



19 March 2021

To whom it may concern

**LETTER FOR HIA EXEMPTION REQUEST: THE PROPOSED LAEZONIA TOWNSHIP, CITY OF TSHWANE, GAUTENG PROVINCE**

The above-mentioned project refers. This HIA exemption requests forms part of the application for Environmental Authorisation (EA) for the formalisation of the settlement situated on Portion 157 and 158 Laezonia Agricultural Holdings within the jurisdiction of the City of Tshwane Metropolitan Municipality. This is in the Gauteng Province(Figure 1-3).

Site Location

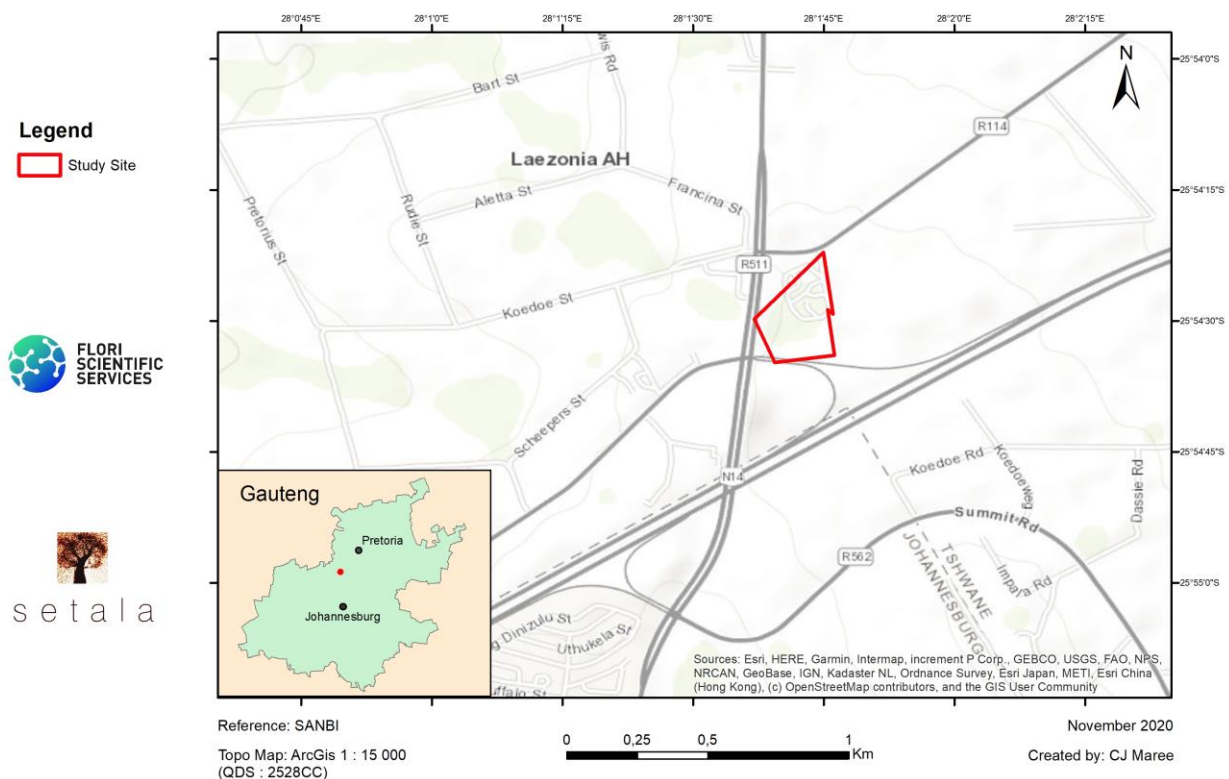


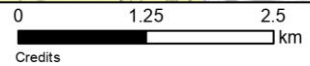
Figure 1: Site location map.



4 November 2020

**Legend**

- |   |   |  |
|---|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Site Area          | <b>Cadastre</b>   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid gray;"></span> Public Place |
| <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid red;"></span> EIA Application Development Footprint          | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid gray;"></span> Erven         |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 2px solid red;"></span> EIA Application Site | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed gray;"></span> Farm Portion |  |
| <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 2px dashed green;"></span> National Jurisdiction Area           | <span style="display: inline-block; width: 15px; height: 15px; border: 1px solid gray;"></span> Farm          |  |
|   | <span style="display: inline-block; width: 15px; height: 15px; border: 1px dashed gray;"></span> Agri Holding |  |



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**Figure 2: Location of the site close to Diepsloot (Setala Environmental).**



4 November 2020

**Legend**

- |   |  |  |
|---|--|--|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Site Area          | <b>Cadastre</b>  | <span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span> Public Place |
| <span style="border: 1px dashed red; display: inline-block; width: 15px; height: 10px;"></span> EIA Application Development Footprint         | <span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span> Erven        |  |
| <span style="background-color: yellow; border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> EIA Application Site | <span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span> Farm Portion |  |
| <span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px;"></span> National Jurisdiction Area                   | <span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span> Farm         |  |
|   | <span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span> Agri Holding |  |

0 0.075 0.15  
km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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**Figure 3: View of site setting (Setala Environmental).**

Concurrently an Application is made in terms of Section 16(4) of the City of Tshwane Land Use Management By law 2016. The application is aimed at formalizing the informal settlement situated on the two portions of land. The application will follow the township establishment process up to the proclamation and opening of the township register.

The said properties are located in Laezonia Agricultural Holdings, an area north-east of the R511/N14 interchange and Diepsloot, north of Timsrand Agricultural Holdings, and west of the Eagles Creek airfield, Gauteng Province. The site lies at the corner of the R511 and R114 with the southerly boundary of the site adjacent to the road leading onto the onramp of the National Route 14 (N14). The site lies approximately 3 km north east of Diepsloot Township and 18 km west of Centurion.

The proposed township is located north-east of the R511/N14 interchange on Portion 157 and 158 Laezonia AH (Figure 4). The study area is surrounded with informal low intensity agricultural holdings and the Eagles Creek airfield. The site is approximately 5.77 hectares in extent and the said township will constitute of:

- Formalization of approximately 155 stands and other required community facilities.
- Extent of area to be formalized is approximately 5.37333 hectares.
- Average required residential stand size is approximately 200 square metres (200m<sup>2</sup>).
- Provision to be made for a full range of community facilities in terms of applicable land-use provisioning standards.
- Figures mentioned above are approximate and may be subject to change.



**Figure 4: Detailed view of the site.**

An HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length.
- b. The construction of a bridge or similar structure exceeding 50m in length
- c. Any development or other activity that will change the character of a site and exceed 5 000m<sup>2</sup> or involve three or more existing erven or subdivisions thereof.
- d. Re-zoning of a site exceeding 10 000 m<sup>2</sup>.
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority.

The site was studied via Google Earth images and photographs provided by the client. It is my opinion that the project may be exempted from doing a Heritage Impact Assessment (HIA). The following is applicable:

- A large section of the site has been entirely disturbed due to informal housing developments.
- A soccer field takes up a large section of the site.
- The remainder of the site, forming part of a cultural landscaped has been disturbed due to its closeness to an urban setting.
- Almost no natural vegetation exists. Vegetation consists of alien plants and pioneer species such as grass, a clear indication of former disturbance.
- There are no buildings older than 60 years on the project site (Figure 5-9).



**Figure 5: General view of the site showing degraded plant life and disturbance.**



**Figure 6: Soccer field.**



**Figure 7: Another view of the site. Note the alien and pioneer plant species.**



**Figure 8: Informal settlement in the project area.**



**Figure 9: Informal housing and street in the surveyed area.**

In light of these factors, the chances of finding any heritage related features are indeed extremely slim, if any. This letter serves as an exemption request to the relevant heritage authority.


The developer should however note that due to the nature of archaeological material, such sites, objects or features, as well as graves and burials may be uncovered during construction activities on site. In such a case work should cease immediately and an archaeologist should be contacted as a matter of urgency to assess such occurrences.

**Recommendation:**

**That the development be exempted from doing an HIA.**

I trust that you will find this in order.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A.C. van Vollenhoven', is written over a light-colored rectangular background.

Prof AC van Vollenhoven: Director