



# LIMPOPO

## PROVINCIAL GOVERNMENT

REPUBLIC OF SOUTH AFRICA

### DEPARTMENT OF ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

#### BASIC ASSESSMENT REPORT - EIA REGULATIONS, 2010

Basic Assessment report in terms of the Environmental Impact Assessment Regulations, 2010, promulgated in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended.

**File Reference Number:**

**NEAS Reference Number:**

**Date Received:**

**Due date for acknowledgement:**

**Due date for acceptance:**

**Due date for decision**

**Kindly note that:**

(For official use only)


1. The report must be compiled by an independent Environmental Assessment Practitioner.
2. 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.
3. Where applicable **tick** the boxes that are applicable in the report.
4. 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 Department of Economic Development, Environment and Tourism as the competent authority (Department) for assessing the application, it may result in the rejection of the application as provided for in the regulations.
5. An incomplete report may be returned to the applicant for revision.
6. Unless protected by law, all information in the report will become public information on receipt by the department. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.

7. The Act means the National Environmental Management Act (No. 107 of 1998) as amended.
8. Regulations refer to Environmental Impact Assessment (EIA) Regulations of 2010.
9. The Department may require that for specified types of activities in defined situations only parts of this report need to be completed. No faxed or e-mailed reports will be accepted.
10. This application form must be handed in at the offices of the Department of Economic Development, Environment and Tourism:-

<p><b><u>Postal Address:</u></b></p> <p>Central Administration Office  Environmental Impact Management  P. O. Box 55464  <b>POLOKWANE</b>  0700</p>	<p><b><u>Physical Address:</u></b></p> <p>Central Administration Office  Environmental Affairs Building  Cnr Suid and Dorp Streets  <b>POLOKWANE</b>  0699</p>
<p><b>Queries should be directed to the Central Administration Office: Environmental Impact Management:-</b></p> <p><b>For attention:</b> Mr E. V. Maluleke</p> <p><b>Tel:</b> (015) 291 1315 / (015) 291 5640</p> <p><b>Fax:</b> (015) 295 5015</p> <p><b>Email:</b> <a href="mailto:malulekeev@ledet.gov.za">malulekeev@ledet.gov.za</a></p>	

View the Department's website at <http://www.ledet.gov.za/> for the latest version of the documents.

## SECTION A: ACTIVITY INFORMATION

Has a specialist been consulted to assist with the completion of this section?

YES

NO

If YES, please complete the form entitled "Details of specialist and declaration of interest" or appointment of a specialist for each specialist thus appointed.

Any specialist reports must be contained in Appendix D.

### 1. ACTIVITY DESCRIPTION

Describe the activity, which is being applied for, in detail<sup>1</sup>:

In 2001, a township development consisting of 31 stands for residential use and public open space was proclaimed on Portion 369 of the farm Pusela 555-LT. However, no construction or installation of internal services has taken place yet, as insufficient bulk civil services were available to serve such a development at that time. The township was initially proposed to be developed by the landowner, the Greater Tzaneen Municipality (GTM), themselves, but in 2006 they invited tenders from private developers to undertake the development. The current applicant, Solidarity Developers CC, was appointed by GTM in 2006, but development can only be contemplated now that the GTM has upgraded electrical infrastructure in Tzaneen.

The township in its current form consists of 28 single residential stands (zoning: Residential 1), two townhouse stands (zoning: Residential 2), one park stand (zoning: Public Open Space) and internal streets, as well as certain servitudes. The single residential stands range in size from 846 m<sup>2</sup> to 1 228 m<sup>2</sup>. The townhouse stands are 6 173 m<sup>2</sup> and 5 291 m<sup>2</sup> in extent respectively, and the park stand is 6 682 m<sup>2</sup> in extent.

In the decade since the township was proclaimed, there has been a growing need for more affordable housing. The relatively large stands forming part of the current township would be out of reach of a large portion of the population due to their cost, and hence a need was identified to restructure the township to contain a larger number of smaller stands so as to be more affordable for the general public, though still in keeping with the adjoining existing neighbourhood. A town planner has been appointed to undertake an application for the consolidation of the 28 single residential stands and the subsequent subdivision thereof into 38 single residential stands ranging in size from 518 m<sup>2</sup> to 709 m<sup>2</sup>. The townhouse stands are no longer proposed, as these have been found to fall within a wetland and its buffer zone. The area within the wetland and its 30m buffer zone is now proposed as a large park stand (public open space).

Associated infrastructure is proposed to consist of internal reticulation of water and sewerage pipelines and

<sup>1</sup> Please note that this description should not be a verbatim repetition of the listed activity as contained in the relevant Government Notice, but should be a brief description of activities to be undertaken as per the project description.

electrical distribution lines. All civil services are to connect to the municipal bulk service infrastructure. Solid waste will feed into the municipal waste stream.

## 2. FEASIBLE AND REASONABLE ALTERNATIVES

**“alternatives”**, in relation to a proposed activity, means different means of meeting the general purpose and requirements of the activity, which may include alternatives to—

- (a) the property on which or location where it is proposed to undertake the activity;
- (b) the type of activity to be undertaken;
- (c) the design or layout of the activity;
- (d) the technology to be used in the activity;
- (e) the operational aspects of the activity; and
- (f) the option of not implementing the activity.

Describe 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 in the specific instance taking account of the interest of the applicant in the activity. The no-go alternative must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. The determination of whether 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. After receipt of this report the Department 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.

**Paragraphs 3 – 13 below should be completed for each alternative.**

No **site alternatives** were investigated, as the aim of the project is specifically to develop this site, which is already available.

No **project alternatives** were investigated, as the proposed project in its current form is congruent with the surrounding existing land use (residential). Particularly as the site is open to the adjacent residential neighbourhood and is proposed to obtain access through this neighbourhood, it is important that the land use on the development site be in line with that of the surrounding area.

Three **layout alternatives** were considered:

- Layout Alternative A (preferred): 38 single residential stands and a large park stand. In this layout, no development will take place within the wetland, but the smaller-sized stands promotes densification, i.e. relatively dense development of land within the urban edge to minimize urban sprawl and the environmental impacts associated with sprawl.
- Layout Alternative B: 44 single residential stands, 2 townhouse stands and a park stand. This layout was not considered in detail, as it includes development within the wetland.

- Layout Alternative C: the originally proclaimed layout which comprised larger stands along a slightly different layout than the preferred alternative. This layout was not considered in detail, as there is currently greater demand for smaller stands instead of larger ones, and furthermore this layout includes development within the wetland.

### 3. 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 degrees, minutes and seconds. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

List alternative sites, if applicable.

**Latitude (S):**

**Longitude (E):**

**Alternative:**

Alternative S1<sup>2</sup> (preferred or only site alternative)

Alternative S2 (if any) n/a

Alternative S3 (if any) n/a

23°	50'	27.19"	30°	08'	36.58"
°	'	"	°	'	"
°	'	"	°	'	"

**In the case of linear activities: n/a**

**Alternative:**

**Latitude (S):**

**Longitude (E):**

Alternative S1 (preferred or only route alternative)

- Starting point of the activity
- Middle/Additional point of the activity
- End point of the activity

°	'	"	°	'	"
°	'	"	°	'	"
°	'	"	°	'	"

Alternative S2 (if any)

- Starting point of the activity
- Middle/Additional point of the activity
- End point of the activity

°	'	"	°	'	"
°	'	"	°	'	"
°	'	"	°	'	"

Alternative S3 (if any)

- Starting point of the activity
- Middle/Additional point of the activity
- End point of the activity

°	'	"	°	'	"
°	'	"	°	'	"
°	'	"	°	'	"

<sup>2</sup> "Alternative S.." refer to site alternatives.

For route alternatives that are longer than 500m, please provide an addendum with co-ordinates taken every 250 meters along the route for each alternative alignment.

#### 4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the physical size of the preferred activity/technology as well as alternative activities/technologies (footprints):

**Alternative:**

Alternative A1 (preferred activity alternative)

Alternative A2 (if any) n/a

Alternative A3 (if any) n/a

**Size of the activity:**

±35 000 m <sup>2</sup>
m <sup>2</sup>
m <sup>2</sup>

or, for linear activities: n/a

**Length of the activity:**

**Alternative:**

Alternative A1 (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

m
m
m

Indicate the size of the alternative sites or servitudes (within which the above footprints will occur):

**Size of the site/servitude:**

**Alternative:**

Alternative A1 (preferred activity alternative)

Alternative A2 (if any)

Alternative A3 (if any)

±55 000 m <sup>2</sup>
m <sup>2</sup>
m <sup>2</sup>

#### 5. SITE ACCESS

**Does ready access to the site exist?**

YES	NO
n/a	

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

**Describe the type of access road planned:**

n/a

Include the position of the access road on the site plan and required map, as well as an indication of the road in relation to the site.

## 6. SITE OR ROUTE PLAN

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document.

The site or route plans must indicate the following:

- 6.1 the scale of the plan which must be at least a scale of 1:500 – **the layout plan is at a scale of 1:500;**
- 6.2 the property boundaries and numbers of all the properties within 50 metres of the site – **refer to the topographic locality map under Appendix A;**
- 6.3 the current land use as well as the land use zoning of each of the properties adjoining the site or sites – **refer to the annotated aerial photograph under Appendix A;**
- 6.4 the exact position of each element of the application as well as any other structures on the site – **refer to the site layout under Appendix A. There are currently no structures on the site;**
- 6.5 the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, street lights, sewage pipelines, storm water infrastructure and telecommunication infrastructure – **indicated on layout plan under Appendix A. More detail on the location of existing and proposed water, sewerage and storm water infrastructure is contained in the services report (Appendix J);**
- 6.6 all trees and shrubs taller than 1.8 metres – **the residential neighbourhood and the areas with indigenous vegetation contain numerous trees taller than 1.8m. There are too many to indicate each individually;**
- 6.7 walls and fencing including details of the height and construction material – **A brick wall of 1.8m high is proposed to be erected along the site's boundary with the R36 road. Individual stands may also be walled / fenced, but the height and material will depend on the individual owners;**
- 6.8 servitudes indicating the purpose of the servitude – **indicated on the layout plan under Appendix A;**
- 6.9 sensitive environmental elements within 100 metres of the site or sites including (but not limited thereto):
  - Rivers – **refer to Appendix A;**
  - the 1:100 year flood line (where available or where it is required by Department of Water Affairs) – **refer to Appendix A;**
  - ridges; *n/a*
  - cultural and historical features; *n/a*
  - areas with indigenous vegetation (even if it is degraded or invaded with alien species) – **refer to Appendix A;**
- 6.10 for gentle slopes the 1 metre contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan – **1m contours indicated on flood line map under Appendix A;**
- 6.11 the positions from where photographs of the site were taken – **indicated on the annotated aerial photo included under Appendix A.**

## 7. SITE PHOTOGRAPHS

Colour photographs from the centre 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 Appendix B to this form. It must be supplemented with additional photographs of relevant features on the site, if applicable.

## 8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 as Appendix C 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.

**Please refer to Appendix C for the proposed layout to a scale of 1:5 000; this is felt to provide sufficient detail for the purposes of this report, as a larger scale would not provide any additional information that is not visible on the 1:5 000 scale layout map. Illustrations are not yet available of what the dwellings in the proposed development will potentially look like, therefore the layout is provided in lieu of a facility illustration. The scale of 1:5 000 is felt to be adequate.**

## 11. ACTIVITY MOTIVATION

### 9(a) Socio-economic value of the activity

What is the expected capital value of the activity on completion?	To be determined at a more advanced stage of planning	
What is the expected yearly income that will be generated by or as a result of the activity?		
Will the activity contribute to service infrastructure?	YES	NO
Is the activity a public amenity?	YES - Public streets	NO
How many new employment opportunities will be created in the development phase of the activity?	400	
What is the expected value of the employment opportunities during the development phase?	± R10 million	
What percentage of this will accrue to previously disadvantaged individuals?	± 90%	
How many permanent new employment opportunities will be created during the operational phase of the activity?	120	
What is the expected current value of the employment opportunities during the first 10 years?	± R50,4 million	
What percentage of this will accrue to previously disadvantaged individuals?	± 90%	

### 9(b) Need and desirability of the activity

Motivate and explain the need and desirability of the activity (including demand for the activity):

NEED:			
i.	Was the relevant municipality involved in the application?	YES	NO
ii.	Does the proposed land use fall within the municipal Integrated Development Plan?	YES	NO
iii.	If the answer to questions 1 and / or 2 was NO, please provide further motivation / explanation:		
	N/a		



<b>DESIRABILITY:</b>			
i.	Does the proposed land use / development fit the surrounding area?	<b>YES</b>	NO
ii.	Does the proposed land use / development conform to the relevant structure plans, Spatial development Framework, Land Use Management Scheme, and planning visions for the area?	<b>YES</b>	NO
iii.	Will the benefits of the proposed land use / development outweigh the negative impacts of it?	<b>YES</b>	NO
iv.	If the answer to any of the questions 1-3 was NO, please provide further motivation / explanation:		
	<b>n/a</b>		
v.	Will the proposed land use / development impact on the sense of place?	<b>YES</b>	NO
vi.	Will the proposed land use / development set a precedent?	YES	<b>NO</b>
vii.	Will any person's rights be affected by the proposed land use / development?	YES	<b>NO</b>
viii.	Will the proposed land use / development compromise the "urban edge"?	YES	<b>NO</b>
ix.	If the answer to any of the question 5-8 was YES, please provide further motivation / explanation.		
	The development may impact on the sense of place for residents of Geelhout Street, Ash Close and Tambotie Street, in particular, as a tract of land currently consisting of indigenous vegetation is proposed to be replaced by built-up stands.		

<b>BENEFITS:</b>			
i.	Will the land use / development have any benefits for society in general?	YES	<b>NO</b>
ii.	Explain:		
iii.	Will the land use / development have any benefits for the local communities where it will be located?	<b>YES</b>	NO
iv.	Explain:		
	Job creation during both the construction and operational phases.		

## 10. 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, if applicable:

<b>Title of legislation, policy or guideline:</b>	<b>Administering authority:</b>	<b>Date:</b>
The Constitution Act (No 108 of 1996), Chapter 2, Section	Dept of Water Affairs (DWA) & Dept of	1996

24	Environmental Affairs (DEA)	
National Environmental Management Act (No 107 of 1998) and regulations	DEA	19 Nov 1998
Environmental Impact Assessment (EIA) Regulations	DEA or provincial environmental authorities	2010
Conservation of Agricultural Resources Act (1983), Section 5	Department of Agriculture, Forestry and Fisheries (DAFF)	21 April, 1983
National Heritage Resources Act (No 25 of 1999), Section 34 – 36	South African Heritage Resources Agency (SAHRA)	28 April, 1999
Occupational Health and Safety Act (No 85 of 1993), Sections 8 and 9	Department of Labour	1993
National Water Act (No 36 of 1998), Section 19 and 20 and Chapter 4 (Sections 21 – 55)	DWA	26 August 1998
National Environmental Management: Air Quality Act	DEA	2004
National Environmental Management: Biodiversity Act	DEA or provincial environmental authorities	2004
National Forests Act	DAFF	1998, as amended 2005
Limpopo Environmental Management Act	L DEDET	2003
National Environmental Management: Waste Act (No 59 of 2008)	GTM	2009
Greater Tzaneen Municipality (GTM) Refuse By-Law	GTM	2004

## 11. WASTE, EFFLUENT, EMISSION AND NOISE MANAGEMENT

### 11(a) Solid waste management

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

<b>YES</b>	<b>NO</b>
± 50 m <sup>3</sup>	

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

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

**Where possible, construction solid waste will be used as fill, either in this development or elsewhere. All waste that cannot be used as fill in construction projects will be disposed of at the Tzaneen municipal landfill site.**

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

**Where possible, construction solid waste will be used as fill, either in this development or elsewhere. All waste that cannot be used as fill in construction projects will be disposed of at the Tzaneen municipal landfill site.**

Will the activity produce solid waste during its operational phase?

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

YES	NO
± 30 m <sup>3</sup>	

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

**Solid waste will feed into the municipal waste stream and will be disposed of at the Tzaneen municipal landfill site.**

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

**Not applicable; all solid waste will feed into the municipal waste stream.**

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, then the applicant should consult with the department 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?

YES	NO
-----	----

If yes, inform the department 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?

YES	NO
-----	----

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

### 11(b) Liquid effluent

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

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

YES	NO
n/a	
Yes	NO

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

If yes, the applicant should consult with the Department 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?

YES	NO
-----	----

If yes, provide the particulars of the facility:

Facility name:	Tzaneen municipal sewage treatment plant		
Contact person:	Mr Alpheus Ramokolo (GTM Engineering Services Director)		
Postal address:	PO Box 24, Tzaneen		
Postal code:	0850		
Telephone:	015 307 8216	Cell:	
E-mail:		Fax:	015 307 8049

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

No specific measures stipulated.

### 11(c) Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES	NO
-----	----

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

YES	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.

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

**Exhaust emissions from the vehicles of residents of the development as well as their visitors.**

### 11(d) Generation of noise

Will the activity generate noise?

YES	NO
-----	----

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

YES	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.

If no, describe the noise in terms of type and level:

Ambient noise associated with human habitation, e.g. vehicles, voices, barking dogs, music from dwellings. Noise levels are expected to be low, and will be compatible with the type and level of noise generated in the adjoining residential area of Arborpark.

## 12. WATER USE

Please indicate the source(s) of water that will be used for the activity by ticking the appropriate box(es)

<b>municipal</b>	water board	groundwater	river, stream, dam or lake	other	the activity will not use water
------------------	-------------	-------------	----------------------------	-------	---------------------------------

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:

n/a

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

YES	NO
-----	----

If yes, please submit the necessary application to the Department of Water Affairs and attach proof thereof to this application if it has been submitted.

n/a

## 13. ENERGY EFFICIENCY

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

As this application refers to the township establishment, and not to actual construction of any buildings, no energy efficiency measures have been specifically incorporated into the design. However, energy efficiency measures have been included in the Environmental Management Programme (EMPR) for implementation by homeowners during the operational phase.

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

The EMPR recommends that homeowners consider installing solar water heaters to reduce the use of Eskom-supplied electricity which is mostly generated by fossil fuels, and instead to make use of solar energy as an alternative fuel source.

## SECTION B: SITE/AREA/PROPERTY DESCRIPTION

### Important notes:

1. For linear activities (pipelines, etc) as well as activities that cover very large sites, it may be necessary to complete this section for each part of the site that has a significantly different environment. In such cases please complete copies of Section C and indicate the area, which is covered by each copy No. on the Site Plan.

Section C Copy No.  
(e.g. A):

2. Paragraphs 1 - 6 below must be completed for each alternative.

3. Has a specialist been consulted to assist with the completion of this section?

YES	NO
-----	----

If YES, please complete the form entitled "Details of specialist and declaration of interest" for each specialist thus appointed:

All specialist reports must be contained in Appendix D.

Property  
description/physical  
address:

Stands 3103 – 3133 in Tzaneen Extension 60

(Farm name, portion etc.) Where a large number of properties are involved (e.g. linear activities), please attach a full list to this application.

In instances where there is more than one town or district involved, please attach a list of towns or districts to this application.

Current land-use  
zoning:

Stand 3103 – 3110: Residential 1  
Stand 3111 – 3112: Residential 2  
Stand 3113 – 3132: Residential 1  
Stand 3133: Public open space

In instances where there is more than one current land-use zoning, please attach a list of current land use zonings that also indicate which portions each use pertains to, to this application.

Is a change of land-use or a consent use application required?

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

Must a building plan be submitted to the local authority?

Locality map:

An A3 locality map must be attached to the back of this document, as Appendix A. The scale of the locality map must be relevant to the size of the development (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 map must indicate the following:

- an indication of the project site position as well as the positions of the alternative sites, if any;
- road access from all major roads in the area;
- road names or numbers of all major roads as well as the roads that provide access to the site(s);
- all roads within a 1km radius of the site or alternative sites; and
- a north arrow;
- a legend; and
- locality GPS co-ordinates (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 degrees, minutes and seconds. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection)

## 1. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Alternative S1:

Flat	1:50 – 1:20	1:20 – 1:15	<b>1:15 – 1:10</b>	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
------	-------------	-------------	--------------------	--------------	-------------	------------------

Alternative S2 (if any): **n/a**

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
------	-------------	-------------	-------------	--------------	-------------	------------------

Alternative S3 (if any): **n/a**

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
------	-------------	-------------	-------------	--------------	-------------	------------------

## 2. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site:

2.1 Ridgeline		<b>2.6 Plain</b>	<b>X</b>
2.2 Plateau		2.7 Undulating plain / low hills	
2.3 Side slope of hill/mountain		2.8 Dune	

2.4 Closed valley		2.9 Seafront	
2.5 Open valley			

### 3. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

Is the site(s) located on any of the following (tick the appropriate boxes)?

	Alternative S1:		Alternative S2 (if any):		Alternative S3 (if any):	
Shallow water table (less than 1.5m deep)	YES	NO	YES	NO	YES	NO
Dolomite, sinkhole or doline areas	YES	NO	YES	NO	YES	NO
Seasonally wet soils (often close to water bodies)	YES	NO	YES	NO	YES	NO
Unstable rocky slopes or steep slopes with loose soil	YES	NO	YES	NO	YES	NO
Dispersive soils (soils that dissolve in water) – <i>unknown</i>	YES	NO	YES	NO	YES	NO
Soils with high clay content (clay fraction more than 40%)	YES	NO	YES	NO	YES	NO
Any other unstable soil or geological feature	YES	NO	YES	NO	YES	NO
An area sensitive to erosion	YES	NO	YES	NO	YES	NO

If you are unsure about any of the above or if you are concerned that any of the above aspects may be an issue of concern in the application, an appropriate specialist should be appointed to assist in the completion of this section. (Information in respect of the above will often be available as part of the project information or at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by the Council for Geo Science may also be consulted).

### 4. GROUNDCOVER

Indicate the types of groundcover present on the site:

The location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

<del>Natural veld – good condition<sup>E</sup></del>	<del>Natural veld with scattered aliens<sup>E</sup></del>	<b>Natural veld with heavy alien infestation<sup>E</sup></b>	<del>Veld – dominated by alien species<sup>E</sup></del>	Gardens
Sport field	Cultivated land	Paved surface	Building or other structure	<b>Bare soil</b>

If any of the boxes marked with an “E” is ticked, please consult an appropriate specialist to assist in the completion of this section if the environmental assessment practitioner doesn’t have the necessary expertise.

## 5. LAND USE CHARACTER OF SURROUNDING AREA

Indicate land uses and/or prominent features that does currently occur within a 500m radius of the site and give description of how this influences the application or may be impacted upon by the application:

<b>5.1 Natural area</b>	<b>X</b>	<b>5.22 School</b>	<b>X</b>
<b>5.2 Low density residential</b>	<b>X</b>	5.23 Tertiary education facility	
<b>5.3 Medium density residential</b>	<b>X</b>	5.24 Church	
5.4 High density residential		5.25 Old age home	
5.5 Medium industrial <sup>AN</sup>		5.26 Museum	
5.6 Office/consulting room		5.27 Historical building	
5.7 Military or police base/station/compound		5.28 Protected Area	
5.8 Spoil heap or slimes dam <sup>A</sup>		5.29 Sewage treatment plant <sup>A</sup>	
5.9 Light industrial		5.30 Train station or shunting yard <sup>N</sup>	
5.10 Heavy industrial <sup>AN</sup>		5.31 Railway line <sup>N</sup>	
5.11 Power station		<b>5.32 Major road (4 lanes or more)</b>	<b>X</b>
<b>5.12 Sport facilities</b>	<b>X</b>	5.33 Airport <sup>N</sup>	
5.13 Golf course		5.34 Harbour	
5.14 Polo fields		5.35 Quarry, sand or borrow pit	
5.15 Filling station <sup>H</sup>		5.36 Hospital/medical centre	
5.16 Landfill or waste treatment site		<b>5.37 River, stream or wetland</b>	<b>X</b>
5.17 Plantation		5.38 Nature conservation area	
<b>5.18 Agriculture</b>	<b>X</b>	5.39 Mountain, koppie or ridge	
5.19 Archaeological site		5.40 Graveyard	
5.20 Quarry, sand or borrow pit		<b>5.41 River, stream or wetland</b>	<b>X</b>
<b>5.21 Dam or Reservoir</b>	<b>X</b>	5.42 Other land uses (describe)	

If any of the boxes marked with an “N” are ticked, how will this impact / be impacted upon by the proposed activity?

No boxes with “N” are ticked



If any of the boxes marked with an "AN" are ticked, how will this impact / be impacted upon by the proposed activity?

If YES, specify and explain:	
If NO, specify:	No boxes with "AN" are ticked

If any of the boxes marked with an "H" are ticked, how will this impact / be impacted upon by the proposed activity.

If YES, specify and explain:	
If NO, specify:	No boxes with "H" are ticked

## 6. CULTURAL/HISTORICAL FEATURES

Are there any signs of culturally or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including		YES	NO
Archaeological or palaeontological sites, on or close (within 20m) to the site?		Uncertain	
If YES, explain:	n/a		
If uncertain, conduct a specialist investigation by a recognised specialist in the field to establish whether there is such a feature(s) present on or close to the site.			
Briefly explain the findings of the specialist:	No sites of heritage importance were identified in the area during the Heritage Impact Assessment (HIA) conducted by Shasa Heritage.		
Will any building or structure older than 60 years be affected in any way?		YES	NO
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		YES	NO
If yes, please submit or, make sure that the applicant or a specialist submits the necessary application to SAHRA or the relevant provincial heritage agency and attach proof thereof to this application if such application has been made.			

## SECTION C: PUBLIC PARTICIPATION

### 1. ADVERTISEMENT

The person conducting a public participation process must take into account any guidelines applicable to public participation as contemplated in section 24J of the Act and must give notice to all potential interested and affected parties of the application which is subjected to public participation by—

- (a) fixing a notice board (of a size at least 60cm by 42cm; and must display the required information in lettering and in a format as may be determined by the department) at a place conspicuous to the public at the boundary or on the fence of—
  - (i) the site where the activity to which the application relates is or is to be undertaken; and
  - (ii) any alternative site mentioned in the application;
- (b) giving written notice to—
  - (i) the owner or person in control of that land if the applicant is not the owner or person in control of the land;
  - (ii) the occupiers of the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
  - (iii) owners and occupiers of land adjacent to the site where the activity is or is to be undertaken or to any alternative site where the activity is to be undertaken;
  - (iv) the municipal councillor of the ward in which the site or alternative site is situated and any organisation of ratepayers that represent the community in the area;
  - (v) the municipality which has jurisdiction in the area;
  - (vi) any organ of state having jurisdiction in respect of any aspect of the activity; and
  - (vii) any other party as required by the department;
- (c) placing an advertisement in—
  - (i) one local newspaper; or
  - (ii) any official *Gazette* that is published specifically for the purpose of providing public notice of applications or other submissions made in terms of these Regulations;
- (d) placing an advertisement in at least one provincial newspaper or national newspaper, if the activity has or may have an impact that extends beyond the boundaries of the local municipality in which it is or will be undertaken: Provided that this paragraph need not be complied with if an advertisement has been placed in an official *Gazette* referred to in subregulation 54(c)(ii); and
- (e) using reasonable alternative methods, as agreed to by the department, in those instances where a person is desiring of but unable to participate in the process due to—
  - (i) illiteracy;
  - (ii) disability; or
  - (iii) any other disadvantage.

## 2. CONTENT OF ADVERTISEMENTS AND NOTICES

A notice board, advertisement or notices must:

- (a) indicate the details of the application which is subjected to public participation; and
- (b) state—

- (i) that the application has been submitted to the department in terms of these Regulations, as the case may be;
- (ii) whether basic assessment or scoping procedures are being applied to the application, in the case of an application for environmental authorisation;
- (iii) the nature and location of the activity to which the application relates;
- (iv) where further information on the application or activity can be obtained; and
- (v) the manner in which and the person to whom representations in respect of the application may be made.

### **3. PLACEMENT OF ADVERTISEMENTS AND NOTICES**

Where the proposed activity may have impacts that extend beyond the municipal area where it is located, a notice must be placed in at least one provincial newspaper or national newspaper, indicating that an application will be submitted to the department in terms of these regulations, the nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations in respect of the application can be made, unless a notice has been placed in any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of these Regulations.

Advertisements and notices must make provision for all alternatives.

### **4. DETERMINATION OF APPROPRIATE MEASURES**

The practitioner must ensure that the public participation 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, ratepayers associations and traditional authorities where appropriate. Please note that public concerns that emerge at a later stage that should have been addressed may cause the department to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

### **5. COMMENTS AND RESPONSE REPORT**

The practitioner must record all comments and respond to each comment of the public before the application is submitted. The comments and responses must be captured in a comments and response report as prescribed in these Regulations and be attached to this application. The comments and response report must be attached under Appendix E.

### **6. AUTHORITY PARTICIPATION**

Please note that a complete list of all organs of state and or any other applicable authority with their contact details must be appended to the basic assessment report or scoping report, whichever is applicable.

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.

<b>Name of Authority informed:</b>	<b>Comments received (Yes or No)</b>
Greater Tzaneen Municipality	Yes
Mopani District Municipality	No
Department of Water Affairs	No
Department of Rural Development & Land Reform: Office of the Regional Land Claims Commissioner: Limpopo	No
Department of Rural Development & Land Reform: Limpopo Provincial Land Reform Office	No
Department of Agriculture	No
Limpopo Heritage Resources Agency	No

## 7. CONSULTATION WITH OTHER STAKEHOLDERS

Note that, for linear activities, or where deviation from the public participation requirements may be appropriate, the person conducting the public participation process may deviate from the requirements of that subregulation to the extent and in the manner as may be agreed to by the department.

Proof of any such agreement must be provided, where applicable.

**Has any comment been received from stakeholders?**

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

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

Comments focused mostly on the type of housing, with neighbouring residents and homeowners initially worried that low-cost housing would be established, which could have negatively impacted on the local property values. However, the proposed development is aimed at an income bracket similar to that of the existing adjacent neighbourhood.

Comments were also raised that measures should be put in place to minimise soil erosion and to minimise the risk of sewage spillage. Some local residents also expressed concern that the additional traffic load would cause a disturbance in the neighbourhood.

## SECTION D: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2010, 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.

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

List the main issues raised by interested and affected parties:

**Please refer to the attached Issues Trail for a complete record of comments and responses. The following is a summary of the main issues that were most commonly raised during the first public comment period:**

- What type of housing is proposed, and will it be in keeping with the type of housing in the surrounding area? Some local landowners expressed concern that, as the stands are proposed to be somewhat smaller than those in the existing neighbourhood, property values in the area could be negatively affected by the proposed development.
- Where will the entrance / access road be?
- Erosion control measures must be implemented.
- Measures must be implemented to prevent any leakage or spillage of sewage from sewer pipelines onsite.
- Concern was expressed that the current municipal sewerage, electrical and water infrastructure cannot accommodate the proposed new dwellings and that the local streets were not designed to accommodate such a load.
- The additional traffic on access roads through the existing residential area may raise noise levels and increase road safety risks.
- Potential pollution towards the center of town.
- Flooding risk for lower-lying properties and towards the center of town.
- The Greater Tzaneen Municipality's solid waste management division requested a solid waste management plan for the operational phase of the proposed development.

Response from the practitioner to the issues raised by the interested and affected parties (A full response must be given in the Comments and Response Report that must be attached to this report as Annexure E):

**Please refer to the attached Issues Trail for a complete record of comments and responses.**

- Erosion control measures will be set out in the Environmental Management Programme (EMPR).
- The development is aimed at the middle income bracket, and it is not foreseen that the value of existing properties in the area will be adversely affected by the currently proposed development.
- Access is proposed to be via Geelhout Street. There will be no access directly from the R36 road.
- The civil engineer will take into account measures such as the following to minimize the risk of leakage of sewage:
  - o Man-holes can be raised above the flood line;
  - o In sensitive areas, steel pipes can be installed instead of plastic pipes;

- The slope of the sewer pipelines can be adjusted to minimize the risk of leakage.
- The civil engineer, has calculated that the sewage flow from the proposed development can be accommodated by the existing system, and water demand for the proposed development will not have a major impact on the surrounding water supply. Comments received by the engineers from the municipality thus far, based on the preliminary design report for services, indicate that sufficient capacity is available to accommodate the proposed development. Muavha Ramollo Consulting Engineers are currently awaiting approval of the preliminary report.
- The electrical engineers will consult with the GTM and undertake a study into the capacity of available electrical infrastructure to supply electricity to the proposed development. Should existing infrastructure such as the distribution network be unable to accommodate the proposed development, additional infrastructure will be established. The additional households will not affect the existing household load capacity as the new development will be supplied from a dedicated source planned for the new development, so that existing users will not be adversely affected.
- The proposed development is a residential development and not commercial; thus, according to the engineer, the traffic loading will be low. It is recommended that traffic calming measures, such as speed bumps, be implemented within the development to reduce the risk of accidents. Traffic calming measures or other road safety measures on the public roads outside the development can also be considered.
- Could you kindly specify the type of pollution that you refer to, so that we can respond appropriately?
- A storm water management plan (SMP) for the site is being compiled by the civil engineer, and storm water management infrastructure will be designed in such a way that the flooding risk of lower-lying properties is not increased. According to the engineer, the storm water generated by the proposed development will not have a major impact on the low-lying areas.
- The solid waste management plan has been submitted to GTM.

## 2. IMPACTS THAT MAY RESULT FROM THE PLANNING AND DESIGN, CONSTRUCTION, OPERATIONAL, DECOMMISSIONING AND CLOSURE PHASES AS WELL AS PROPOSED MANAGEMENT OF IDENTIFIED IMPACTS AND PROPOSED MITIGATION MEASURES

List the potential direct, indirect and cumulative property/activity/design/technology/operational alternative related impacts (as appropriate) that are likely to occur as a result of the planning and design phase, construction phase, operational phase, decommissioning and closure phase, including impacts relating to the choice of site/activity/technology alternatives as well as the mitigation measures that may eliminate or reduce the potential impacts listed.

### Alternative A (preferred alternative): CONSTRUCTION PHASE

#### ***Direct impacts:***

#### **Bio-physical impacts:**

- Risk of contamination of soil or watercourses by cement if concrete is mixed directly on the ground instead of on an impermeable surface, or if workers use the veld for ablutions;
- Possible increase in soil erosion following site clearing, particularly when earthworks are in process. Associated with this, siltation of streams or wetland may occur as a result of erosion;

- Habitat disturbance, destruction and fragmentation;
- Soil compaction, particularly in wetland area;
- Risk of veld fire if workers act indiscriminately with cigarette butts or if cooking / heating fires and “hot” activities such as welding are not confined to designated “safe” areas;
- Air-borne dust during construction;
- Generation of construction waste, as well as liquid and solid waste associated with the construction workers.

**Socio-economic impacts:**

- Noise related to construction activities;
- Negative visual impact of construction activities during this phase;
- Potential littering by construction workers;
- Disruption of traffic by slow-moving construction vehicles during construction;
- Job creation during the construction phase – construction workers will be sourced from the local community as far as possible.

***Indirect impacts:***

- Risk of disorderly or criminal activity associated with construction workers or persons posing as workers.

***Cumulative impacts:***

- Additional pressure on service infrastructure.
- Habitat reduction and fragmentation.
- Loss of agricultural potential.

**Alternative A (preferred alternative): OPERATIONAL PHASE**

***Direct impacts:***

**Bio-physical impacts:**

- Potential increase in soil erosion. Associated herewith is an increased risk of siltation of watercourses;
- Increased peak storm water runoff due to increased proportion hard surfaces;
- Habitat degradation and fragmentation;
- Potential institution of a programme for eradication of alien invasive vegetation in the conservation area, and for managing this area properly to maintain and eventually improve its ecological functions;
- Generation of domestic solid waste and sewage;
- Possible contamination of soil, groundwater or surface water by pesticides or fertilizers used in gardens forming part of the proposed development;
- Possible reduction in water runoff feeding the wetland area in the eastern section of the site as a result of built-up areas and diversion of storm water into storm water management infrastructure, which will release the storm water only in specific positions;
- Risk of contamination of soil, groundwater or surface water if there should be a leakage or spillage from sewerage pipelines onsite.

**Socio-economic impacts:**

- Visual impact;
- Light pollution;
- Noise associated with vehicles of residents of the proposed township, as well as ambient sounds associated with residential areas, such as voices, music playing and dogs barking;
- Increased traffic volumes on access roads, with associated noise impacts and safety risks;
- Possible attraction of criminal elements;
- Creation of long-term jobs, e.g. for domestic workers and gardeners;

***Indirect impacts:***

- Possible encouragement of further densification of development in the area.

***Cumulative impacts:***

- Increased pressure on civil services (water supply, sewerage and electricity);
- Increased pressure on local solid waste management services and infrastructure;
- Increased traffic on access roads;
- Habitat destruction and fragmentation;
- Loss of agricultural potential.

**Alternative A (preferred alternative): DECOMMISSIONING PHASE**

The development is **not** anticipated to be decommissioned; by its nature and for all intents and purposes it is a permanent development. It is considered unlikely that the development as a whole will be demolished or decommissioned. In the unlikely event of demolition or decommissioning, a decommissioning management plan must be developed at that stage, taking into consideration the particular demolition or decommissioning activities that are planned, conditions and trends on and around the site at that stage, and legislation in place at that point in time. General impacts which may be anticipated in the unlikely event of demolition are listed below together with management measures; however, impacts and suitable management measures will be dictated by conditions onsite and legislation in place at that time.

***Direct impacts:***

**Bio-physical impacts:**

- Disturbance of fauna and flora;
- Increased risk of soil erosion;
- Risk of veld fire if workers act indiscriminately with cigarette butts or if cooking / heating fires and “hot” activities such as welding are not confined to designated “safe” areas;
- Physical impacts on, or contamination of, the wetland area;
- Possible contamination of watercourses, ground water or soil;
- Generation of construction waste and debris as well as sewage and general domestic solid waste associated



- with the workers undertaking the demolition activities;
- Use by workers of the veld for ablutions.
- Airborne dust.

Socio-economic impacts:

- Noise associated with activities such as blasting;
- Negative visual impact;
- Risk of disorderly or criminal behaviour associated with workers or persons posing as workers;
- Littering;
- Safety risk in the unlikely event of potentially dangerous activities such as blasting taking place;
- Disruption of traffic by slow-moving vehicles involved in demolition or in removal of demolition rubble;
- Temporary job creation.

***Indirect and cumulative impacts:***

- Possible return of habitat for wildlife.

### 3. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that summarises the impact that the proposed activity 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.

**Alternative A (preferred alternative)**

	TYPE	STATUS	DURATION	LIKELIHOOD	MAGNITUDE	SIGNIFICANCE
Bio-physical impacts	Contamination of soil or watercourses by e.g. cement, oil, paint or sewage during construction	Negative	Short term	Possible	Low	Low - medium
	Soil erosion and siltation of watercourses during site clearing and earthworks	Negative	Short term	Possible	Low	Low
	Increase in soil erosion and potential siltation of watercourses	Negative	Long term	Possible	Low	Low – medium
	Risk of veld fires during construction	Negative	Short term	Possible	Unknown	Low
	Generation of construction waste	Negative	Short term	Definite	Medium	Low
	Air-borne dust during construction	Negative	Short term	Highly probable	Low	Very low
	Habitat destruction / degradation and fragmentation	Negative	Long term	Definite	Low	Low-medium
	Increased peak storm water runoff	Negative	Long term	Highly	Low	Low

				probable		
	Possible reduction in water runoff feeding part of the wetland	Negative	Long term	Possible	Low	Low
	Soil compaction, particularly in wetland	Negative	Short term	Possible	Low	Low
	Institution of programme for eradicating alien invasive vegetation	Positive	Long term	Possible	Low-medium	Low
	Possible contamination of soil or watercourses by chemicals used in gardening	Negative	Long term	Possible	Unknown	Low
	Possible contamination of soil or watercourses in case of leakage from sewer pipelines	Negative	Long term	Possible	Unknown	Low
<b>Socio-economic impacts</b>	Noise associated with construction activities	Negative	Short term	Definite	Low-medium	Low
	Increase in ambient noise levels	Negative	Long term	Definite	Low	Low
	Visual impact of construction activities	Negative	Short term	Definite	Medium-high	Medium
	Visual impacts of the development – operational phase	Negative	Long term	Definite	Medium	Medium
	Light pollution – operational phase	Negative	Long term	Definite	Low	Low
	Littering during construction	Negative	Short term	Highly probable	Low	Very low
	Risk of criminal behaviour, trespassing or rowdiness during construction phase	Negative	Short term	Possible	Unknown	Low
	Possible attraction of criminal elements – operational phase	Negative	Long term	Possible	Unknown	Low
	Disruption of traffic by slow-moving construction vehicles	Negative	Short term	Possible	Low	Low
	Job creation and sustaining of existing jobs – construction phase	Positive	Short term	Definite	Medium	Medium
	Increased traffic volumes on access roads	Negative	Long term	Definite	Medium	Medium
	Job creation – operational phase	Positive	Long term	Definite	Low-Medium	Low-Medium
	Added pressure on waste management and civil service infrastructure	Negative	Long term	Definite	Medium	Medium
	Loss of agricultural potential	Negative	Long term	Definite	Low	Low-Medium
	Possible encouragement of further densification of development in the area	Positive / negative	Long term	Possible	Unknown	Unknown

**No-go alternative (compulsory)**

	<b>TYPE</b>	<b>STATUS</b>	<b>DURATION</b>	<b>LIKELIHOOD</b>	<b>MAGNITUDE</b>	<b>SIGNIFICANCE</b>
<b>Bio-physical impacts</b>	No added risk of contamination of soil or watercourses by e.g. cement, oil, paint or sewage during construction	Neutral	Short term	Definite	Low	Low-medium
	Contamination risk for soil and watercourses remain unchanged over the long term	Neutral	Long term	Highly probable	Unknown	Low
	Soil erosion and siltation rates remain unchanged	Neutral	Long term	Highly probable	Low	Low-medium
	No additional soil compaction or other physical impacts on wetland	Neutral	Long term	Highly probable	Low	Low
	No risk of veld fires during construction	Neutral	Short term	Possible	Unknown	Low
	No generation of construction waste	Neutral	Short term	Definite	Medium	Low
	No air-borne dust during construction	Neutral	Short term	Highly probable	Low	Very low
	No added habitat destruction / degradation and fragmentation	Neutral	Long term	Highly probable	Low	Low-medium
	Storm water runoff levels and rates remain unchanged	Neutral	Long term	Highly probable	Low	Low
	Runoff to wetland remains unchanged	Neutral	Long term	Highly probable	Low	Low
	No formal eradication of alien invasive vegetation	Neutral	Long term	Highly probable	Low-medium	Low
<b>Socio-economic impacts</b>	No noise associated with construction activities	Neutral	Short term	Definite	Low-medium	Low
	Ambient noise levels remain unchanged over the long term	Neutral	Short term	Highly probable	Low	Low
	No visual impact, i.e. the landscape remains unchanged visually, and no increased contribution to night-time light pollution	Neutral	Long term	Highly probable	Medium	Medium
	No construction-related littering	Neutral	Short term	Highly probable	Low	Very low
	Risk of criminal activities remains unchanged	Neutral	Long term	Highly probable	Unknown	Low
	No disruption of traffic by slow-moving construction vehicles	Neutral	Short term	Highly probable	Low	Low
	No new job creation or contribution to sustaining of existing jobs	Neutral	Long term	Highly probable	Medium	Medium

No encouragement of further densification of development	Neutral	Long term	Highly probable	Unknown	Unknown
Traffic volumes on access roads remain unchanged	Neutral	Long term	Highly probable	Medium	Medium
No added pressure on waste management and civil service infrastructure	Neutral	Long term	Highly probable	Medium	Medium
Land remains potentially available for agricultural production	Neutral	Long term	Highly probable	Low	Low-medium

### Alternative B

--	--

### Alternative C

--	--

For more alternatives please continue as alternative D, E, etc.

## SECTION E. RECOMMENDATION OF 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)?

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

If "NO", indicate the aspects that should be assessed further as part of a Scoping and EIA process 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 department in respect of the application:

It is recommended that the following be included in any authorisation that may be granted by L DEDET in respect of the application:

- Appointment of an Environmental Control Officer (ECO) to monitor implementation of the EMPR during the construction phase;
- Submittal of environmental compliance monitoring reports to LDEDET on a six-monthly basis during the construction phase;
- When employing workers during the construction phase, local labourers (from within the GTM's boundaries) must be given preference as far as availability of appropriate skills permit;

- Local suppliers (within GTM's boundaries) must be given preference in the sourcing of services and materials as far as availability and quality permits;
- No development within the wetland or a 30m buffer from the wetland boundary;
- No development within the 1:100 year flood line;
- The measures indicated in the EMPR must be adhered to.

Is an EMPr attached?

YES

NO

The EMPr must be attached as Appendix F. **The EMPr is attached as Appendix H**

## SECTION F: APPENDICES

The following appendixes must be attached as appropriate:

**Appendix A:** Site plans and maps

**Appendix B:** Site photographs

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

**Appendix D:** Specialist reports:

- Ecological assessment
- Heritage impact assessment
- Geo-technical assessment

**Appendix E:** Comments and responses:

- List of I&APs
- Comments and responses report / issues trail
- Copies of comments and responses

**Appendix F:** Proof of advertisement of first public comment period

**Appendix G:** Proof of advertisement of draft BAR public comment period

**Appendix H:** Environmental Management Programme (EMPr)

**Appendix I:** Copy of application form and LDEDET's acknowledgement of receipt thereof

**Appendix J:** Services report

## SECTION G: DECLARATION BY THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

I, \_\_\_\_\_ declare that I –

- (a) act as the independent environmental practitioner in this application;
- (b) do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for work performed in terms of the Environmental Impact Assessment Regulations, 2010;
- (c) do not have and will not have a vested interest in the proposed activity proceeding;
- (d) have no, and will not engage in, conflicting interests in the undertaking of the activity;
- (e) undertake to disclose, to the competent authority, any material information that has or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan or document required in terms of the Environmental Impact Assessment Regulations, 2006;
- (f) will ensure that information containing all relevant facts in respect of the application is distributed or made available to interested and affected parties and the public and that participation by interested and affected parties is facilitated in such a manner that all interested and affected parties will be provided with a reasonable opportunity to participate and to provide comments on documents that are produced to support the application;
- (g) will ensure that the comments of all interested and affected parties are considered and recorded in reports that are submitted to the Department in respect of the application, provided that comments that are made by interested and affected parties in respect of a final report that will be submitted to the Department may be attached to the report without further amendment to the report;
- (h) will keep a register of all interested and affected parties that participated in a public participation process; and
- (i) will provide the Department with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not.

---

**Signature of the Environmental Assessment Practitioner:**

Polygon Environmental Planning CC

---

**Name of company:**

---

**Date:**