

BACKGROUND INFORMATION DOCUMENT

PROPOSED INDUSTRIAL PARK DEVELOPMENT: TIMSRAND EXT 1.

- **REMAINING EXTENT OF PORTION 22 (PORTION OF PORTION 4) OF THE FARM KNOPJESLAAGTE 385, JR.**
- **HOLDING 23, TIMSRAND AGRICULTURAL HOLDINGS, JR AND**
- **A PORTION OF PORTION 200 OF THE FARM KNOPJESLAAGTE 385, JR.**

GDARD REFERENCE:

GAUT002/19-20/E0164

APPLICANT:
CENTURY PROPERTY DEVELOPMENTS (PTY) LTD

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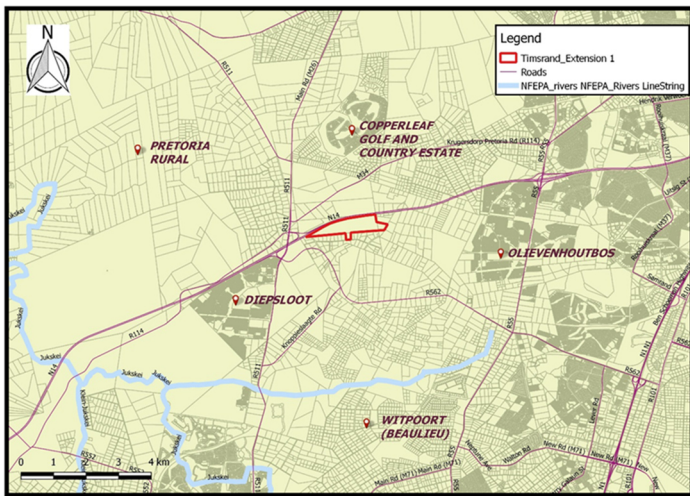
INTRODUCTION

The applicant **Century Property Developments (Pty) Ltd** proposes to Establishment of industrial township comprising of 47 erven with uses such as business; Cafeteria; Car Wash; Commercial Use; Industry; Light Industry; Parking Garage; Parking Site; Place of Refreshment; Retail Industry; Shop; Motor Showrooms and related infrastructure. The proposed height is 3 storeys. The property measures approximately 93.8 hectares.



Proposed Layout

The layout plan has been guided by the development constraints and opportunities presented by the site. Included among these were the shape of the land, nature of adjacent land uses, the need for efficiency in land allocation in relation to, among others, infrastructure services, specialists' recommendations and the wetland areas.



SITE LOCALITY

The application site is within the south western reaches of the city, approximately 24 kilometres south-west of Pretoria CBD. It is within easy reach of the three metropolitan areas of the region.

In addition, the N14 highway is situated directly to the north of the properties between the R511 and R55 interchanges while the R511 (William Nicol Road) connects to Summit road that's located just south of the properties. Further, the site is located between the Mnandi and Du Toits Road routes connecting various small holdings and farms in the area.

The development site is mostly surrounded by the Timsrand Agricultural Holdings and the Knopjeslaagte Farm areas. The Olievenhoutbosch townships are located to the east of the said properties. The locality of the site is shown above.

ERVEN	USE ZONE	AREA	DENSITY / BULK STAND SIZES
1-38	"Industrial 1"	67,64Ha	Business Building; Cafeteria; Car Wash; Commercial Use; Industry; Light Industry; Parking Garage; Parking Site; Place of Refreshment; Retail Industry; Shop; Motor Showrooms 60% coverage and height of 20 metres.
39-42	"Special"	7,01 Ha	Access, Access Control, Private Roads, Gate House, Security, Municipal and/or Private Services (Civils and Electrical) and Landscaping Purposes. 10-40% Coverage, 3 storeys.
43-46	"Private Open Space"	19,12Ha	

ENVIRONMENTAL AUTHORISATION AND PROCESS

Given the size of the property and the likelihood that more than 20ha of indigenous vegetation will be cleared for the development, a full Environmental Impact Assessment

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(EIA) process will be required in terms of the Environmental Impact Assessment Regulations of 2014. This will entail the development of a Scoping Report followed by an Environmental Impact Assessment Report (S&EIR) to be submitted to the competent authority to obtain Environmental Authorisation. The relevant listed activities are provided in the table below.

Gov. Notice:	Description of listed activities
GN. R 983, 8 December 2014 Activity 12 of Listing Notice 1	The development of – (i) ...; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of the watercourse; - - excluding— ...
GN. R 983, 8 December 2014 Activity 19 of Listing Notice 1	The infilling of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from – (i) A watercourse; But excluding where such infilling, depositing, dredging, excavation, removal or moving- a) Will occur behind a development setback; b) Is for maintenance purposes undertaken in accordance with a maintenance management plan; or c) Fall within the ambit of activity 21 in this Notice, in which case that activity applies. d) ... e) ...
GN. R 983, 8 December 2014:	The development and related operation of facilities or infrastructure for the treatment of effluent,

Activity 25 of Listing Notice 1	wastewater or sewage with a daily throughput capacity of more than 2 000 cubic metres but less than 15 000 cubic metres.
GN. R 983, 8 December 2014: Activity 27 of Listing Notice 1	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance plan
GN. R 984, 8 December 2014 Activity 15 of Listing Notice 2	The clearance of an area of 20 hectares or more of indigenous vegetation except where such clearance is required for-- (i). The undertaking of a linear activity; or (ii). maintenance purposes undertaken in accordance with a maintenance plan.
GN. R 985, 8 December 2014: Activity 12 of Listing Notice 3	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance is required for maintenance purposes undertaken in accordance with a maintenance plan. In Gauteng (iii). Within any critically endangered or endangered ecosystems listed in terms of section 52 of the NEMBA... (iv). Within Critical Biodiversity Areas or Ecological Support Areas identified in Gauteng Conservation Plan or bioregional plans; (v). ...
GN. R 985, 8 December 2014: Activity 14 of Listing Notice 3	The development of – (i) ...; or (ii) infrastructure or structures with a physical footprint of 10 square metres or more... where such development occurs – (a) within a water course;

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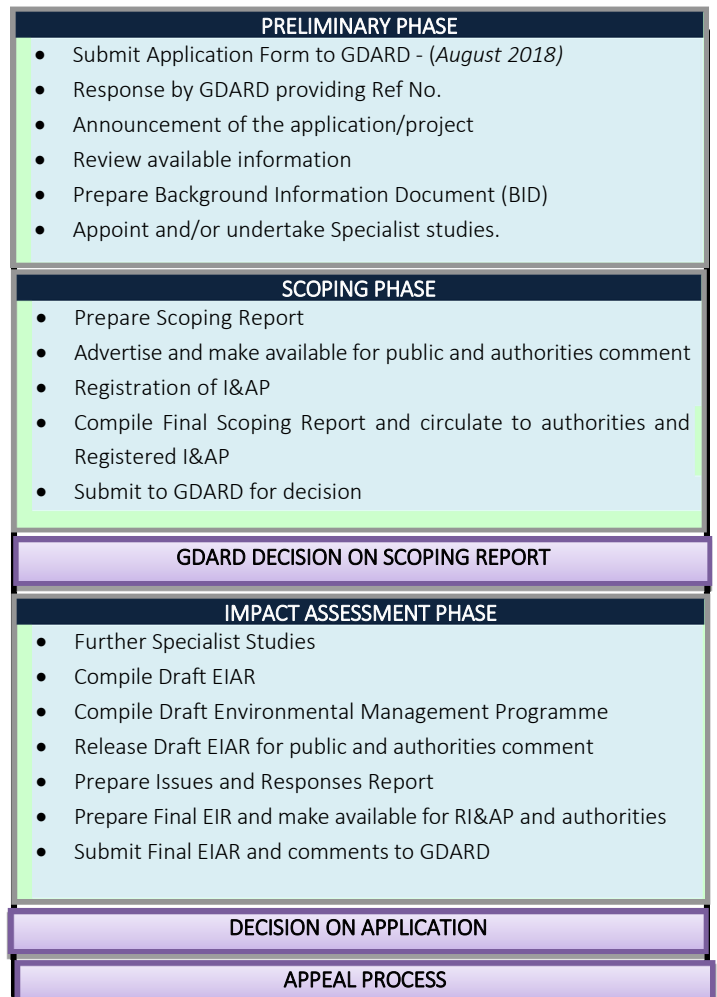
(b) ...
 (c) If no development setback has been established, within 32metres of a water course, measured from the edge of a water course;
 Excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.

In Gauteng
 ...
 iv. Sites identified as Critical Biodiversity Areas and Ecological Support (CBA) and Ecological Support Areas (ESA) in the Gauteng Conservation Plan or bioregional plans;
 v. Within any critically endangered or endangered ecosystems listed in terms of section 52 of the NEMBA...;
 vi. Sensitive areas identified in an environmental management framework adopted by the relevant environmental authority;
 ...

area for Red and Orange Listed plant habitat and for primary vegetation.

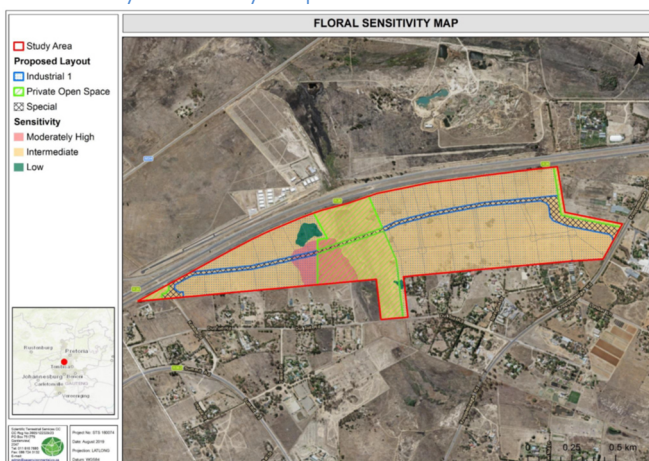
- It is located within a Critically Endangered ecosystem (remaining extent of the critically endangered Egoli Granite Grassland,
- The site is traversed by a stream
- The site is entirely within the Urban Development Boundary, with the western portion falling within Zone 1 of the Gauteng Environmental Management Framework. Zone 1 is classified as an Urban Development Zone where infill and urban development is encouraged. However, the area affected by a stream falls within Zone 2 because it is within a ridge system.

Overview of the process



ENVIRONMENTAL ATTRIBUTES

Preliminary sensitivity map



From preliminary assessment, the site has sensitive environmental attributes, Figures 2-5. According to the Gauteng Conservation Plan (C-Plan):

- The site falls within a Critical Biodiversity Area (CBA). A CBA is an area considered important for the survival of threatened species and includes valuable ecosystems. This CBA is considered an important

Specialist studies will be conducted as part of the process to evaluate the potential impacts of the proposed development. These include, among other:

- Terrestrial ecological assessment
- Wetland assessment
- Heritage impact study
- Engineering services
- Traffic impact assessment

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- Roads and stormwater
- Electricity supply.

POTENTIAL IMPACTS AND MITIGATION MEASURES

It can be summarised, based on the above preceding sections that the proposed township development will have the following negative and positive environmental impacts during construction, operation, and decommissioning phases:

Construction Phase Negative impacts

- Loss of near-threatened and endemic taxa: The anticipated loss of some of the natural habitats that support endemic species will result in the local displacement of endemic listed flora;
- Potential wetland disturbance and functional loss;
- Damming of stormwater on the construction site;
- Stormwater contamination or pollution
- Potential soil erosion and sedimentation
- Modification to the wetland hydrology, water quality, and ecological integrity;
- Potential soil and groundwater contamination;
- Potential mobilisation of dolomitic overburden and risk of sinkhole formation;
- Potential increase or spread in alien and invasive plants;
- Potential traffic disruption and damage to existing external roads; ☒ Noise and dust pollution during construction activities; ☒ Potential obstruction of flight zone by high cranes and buildings;
- Potential interference of Air Navigation Systems by the operation of construction equipment or machinery; and
- Improper waste management during construction.

Positive impacts

- Job creation and business opportunities for local businesses in the construction sector;
- Skills transfer;
- Enhanced protection of the wetland and its buffer as a public open space area;
- Investment in services infrastructure in the area;

- Upgrades to the existing road infrastructure; and
- Potential reduction in criminal activities in the surrounding areas.

Operational Phase Negative impacts

- Increase in surface run-off and discharge volume with potential risk of erosion downstream of the stormwater outlet structure;
- Potential alien infestation and degradation of the public and private open space areas if not properly maintained;
- Potential visual impact if the aesthetics of the buildings are not in conformity with the surrounding landscape and natural environment;

Positive impacts

- The township establishment will unlock the development potential of the area through improved infrastructure services;
- Opportunity for municipal and private partnership in the management of the open space area thereby contributing to the township development and city's ecological infrastructure;
- The proposed township development is part of the larger mixed-use Erasmus Park Township and therefore promotes a more complex urban system that provides opportunity through diversity of activity patterns and brings associated economic and employment opportunities through integrated development; and
- Municipal engineering services and infrastructure are readily available, and any upgrades required to the services infrastructure will be for the account of the developer. Bulk contributions will also be payable to the Municipality for purposes of the improvement and maintenance of the infrastructure network.

No-Go Option Negative impacts

- Further degradation of the site through alien plant infestation and illegal dumping;
- Further degradation of the wetland through alien plant infestation; and

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- Potential increase in criminal activities and illegal dumping with consequent decline in property values.
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Positive Impacts

- Preservation of the remaining natural grassland habitat;
 - Preservation of the larger open space area which provides beneficial ecosystem services in a highly polluted urban environment; and
 - No threat to the ecological integrity of the wetland although it is already in a degraded state.
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None of the adverse environmental impacts identified so far are considered a “fatal flaw”. Appropriate and effective mitigation measures must, however, be identified to inform decision making.

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PROPOSED LAYOUT

