor and at the designated nodal points.</p> <p><b>Development Principle 8.</b> To provide for a wide range of housing typologies and tenure alternatives within the municipal area by way of clearly defined strategic development areas within the urban development boundary and to manage residential densification within and outside the urban development boundary by way of the Midvaal Density Policy.</p> <p><b>Development Principle 9:</b> To delineate an Urban Development Boundary to encourage consolidated urban development.</p> <p><b>Development Principle 10:</b> To prioritise the bulk of short to medium term upgrading/provision of engineering</p>
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### 3. ALTERNATIVES

Describe the proposal and alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished. The determination of whether the site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment.

The no-go option must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. **Do not** include the no go option into the alternative table below.

**Note:** After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

Please describe the process followed to reach (decide on) the list of alternatives below

**Alternatives were drawn up based on the site sensitivities as determined by the biodiversity specialist studies (EcoAgent cc) undertaken as part of this process.**

Provide a description of the alternatives considered:

No.	Alternative type, either alternative: site on property, properties, activity, design, technology, energy, operational or other(provide details of "other")	Description
1	<b>Layout Alternative: 1</b>	<p>The proposed site is located on Portion 174 (of 29) of the farm Faroasfontein 372-IQ in Walkerville, Midvaal Local Municipality (MLM). The MLM is an administrative area in the Sedibeng District Municipality. The site lies adjacent to the major R82 north/south route which links Vereeniging and Johannesburg via Walkerville. The development is aimed at "sustainable living" and greener technologies are there for promoted through the life cycle of the development.</p> <p>Alternative 1 has been developed based on the outcome of the specialist studies and sensitivity mapping.</p>

Design Alternative 1 entails the following:

Erf 1: Community Facility/Entrance – 0.783ha  
Erf 2: Community Facility – 0.685ha  
Erf 3: Retirement Housing – 1.866ha  
Erf 4: Retirement Housing – 1.752ha  
Erf 5: Retirement Housing – 2.772ha  
Erf 6: Retirement Housing – 2.137ha  
Erf 7: Retirement Housing - 2.215ha  
Erf 8: Living Units – 3.266ha  
Erf 9: Private Open Space – 4.074ha  
Erf 10: Private Open Space – 0.322ha (On-site sewerage treatment package plant to be situated here)

The total development footprint would thus be 19.872ha with 4.396ha of this total reserved as Private Open Space. **The Private Open Space area overlaps with the “high sensitive” area as determined by the Biodiversity Report (EcoAgent; 2016) and extends slightly beyond this area.**

**Bulk Services:**

The site is currently not serviced by the Municipality and service are not available. Bulk Services will thus be installed privately to the satisfaction of the Municipality (Refer to the attached Engineering Services Report – Appendix G).

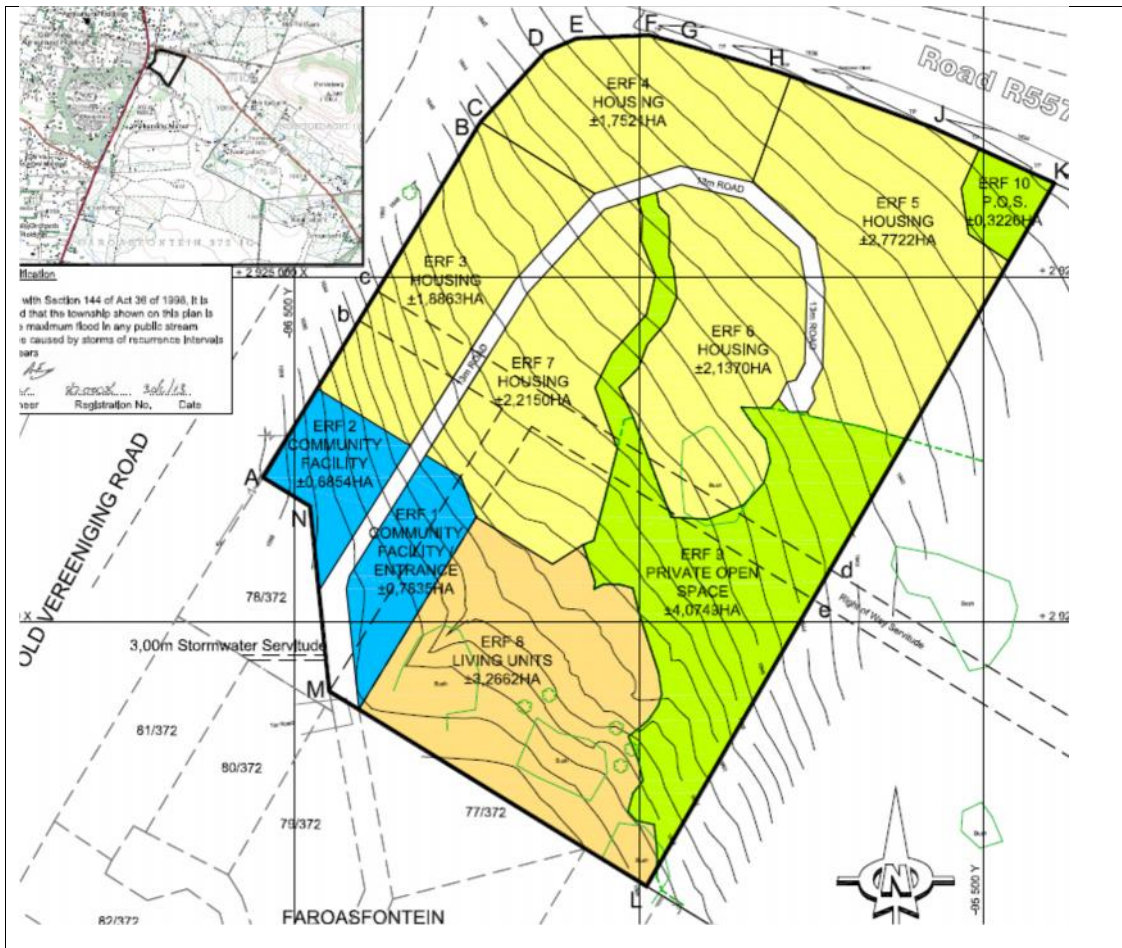
**Water:** Due to size of the development it is not feasible to supply the township utilizing boreholes and the only viable option to provide water to the township is to provide a new reservoir facility within the township. It is proposed to provide a feed to a local reservoir from the existing 160mm diameter watermain servicing Walkerville Manor. The reservoir is to be constructed at the highest point within the proposed township.

**Electricity:** Power will be sourced from Eskom. The use of solar geysers and solar panels on individual houses will be promoted

**Sewerage:**

An onsite treatment package plant will be installed on Erf 10 (lowest point of site)





2

**Layout Alternative: 2**

The proposed site is located on Portion 174 (of 29) of the farm Faroasfontein 372-IQ in Walkerville, Midvaal Local Municipality (MLM). The MLM is an administrative area in the Sedibeng District Municipality. The site lies adjacent to the major R82 north/south route which links Vereeniging and Johannesburg via Walkerville. The development is aimed at “sustainable living” and greener technologies are there for promoted through the life cycle of the development.

Alternative 2 has also been developed based on the outcome of the specialist studies and sensitivity mapping, **but includes a larger Private Open Space Area (388m<sup>2</sup>/ 0.388ha more).**

Design Alternative 2 entails the following:

- Erf 1: Retirement Housing – 1,886ha
- Erf 2: Retirement Housing – 1,752ha
- Erf 3: Retirement Housing – 2,780ha
- Erf 4: Retirement Housing – 0,168ha
- Erf 5: Retirement Housing – 1,273ha
- Erf 6: Retirement Housing – 3,549ha
- Erf 7: Community Centre/Assisted Living Units- 2,373ha
- Erf 8: Private Open Space -0,685ha
- Erf 9: Private Open Space – 3,777ha
- Erf 10: Private Open Space – 0,322ha (On-site sewerage treatment package plant to be situated here)

The total development footprint would thus be **18.565ha** with **4.784ha** of this total reserved as Private Open Space. **The Private Open Space area overlaps with the “high vegetation sensitive” area as determined by the Biodiversity Report (EcoAgent; 2016) and extends slightly beyond this area.**

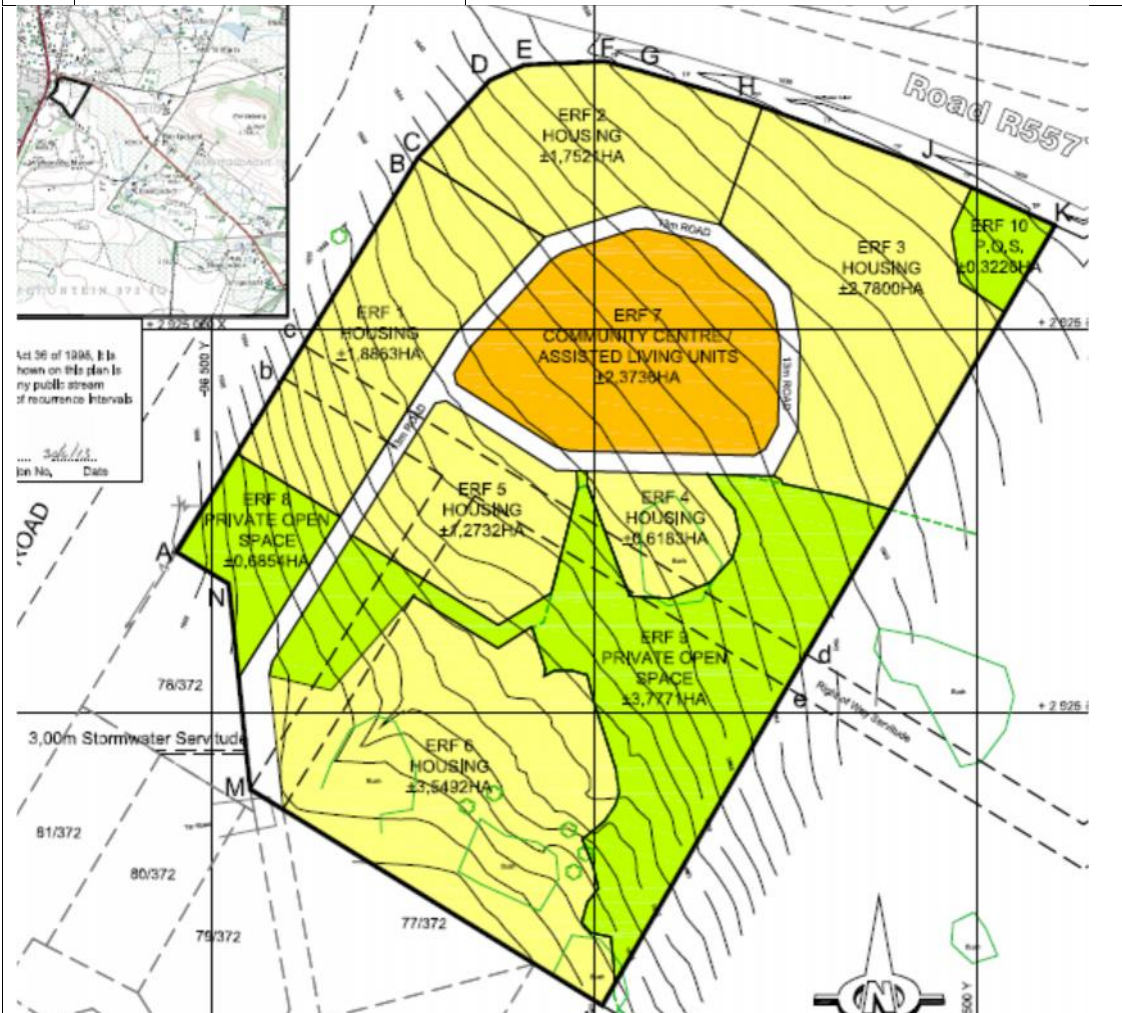
**Bulk Services:**

The site is currently not serviced by the Municipality and service are not available. Bulk Services will thus be installed privately to the satisfaction of the Municipality.

**Water:** A reservoir is planned to be installed and existing pipes will be upgrading to service the reservoir

**Electricity:** Power will be sourced from Eskom. The use of solar geysers and solar panels on individual houses will be promoted

**Sewerage:** An onsite treatment package plant will be installed in Erf 10 (lowest point of site)



In the event that no alternative(s) has/have been provided, a motivation must be included in the table below.

N/A

#### 4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the total physical size (footprint) of the proposal as well as alternatives. Footprints are to include all new infrastructure (roads, services etc.), impermeable surfaces and landscaped areas:

	Size of the activity:
<b>Proposed activity</b>	19.872ha
<b>Alternatives:</b>	
Alternative 1 (if any)	19.872ha
Alternative 2 (if any)	18.565ha

or, for linear activities:

	Length of the activity:
<b>Proposed activity</b>	
<b>Alternatives:</b>	
Alternative 1 (if any)	
Alternative 2 (if any)	

m/km

Indicate the size of the site(s) or servitudes (within which the above footprints will occur):

	Size of the site/servitude:
<b>Proposed activity: (Portion 174 (of 29) of the farm Faroasfontein 372-IQ):</b>	19.872ha
<b>Alternatives:</b>	
Alternative 1 (if any)	
Alternative 2 (if any)	

Ha/m<sup>2</sup>

#### 5. SITE ACCESS

##### Proposal

Does ready access to the site exist, or is access directly from an existing road? **YES**

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

**Camarouge Road which leads off Cryoute Road**

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

##### Alternative 1

Does ready access to the site exist, or is access directly from an existing road? **YES**

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

**Camarouge Road which leads off Cryoute Road**

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

##### Alternative 2

Does ready access to the site exist, or is access directly from an existing road? **YES**

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

**Camarouge Road which leads off Cryoute Road**

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

## **PLEASE NOTE: Points 6 to 8 of Section A must be duplicated where relevant for alternatives**

Section A 6-8 has been duplicated  Number of times (only complete when applicable)

### **6. LAYOUT OR ROUTE PLAN**

A detailed site or route (for linear activities) plan(s) must be prepared for each alternative site or alternative activity. It must be attached to this document. The site or route plans must indicate the following:

- the layout plan is printed in colour and is overlaid with a sensitivity map (if applicable);
- layout plan is of acceptable paper size and scale, e.g.
  - A4 size for activities with development footprint of 10sqm to 5 hectares;
  - A3 size for activities with development footprint of 5 hectares to 20 hectares;
  - A2 size for activities with development footprint of 20 hectares to 50 hectares);
  - A1 size for activities with development footprint of 50 hectares);
- The following should serve as a guide for scale issues on the layout plan:
  - A0 = 1: 500
  - A1 = 1: 1000
  - A2 = 1: 2000
  - A3 = 1: 4000
  - A4 = 1: 8000 (±10 000)
- shapefiles of the activity must be included in the electronic submission on the CD's;
- the property boundaries and Surveyor General numbers of all the properties within 50m of the site;
- the exact position of each element of the activity as well as any other structures on the site;
- the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, sewage pipelines, septic tanks, storm water infrastructure;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites (including the relevant buffers as prescribed by the competent authority) including (but not limited thereto):
  - Rivers and wetlands;
  - the 1:100 and 1:50 year flood line;
  - ridges;
  - cultural and historical features;
  - areas with indigenous vegetation (even if it is degraded or infested with alien species);
- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the position of the relevant buffer from the bank to be clearly indicated)

#### **FOR LOCALITY MAP (NOTE THIS IS ALSO INCLUDED IN THE APPLICATION FORM REQUIREMENTS)**

- the scale of locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map;
- the locality map and all other maps must be in colour;
- locality map must show property boundaries and numbers within 100m of the site, and for poultry and/or piggery, locality map must show properties within 500m and prevailing or predominant wind direction;
- for gentle slopes the 1m contour intervals must be indicated on the map and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the map;
- areas with indigenous vegetation (even if it is degraded or infested with alien species);
- locality map must show exact position of development site or sites;
- locality map showing and identifying (if possible) public and access roads; and
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites.

### **7. SITE PHOTOGRAPHS**

Colour photographs from the center of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under the appropriate Appendix. It should be supplemented with additional photographs of relevant features on the site, where applicable.

## **8. FACILITY ILLUSTRATION**

A detailed illustration of the activity must be provided at a scale of 1:200 for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity to be attached in the appropriate Appendix.



# SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

**Note:** Complete Section B for the proposal and alternative(s) (if necessary)

## Instructions for completion of Section B for linear activities

- 1) For linear activities (pipelines etc.) it may be necessary to complete Section B for each section of the site that has a significantly different environment.
- 2) Indicate on a plan(s) the different environments identified
- 3) Complete Section B for each of the above areas identified
- 4) Attach to this form in a chronological order
- 5) Each copy of Section B must clearly indicate the corresponding sections of the route at the top of the next page.

Section B has been duplicated for sections of the route  times

**Instructions**

## for completion of Section B for location/route alternatives

- 1) For each location/route alternative identified the entire Section B needs to be completed
- 2) Each alternative location/route needs to be clearly indicated at the top of the next page
- 3) Attach the above documents in a chronological order

Section B has been duplicated for location/route alternatives  times (complete only when appropriate)

## Instructions for completion of Section B when both location/route alternatives and linear activities are applicable for the application

Section B is to be completed and attachments order in the following way

- All significantly different environments identified for Alternative 1 is to be completed and attached in a chronological order; then
- All significantly different environments identified for Alternative 2 is to be completed and attached chronological order, etc.

Section B – Section of Route  (complete only when appropriate for above)

Section B – Location/route Alternative No.  (complete only when appropriate for above)

## 1. PROPERTY DESCRIPTION

**Property description:**  
(Including Physical Address and Farm name, portion etc.)

**Portion 174 (of 29) of the farm Faroasfontein 372-IQ**

## 2. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

**Proposed Activity**

**Latitude (S):**

**Longitude (E):**

**-26.4324472°**

**27.9622444°**

**In the case of linear activities:**

**Alternative:**

**Latitude (S):**

**Longitude (E):**

**GAUT 002/16-17/E0028**







According to the Biodiversity Report (EcoAgent; 2016):

**Flora:**

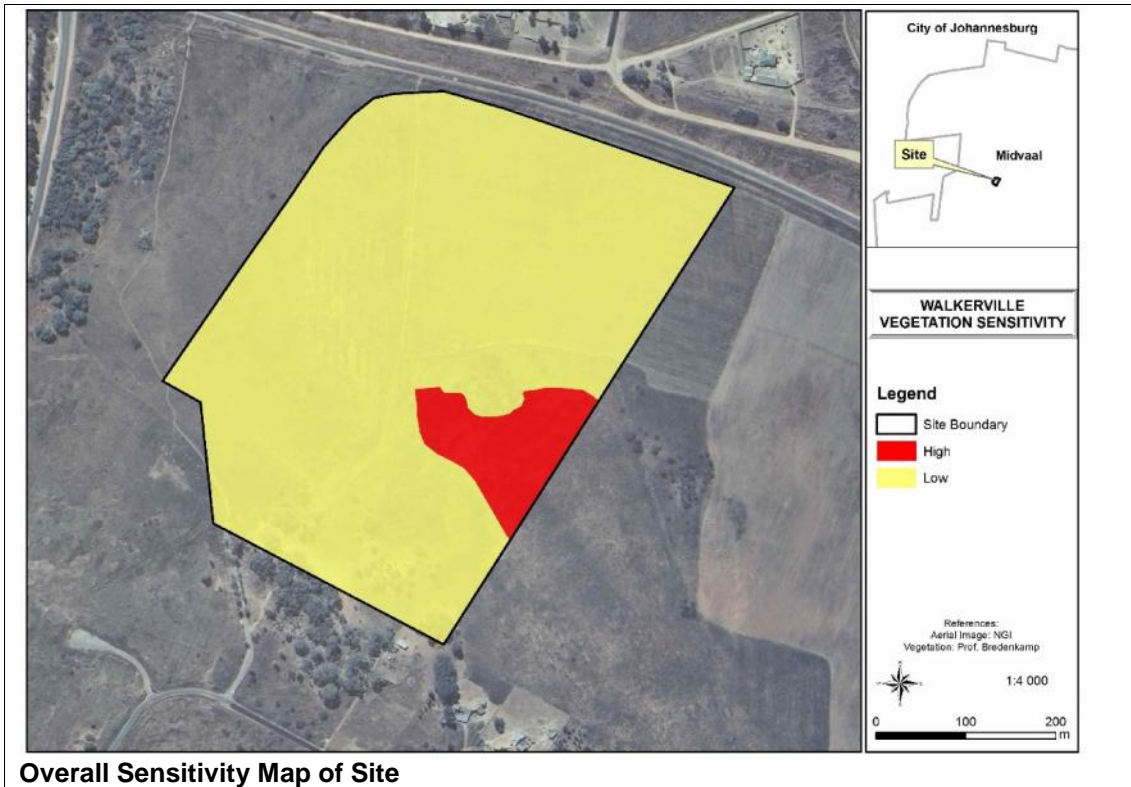
A single red data plant species (Declining *Hypoxis hemerocallidea* not listed from the POSA list for the grid, was found in the grassland) and three provincially protected plant species (*Aloe bergiana*, *Crinum graminicola* and *Gladiolus crassifolius*) occur within the Rocky Grassland on the site.

**Fauna:**

N/A



Vegetation map of the study site



**Overall Sensitivity Map of Site**

Are there any rare or endangered flora or fauna species (including red list species) present within a 200 m (if within urban area as defined in the Regulations) or within 600 m (if outside the urban area as defined in the Regulations) radius of the site.

<input type="checkbox"/>	<input type="checkbox"/>	<b>NO</b>
--------------------------	--------------------------	-----------

If YES, specify and explain:

--

Are there any special or sensitive habitats or other natural features present on the site?

<input type="checkbox"/>	<input type="checkbox"/>	<b>NO</b>
--------------------------	--------------------------	-----------

If YES, specify and explain:

--

Was a specialist consulted to assist with completing this section

<input type="checkbox"/>	<b>NO</b>
--------------------------	-----------

If yes complete specialist details

Name of the specialist:

EcoAgent CC

Contributors:

*G.J. Bredenkamp D.Sc., Pr.Sci.Nat. Botanist / Ecologist*  
*I.L. Rautenbach Ph.D., Pr.Sci.Nat. Zoologist / Mammalogist*  
*A. McKechnie Ph.D., Pr.Sci.Nat. Zoologist / Ornithologist*  
*J.C.P. van Wyk M.Sc., Pr.Sci.Nat. Zoologist / Herpetologist*

Qualification(s) of the specialist:

Refer to CV's attached to the Biodiversity Report

Postal address:

EcoAgent CC  
 PO Box 23355  
 Monument Park

Postal code:

0181

Telephone:

012 4602525

Cell:

082 5767046

E-mail:

[george@ecoagent.co.za](mailto:george@ecoagent.co.za)

Fax:

012 460 2525

Are any further specialist studies recommended by the specialist?  **NO**

If YES, specify: \_\_\_\_\_

If YES, is such a report(s) attached?  **NO**

If YES list the specialist reports attached below

\_\_\_\_\_

Signature of \_\_\_\_\_ Date: \_\_\_\_\_  
 specialist: \_\_\_\_\_


**Please note;** If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

**8. LAND USE CHARACTER OF SURROUNDING AREA**

Using the associated number of the relevant current land use or prominent feature from the table below, fill in the position of these land-uses in the vacant blocks below which represent a 500 m radius around the site

1. Vacant land				
	7. Agriculture			
			14. Commercial & warehousing	
			34. Small Holdings	
Other land uses (describe):	35. Major Road			

**NOTE:** Each block represents an area of 250 m X 250 m, if your proposed development is larger than this please use the appropriate number and orientation of hashed blocks

	NORTH					
	34	34	34	34	34	
	14	35	35	35	35	
WEST	14	35		1	1	EAST = Site
	34	35	35	1	1	
	34	34	34	1	1	
	SOUTH					

**Note:** More than one (1) Land-use may be indicated in a block

**Please note:** The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies. Specialist reports that look at health & air quality and noise impacts may be required for any feature above and in particular those features marked with an “A” and with an “N” respectively.

Have specialist reports been attached

YES	
-----	--

If yes indicate the type of reports below

- |   |
|---|
| <ul style="list-style-type: none"> <li>• <b>Geotechnical Report</b></li> <li>• <b>Phase 1 Heritage Impact Assessment and Motivation Letter</b></li> <li>• <b>Wetland Delineation Study</b></li> <li>• <b>Biodiversity Report</b></li> </ul> |
|---|

## 9. SOCIO-ECONOMIC CONTEXT

Describe the existing social and economic characteristics of the area and the community condition as baseline information to assess the potential social, economic and community impacts.

When conceptualising a proposal to develop a project, the anticipated social and environmental impacts are generally broad and not limited to the site per se. Even though the direct, environmental impacts, will mostly be limited to the site, social impacts (i.e. additional labour requirements) may impact a wider area, and it is, therefore, important to consider the particular Municipality as well as the nearby towns or Wards in a holistic way.

The baseline study will, therefore, include a brief overview of the socio-economic factors in the Gauteng Province, including the Midvaal Local Municipality (MLM). The MLM is an administrative area in the Sedibeng District Municipality. The name was given due to its geographical location, lying between Johannesburg and the East Rand and the Vaal River and Vereeniging.

The project falls within Ward 11 of the MLM. Households within Ward 11 should, therefore, be provided preference when implementing socio-economic policies and mitigation measures.

### 1.1 Baseline demographic (individual) information

According to the latest population census (Statistics South Africa, 2011), the total population for the Ward 11 consists of 7170 individuals, as indicated in Table 0-1.

**Table 0-1 Population and Household totals**

	Ward 11	Midvaal	Gauteng
<b>Total Population</b>	7170	95300	12272263
<b>Total Households</b>	2082	29958	3909024

Source: Statistics South Africa, 2011

As can be seen from Table 0-2, the majority of the Ward 11 population is aged between 18 and 64, with an average percentage of just over 26.33% being under 18 years of age. The over 65 population is relatively large (6.37%) as compared to the MLM and Gauteng populations.

**Table 0-2 Population by age category**

	Ward 11	Midvaal	Gauteng
<b>Under 18</b>	26.33%	27.93%	27.89%
<b>18 to 64</b>	67.30%	65.76%	67.77%
<b>65 and over</b>	6.37%	6.31%	4.34%

\* Percentage of total population

Source: Statistics South Africa, 2011

Table 0-3 indicates that the majority (65.84%) of the Ward 11 population is Black African, which is higher than the average for the MLM, but lower than the average for Gauteng. According to Table 0-4, the language most spoken at home within the Ward 11 is English (23.33%), as well as IsiZulu (18.65%) and Afrikaans (13.21%).

**Table 0-3 Population group**

	Ward 11	Midvaal	Gauteng
<b>Black African</b>	65.84%	58.39%	77.36%
<b>Coloured</b>	5.75%	1.63%	3.45%
<b>Indian or Asian</b>	3.10%	0.79%	2.91%
<b>Other</b>	0.79%	0.50%	0.69%
<b>White</b>	24.52%	38.69%	15.60%

\* Percentage of total population

Source: Statistics South Africa, 2011

**Table 0-4 Population by language most spoken at home**

	Ward 11	Midvaal	Gauteng
<b>Afrikaans</b>	13.21%	30.17%	12.25%
<b>English</b>	23.33%	13.66%	13.07%
<b>IsiNdebele</b>	1.21%	0.94%	3.10%
<b>IsiXhosa</b>	5.98%	5.21%	6.49%
<b>IsiZulu</b>	18.65%	11.53%	19.48%
<b>Sepedi</b>	2.05%	1.83%	10.45%
<b>Sesotho</b>	18.35%	27.28%	11.37%
<b>Setswana</b>	3.05%	1.61%	8.92%
<b>SiSwati</b>	0.59%	0.40%	1.11%
<b>Tshivenda</b>	1.38%	0.53%	2.22%
<b>Xitsonga</b>	1.67%	1.66%	6.49%

\* Percentage of total population

Source: Statistics South Africa, 2011

From Table 0-5 it is noted that the majority of the Ward 11 population was born in South Africa, with most other foreigners originating from the SADC Region.

**Table 0-5 Region of origin (migration)**

	Ward 11	Midvaal	Gauteng
<b>Born in South Africa</b>	75.63%	86.88%	87.99%
<b>Rest of Africa</b>	0.36%	0.13%	0.47%
<b>SADC</b>	7.77%	5.88%	5.41%

\* Percentage of total population

Source: Statistics South Africa, 2011

## 1.2 Baseline household information

According to Statistics South Africa (2011), Ward 11 has a total of 2082 households. Table 0-6 indicates the various types of enumeration areas for Ward 11, MLM and Gauteng. The majority (67.71%) of households within Ward 11 is situated on small holdings, with the remainder being situated in formal residential areas (32.20%).

Table 0-7 shows that the majority of the Ward 11 households (79.83%) reside in a house or brick/concrete block structure on a separate stand or yard or on a farm. The number of households residing in formal houses is the largest, in comparison to the MLM (71.46%) or Gauteng (59.04%). Only a small percentage of the Ward 11 households (5.62%) reside in informal settlements (including those in back yards). Table 0-8 indicates that the majority of Ward 11 households (31.81%) live in houses that are owned and fully paid off, which is higher than the average for the MLM (23.87%) and Gauteng (27.88%). The second highest number of households in Ward 11 rents their houses (26.91%).

**Table 0-6 Households by enumeration type**

	Ward 11	Midvaal	Gauteng
<b>Formal residential</b>	32.20%	50.19%	81.77%
<b>Informal residential</b>	0.00%	10.40%	11.18%
<b>Traditional residential</b>	0.00%	0.00%	0.93%
<b>Farms</b>	0.00%	5.50%	0.57%
<b>Parks and recreation</b>	0.00%	0.88%	0.02%
<b>Collective living quarters</b>	0.10%	0.21%	1.63%
<b>Industrial</b>	0.00%	1.45%	0.49%
<b>Small holdings</b>	67.71%	30.82%	2.20%
<b>Vacant</b>	0.00%	0.02%	0.02%
<b>Commercial</b>	0.00%	0.54%	1.19%

\* Percentage of total population

Source: Statistics South Africa, 2011

**Table 0-7 Households by dwelling type**

	<b>Ward 11</b>	<b>Midvaal</b>	<b>Gauteng</b>
<b>Caravan/tent</b>	0.29%	0.39%	0.07%
<b>Cluster house in complex</b>	0.14%	0.60%	2.18%
<b>Flat or apartment in a block of flats</b>	0.14%	0.93%	7.17%
<b>House/flat/room in backyard</b>	6.34%	2.59%	5.61%
<b>House or brick/concrete block structure on a separate stand or yard or on a farm</b>	79.83%	71.46%	59.04%
<b>Informal dwelling (shack; in backyard)</b>	2.74%	3.15%	7.82%
<b>Informal dwelling (shack; not in backyard; e.g. in an informal/squatter settlement or on a farm)</b>	2.88%	14.80%	11.10%
<b>Room/flatlet on a property or larger dwelling/servants quarters/granny flat</b>	5.62%	1.26%	1.15%
<b>Semi-detached house</b>	0.14%	2.18%	1.17%
<b>Townhouse (semi-detached house in a complex)</b>	0.00%	1.21%	3.52%
<b>Traditional dwelling/hut/structure made of traditional materials</b>	0.72%	0.50%	0.35%

\* Percentage of total population

Source: Statistics South Africa, 2011

**Table 0-8 Households by tenure status**

	<b>Ward 11</b>	<b>Midvaal</b>	<b>Gauteng</b>
<b>Occupied rent-free</b>	20.33%	29.31%	16.00%
<b>Other</b>	3.22%	3.67%	2.66%
<b>Owned and fully paid off</b>	31.81%	23.87%	27.88%
<b>Owned but not yet paid off</b>	17.73%	18.72%	16.41%
<b>Rented</b>	26.91%	24.44%	37.06%

\* Percentage of total population

Source: Statistics South Africa, 2011

According to Table 0-9, the 67.56% of the Ward 11 households have access to electricity for cooking, heating and lighting, which is higher than the MLM (56.12%), but lower than the average for Gauteng (72.56%). In terms of access to electricity, Ward 11 households have, on average, more access than other MLM households, but less than the average for households in Gauteng.

**Table 0-9 Households by energy use**



	Ward 11	Midvaal	Gauteng
Electricity for cooking	79.14%	71.93%	83.89%
Electricity for cooking-electricity for heating	67.80%	56.29%	72.76%
Electricity for cooking-electricity for heating-electricity for lighting	<b>67.56%</b>	<b>56.12%</b>	<b>72.56%</b>
Electricity for cooking-electricity for heating-no electricity for lighting	0.24%	0.17%	0.21%
Electricity for cooking-no electricity for heating	11.34%	15.65%	11.13%
Electricity for cooking-no electricity for heating-electricity for lighting	11.00%	15.21%	10.95%
Electricity for cooking-no electricity for heating-no electricity for lighting	0.34%	0.43%	0.17%
No electricity for cooking	20.86%	28.07%	16.11%
No electricity for cooking-electricity for heating	6.20%	2.84%	1.95%
No electricity for cooking-electricity for heating-electricity for lighting	6.01%	2.67%	1.85%
No electricity for cooking-electricity for heating-no electricity for lighting	0.19%	0.16%	0.10%
No electricity for cooking-no electricity for heating	14.66%	25.23%	14.16%
No electricity for cooking-no electricity for heating-electricity for lighting	5.81%	5.32%	2.04%
No electricity for cooking-no electricity for heating-no electricity for lighting	8.84%	19.91%	12.12%

\* Percentage of total population

Source: Statistics South Africa, 2011

According to Table 0-10, the majority of the Ward 11 households (76.82%) get their water from a regional/local water scheme operated by municipality or other water services provider. This is higher than the MLM on average but more than 15% less than the average in Gauteng. A large percentage (19.73%) of the Ward 11 still relies on a borehole as source of water, which is in line with the average for the MLM (18.89%).

**Table 0-10 Households by access to water**

	Ward 11	Midvaal	Gauteng
Borehole	19.73%	18.89%	1.99%
Dam/pool/stagnant water	0.00%	0.14%	0.15%
Rain water tank	0.01%	0.11%	0.14%
Regional/local water scheme (operated by municipality or other water services provider)	76.82%	74.46%	93.52%
River/stream	0.04%	0.06%	0.04%
Spring	0.31%	0.21%	0.11%
Water tanker	0.64%	3.15%	1.52%
Water vendor	0.18%	0.56%	0.45%

\* Percentage of total population

Source: Statistics South Africa, 2011

According to Table 0-11, the majority of the Ward 11 households (79.23%) get their refuse removed by the local authority/private company at least once a week, which is lower than the average for the MLM and Gauteng. A relatively large percentage of households (14.79%) still rely on their own refuse dump when disposing of refuse.



**Table 0-11 Households by refuse disposal**

	Ward 11	Midvaal	Gauteng
Communal refuse dump	1.48%	1.78%	1.52%
No rubbish disposal	1.24%	2.72%	1.88%
Own refuse dump	14.79%	10.25%	5.63%
Removed by local authority/private company at least once a week	79.23%	81.89%	88.58%
Removed by local authority/private company less often	0.80%	0.97%	1.31%

\* Percentage of total population

Source: Statistics South Africa, 2011

Table 0-12 indicates that the majority of the Ward 11 households (82.65%) have access to a flush toilet connected to sewerage system or septic tank, which is higher than the MLM (79.32%), but lower than the average for Gauteng (86.29%).

**Table 0-12 Households by toilet facilities**

	Ward 11	Midvaal	Gauteng
Bucket toilet	0.57%	1.74%	1.42%
Chemical toilet	1.69%	5.00%	0.98%
Flush toilet (connected to sewerage system)	43.14%	60.49%	84.11%
Flush toilet (with septic tank)	39.51%	18.84%	2.18%
None	3.36%	1.57%	0.93%
Pit toilet without ventilation	8.41%	8.75%	6.84%
Pit toilet with ventilation (VIP)	2.13%	1.27%	2.12%

\* Percentage of total population

Source: Statistics South Africa, 2011

### 1.3 Baseline economic information

In terms of economic indicators one can see from Table 0-13 that 35.73% of the Ward 11 population is employed (of those aged 15 years and older), which is lower than both the MLM (39.18%) and Gauteng (36.40%). MLM, on average does, however, show higher employment rates than Gauteng. From the Ward 11 population, 11.02% are unemployed, which is slightly higher than the MLM (9.05%). The majority of those who are employed within the Ward 11 are employed in the formal sector (23.85%), with a relatively larger percentage (8.20%) working in private households and the informal sector (4.45%) as compared to the other centres (Table 0-14). Table 0-15 indicates the comparison between sector of employment and enumeration type for Ward 11. The majority of persons working in the formal sector in Ward 11 reside on small holdings (16.46%) or in formal residential areas (7.39%), with the majority of persons working in private households residing on small holdings (6.78%).

**Table 0-13 Population by employment status**

	Ward 11	Midvaal	Gauteng
Discouraged work-seeker	1.60%	2.03%	2.42%
Employed	35.73%	39.18%	36.40%
Not applicable	27.62%	29.51%	28.04%
Other not economically active	24.03%	20.24%	20.12%
Unemployed	11.02%	9.05%	13.02%

\* Percentage of total population aged 15 years and older

Source: Statistics South Africa, 2011

**Table 0-14 Sector of employment**

	Ward 11	Midvaal	Gauteng
In the formal sector	23.85%	28.60%	28.47%
In the informal sector	4.45%	3.95%	3.31%
Private household	8.20%	6.52%	4.50%

\* Percentage of total population aged 15 years and older

Source: Statistics South Africa, 2011

**Table 0-15 Sector of employment by enumeration type**

	Ward 11		
	In the formal sector	In the informal sector	Private household
Formal residential	7.39%	1.44%	1.42%
Small holdings	16.46%	3.03%	6.78%

\* Percentage of total population

Source: Statistics South Africa, 2011

Table 0-16 indicates that the greater majority of employees (74.62%) within the Ward 11 earn between R 801 and R 25 600 per month, with most employees (16.44%) earning within the R 1 601 – R 3 200 income bracket.

**Table 0-16 Employees by monthly income**

	Ward 11	Midvaal	Gauteng
No income	8.94%	8.69%	7.65%
R 1 - R 400	2.15%	2.85%	2.68%
R 401 - R 800	3.48%	4.87%	4.36%
R 801 - R 1 600	14.88%	15.89%	11.74%
R 1 601 - R 3 200	16.44%	16.04%	19.52%
R 3 201 - R 6 400	14.80%	12.84%	15.92%
R 6 401 - R 12 800	15.31%	13.82%	13.23%
R 12 801 - R 25 600	13.20%	11.95%	11.00%
R 25 601 - R 51 200	4.72%	4.87%	5.61%
R 51 201 - R 102 400	0.74%	1.25%	2.01%
R 102 401 - R 204 800	0.08%	0.37%	0.58%
R 204 801 or more	0.12%	0.33%	0.41%

\* Percentage of total population aged 15 years and older

Source: Statistics South Africa, 2011

Education is often an indicator of the level of development and future economic opportunities within an area. It is clear from Table 0-17 that 76.41% of the Ward 11 population has completed Grade 8 or higher. A total of 49.79% of the Ward 11 population completed a level of Grade 12 or higher, which is only slightly higher (48.39%) than the average in Gauteng, but significantly higher (43.40%) than the average in the MLM.

**Table 0-17 Population by highest educational level**

	<b>Ward 11</b>	<b>Midvaal</b>	<b>Gauteng</b>
<b>Grade 0</b>	0.18%	0.23%	0.26%
<b>Grade 1 / Sub A</b>	0.48%	0.75%	0.41%
<b>Grade 2 / Sub B</b>	0.59%	0.93%	0.66%
<b>Grade 3 / Std 1/ABET 1Kha Ri Gude;SANLI</b>	1.07%	1.26%	0.91%
<b>Grade 4 / Std 2</b>	1.01%	1.57%	1.30%
<b>Grade 5 / Std 3/ABET 2</b>	1.54%	1.92%	1.67%
<b>Grade 6 / Std 4</b>	1.96%	2.16%	2.06%
<b>Grade 7 / Std 5/ ABET 3</b>	2.97%	3.68%	3.29%
<b>Grade 8 / Std 6 / Form 1</b>	5.64%	6.23%	6.15%
<b>Grade 9 / Std 7 / Form 2/ ABET 4</b>	4.10%	4.96%	4.45%
<b>Grade 10 / Std 8 / Form 3</b>	8.67%	12.02%	9.08%
<b>Grade 11 / Std 9 / Form 4</b>	8.20%	8.79%	11.29%
<b>Grade 12 / Std 10 / Form 5</b>	35.59%	31.56%	33.56%
<b>Certificate with Grade 12 / Std 10</b>	1.66%	1.45%	2.37%
<b>Certificate with less than Grade 12 / Std 10</b>	0.24%	0.24%	0.30%
<b>Diploma with Grade 12 / Std 10</b>	2.38%	2.69%	3.32%
<b>Diploma with less than Grade 12 / Std 10</b>	0.24%	0.39%	0.36%
<b>Higher Diploma</b>	5.82%	3.39%	3.34%
<b>Bachelors Degree</b>	2.67%	2.21%	3.04%
<b>Bachelors Degree and Post graduate Diploma</b>	0.65%	0.89%	0.98%
<b>Higher Degree Masters / PhD</b>	0.53%	0.59%	1.13%

\* Percentage of total population

Source: Statistics South Africa, 2011

**10. CULTURAL/HISTORICAL FEATURES**

Please be advised that if section 38 of the National Heritage Resources Act 25 of 1999 is applicable to your proposal or alternatives, then you are requested to furnish this Department with written comment from the South African Heritage Resource Agency (SAHRA) – Attach comment in appropriate annexure

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-
- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
  - (b) the construction of a bridge or similar structure exceeding 50m in length;
  - (c) any development or other activity which will change the character of a site-
    - (i) exceeding 5 000 m<sup>2</sup> in extent; or
    - (ii) involving three or more existing erven or subdivisions thereof; or
    - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
    - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
  - (d) the re-zoning of a site exceeding 10 000 m<sup>2</sup> in extent; or
  - (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

Are there any signs of culturally (aesthetic, social, spiritual, environmental) or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20 m) to the site?

		<b>NO</b>
--	--	-----------

If YES, explain:

--

If uncertain, the Department may request that specialist input be provided to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist if one was already appointed:

<p>A Phase 1 Heritage Impact Assessment for the proposed development of a Retirement Village on the larger farm portion of 152ha (Portion 174 of the farm Faraosfontein 372IQ) was conducted in 2012.</p> <p>In 2016 the footprint was reduced to less than 20ha which formed part of the original study area. No heritage sites were found in the area during 2012, and it is highly unlikely that this will be any different in 2016. It was therefore recommended by the Heritage Specialist that a Letter of Exemption from a full HIA be drafted, based on the 2012 assessment and findings, and submitted to SAHRA for comments. It should also be mentioned that the 2012 HIA Report (APAC012/13) was submitted to SAHRA in November 2012.</p> <p>From a Heritage perspective therefore, there should be no objection to the proposed development taking place. Therefore, from a Cultural Heritage perspective, the development should be allowed to continue without the required Full Phase 1 HIA. A Letter of Exemption for the Full HIA will be submitted to SAHRA in this regard. The Draft BAR and Annexures were submitted to SAHRA for comment (Refer to Public Participation Annexures)</p>
--

Will any building or structure older than 60 years be affected in any way?  
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?

	<b>NO</b>
	<b>NO</b>

If yes, please attached the comments from SAHRA in the appropriate Appendix

## SECTION C: PUBLIC PARTICIPATION (SECTION 41)

### 1. THE ENVIRONMENTAL ASSESSMENT PRACTITIONER MUST CONDUCT PUBLIC PARTICIPATION PROCESS IN ACCORDANCE WITH THE REQUIREMENT OF THE EIA REGULATIONS, 2014.

#### 2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.

Was the draft report submitted to the local authority for comment?

YES

If yes, has any comments been received from the local authority?

NO

If "YES", briefly describe the comment below (also attach any correspondence to and from the local authority to this application):

If "NO" briefly explain why no comments have been received or why the report was not submitted if that is the case.

Reports were submitted to the Midvaal Council for comment; but no comment has been received to date. However as part of the township application process; comments must be sourced from the Local Municipality before the township can be declared.

#### 3. CONSULTATION WITH OTHER STAKEHOLDERS

Any stakeholder that has a direct interest in the activity, site or property, such as servitude holders and service providers, should be informed of the application at least **thirty (30) calendar days** before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders?

YES

If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

Sixteen (16) registration and comment sheets were received during the Public Participation Process. Most of the comments were in favour of the development. The following was also received:

**Randwater** confirmed that their services are not affected

**Gautrans** noted that the development is within 500m of a road reserve (The K-57) and there for a new Section 7 Report must be submitted to Gautrans for comment. A wayleave application must also be lodged by the developer if the road is to be affected. The road reserve is located at the back (south) of the development. The development and Traffic Engineer has confirmed that such application will be lodged if necessary.

If "NO" briefly explain why no comments have been received

N/A

#### 4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation process is adequate and must determine whether a public meeting or any other additional measure is

appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees and ratepayers associations. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was flawed.

The EAP must record all comments and respond to each comment of the public/ interested and affected party before the application report is submitted. The comments and responses must be captured in a Comments and Responses Report as prescribed in the regulations and be attached to this application.

## **5. APPENDICES FOR PUBLIC PARTICIPATION**

All public participation information is to be attached in the appropriate Appendix. The information in this Appendix is to be ordered as detailed below:

Appendix 1 – Proof of site notice

Appendix 2 – Written notices issued as required in terms of the regulations

Appendix 3 – Proof of newspaper advertisements

Appendix 4 – Communications to and from interested and affected parties

Appendix 5 – Minutes of any public and/or stakeholder meetings

Appendix 6 - Comments and Responses Report

Appendix 7 –Comments from I&APs on Basic Assessment (BA) Report

Appendix 8 –Comments from I&APs on amendments to the BA Report

Appendix 9 – Copy of the register of I&Aps

## SECTION D: RESOURCE USE AND PROCESS DETAILS

**Note:** Section D is to be completed for the proposal and alternative(s) (if necessary)

### Instructions for completion of Section D for alternatives

- 1) For each alternative under investigation, where such alternatives will have different resource and process details (e.g. technology alternative), the entire Section D needs to be completed
- 4) Each alternative needs to be clearly indicated in the box below
- 5) Attach the above documents in a chronological order

Section D has been duplicated for  alternatives (complete only when appropriate) times

Section D Alternative No.  (complete only when appropriate for above)

## 1. WASTE, EFFLUENT, AND EMISSION MANAGEMENT

### Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase? 

YES	<input checked="" type="checkbox"/>
If yes, what estimated quantity will be produced per month?	176,75 m <sup>3</sup>

How will the construction solid waste be disposed of (describe)?

**All construction waste will be collected in skips on site and disposed of at a registered landfill site.**

Where will the construction solid waste be disposed of (describe)?

**All construction waste will be collected in skips on site and disposed of at a registered landfill site.**

Will the activity produce solid waste during its operational phase? 

YES	<input checked="" type="checkbox"/>
If yes, what estimated quantity will be produced per month?	22,1 m <sup>3</sup>

How will the solid waste be disposed of (describe)?

**Normal household waste that will be serviced by the local municipality**

Has the municipality or relevant service provider confirmed that sufficient air space exists for treating/disposing of the solid waste to be generated by this activity? 

<input checked="" type="checkbox"/>	NO
-------------------------------------	----

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

**N/A**

**Note:** If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation? 

<input checked="" type="checkbox"/>	NO
-------------------------------------	----

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility? 

	NO
--	----

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Describe the measures, if any, that will be taken to ensure the optimal reuse or recycling of materials:

**During construction, waste will be separated at source and disposed of at relevant suitably licensed facilities. Waste should be separated into recyclable and non-recyclable materials and distributed for recycling where applicable.**

**Liquid effluent (other than domestic sewage)**

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system? 

	NO
--	----

If yes, what estimated quantity will be produced per month? 

m <sup>3</sup>
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If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity(ies)? 

YES	NO
-----	----

Will the activity produce any effluent that will be treated and/or disposed of on site? 

	NO
--	----

If yes, what estimated quantity will be produced per month? 

m <sup>3</sup>
----------------

If yes describe the nature of the effluent and how it will be disposed.  

<b>N/A</b>
------------

Note that if effluent is to be treated or disposed on site the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA

Will the activity produce effluent that will be treated and/or disposed of at another facility? 

	NO
--	----

If yes, provide the particulars of the facility:

Facility name:		
Contact person:		
Postal address:		
Postal code:		
Telephone:	Cell:	
E-mail:	Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:  

<b>N/A</b>
------------

**Liquid effluent (domestic sewage)**

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system? 

	NO
--	----

If yes, what estimated quantity will be produced per month? 

--

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity(ies)? 

	NO
--	----

Will the activity produce any effluent that will be treated and/or disposed of on site? 

YES	
-----	--

If yes describe how it will be treated and disposed off.



An self-contained sewage treatment container plant will be installed on site to treat sewerage (estimated volume to be treated is 160m<sup>3</sup> per day)

### Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>NO</b>
-------------------------------------	--------------------------	-----------

If yes, is it controlled by any legislation of any sphere of government?

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

N/A

## 2. WATER USE

Indicate the source(s) of water that will be used for the activity:

<b>Municipal</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate

the volume that will be extracted per month:

liters

If Yes, please attach proof of assurance of water supply, e.g. yield of borehole, in the appropriate Appendix

Does the activity require a water use permit from the Department of Water Affairs?

<b>YES</b>	<input checked="" type="checkbox"/>
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If yes, list the permits required

**Water Use License (for the treatment on-site treatment package plant)**

If yes, have you applied for the water use permit(s)?

<input checked="" type="checkbox"/>	<b>NO</b>
-------------------------------------	-----------

If yes, have you received approval(s)? (attached in appropriate appendix)

<b>YES</b>	<input type="checkbox"/>	<b>NO</b>	<input type="checkbox"/>
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## 3. POWER SUPPLY

Please indicate the source of power supply eg. Municipality / Eskom / Renewable energy source

**ESKOM**

If power supply is not available, where will power be sourced from?

## 4. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

**The proposed Walkerville Village Mews is aimed at sustainable living. Energy Efficient Design Principles are thus to be followed.**

- **Electricity:**

*The use of Solar Panels, Solar Geysers, Gas Stoves; Heat Pumps; Street and Security Lighting with individual solar panels; LED lightning.*

- **Water:**

*Grey water systems  
Possible black water systems  
Use of attenuation facilities*

- **Building:**

- *Energy Efficient ways of construction via insulation, glazing, shutters etc*
- *Use of building material originating from sensitive environmental resources should be minimised, e.g. no tropical hardwood may be used.*
- *Building material should be legally obtained by the supplier, e.g. wood must have been legally harvested, sand should be obtained only from legal borrow pits and from commercial sources.*
- *Building material that can be recycled/ reused should be used rather than building material that cannot.*
- *Use highly durable material for part of the building that is unlikely to be changed during the life of the buildings (unlikely to change due to e.g. renovation, fashion, changes in family life cycle) is highly recommended*

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

**As above**

## SECTION E: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts as well as the impacts of not implementing the activity (Section 24(4)(b)(i)).

### 1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

Sixteen (16) registration and comment sheets were received during the Public Participation Process. Most of the comments were in favour of the development. The following was also received:

**Randwater** confirmed that their services are not affected

**Gautrans** noted that the development is within 500m of a road reserve (The K-57) and there for a new Section 7 Report must be submitted to Gautrans for comment. A wayleave application must also be lodged by the developer if the road is to be affected. The road reserve is located at the back (south) of the development. The development and Traffic Engineer has confirmed that such application will be lodged if necessary.

Summary of response from the practitioner to the issues raised by the interested and affected parties (including the manner in which the public comments are incorporated or why they were not included)

(A full response must be provided in the Comments and Response Report that must be attached to this report):

**The Comments and Responses Report (CRR) is attached as Appendix 6**

### 2. IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION AND OPERATIONAL PHASE

Briefly describe the methodology utilised in the rating of significance of impacts:

#### IMPACT IDENTIFICATION AND ASSESSMENT

The environmental impacts that were identified have been quantified and the significance of the impacts assessed according to the criteria set out below. The EAP also made a clear statement, identifying the environmental impacts of the construction, operation and management of the proposed development. Each impact was assessed and rated. The assessment of the data was based on accepted scientific techniques.

#### Assessment Procedure: Proposed Impact Assessment Methodology

For the purpose of assessing impacts of the proposed project has been divided into the following two phases:

<b>Construction Phase:</b>	All the construction related activities on site, until the contractor leaves the site.
<b>Operational Phase:</b>	All activities, including the operation and maintenance of the proposed development.

The activities arising from each of these phases were included in the impact assessment tables. This was done in order to identify activities that require certain environmental management actions to mitigate the impacts arising from them. The assessment of the impacts were conducted according to a synthesis of criteria as set out below:

<b>Extent</b> The physical and spatial scale of the impact.	Footprint	The impacted area extends only as far as the activity, such as footprint occurring within the total site area.
	Site	The impact could affect the whole, or a significant portion of the site.
	Regional	The impact could affect the area including the neighbouring farms, the transport routes and the adjoining towns.
	National	The impact could have an effect that expands throughout the country (South Africa).
	International	Where the impact has international ramifications that extend beyond the boundaries of South Africa.
<b>Duration</b> The lifetime of the impact, that is measured in relation to the lifetime of the proposed development.	Short Term	The impact will either disappear with mitigation or will be mitigated through a natural process in a period shorter than that of the construction phase.
	Short-Medium Term	The impact will be relevant through to the end of a construction phase.
	Medium Term	The impact will last up to the end of the development phases, where after it will be entirely negated.
	Long Term	The impact will continue or last for the entire operational lifetime of the development, but will be mitigated by direct human action or by natural processes thereafter.
	Permanent	This is the only class of impact, which will be non-transitory. Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient.
<b>Intensity</b> Is the impact destructive or benign, does it destroy the impacted environment, alters its functioning, or slightly alter the environment itself?	Low	The impact alters the affected environment in such a way that the natural processes or functions are not affected.
	Medium	The affected environment is altered, but functions and processes continue, albeit in a modified way.
	High	Function or process of the affected environment is disturbed to the extent where it temporarily or permanently ceases.
<b>Probability</b> The likelihood of the impacts actually occurring. The impact may occur for any length of time during the life cycle of the activity, and not at any given time.	Improbable	The possibility of the impact occurring is none, due either to the circumstances, design or experience. The chance of this impact occurring is zero (0%).
	Possible	The possibility of the impact occurring is very low, due either to the circumstances, design or experience. The chances of this impact occurring is defined as 25%.
	Likely	There is a possibility that the impact will occur to the extent that provisions must therefore be made. The chances of this impact occurring is defined as 50%.
	Highly Likely	It is most likely that the impacts will occur at some stage of the development. Plans must be drawn up before carrying out the activity. The chances of this impact occurring is

		defined as 75%.
	Definite	The impact will take place regardless of any prevention plans, and only mitigation actions or contingency plans to contain the effect can be relied on. The chance of this impact occurring is defined as 100%.

**Mitigation** – The impacts that are generated by the development can be minimised if measures are implemented in order to reduce the impacts. These measures ensure that the development considers the environment and the predicted impacts in order to minimise impacts and achieve sustainable development.

**Determination of Significance – Without Mitigation** – Significance is determined through a synthesis of impact characteristics as described in the above paragraphs. It provides an indication of the importance of the impact in terms of both tangible and intangible characteristics. The significance of the impact “without mitigation” is the prime determinant of the nature and degree of mitigation required. Where the impact is positive, significance is noted as “positive”. Significance will be rated on the following scale:

No significance: The impact is not substantial and does not require any mitigation action;

Low: The impact is of little importance, but may require limited mitigation;

Medium: The impact is of importance and is therefore considered to have a negative impact. Mitigation is required to reduce the negative impacts to acceptable levels; and

High: The impact is of major importance. Failure to mitigate, with the objective of reducing the impact to acceptable levels, could render the entire development option or entire project proposal unacceptable. Mitigation is therefore essential.

**Determination of Significance – With Mitigation** – Determination of significance refers to the foreseeable significance of the impact after the successful implementation of the necessary mitigation measures. Significance with mitigation will be rated on the following scale:

No significance: The impact will be mitigated to the point where it is regarded as insubstantial;

Low: The impact will be mitigated to the point where it is of limited importance;

Low to medium: The impact is of importance, however, through the implementation of the correct mitigation measures such potential impacts can be reduced to acceptable levels;

Medium: Notwithstanding the successful implementation of the mitigation measures, to reduce the negative impacts to acceptable levels, the negative impact will remain of significance. However, taken within the overall context of the project, the persistent impact does not constitute a fatal flaw;

Medium to high: The impact is of major importance but through the implementation of the correct mitigation measures, the negative impacts will be reduced to acceptable levels; and

High: The impact is of major importance. Mitigation of the impact is not possible on a cost-effective basis. The impact is regarded as high importance and taken within the overall context of the project, is regarded as a fatal flaw. An impact regarded as high significance, after mitigation could render the entire development option or entire project proposal unacceptable.

**Assessment Weighting** – Each aspect within an impact description was assigned a series of quantitative criteria. Such criteria are likely to differ during the different stages of the project’s life cycle. In order to establish a defined base upon which it becomes feasible to make an informed decision, it will be necessary to weigh and rank all the identified criteria.

**Ranking, Weighting and Scaling** – For each impact under scrutiny, a scaled weighting factor will be attached to each respective impact. The purpose of assigning such weightings serve to highlight those aspects considered the most critical to the various stakeholders and ensure that each

specialist's element of bias is taken into account. The weighting factor also provides a means whereby the impact assessor can successfully deal with the complexities that exist between the different impacts and associated aspect criteria.

Simply, such a weighting factor is indicative of the importance of the impact in terms of the potential effect that it could have on the surrounding environment. Therefore, the aspects considered to have a relatively high value will score a relatively higher weighting than that which is of lower importance (Refer to the Figure below).

**Description of bio-physical assessment parameters with its respective weighting**

Extent	Duration	Intensity	Probability	Weighting Factor (WF)	Significance Rating (SR)	Mitigation Efficiency (ME)	Significance Following Mitigation (SFM)
Footprint 1	Short term 1	Low 1	Probable 1	Low 1	Low 0-19	High 0,2	Low 0-19
Site 2	Short to medium 2	Low to medium 2	Possible 2	Low to medium 2	Low to medium 20-39	Medium to high 0,4	Low to medium 20-39
Regional 3	Medium term 3	Medium 3	Likely 3	Medium 3	Medium 40-59	Medium 0,6	Medium 40-59
National 4	Long term 4	High 4	Highly Likely 4	Medium to high 4	Medium to high 60-79	Low to medium 0,8	Medium to high 60-79
International 5	Permanent 5	High 5	Definite 5	High 5	High 80-100	Low 1,0	High 80-100

**Identifying the Potential Impacts Without Mitigation Measures (WOM)** – Following the assignment of the necessary weights to the respective aspects, criteria are summed and multiplied by their assigned weightings, resulting in a value for each impact (prior to the implementation of mitigation measures).

**Equation 1:** Significance Rating (WOM) = (Extent + Intensity + Duration + Probability) x Weighting Factor

**Identifying the Potential Impacts With Mitigation Measures (WM)** – In order to gain a comprehensive understanding of the overall significance of the impact, after implementation of the mitigation measures, it will be necessary to re-evaluate the impact.

**Mitigation Efficiency (ME)** – The most effective means of deriving a quantitative value of mitigated impacts is to assign each significance-rating value (WOM) a mitigation effectiveness (ME) rating. The allocation of such a rating is a measure of the efficiency and effectiveness, as identified through professional experience and empirical evidence of how effectively the proposed mitigation measures will manage the impact.

Thus, the lower the assigned value the greater the effectiveness of the proposed mitigation measures and subsequently, the lower the impacts with mitigation.

**Equation 2:** Significance Rating (WM) = Significance Rating (WOM) x Mitigation Efficiency  
Or WM = WOM x ME

**Significance Following Mitigation (SFM)** – The significance of the impact after the mitigation measures are taken into consideration. The efficiency of the mitigation measure determines the significance of the impact. The level of impact will, therefore, be seen in its entirety with all considerations taken into account.



### **Mitigation Measures**

Mitigation measures were recommended in order to enhance benefits and minimise negative impacts and address the following:

- Mitigation objectives: what level of mitigation must be aimed at: For each identified impact, the specialist must provide mitigation objectives (tolerance limits) which would result in a measurable reduction in impact. Where limited knowledge or expertise exists on such tolerance limits, the specialist must make an “educated guess” based on his/ her professional experience;
- Recommended mitigation measures: For each impact the specialist must recommend practicable mitigation actions that can measurably affect the significance rating. The specialist must also identify management actions, which could enhance the condition of the environment. Where no mitigation is considered feasible, this must be stated and reasons provided;
- Effectiveness of mitigation measures: The specialist must provide quantifiable standards (performance criteria) for reviewing or tracking the effectiveness of the proposed mitigation actions, where possible; and
- Recommended monitoring and evaluation programme: The specialist is required to recommend an appropriate monitoring and review programme, which can track the efficacy of the mitigation objectives. Each environmental impact is to be assessed before and after mitigation measures have been implemented. The management objectives, design standards, etc., which, if achieved, can eliminate, minimise or enhance potential impacts or benefits. National standards or criteria are examples, which can be stated as mitigation objectives.

### **Approach to the Assessment of Cumulative Impacts**

Cumulative impacts can arise from one or more activities. A cumulative impact may result in an additive impact i.e. where it adds to the impact which is caused by other similar impacts or an interactive impact i.e. where a cumulative impact is caused by different impacts that combine to form a new kind of impact. Interactive impacts may be either countervailing (the net adverse cumulative impact is less than the sum of the individual impacts) or synergistic (the net adverse cumulative impact is greater than the sum of the individual impacts). Possible cumulative impacts of the development were evaluated.

### **Steps in Assessing Cumulative Impacts**

Three (3) general steps, which are discussed below, were utilised in the assessment of cumulative impacts.

#### **Determining the Extent of Cumulative Impacts**

To initiate the process of assessing cumulative impacts, it is necessary to determine what the extent of potential cumulative impacts will be. This will be done by adopting the following approach:

- Identify potentially significant cumulative impacts associated with the proposed activity;
- Establish the geographic scope of the assessment;
- Identify other activities affecting the environmental resources of the area; and
- Define the goals of the assessment.

#### **Describing the Affected Environment**

The following approach was used for the compilation of a description of the environment:

- Characterise the identified external environmental resources in terms of their response to change and capacity to withstand stress;
- Characterise the stresses affecting these environmental resources and their relation to regulatory thresholds; and
- Define a baseline condition that provides a measuring point for the environmental resources that will be impacted on.

### **Assessment of Cumulative Impacts**

The general methodology which was used for the assessment of cumulative impacts comprised of the following:

- An identification of the important cause-and-impact relationships between proposed activity and the environmental resources;
- A determination of the magnitude and significance of cumulative impacts; and
- The modification, or addition, of alternatives to avoid, minimize or mitigate significant cumulative impacts.

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the construction phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

\***SBM** = Significance Before Mitigation

\***SAM** = Significance After Mitigation

<b>Development of a retirement village and associated infrastructure measuring almost 20 ha on Portion 174 (of 29) of the farm Farosfontein 372-IQ in Walkerville, Midvaal Local Municipality (MLM).</b>
<b>IDENTIFIED IMPACTS (SAME FOR ALTERNATIVE 1 AND 2)</b>
<b>CONSTRUCTION PHASE IMPACTS</b>
Impact on the local biodiversity due to the clearance of vegetation (-)
Noise disturbance and dust creation (-)
Temporary job creation (+)
<b>OPERATIONAL PHASE IMPACTS</b>
Increased surface water run-off from impermeable surfaces (roofs and paving) which will increase the potential of soil erosion (-)
Potential impacts on surface and groundwater due to the on-site treatment plant (-)
Permanent job creation and skills transfer (+)
Creation of housing and facilities for retirees (+)
Creation of taxable land portion for the local municipality (+)
Increased Traffic volumes (-)
<b>CUMULATIVE IMPACTS</b>
Transformation of vacant land to a usable land portion (+)
Creation of housing within the Midvaal Local Municipality (+)

**No-Go Alternative**

This option assumes that a conservative approach would ensure that the environment is not impacted upon any more than is currently the case. It is important to state that this assessment is informed by the current condition of the area. Should the Competent Authority decline the application, the 'No-Go' option will be followed and the status quo of the site will remain.

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the construction phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.



**Proposed Activity:**  
**Development of a retirement village and associated infrastructure measuring almost 20 ha on Portion 174 (of 29) of the farm Faroasfontein 372-IQ in Walkerville, Midvaal Local Municipality (MLM).**

**IDENTIFIED IMPACTS - CONSTRUCTION PHASE:**

**1) Impact on the local biodiversity due to the clearance of vegetation (-)**

Impact source(s)	Vegetation clearance for construction	Status	Negative
Nature of impact	Floral species will be lost and faunal species will be disturbed		
Magnitude	Extent	Site – 2	
	Intensity	Medium – 3	
	Duration	Permanent – 5	
	Probability	Likely – 3	
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (2 + 3 + 5 + 3) x 5 = 65	Medium - High
	With mitigation	WOM x ME = WM 65 x 0.4 = 26	Low

**Mitigation Measures and Recommendations:**

- The Biodiversity Report has indicated the highly sensitive areas on site based on the ecological assessment. This area has been considered in the development layout and will be zoned as Private Open Space which will limit activity within this area.
- The single red data plant species (Declining *Hypoxis* and the three provincially protected plant species (*Aloe bergiana*, *Crinum graminicola* and *Gladiolus crassifolius*) which occur within the Rocky Grassland on the site, will thus be preserved *in-situ*
- The Private Open Space must be demarcated prior to construction commencing on site.
- Erosion control measures must be implemented.
- Remove all alien trees on the site and control invasive plant species.
- Use indigenous grass and seed for rehabilitation and all garden development.
- Avoid the planting of exotic plant species
- If giant bullfrog, coppery grass lizard and striped harlequin snake individuals or any herpetological species are encountered or exposed during the construction phase, they should be removed and relocated to natural areas in the vicinity. This remediation requires the employment of a herpetologist to oversee the removal of any herpetofauna during the initial ground-clearing phase of construction (i.e. initial ground-breaking by earthmoving equipment).
- The contractor must ensure that no herpetofauna species are disturbed, trapped, hunted or killed during the construction phase. Any herpetofauna that are inadvertently killed during earthmoving operations should be preserved as museum voucher specimens. Conservation-orientated clauses should be built into contracts for construction personnel, complete with penalty clauses for non-compliance.
- When holes are dug, construction must be completed quickly, otherwise the holes may act as a death trap for herpetofauna.

- During the construction phase there will be increased surface water runoff and a decreased water quality (with increased silt load and pollution). Completing construction during the winter months would help mitigate the environmental impact.

### Significance of the impact

The significance of this impact is regarded as Medium - High without mitigation; however, if the impact is mitigated the significance will be reduced to **LOW**.

### 2) Noise disturbance and dust creation (-)

Impact source(s)	Transportation vehicles travelling over exposed surfaces, earthworks and the wind, and construction activities	Status	Negative
Nature of impact	Increased levels of ambient dust and noise		
Magnitude	Extent	Regional – 3	
	Intensity	High – 5	
	Duration	Medium term – 3	
	Probability	Highly likely - 4	
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 5 + 3 + 4) x 4 = 60	Medium - High
	With mitigation	WOM x ME = WM 60 x 0.6 = 36	Low - Medium

### Mitigation Measures:

- All vehicles that will be making deliveries or picking up material should adhere to speed limits on domestic roads.
- Pick-ups and deliveries should be restricted to working hours (8:00 to 17:00).
- All on-site equipment must be kept in good working order.
- Exposed soils (including stockpiles) must be made wet to lessen the soil blown by winds that will result in dust.
- Stockpiles must not exceed more than 2m in height.
- Stockpiles must not be stored for excessively long periods. If it is found that a stockpile will be stored for long periods then it must not exceed a vertical horizontal ratio or 1:1,5m to prevent compaction.
- Any stockpile stored for long periods must be retained in a bermed area.
- Stockpiles must be covered during excessively windy conditions.
- All recommendations made by the geotechnical engineer must be implemented during the construction phase, and/or where applicable.
- All vehicles transporting materials that can be blown off (i.e. soil and rubble) must be covered with a tarpaulin, and speed limits of 20km/h should be adhered to;

### Significance of the impact

Due to the nature of the impact, the significance of this impact without mitigation is regarded as Medium - High without mitigation; however, if the impact is mitigated the significance will be reduced to **Low - Medium**.

### 3) Temporary job creation

Impact source(s)	The construction of the Walkerville village mews	Status	Positive
Nature of impact	Temporary jobs will arise due to the construction of the proposed development		
Magnitude	Extent	Regional – 3	
	Intensity	Medium – 3	
	Duration	Medium term – 3	
	Probability	Definite – 5	
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 3 + 3 + 5) x 5 = 70	Medium - High

	With mitigation	Not applicable as this is a positive impact	
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**Recommendations:**

- Recruit and train local residents to supply unskilled labour during construction.
- Stakeholders should be mutually accountable for increased opportunities regarding skills and competency development (general education and technical training).
- Training should be concentrated on skills that can be readily transferred to other employment opportunities in the local area to avoid persons with trained skills leaving the area for work elsewhere.
- Skills development opportunities should be granted to community members and local job seekers, where needed.
- Project contracts between the applicant and the specialist contractor should stipulate the use of local labour for unskilled and semi-skilled positions and tasks.
- Ensure that local businesses, especially those of Historically Disadvantaged Individuals (HDI), women and of SMMEs get allocated the maximum appropriate share of project related business opportunities.
- Ensure that the Labour Relations Amendment Act, 2002 (Act No. 12 of 2002) as well as the necessary policies and procedures are taken into consideration to ensure the correct procurement procedures.

**Significance of the impact**

Due to the nature of the impact, the significance of this impact with or without mitigation is regarded to be Medium - High.

**IDENTIFIED IMPACTS – OPERATIONAL PHASE**

**1) Potential impacts of increased surface water run-off from impermeable surfaces (roofs and paving) which will increase the potential of soil erosion.**

Impact source(s)	Increase in impermeable surfaces (roofs and paving)	Status	Negative
Nature of impact	The storm water volume and velocity will increase which may result in an increase of soil erosion at the discharge point(s)		
Magnitude	Extent	Regional – 3	
	Intensity	High – 5	
	Duration	Long Term– 4	
	Probability	Highly likely – 4	
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 5 + 4 + 4) x 4 = 64	Medium - High
	With mitigation	WOM x ME = WM 64 x 0.4 = 25.6	Low-Medium

**Mitigation Measures:**

- Vegetate areas in the development footprint as much as possible to avoid sheet flow
- A site specific storm water management plan should be implemented.
- Provision must be made for an on-site attenuation facilities of suitable capacity in order to attenuate stormwater runoff which will reduce the volume and velocity at discharge points
- Attenuation facilities should be well maintained and regularly inspected for effectiveness, especially after periods of heavy rainfall

**Significance of the impact**

Due to the nature of the impact, the significance of this impact without mitigation, is regarded to be Medium – High as large areas of vegetation will be cleared to make way for paved areas.

Implementation of the mitigation measures will decrease the significance of the impact to **Low-Medium**.

## 2) Potential impacts on surface and groundwater due to the on-site treatment plant (-)

Impact source(s)	Operation of onsite treatment plant	Status	Negative
Nature of impact	Inadequate maintenance and inefficient operation of the plant could lead to contaminated water entering the natural system (via surface and groundwater)		
Magnitude	Extent	Regional – 3	
	Intensity	High – 5	
	Duration	Long Term– 4	
	Probability	Possible – 2	
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 5 + 4 + 2) x 3 = 42	Medium
	With mitigation	WOM x ME = WM 42 x 0.4 = 16.8	Low

### **Mitigation Measures:**

- The treatment plant should be suitable for the volume of sewerage to be treated and the final effluent quality should comply with DWS's minimum standards
- The treatment plant and associated infrastructure (pipes) should be inspected regularly for leaks and maintained according to the manufacturers requirements
- Final effluent should be tested/monitored every 3 months to ensure effectiveness
- A site specific storm water management plan should be implemented.
- All license conditions stipulated by the DWS must be adhered to

### **Significance of the impact**

Due to the nature of the impact, the significance of this impact without mitigation is regarded as Medium. However should the appropriate mitigation measures be implemented, the impact can be reduced to a Low Significance.

## 3) Increased Traffic volumes (-)

Impact source(s)	The operational phase of the development	Status	Negative
Nature of impact	The development is expected to generate +/- 400 peak hour trips as a worst Case (refer to Traffic Study).		
Magnitude	Extent	Regional – 3	
	Intensity	High– 5	
	Duration	Long term – 4	
	Probability	Definite – 5	
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 5 + 4 + 5) x 3 = 51	Medium
	With mitigation	WOM x ME = WM 51 x 0.8 = 40.8	Medium

### **Mitigation Measures:**

The following is proposed by the Traffic Engineer:

- *Minibus-taxi and bus lay-bys at the intersection along the R82.*

### **Significance of the impact**

Due to the nature of the impact, the significance of this impact with or without mitigation is regarded as Medium. The nature of the development (retirement housing) which will house members of the community that are not part of the active workforce of the area, lessens the traffic impact.

#### 4) Permanent job creation and Skills Transfer

Impact source(s)	The operational phase of the development		Status	Positive
Nature of impact	More permanent jobs created in the Walkerville Area. The expected current value of the employment opportunities during the first 10 years is R50MIL			
Magnitude	Extent	Regional – 3		
	Intensity	High– 5		
	Duration	Long term – 4		
	Probability	Definite – 5		
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 5 + 4 + 5) x 5 = 70		High
	With mitigation	Not applicable as this is a positive impact		

#### **Recommendations:**

- Recruit and train local residents to supply unskilled labour during construction and operations
- Skills development opportunities should be granted to community members and local job seekers, where needed.
- Project contracts between the applicant and the specialist contractor should stipulate the use of local labour for unskilled and semi-skilled positions and tasks.
- Ensure that local businesses, especially those of Historically Disadvantaged Individuals (HDI), women and of SMMEs get allocated the maximum appropriate share of project related business opportunities.
- Ensure that the Labour Relations Amendment Act, 2002 (Act No. 12 of 2002) as well as the necessary policies and procedures are taken into consideration to ensure the correct procurement procedures.

#### **Significance of the impact**

Due to the nature of the impact, the significance of this impact with or without mitigation is regarded to be **High**.

#### 5) Creation of housing and adequate care facilities for retirees (+)

Impact source(s)	Housing and Care Facility options		Status	Positive
Nature of impact	More housing and adequate care (including frail care) facilities for retirees			
Magnitude	Extent	Regional – 3		
	Intensity	High– 5		
	Duration	Long term – 4		
	Probability	Definite – 5		
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 5 + 4 + 5) x 5 = 70		High
	With mitigation	Not applicable as this is a positive impact		

#### **Recommendations:**

- Create sustainable living solutions for the elderly
- Secure safety
- The creation of green living spaces within the development must be prioritised.

#### 6) Creation of taxable land portion for the local municipality (+)

Impact source(s)	Transformation of property		Status	Positive
Nature of impact	Transformation of property			
Magnitude	Extent	Regional – 3		
	Intensity	Medium - 3		

	Duration	Long term – 4	
	Probability	Definite – 5	
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 3+ 4 + 5) x 4 = 60	Medium High
	With mitigation	Not applicable as this is a positive impact	

No recommendations/mitigation is proposed

**Alternative 1 (REPEAT THIS TABLE FOR EACH ALTERNATIVE)- SEE ABOVE**

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented

**No Go**

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix. **(SEE ANNEXURE G)**

- **Geotechnical Report (Africa Exposed – 2013)**
- **Phase 1 Heritage Impact Assessment (APAC - 2012 and 2016)**
- **Wetland Delineation Study (Eviroguard Ecological Services – 2016)**
- **Biodiversity Report (EcoAgent – 2016)**
- **Traffic Impact Study (Route 2 – Transport Strategies -2015)**
- **Engineering Services Report (Kantey and Templer - 2016)**

Describe any gaps in knowledge or assumptions made in the assessment of the environment and the impacts associated with the proposed development.

N/A

**3. IMPACTS THAT MAY RESULT FROM THE DECOMMISSIONING AND CLOSURE PHASE**

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

**The decommissioning or closure of the proposed project is not anticipated.**

**Proposal**

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented

**Alternative 1**

<b>Potential impacts:</b>	<b>Significance rating _____ of impacts (positive or negative):</b>	<b>Proposed mitigation:</b>	<b>Significance rating _____ of impacts after mitigation:</b>	<b>Risk of the impact _____ and mitigation not _____ being implemented</b>

**Alternative 2**

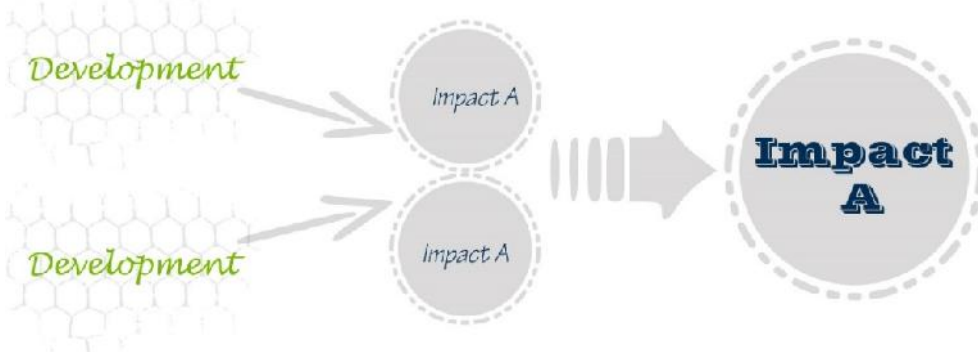
<b>Potential impacts:</b>	<b>Significance rating _____ of impacts (positive or negative):</b>	<b>Proposed mitigation:</b>	<b>Significance rating _____ of impacts after mitigation:</b>	<b>Risk of the impact _____ and mitigation not _____ being implemented</b>

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

Where applicable indicate the detailed financial provisions for rehabilitation, closure and ongoing post decommissioning management for the negative environmental impacts.

**4. CUMULATIVE IMPACTS**

Describe potential impacts that, on their own may not be significant, but is significant when added to the impact of other activities or existing impacts in the environment. Substantiate response:



**Cumulative Impact Diagram**

**1. Transformation of vacant land to a usable services land portion (+)**

Impact source(s)	Transformation of vacant land		Status	Positive
Nature of impact	Increased infrastructure and facilities within the Midvaal area			
Magnitude	Extent	Regional – 3		
	Intensity	High – 5		
	Duration	Permanent – 5		
	Probability	Definite – 5		
Significance	Without mitigation	$(\text{Extent} + \text{Intensity} + \text{Duration} + \text{Probability}) \times \text{WF}$ $(3 + 5 + 5 + 5) \times 5 = 90$		High
	With mitigation	N/A		N/A

**Description**

The provision of housing and other related services on land which does not have high agricultural potential and is not rated as sensitive in terms of biodiversity consideration should rather be used to serve the local community and create economic opportunities within the region. The

development of retirement housing through private partnerships also lessens the pressure on local government to provide such services in the long run.

## 2. Creation of housing within the Midvaal Local Municipality (+)

Impact source(s)	Creation of Housing		Status	Positive
Nature of impact	Housing of Option within municipal region			
Magnitude	Extent	Regional – 3		
	Intensity	High – 5		
	Duration	Permanent – 5		
	Probability	Definite – 5		
Significance	Without mitigation	(Extent + Intensity + Duration + Probability) x WF (3 + 5 + 5 + 5) x 5 = 90	High	
	With mitigation	N/A	N/A	

### Description

The demand for housing in a country with an expanding population (and aging population) is always at the forefront of government's priority in supplying basic services.

## 5. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that sums up the impact that the proposal and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.

### Proposed Activity:

**Development of a retirement village and associated infrastructure measuring almost 20 ha on Portion 174 (of 29) of the farm Faroasfontein 372-IQ in Walkerville, Midvaal Local Municipality (MLM).**

The development of an retirement village and associated infrastructure measuring less than 20ha in size will exert an impact on the environment; but based on the preservation of the high ecological sensitivity area as per the ecologist recommendation and the current use of the site, the impact can be mitigated to an acceptable level (Low, Low-Medium).

The creation of temporary and permanent job opportunities in the Walkerville area will have a positive impact on the surrounding community. The creation of housing facilities in the region is also viewed as a positive impact.

### Alternative 1

N/A

### Alternative 2

N/A

### No-go (compulsory)

This option assumes that a conservative approach would ensure that the environment is not impacted upon any more than is currently the case. It is important to state that this assessment is informed by the current condition of the area. Should the Competent Authority decline the application, the 'No-Go' option will be followed and the status quo of the site will remain.



## 6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

**Proposed Activity: Development of a retirement village and associated infrastructure measuring 18/19 ha on Portion 174 (of 29) of the farm Faroasfontein 372-IQ in Walkerville, Midvaal Local Municipality (MLM).**

Alternative 1 and 2	Before Mitigation	After Mitigation
<b>CONSTRUCTION PHASE IMPACTS</b>		
Impact on the local biodiversity due to the clearance of vegetation (-)	Medium - High	Low
Noise and dust disturbance (-)	Medium - High	Low - Medium
Temporary job creation and skills transfer (+)	Medium - High	-
<b>OPERATIONAL PHASE IMPACTS</b>		
Increased surface water run-off from impermeable surfaces (roofs and paving) which will increase the potential of soil erosion (-)	Medium - High	Low
Potential impacts on surface and groundwater due to the on-site treatment plant (-)	Medium	Low
Increased Traffic volumes (-)	Medium	Medium
Creation of housing and facilities for retirees (+)	High	-
Creation of taxable land portion for the local municipality (+)	Medium - High	-
<b>CUMULATIVE IMPACTS</b>		
Transformation of vacant land to a usable services land portion (+)	High	-
Creation of housing within the Midvaal Local Municipality (+)	High	-

For alternative:

N/A

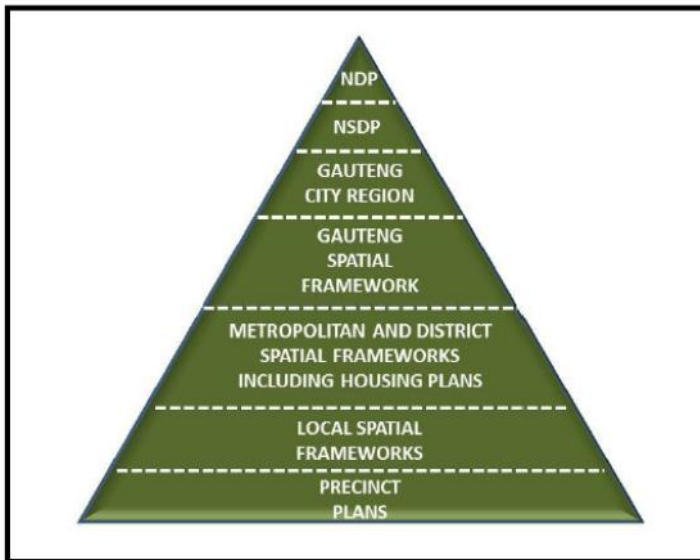
Having assessed the significance of impacts of the proposal and alternative(s), please provide an overall summary and reasons for selecting the proposal or preferred alternative.

Both layout alternatives 1 and 2 will exert the same level of impact on the environment. However based on the slightly larger area that will be preserved as Private Open Space in Alternative 2 (0.388ha more) and the interconnectivity with the rest of the development layout, **Alternative 2 is preferred.**

## 7. SPATIAL DEVELOPMENT TOOLS

Indicate the application of any spatial development tool protocols on the proposed development and the outcome thereof.

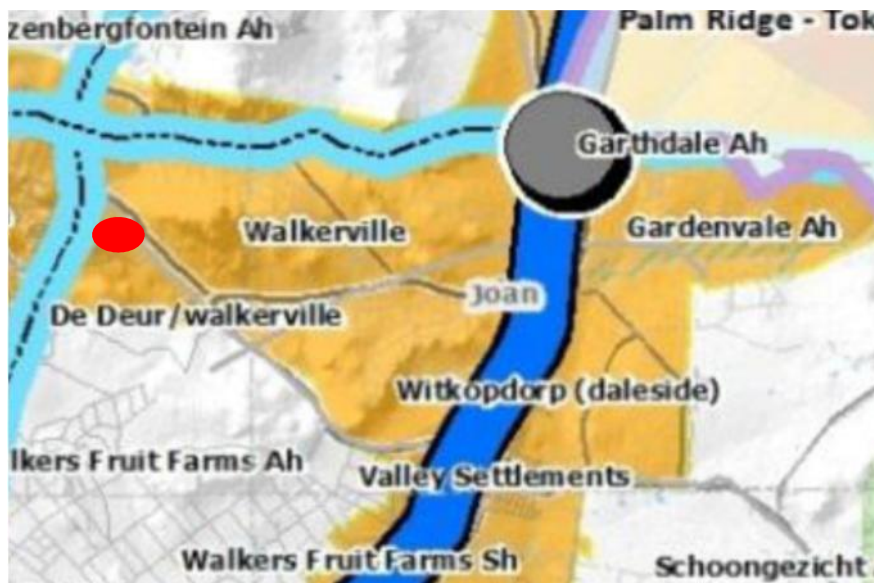
Hierarchy of Spatial Development Tools and how they are interlinked which other to inform spatial development within Gauteng (and other provinces)



Spatial Perspective of Gauteng Province Spatial Planning

**1. Provincial: Gauteng Integrated Transport Master Plan (2013)**

According to the 25 year **Gauteng Integrated Transport Master Plan (2013)** which is informed by the Gauteng Land Use Plan (combination of local and provincial level policies such as SDF, precinct plans and IDPs), the Sedibeng Spatial Development Framework Concept Plan (indicating current and proposed future development areas) earmarks the site for “Urban Corridor Influence Area”) due to its proximity to the R82. See Figure below. Refer to the Full Map in **Annexure I**



Sedibeng Spatial Development Framework Concept Plan shows site as an “Urban Corridor Influence Area”

**2. District: Sedibeng District Municipality**

The site currently **falls outside** the agriculture hubs of the of the Sedibeng District Municipality (2015/2016)

**3. Local: Midvaal Local Municipality**

The **Vision** for the Midvaal Local Municipality according to the MLM IDP 2014/15 is as follow:

*“Midvaal will be renowned for robust economic growth and a high quality of life for all”.*

### Key Elements

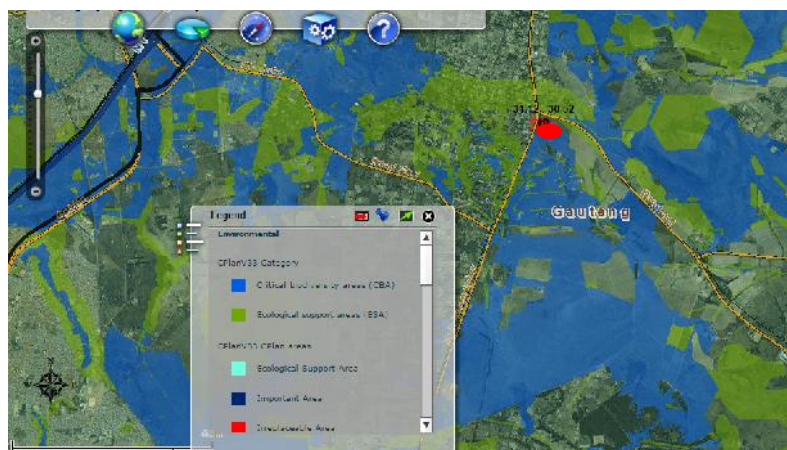
Based on the vision of being renowned for **robust economic growth** and providing a **high quality of life** for all, and the key issues and priority development objectives that emanated from the IDP, it is proposed that the spatial vision for Midvaal evolves around the following key elements:

- To align Midvaal’s spatial development strategy with that of surrounding municipalities, especially with Emfuleni, Lesedi, Ekurhuleni and the City of Joburg in view of the envisaged Gauteng City Region Concept.
- **To promote and facilitate corridor development along the R59 and R82 corridors.**
- To establish a strong functional hierarchy of towns and settlements in the municipal area.
- To consolidate urban development in order to protect the rural residential and rural character of the remainder of the study area.
- To diversify the economy so that the dependence on manufacturing is reduced.
- To prioritise and promote the development of the Elandsfontein precinct in the north-west, along the N1 national freeway.
- **To strengthen and maintain regional linkages with the City of Johannesburg, Ekurhuleni and Emfuleni economic centres.**
- **To optimally utilise latent high potential agricultural land for agricultural production.**
- To enhance the latent tourism potential in the study area, including the Suikerbosrant Nature Reserve in the north-east and the Vaal River in the south.
- To identify and prioritise catalytic public investment projects that will contribute to corridor development and the urbanisation and densification of certain parts of Midvaal.

According to the IDP (2015/2016) the main roads, such as R29, R42, R59, **R82**, R54 and R553 should be optimised to link different areas. These routes should promote mixed-use high density development. **The site falls adjacent to this R82 Route.**

According to the SDF (2015/2016), the site is labelled as a **“Restricted Development”** (presumably this has been based on the current CPLAN v3.3 which shows large CBA and ESA area within the vicinity-See Figure below). However based on the ecological study undertaken as part of the Environmental Application, only a small section of the site was proven to be high in sensitivity. This small area will also be left as Private Open Space and not developed)

According to the same SDF map 2015/2016), the site is also earmarked for **“residential consolidated”** based on its close proximity to the main R82 road. Refer to the Figure below which is a snapshot of the bigger SDF map (Full map attached as **Annexure I**)



GDARD Cplan v3.3 (see site in Red)



SDF 2015/2016: The site falls within the green (Restricted Development area; but also within the F1 region which means “residential consolidation”. The site is shown as the red circle.

## 8. RECOMMENDATION OF THE PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the Environmental Assessment Practitioner as bound by professional ethical standards and the code of conduct of EAPASA).

YES	<input checked="" type="checkbox"/>
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If “NO”, indicate the aspects that require further assessment before a decision can be made (list the aspects that require further assessment):

N/A

If “YES”, please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

- A site specific Stormwater Management Plan must be designed and implemented which includes appropriate attenuation facilities on site. Provision needs to be made for approximately 7100m<sup>3</sup> (7,1ha) of attenuation within the township. Attenuation facilities could be placed in the private open space areas according to the slope of the site
- The Private Open Space must be demarcated prior to construction commencing on site.
- Erosion control measures must be implemented (Including appropriate attenuation facilities).
- Remove all alien trees on the site and control invasive plant species.
- Use indigenous grass and seed for rehabilitation and all garden development.
- Avoid the planting of exotic plant species
- If giant bullfrog, coppery grass lizard and striped harlequin snake individuals or any herpetological species are encountered or exposed during the construction phase, they should be removed and relocated to natural areas in the vicinity. This remediation requires the employment of a herpetologist to oversee the removal of any herpetofauna during the initial ground-clearing phase of construction (i.e. initial ground-breaking by earthmoving equipment).
- The contractor must ensure that no herpetofauna species are disturbed, trapped, hunted or killed during the construction phase. Any herpetofauna that are inadvertently killed during earthmoving operations should be preserved as museum voucher specimens. Conservation-orientated clauses should be built into contracts for construction personnel, complete with penalty clauses for non-compliance.

- When holes are dug, construction must be completed quickly, otherwise the holes may act as a death trap for herpetofauna.
- During the construction phase there will be increased surface water runoff and a decreased water quality (with increased silt load and pollution). Completing construction during the winter months would help mitigate the environmental impact.
- The monitoring of the construction site must be carried out by a qualified Environmental Compliance Officer (ECO) with proven expertise in the field so as to ensure compliance to the Environmental Management Programme (EMPr)
- All mitigation measures listed in the BAR as well as the EMPr must be implemented and adhered to.
- A Water Use License must be obtained from the Department of Water and Sanitation for the on-site WWTW
- **The EA must be issued for a period of 15 years as the applicant will seek to transfer the property to an investor/developer should the rights be granted.**

## 9. THE NEEDS AND DESIRABILITY OF THE PROPOSED DEVELOPMENT (as per notice 792 of 2012, or the updated version of this guideline)

- The site is currently vacant is not in use
- The site does not have a high agricultural potential and **falls outside** the agriculture hubs of the of the Sedibeng District Municipality
- The majority of the site is not sensitive from a biodiversity perspective and the small portion that has been confirmed to be sensitive, will not be developed and will be safeguarded by way of zoning (Private Open Space)
- The project initially considered (2011/2012) the development of the larger farm portion and was planned at 152ha, but due to the economic climate it was reduced to less than 20ha. The 152ha area covered sensitive areas including a wetland system. The new environmental application therefor has a smaller ecological footprint and is more feasible in the current economic climate
- The development will create temporary and permanent job opportunities including skills development
- Access to the site already exists (off Camarouge Road)
- The site is located adjacent to the main R82 north-south link which is one of the key elements of the Midvaal Local Municipality Vision (according to the MLM IDP 2014/15)
- The R82 has been identified as one of the routes which should promote mixed-use high density development (MLM IDP 2015/2016)
- The retirement village will be aimed at “green living” and will thus promote sustainable development on a broader level. This is also in line with the Midvaal **Spatial Development Principle 1**: *“To protect and actively manage the natural environmental resources in the Midvaal Municipal Area in order to ensure a sustainable equilibrium between agricultural, tourism, industrial, and mining activities, as well as urbanisation pressures in the area.”*
- Suitable retirement housing and facilities are limited in the Walkerville area and the development will thus ensure that the older population does not egress to other areas in Gauteng due to a lack of facilities
- The development will bring new infrastructure to the site as no municipal services are currently available
- The development will not be compatible with its current surroundings land uses).
- The development of will stimulate short and long-term spending within the Walkerville area and will boost the local economy. The Capex value is currently estimated at R50million



**10. THE PERIOD FOR WHICH THE ENVIRONMENTAL AUTHORISATION IS REQUIRED** *(CONSIDER WHEN THE ACITIVTY IS EXPECTED TO BE CONCLUDED)*

The Environmental Authorisation (EA) is required for at least 15 years.

**11. ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)**

(must include post construction monitoring requirements and when these will be concluded)

If the EAP answers "Yes" to Point 7 above then an EMP is to be attached to this report as an Appendix

EMPr attached

YES

## SECTION F: APPENDIXES

The following appendixes must be attached as appropriate (this list is inclusive, but not exhaustive):

It is required that if more than one item is enclosed that a table of contents is included in the appendix

Appendix A: Site plan(s) – *(must include a scaled layout plan of the proposed activities overlain on the site sensitivities indicating areas to be avoided including buffers)* - **Attached**

Appendix B: Photographs - **Attached**

Appendix C: Facility illustration(s) - **Attached**

Appendix D: Route position information – **N/A**

Appendix E: Public Participation information – **Attached**

Appendix 1 – Proof of site notice

Appendix 2 – Written notices issued as required in terms of the regulations

Appendix 3 – Proof of newspaper advertisements

Appendix 4 – Communications to and from interested and affected parties

Appendix 5 – Minutes of any public and/or stakeholder meetings

Appendix 6 - Comments and Responses Report

Appendix 7 –Comments from I&APs on Basic Assessment (BA) Report

Appendix 8 –Comments from I&APs on amendments to the BA Report

Appendix 9 – Copy of the register of I&Aps

Appendix F: Water Use License(s) application, SAHRA information, service letters from municipalities, water supply information - **Not available yet**

Appendix G: Specialist reports- **Attached**

Appendix H: EMPr- **Attached**

Appendix I: Other information – **Attached**

### CHECKLIST

To ensure that all information that the Department needs to be able to process this application, please check that:

- Where requested, supporting documentation has been attached;
- All relevant sections of the form have been completed.