



DIGBY WELLS
ENVIRONMENTAL



Application for Environmental Authorisation for the Proposed Township Development on Part of the Remainder of Portion 284 of the Farm Garsfontein 384 JR, City of Tshwane, Gauteng.

Notification of Intent to Develop

Project Number:

LCE3990

Prepared for:

Leungo Construction Enterprises CC

July 2016




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This document has been prepared by Digby Wells Environmental.

Report Type:	Notification of Intent to Develop
Project Name:	Application for Environmental Authorisation for the Proposed Pretoriuspark Extension 40 Residential Development on Part of the Remainder of Portion 284 of the Farm Garsfontein 384 JR, City of Tshwane, Gauteng.
Project Code:	LCE3990

Name	Responsibility	Signature	Date
Justin du Piesanie Heritage Management Consultant: Archaeologist ASAPA Member: 270	Pre-disturbance survey NID Compilation		June 2016
Johan Nel HRM Unit Manager ASAPA Member: 095	Technical review		
Lelani Stolp	Project Manager		

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1 Introduction

Digby Wells Environmental (Digby Wells) was requested by Leungo Construction Enterprises cc (Leungo) to undertake specialist studies required for an application for Environmental Authorisation (EA) and associated assessment processes in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the Government Notice Regulation 982 of 8 December 2014 (Environmental Impact Assessment [EIA] Regulations).

The suite of requested specialist studies included a Heritage Resources Management (HRM) process to comply with the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (NHRA).

2 Project details

The proposed Project will entail a high-density residential housing development situated on part of the Remainder of Portion 284 of the farm Garsfontein 374 JR, within the City of Tshwane Metropolitan Municipality, Gauteng Province.

The housing component of the proposed development will take up approximately 7-8ha of the development site (at a density of approximately 119 units per hectare), with the remaining area designated as Open Space. A portion of the site is also allocated to make provision for the upgrading of Garsfontein Road (M30) from a single to dual carriage way in both directions.

The site is bordered by Garsfontein Road on the south-western boundary, the Woodlands Boulevard Shopping Centre in the north-west, and residential areas and housing estates in the north and east.

Table 1: Project location details

Name of property/ies	None
Street address or location (e.g.: Off R44)	Off Garsfontein Road (M30)
Erf or farm number/s	Remaining Extent of Portion 284 of Garsfontein 374 JR
Coordinates of approximate centre of project area	S -25.829629
	E 28.318782
Town or District	Pretoriuspark
Responsible Municipality	City of Tshwane Metropolitan Municipality (CoTMM)
Extent of property	11.4 ha
Maximum extent of proposed development	8 ha
Current use	Illegal dumping

Predominant land use/s of surrounding properties	Residential, commercial, public (Pretoria East Cemetery), vacant council land, and illegal settlement (Woodlane Village)
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Table 2: Landowner details

Name	Property	Notified
CoTMM	Part of Remaining Portion 284 of Garsfontein 374 JR	Yes

3 Assessment processes

The following impact assessment processes are currently being conducted for the proposed project.

Table 3: Current assessment processes

Legislation (e.g. NEMA, MPRDA, etc.)	Current phase of assessment process (e.g. Scoping, EIA, etc.)	Authorities who has / will receive information	Capacity of Authorities
NEMA	Application for Environmental Authorisation - Basic Assessment	Gauteng Province Department of Agriculture and Rural Development (GDARD)	Licensing Authority
National Water Act, 1998 (Act No. 36 of 1998) (NWA)	Application for Water Use Licence	Department of Water and Sanitation	Licensing Authority
NHRA	Notification of Intent to Develop & Request for Exemption	SAHRA	Commenting
	Notification of Intent to Develop & Request for Exemption	Provincial Heritage Resources Authority of Gauteng (PHRA-G)	Noting ¹

These assessments are required in terms of legislated and / or regulated activities outlined in Sections 3.1 to 3.3 below.

¹ The NID and RfE will be submitted to the PHRA-G via email for noting only, as no heritage resources will be impacted on that fall within the PHRA-G's competency, i.e. NHRA Section 34 protected structures.

3.1 EIA Regulations listed activities

The proposed development will include the following activities listed in the EIA Regulations, which generally require impact assessments.

Table 4: Identified listed activities

NEMA Activity No.	NHRA Trigger	Description	Expected duration/phase
Listing Notice 1 Activity 19	Section 38(8)	The infilling or depositing of any material of more than 5 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic meters from (i) a watercourse	Construction
Listing Notice 1 Activity 27	Section 38(1)(c)(i)	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation	Construction
Listing Notice 3 Activity 4	Section 38(8)	The development of a road wider than 4 meters with a reserve less than 13.5 meters, (c) in Gauteng, (iv) Sites identified as Critical Biodiversity Areas (CBAs) and Ecological Support Areas (ESAs) in the Gauteng C-Plan	Construction
Listing Notice 3 Activity 4	Section 38(1)(c)(i) Section 38(8)	The Development of – (x) buildings exceeding 10m ² in size, (xii) infrastructure or structures with a physical footprint of 10m ² or more, (b) in Gauteng, (iv) sites identified as CBAs and ESAs in the C-Plan	Construction

3.2 NHRA Section 38(1) activities

The proposed development will include the following activities listed in Section 38(1) of the NHRA, which generally require heritage assessments to be undertaken.

Table 5: NHRA Section 38 triggers

	NHRA Section 38 (1) Activities / Triggers		Summary description (e.g. 500 m conveyor belt, open cast pit, etc.)
<input checked="" type="checkbox"/>	a	Any linear development or barrier >300 m	Construction of internal roads associated with the housing development.
<input type="checkbox"/>	b	Any bridge or similar structure >50 m	-
<input checked="" type="checkbox"/>	c	Any development or activity that will change the character of a site:	-
	<input checked="" type="checkbox"/>	i ≥5 000m ² in extent	The proposed development area is approximately 8 ha.

NHRA Section 38 (1) Activities / Triggers			Summary description (e.g. 500 m conveyor belt, open cast pit, etc.)
<input type="checkbox"/>	ii	Involving ≥ 3 existing erven/ subdivisions	-
<input type="checkbox"/>	iii	Involving ≥ 3 or more erven/ divisions consolidated within past 5 years.	-
<input type="checkbox"/>	d	Rezoning of a site $\geq 10\,000\text{m}^2$ in extent.	The site is currently zoned as "Agricultural" and will be rezoned to "Residential 3"
<input checked="" type="checkbox"/>	e	Other triggers, e.g.: in terms of other legislation, (i.e.: National Environment Management Act, etc.)	NEMA National Water Act, 1998 (Act No. 36 of 1998) (NWA)

3.3 Identified / known heritage resources and potential impacts

Certain categories of heritage resources, if identified / existing, generally require heritage assessments to be conducted before any development may take place. These categories may also be formally or generally protected in terms of the NHRA:

Table 6: Identified heritage resources in terms of Section 3 of the NHRA

Section	Description	
<input type="checkbox"/>	3(2)(a) Places, buildings, structures and equipment of cultural significance Description of resource: None identified Potential impact: None	
	<input type="checkbox"/>	3(2)(b) Places to which oral traditions are attached or which are associated with living Description of resource: None identified Potential impact: None
		<input type="checkbox"/>
<input type="checkbox"/>		
	<input type="checkbox"/>	
		<input type="checkbox"/>

	Section	Description
<input type="checkbox"/>	3(2)(g)	Graves and burial grounds (e.g. ancestral graves, graves of victims of conflict, historical graves & cemeteries)
		Description of resource: None identified
		Potential impact: None
<input type="checkbox"/>	3(2)(h)	Other human remains
		Description of resource: None identified
		Potential impact: None
<input type="checkbox"/>	3(2)(i)	Sites of significance relating to the history of slavery in South Africa
		Description of resource: None identified
		Potential impact: None
<input type="checkbox"/>	3(2)(j)	Movable objects
		Description of resource: None identified
		Potential impact: None

4 Illustrative Material

Illustrative material is provided in Appendix B. The illustrative material demonstrates the general Project locality, and the site specific study area that was assessed as part of the pre-disturbance survey.

5 Recommendation

A summary and motivation of the specialist recommendations is provided in Table 7:

Table 7: Specialist heritage recommendations

Is a Heritage Impact Assessment required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>If NO, provide motivation:</p> <p>A pedestrian pre-disturbance survey of the proposed development footprint, completed on 20 June 2016, did not identify any existing, tangible heritage resources. The survey found that the property and immediate surrounds have over time been greatly altered due to diverse anthropogenic factors, including urban densification, commercialisation and illegal land uses such as dumping. These activities have significantly reduced the potential to identify and assess impacts on any visible tangible protected heritage resources (e.g. structures, archaeological sites, graves). Nor were any natural features identified that may generally be indicative or associated with subsurface heritage resources such as rocky outcrops to test for palaeontological potential.</p> <p>Absence of any visible evidence of protected heritage resources notwithstanding, there inevitably remains the potential of unintended impacts on unrecorded heritage resources, especially where these occur below ground surface. Given the current state of conservation of the property, the likelihood is considered low.</p> <p>Based on the findings of the pre-disturbance survey and reviews of previously completed heritage studies within the immediate, general area, Digby Wells is of the opinion that no further heritage assessments are necessary.</p>		

A Request for Exemption (RfE) is therefore submitted to exempt the project from a HIA including all supporting specialist heritage studies, on condition that:

- The project proponent/s implement/s a project specific Chance Find Protocol during the construction phase; and
- Immediately inform SAHRA of any chance finds and / or unintended impacts on such.

If YES, provide suggested components that may be required or undertaken during HIA.

<input type="checkbox"/>	Archaeology	<input type="checkbox"/>	Architecture
<input type="checkbox"/>	Built Environment	<input type="checkbox"/>	Burial Grounds and Graves
<input type="checkbox"/>	Palaeontology	<input type="checkbox"/>	Public Participation
<input type="checkbox"/>	Townscapes	<input type="checkbox"/>	Visual Impact
<input type="checkbox"/>	Other:		

Recommendation made by:

Name: Justin du Piesanie

Name: Johan Nel

Capacity: Heritage Management Consultant: Archaeologist

Capacity: Heritage Resources Unit Manager

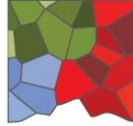
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Application for Environmental Authorisation for the Proposed Pretoriuspark Extension 40
Residential Development on Part of the Remainder of Portion 284 of the Farm Garsfontein 384
JR, City of Tshwane, Gauteng.

LCE3990



Appendix A: Background Information Document



DIGBY WELLS

ENVIRONMENTAL

Project No: LCE3990

30 June 2016

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED
PRETORIUSPARK EXTENSION 40 RESIDENTIAL DEVELOPMENT ON PART OF THE
REMAINDER OF PORTION 284 OF THE FARM GARSTFONTEIN 374-JR, CITY OF TSHWANE,
GAUTENG PROVINCE**

GDARD Reference No: 002/16-17/E0058

Dear Stakeholder,

The City of Tshwane Metropolitan Municipality (City of Tshwane), proposes to establish a residential development on Part of the Remainder of Portion 284 of the Farm Garstfontein 374-JR, to be known as Pretoriuspark Extension 40.

Project Background and Description

The proposed Pretoriuspark Extension 40 residential development is located to the north of the M30 Garsfontein Road, approximately 600m east from the intersection of Garsfontein Road and De Villebois Maréuil Drive.

The housing component of the proposed development will take up approximately 7-8ha of the development site (at a density of approximately 119 units per hectare), with the remaining area designated as Open Space. A portion of the site is also allocated to make provision for the upgrading of Garsfontein Road (M30) from a single to dual carriage way in both directions.

The Philadelphia Spruit runs through the proposed development site from south to north. An existing road, Matt Street, bisects the site from west to east. This road crosses the Philadelphia Spruit by means of an existing 3.8m wide by 2.36m high culvert. Matt Street serves the residential developments of Pretorius Park Ext.35 and the local cemetery. Some local dumps of building rubble are scattered throughout the proposed development site.

To provide access to the proposed development, Boendoe Street will be extended along the northern boundary of the development site from the point where the tarred surface of Boendoe Street currently stops (north-western corner of the site) to its intersection with Matt Street. Boendoe Street will then be an 8m wide asphalt paved surface with a 25m road reserve. Access into the northern portion of the proposed residential development (i.e. northwest of Matt Street) will be off Boendoe Street, while access into the southern portion (i.e. southeast of Matt Street) will be via a short access road off Matt Street.

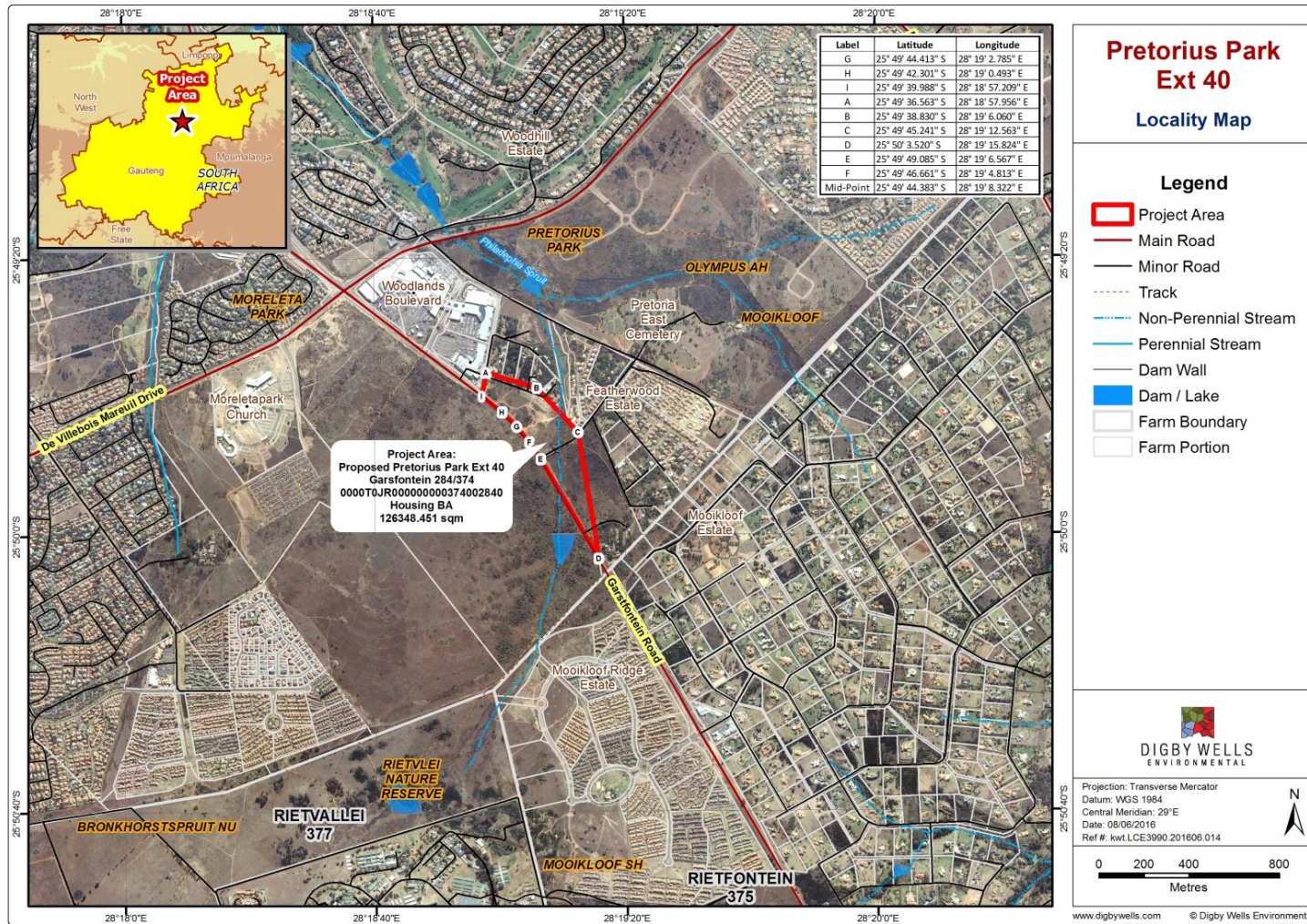


Figure 1: Site Location

Infrastructure and Activities

Potable water will need to be supplied to the site. The existing capacity of the Mooikloof Reservoir is adequate to accommodate the proposed development. However, the existing 250mm pipeline from Atterbury Road to Matt Street will need to be increased.

The layout of the internal sewer reticulation network is primarily dictated by the layout of the roads, the location of the existing sewer pipelines and slope of the site. There is sufficient spare capacity in the existing bulk sewer to accommodate the proposed development.

The 50 year stormwater runoff from the proposed development is expected to increase the sites runoff. Currently stormwater from the site drains into the low lying Philadelphia Spruit. A formalised internal, underground piped stormwater network will be constructed and will discharge into the pre-treatment forebays of the proposed stormwater management system on site. The 1:25 year storm event will be accommodated within overland flow paths and channels within the internal road network. A new box culvert will have to be constructed under Boendoe Street at the point where the Philadelphia Spruit exits the proposed development site.

The proposed residential development will generate construction waste and domestic waste during the construction and operational phases. The Developer will be responsible for the appropriate disposal of construction waste. The proposed development will include two dedicated refuse yards situated close to the two main accesses.

The estimated electrical demand for the proposed development is 9736 kVA. It is anticipated that electricity will be derived from the substation approximately 2km from the proposed development. There is sufficient power in the grid to cater for the proposed load.

Regulatory Requirements

The National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) provides for co-operative environmental governance by establishing principles for decision-making on matters affecting the environment. The purpose of the 2014 NEMA Regulations are to “...*regulate the procedure and criteria as contemplated in Chapter 5 of the Act relating to the preparation, evaluation, submission, processing and consideration of, and decision on, applications for environmental authorisations for the commencement of activities subjected to environmental impact assessment, in order to avoid or mitigate detrimental impacts on the environment...*”

Activities listed in the 2014 Listing Notices¹ published under the NEMA require Environmental Authorisation (EA) prior to those activities being carried out. Activities that are identified in Listing Notice 1 (GN R 983) or Listing Notice 3 (GN R 985) require that a Basic Assessment (BA) process be followed in applying for EA, while activities identified in Listing Notice 2 (GN R 984) require that a Scoping and Environmental Impact Reporting (S&EIR) process be undertaken. No Activities Listed in GN R 984 are relevant to the proposed development. A BA process will, thus be undertaken in applying for EA as prescribed in Regulation 19 and 20 as well as Appendix 1 of the NEMA EIA Regulations, 2014 (GN R 982).

In addition to the EA required under the NEMA, activities identified as water uses in Section 21 of the National Water Act, 1998 (Act No. 36 of 1998) (NWA) may not be carried out without a Water Use

¹ Environmental Impact Assessment Regulations and Listing Notices published in GN R 982, 983, 984, 985 of 4 December 2014.

License (WUL). Based on evaluation of the project site and proposed development, the proposed development will require a WUL for impeding or diverting the flow of water in a watercourse and altering the bed, banks, course or characteristics of a watercourse (Sections 21 (c) and (i) of the NWA).

The BA process and WUL Application will be undertaken by Sustainable Environmental Solutions (Pty) Ltd (SE Solutions), with Digby Wells acting as Project Managers, providing input to the reports, conducting the necessary technical quality and legal reviews as well as the required specialist studies. SE Solutions is certified as an exempted micro-enterprise (EME). SE Solutions has extensive experience in the environmental industry, and the Environmental Assessment Practitioner (EAP) is registered as a Professional Natural Scientists in terms of section 20(3) of the Natural Scientific Professions Act, 2003 (Act No. 27 of 2003).

Specialist Studies

The following specialist environmental studies will be completed by Digby Wells Environmental as part of the BA and WUL processes:

- Review and verification of the Wetland Delineation by A.R. Götze of Environment Research Consulting in September 2015 (updated in May 2016);
- Review and verification of the Vegetation Diversity Assessment by A.R. Götze of Environment Research Consulting in September 2015 (updated in May 2016);
- Surface Water Impact Assessment;
- Aquatic Ecology Impact Assessment;
- Air Quality Management input into the Environmental Management Programme (EMPr) (construction phase);
- Noise Management input into the EMPr (construction phase);
- Visual Assessment (High Level);
- Heritage Resources Management (HRM) Process; and,
- Social Impact Assessment (SIA).

Public Participation Process (PPP)

The PPP has been initiated with the purpose of sharing project information and gathering comments from stakeholders. Stakeholders are hereby invited to register as Interested and Affected Parties (I&APs) and to submit comments about the proposed project. The following key dates are applicable to the PPP:

- **Project announcement:** An advertisement announcing the proposed development and EA application processes was published in the Pretoria News newspaper on 30 June 2016. Site Notices were also erected on the proposed development site and at strategic locations within the greater area. All I&APs recorded on the previous BA process' project database were notified with this Background Information Letter (BIL) and Registration and Comment Form (attached) and requested to register on the current BA and WUL Application processes' I&APs database.

- **The registration and comment period** will be from **Friday, 1 July to Monday, 1 August 2016**.
- **The Draft Basic Assessment Report (DBAR)** will be made available to the public for comment. All *registered* I&APs will be notified of the DBAR's availability for review and comment. A newspaper advertisement will be published in the Pretoria News to announce the availability of the DBAR for review and comment.
- **Public Meeting during the review and commenting period of the DBAR** will be announced along with the notification of the availability of the DBAR through a newspaper advertisement and distribution of a notification letter to all registered I&APs. The public meeting is preliminarily booked for the date and time indicated in the table below.

Date	Time	Venue
Wednesday, 19 October 2016	18:00 – 20:00	Featherwood Estate Clubhouse (Matt Street, Pretorius Park)

- **Submission to Authorities:** the Final Basic Assessment Report, which will include all stakeholder comments will be submitted to the Gauteng Department of Agriculture and Rural Development (GDARD) following the 30 day public comment period for a decision about the project.

How to register and/or comment on the proposed Pretoriuspark Ext 40 residential development BA and WUL application processes:

You are welcome to comment on the BIL or DBAR by addressing your comments, concerns or suggestions to Digby Wells through any one of the following:

- Completing and submitting the attached Registration and Comment Form;
- A letter or other form of written submission;
- Attending the Public Meeting and providing comments; or
- By email, fax or telephone correspondence.

Should you wish to be registered as an I&AP, obtain additional information or submit comments, please contact Lelani Stolp at Tel: (011) 789 9495, Fax: 086 583 5715, Post: Private Bag X10046, Randburg, 2125 or email: lelani.stolp@digbywells.com.

Regards,



Lelani Stolp
Environmental Consultant

Notification of Intent to Develop

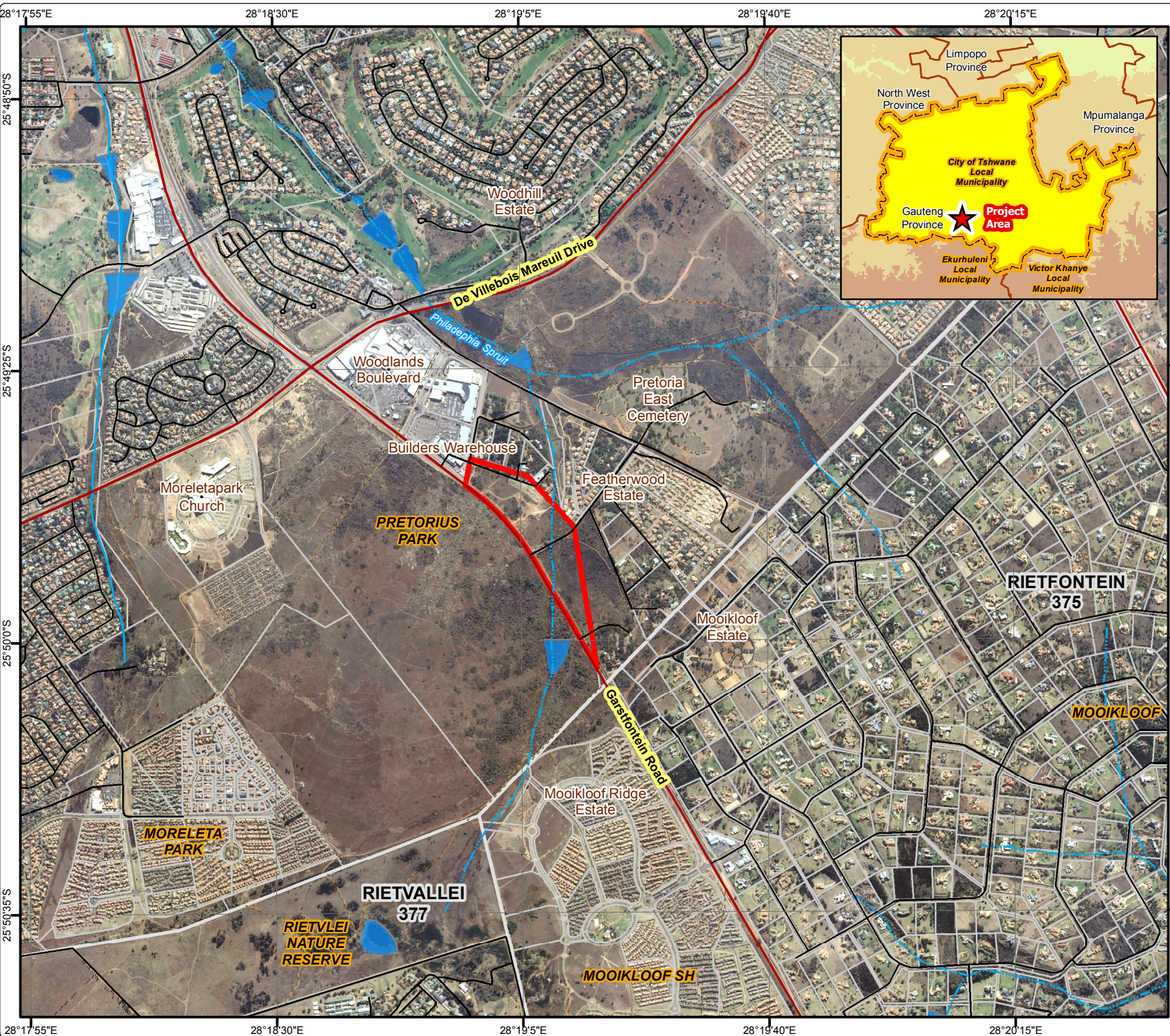
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Appendix B: Plans



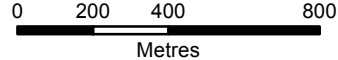
Pretorius Park Ext 40 Local Setting

Legend

-  Project Area
-  Main Road
-  Minor Road
-  Track
-  Non-Perennial Stream
-  Perennial Stream
-  Dam Wall
-  Dam / Lake
-  Farm Portion
-  Farm Boundary



Projection: Transverse Mercator
 Datum: WGS 1984
 Central Meridian: 29°E
 Date: 28/04/2015
 Ref #: kwt.LCE3990.201606.013






Pretorius Park Ext 40

Site-Specific Study Area

Legend

- Project Area
- Track Log
- Main Road
- Minor Road
- Track
- Non-Perennial Stream
- Dam Wall
- Dam / Lake



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Projection: Transverse Mercator
 Datum: WGS 1984
 Central Meridian: 29°E
 Date: 28/06/2016
 Ref #: kwt.LCE3900.201606.091

