



GAUTENG PROVINCE

AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

Reference: GAUT 002/20-21/E2591

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4 Wheel Drive Property Holdings (Pty) Ltd
P.O Box 1585
Scottsburgh
4180

Email: matt@halfway.co.za

Telephone Number: 011 317 8888

Dear Matt Steyn,

ENVIRONMENTAL AUTHORISATION GRANTED: THE PROPOSED DEVELOPMENT OF VEHICLE DEALERSHIPS AND FACILITIES ON PORTION 59 OF THE FARM BULTFONTEIN 533-JQ AS WELL AS BOREHOLE AND CONSERVANCY TANK ON A PART OF PORTIONS 59 AND 168 OF THE BULTFONTEIN 533-JQ, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY

With reference to the above application, please be advised that the Department has decided to grant environmental authorisation. An Environmental Authorisation (EA) and reasons for the decisions are attached herewith.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations, 2014, as amended, you must notify all registered interested and affected parties, in writing, within 14 days of the date of this EA, of the Department's decision in respect of your application as well as the provisions that are contained on the Appeal Regulations regarding the submission of appeals. A copy of this EA must also be appended to the letter of notification to the interested and affected parties.

Your attention is drawn to Chapter 2 of the National Appeals Regulations, 2014, which prescribes the appeal procedure to be followed. Should any person wish to lodge an appeal against this decision or any aspect of this decision, he/she must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party, and any organ of state with interest on the matter within 20 days from the date that the notification of the decision was sent to the registered interested and affected parties by the applicant; or the date that the notification of the decision was sent to the applicant by the Department, whichever, is applicable. The appeal(s) must be submitted in writing by any of the following means:

Postal Address:

The Appeals Administrator
Department of Agriculture and Rural Development
P.O. Box 8769
Johannesburg
2000

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Physical Address

The Appeals Administrator
Department of Agriculture and Rural Development
56 Eloff Street, Umnotho House, 23rd Floor
Johannesburg
2000

Fax No: 011 240 3158/2700

Email Address: appeals@gauteng.gov.za

Your appeal must be submitted in the prescribed appeal form obtainable from the appeal administrator, Ms. Tsholofelo Mere, at telephone number 011 240 3204 or email address tsholofelo.mere@gauteng.gov.za. The appeal form is also available from our website: www.gdard.gpg.gov.za. Should you have any queries or require additional information regarding the appeal process, you can contact the appeal administrator on any of the mentioned contact details.

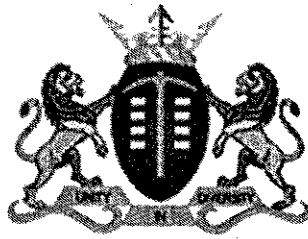
Kindly take note that in terms of Section 43(7) of the National Environmental Management Act, 1998 (NEMA), as amended, the lodging of appeal suspends environmental authorisation as well as its associated Environmental Management Programme. This means that the activity authorised by this EA must not commence until such time that the appeal is finalised.

Kind regards,



MATILDA GASELA
HEAD OF DEPARTMENT: AGRICULTURE AND RURAL DEVELOPMENT
DATE: 23 FEBRUARY 2021

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GAUTENG PROVINCE
AGRICULTURE AND RURAL DEVELOPMENT
REPUBLIC OF SOUTH AFRICA

ENVIRONMENTAL AUTHORISATION

Reference Number:	GAUT 002/20-21/E2591	
Holder of Authorisation:	4 Wheel Drive Property Holdings (Pty) Ltd	
Location of Activity / Activities:	Portion 59 and 168 of the farm Bultfontein 533 JQ	
Coordinates:	Latitude (S)	Longitude (E)
	25° 57' 50.79"	27° 55' 18.20"
21 Digit SG Number	T0JQ00000000053300059	

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1. Decision

The Department is satisfied, on the basis of the information available to it and subject to compliance with the conditions of this environmental authorisation, that the applicant should be authorised to undertake the activities specified below.

2. Activities Authorised

Under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations, 2014, the Department hereby authorises-

4 Wheel Drive Property Holdings (Pty) Ltd (hereafter referred to as the Applicant) with the following contact details-

P.O Box 1585
Scottsburgh
4180

Tel No.: 011 317 8888
Email: matt@halfway.co.za

to undertake the activities (hereafter referred to as "activity") listed in the table below:

Activity number and description	Proposed activity/development description
<p>GN R. 327: Listing Notice 1 Activity 27</p> <p><i>"The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation except where such clearance of indigenous vegetation is required for-</i></p> <ul style="list-style-type: none"><i>(i) the undertaking of a linear activity or</i><i>(ii) maintenance purposes undertaken in accordance with a maintenance management plan..</i>	<p>The proposed development is approximately 16 ha in extent and more than 1 ha of indigenous vegetation will be cleared.</p>
<p>GN R. 327: Listing Notice 1 Activity 28</p> <p><i>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development:</i></p> <ul style="list-style-type: none"><i>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</i><i>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare,</i>	<p>The proposed development is approximately 16 ha in extent and more than 5 ha will be developed within an urban area.</p> <p style="text-align: right;">GDARD Office of the HOD 23 FEB 2021 000021</p>

GN R. 324: Listing Notice 3 Activity 4

The development of a road wider than 4 metres with a reserve less than 13,5 metres.

C. Gauteng

(iv) Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans;

(v) Sites identified within threatened ecosystems listed in terms of the National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004).

GN R. 324: Listing Notice 3 Activity 10

The development and related operation of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic metres-

(iv) Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans.

GN R. 324: Listing Notice 3 Activity 12

The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

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(iv) Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans;

(v) Sites identified within threatened ecosystems listed in terms of the National Environmental Management Act: Biodiversity Act (Act No. 10 of 2004).

An access road is within the portion 168 and will be 20m and 16m in width and the north eastern section of the site falls within a Critical Biodiversity Area, Importance and Threatened Ecosystem-Egoli Granite Grassland.

The oil storage will be required as part of the serving the car. The north eastern section of the site falls within a Critical Biodiversity Area, Importance and Threatened Ecosystem-Egoli Granite Grassland.

The proposed development is approximately 16 ha in extent and the north eastern section of the site falls within a Critical Biodiversity Area, Importance and Threatened Ecosystem-Egoli Granite Grassland.

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-for proposed development of vehicle dealership and facilities on Portion 59 of the farm Bulfontein 533 JQ as well as a borehole and conservancy tank on Portion 168 of the farm Bulfontein 533 JQ located within the jurisdiction of the City of Johannesburg Metropolitan Municipality.

Scope of Environmental Authorisation.

3. Specific Conditions

- 3.1 Environmental Authorisation is granted for the proposed development of a truck dealership (and associated workshops) along the western boundary of proposed site (parallel to the R512). The car facilities, 4x4 facilities, taxi show room, production centre, panel and paint workshop, vehicle rental facilities and vehicle storage parking will be developed in the eastern section (**Proposal**).
- 3.2 If any soil contamination occurs during the construction phase of the proposed activity, the contaminated soil must be removed to a suitable waste disposal facility and the site must be rehabilitated. The opportunity for the on-site remediation and re-use of contaminated soil must be investigated prior to disposal and this Department must be informed in this regard.
- 3.3 The bulk services approval (e.g. water supply, sewage and disposal waste, electricity and storm water) and other related services must be obtained from the relevant competent authority.
- 3.4 The storage and handling of hazardous substances such as solvents, lubricants, fuels and oils must be done on an impervious surface that can contain 110% of substance should a spillage occur.
- 3.5 Fire prevention equipment must be present onsite and in good working condition.
- 3.6 A grease trap must be installed at the low end of the site to contain spilled fuel and contaminated stormwater.
- 3.7 Boreholes and sewer conservancy tank must be registered and be in accordance with Department of Human Settlements, Water and Sanitation, City of Johannesburg Water Management and Biodiversity.
- 3.8 Sustainable energy measures that include solar geysers, solar power lighting and heating must be incorporated into the entire development to reduce the carbon footprint of the development.
- 3.9 On completion of the project, all litter and construction debris must be removed from the site immediately
- 3.10 The orange listed plant "*Hypoxis hemerocallidea*." present on site must be protected and preserved as part of the landscaping. These plant species must fenced off before construction phase commences on site.
- 3.11 In order to ensure the protection of the species as enunciated in conditions 3.10 above, an email entitled "**request for threatened, endangered and medicinal plant species rescue operation**" must be sent to [gdard_biodiversityinfo2@gauteng.gov.za/](mailto:gdard_biodiversityinfo2@gauteng.gov.za) Calvin.Jonhasi@gauteng.gov.za, a minimum of six weeks prior to commencement of site clearance. The following documents must be attached to the email:
 - (1) A scanned version of the Environmental authorisation,
 - (2) A map clearly showing the location of the site,
 - (3) A plant species list for the site,
- 3.12 Rainwater harvesting measures such as installation of water storage tanks must be included in the building designs. This water can then be used for flushing of surface areas around the irrigate the landscaped areas around the fuel depot. Note: this condition is in line with a water conservation drive as the country falls within a water scarce region.

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4. Commencement and completion of the activity/activities

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- 4.1 The development of the authorised activity including post development rehabilitation must be concluded within a period of 10 years from the date of signature of this environmental authorisation. If the authorised activity has not been concluded within that period, the authorisation lapses.
- 4.2 Continuation of the authorised activities after the lapsing period of this EA and where such continuation will meet the threshold of any listed activity or activities, will constitute an offense.
- 4.3 Commencement with one listed activity authorised in terms of this environmental authorisation constitutes commencement with all other authorised activities.

5. Management of the activity or activities

The Environmental Management Programme ("EMPr") submitted as part of the application for environmental authorisation is also authorised in terms of this EA and must be implemented. In addition, the following is considered part of the subject EMPr:

- 5.1 All waste streams to be generated during construction and operational phase must be managed in accordance with the hierarchy of waste management principles and disposal at an authorised landfill or waste disposal site must be the last option. Proof of disposal of waste must be kept on site and made available to the Department upon request.
- 5.2 The surface storm water management plan must be based on Sustainable Urban Drainage Systems (SUDS) Principles and consider source, local and regional controls.
- 5.3 The Applicant must submit recommendations to amend the EMPr where the findings of the environmental audit reports indicate insufficient mitigation of environmental impacts associated with the undertaking of the activity, or insufficient levels of compliance with the environmental authorisation or the EMPr and where applicable, the closure plan.
- 5.4 The request to amend the EMPr must contain recommendations or mitigation to rectify the shortcomings identified in the environmental audit report.
- 5.5 The recommendation to amend the EMPr must be submitted to the Department for approval together with the environmental audit report in accordance with the regulations. Such updated EMPr must have been subjected to public participation process, which has been agreed to by the competent authority prior submission.
- 5.6 In assessing whether to grant approval of an amended EMPr because of an audit report, the competent authority may request such amendments to the EMPr as it deems appropriate to ensure that the EMPr or closure plan sufficiently provides for avoidance, management and mitigation of environmental impacts associated with the undertaking of the activity.
- 5.7 An on-site waste transfer station must be developed and managed in line with the requirement of the municipality for source separation of waste and to promote recycling of waste in the proposed developed.

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6. Monitoring and Reporting

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- 6.1 An independent Environmental Control Officer (ECO) must be appointed to oversee the development activities and guide compliance with the conditions of environmental authorisation and EMPr. An ECO must submit compliance report at least once during preparation and construction phase of the development and one post development rehabilitation phase to mark completion of construction development.
- 6.2 An ECO must be appointed prior to any commencement of the authorised activity or activities.
- 6.3 Once appointed, the name and contact details of the ECO must be submitted to the Department's Compliance Monitoring Section in the Department; documentation such as audit/monitoring/compliance reports and notifications, required to be submitted, must be submitted thereto.
- 6.4 The ECO must keep record of all activities on the site, problems identified, transgressions identified / noted, and a task schedule of the functions undertaken by the ECO.
- 6.5 The environmental audit report must be compiled in accordance with appendix 7 of the EIA Regulations, 2014 and must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the environmental authorisation conditions as well as the requirements of the EMPr.
- 6.6 Records relating to monitoring and auditing must be kept on the site and made available to any authorised person(s) acting on behalf of the relevant competent authority in respect of the development.

7. Notification of commencement of activity

- 7.1 A written notification of commencement of the activity, including site preparation, must be given to the Department 14 days prior to commencement of the activity on the site. The notice must

include the date on which it is anticipated that the activity will commence as well as the EA reference number and be submitted to Director: Compliance Monitoring Ms Sasa Sekhotha, the official of the Department at the email address: Sasa.Sekhotha@gauteng.gov.za.

8. General Conditions

- 8.1 The conditions of this EA are binding on the applicant ("Holder of EA"), including any person acting on his or her behalf, including but not limited to an agent, sub-contractor, employee or person rendering a service to the applicant.
- 8.2 The activities authorised may only be carried out at the property or site indicated in this EA.
- 8.3 Any changes to, or deviation from, the activity or activities' description set out in this EA must follow the appropriate amendment process described in the Environmental Impact Assessment Regulations, and be approved, in writing, by the Department before such changes or deviation are effected. In assessing whether to approve such changes, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the applicant to apply for further authorisations in terms of the Regulations.
- 8.4 Where any of the applicant's contact details changes, including the name of the applicant, the physical or postal address and/or telephonic details, the applicant must follow the relevant amendment process as prescribed in the Environmental Impact Assessment Regulations, by submitting an amendment application to the Department for consideration and decision making as soon as the new details become known to the applicant.
- 8.5 This EA does not negate the holder's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activities.
- 8.6 This EA and EMPr must be kept at the property or site where the activity or activities will be undertaken. The documents must be produced to any authorised official of the Department who requests to inspect them and must also be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work at the property.
- 8.7 Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and the Environmental Impact Assessment Regulations.
- 8.8 If the Department has reason to believe that the EA was obtained through fraud, non-disclosure of material information or misrepresentation of a material fact, the Department may, in writing, suspend or partially suspend, with immediate effect, the EA and direct the holder of such EA forthwith, to cease any activities that have been commenced with or to refrain from commencing any activity, pending a decision to withdraw the EA.

Date of the Environmental Authorisation: 23 FEBRUARY 2021

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ANNEXURE 1: REASON FOR DECISION

1. Information considered in making the decision

In reaching its decision, the Department took, inter alia, the following into consideration:

- 1.1 The information contained in the Final Basic Assessment Report received by the Department on 04 December 2020 including the Application Form.
- 1.2 The relevant information contained in the Departmental information base including the Geographical Information System (GIS), Gauteng Conservation Plan Version 3.3, the Gauteng Pollution Buffer Zone Guidelines, 2017 and the Gauteng Provincial Environmental Management Framework (GPEMF), 2015.
- 1.3 The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended).

2. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below.

- 2.1 The environmental sensitivities of the site in terms of Gauteng Integrated Decision Support System;
- 2.2 Suitability of the proposed activities within the existing Environmental Management Zone; and
- 2.3 The Public participation process;

3. Findings

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After consideration of the information and factors listed above, the Department made the following findings:

- 3.1 The area where the proposed development occurs is within critical biodiversity area, egoli granite grassland (endangered) vegetation type, however, the development area has been severely altered historically and currently with agricultural activity.
- 3.2 The site has been identified as an Ecological Support Area, Important Area and Threatened Ecosystem (Egoli Grassland) in terms of the Gauteng Integrated Decision Support System, however, the project is in an area that has been severely altered historically and currently with agricultural activities. The proposed activity will therefore not result in adverse environmental impacts if managed appropriately.
- 3.3 The proposed site falls within Environmental Management Zone 1 which is to streamline urban development activities and to promote development infill within the urban development zones and the proposed development will be regarded as infill development and compatible with other mixed-use development in the area.
- 3.4 The public participation process complied with the requirements of the EIA Regulations, 2014. The Interested and Affected parties' (I&AP) consultation process included the placing of an advertisement in the newspaper and the placing of site notices. The public participation process was thus adequately conducted.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in this EA, the activities will not conflict with the general objectives of integrated environmental management laid down in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (as amended) and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to acceptable levels. The Environmental Authorisation is accordingly granted.