



**destea**

department of  
economic, small business development,  
tourism and environmental affairs  
FREE STATE PROVINCE

## Environmental Authorisation

**Authorisation register number:** EMS/15,12,11(ii)/16/08

**Holder of authorisation:** *Combined Developers*

**Location of activity:** *Farm Brandkop 702 and  
Farm De Vlakte 1950,  
Bloemfontein*



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## Decision

The Department of Economic, Small Business Development, Tourism and Environmental Affairs (DESTEA) "the Department" is satisfied, on the basis of information provided to it that, subject to compliance with the conditions of this Environmental Authorisation (EA), the Applicant should be authorised to undertake the activities specified below.

Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

## Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and Government Notice Regulation 982 passed pursuant thereto, the Department hereby authorises –

### Combined Developers

With the following contact details –

**P.O. Box 3667  
TYGERVALLEY  
7536**

Contact person: **Mr. Nicholas Simons**

Tel: 021 914 8066

Fax: Not provided

E-mail: [Nicholas@combineddev.com](mailto:Nicholas@combineddev.com)



To undertake the following activity –

The proposed development listed under GN 983 activity number 11 and 28 also GN 984 activity number 15, described as:

11 "The development of facilities or infrastructure for the transmission and distribution of electricity-

(ii) inside urban areas or industrial complexes with a capacity of 275 kilovolts or more".

28 "Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:

(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares".

15 "The clearance of an area of 20 hectares or more of indigenous vegetation"

The proposed development will entail the following:

The establishment of a residential component with five distinct village nodes with single residential and group housing, hotel and conferencing facilities, a lifestyle and recreational center, a commercial component for tourism and retail, an office park, a school, farm and equestrian centre and associated electrical service and road infrastructure.

The proposed development is situated at portion 6 of the Farm Brandkop 702, the remainder of Farm Brandkop 702, and the Farm De Vlakte 1950, Bloemfontein.

**Co-ordinates of the site are as follows:**

Latitude:

Longitude:

29° 09' 26.14"S

26° 07' 55.58"E

29° 08' 46.35"S

26° 09' 11.34"E

29° 08' 47.38"S

26° 09' 12.76"E

29° 08' 46.94"S

26° 09' 15.91"E

29° 08' 42.46"S

26° 09' 19.74"E

29° 10' 01.03"S

26° 10' 12.27"E

29° 10' 14.52"S

26° 09' 26.77"E

29° 10' 20.76"S

26° 09' 27.92"E

29° 10' 21.68"S

26° 09' 25.42"E

29° 10' 16.42"S

26° 09' 20.32"E

29° 10' 23.86"S

26° 08' 55.17"E



The granting of this Environmental Authorisation is subject to the conditions set out below.

## Conditions

### Scope of authorisation

- 1.1 The proposed development of Farms Brandkop 702 portion 6, Remainder of Farm Brandkop 702, and Farm De Vlakte 1950 is approved.
- 1.2 Authorisation of the activity is subject to the conditions contained in this document, these conditions form part of the Environmental Authorisation and are binding on the holder of the Authorisation.
- 1.3 The holder of the Authorisation shall be responsible for ensuring compliance with the conditions by 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 holder of the Authorisation.
- 1.4 The Authorised activity may only be carried out at the Farm Brandkop 702 portion 6, and the Remainder of the Farm Brandkop 702, and Farm De Vlakte 1950, Bloemfontein, Free State as indicated above at the exact site co-ordinates.
- 1.5 Any changes to, or deviations from, the project description set out in this Authorisation must be submitted to the Department within thirty (30) days and approved, in writing, by the Department before such changes or deviations may be effected.
- 1.6 In assessing whether to grant such approval or not, 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 holder of the Authorisation to apply for further Authorisation in terms of the Regulations.
- 1.7 This Environmental Authorisation is valid for a period of 3 (three) years from the date of issue. If commencement of the activity does not occur within that period, the Authorisation lapses and a new application for an Environmental Authorisation (EA) must be made.

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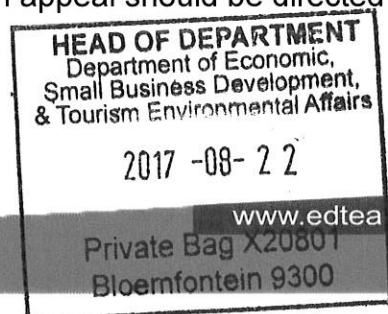
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- 1.8 This Authorisation does not negate the holder of the Authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.
- 1.9 Vegetation clearing must be kept to an absolute minimum. Mitigation measures must be implemented to reduce the risk of erosion and the invasion of alien species.
- 1.10 Construction must include appropriate design measures that allow surface and subsurface movement of water.
- 1.11 Any waste produced during construction must be handled per specifications of the NEM: Waste Act.
- 1.12 The holder of an Environmental Authorisation has the responsibility to notify the competent authority within 30 days, of any alienation, transfer and change of ownership rights in the property on which the activity is to take place.

### **Appeal of authorisation**

- 1.13 The holder of the Authorisation must notify every registered interested and affected party, of the decision by the Department in writing and within 14(fourteen) calendar days of the date of this Environmental Authorisation.
- 1.14 The notification referred must –
- 1.14.1 specify the date on which the Authorisation was issued;
- 1.14.2 inform the interested and affected party of the appeal procedure provided for in National Appeal Regulations published in Government Gazette No. 38303 of 8 December 2014.
- 1.14.3 advise the interested and affected party that a copy of the Authorisation will be furnished on request; and
- 1.14.4 give the reasons for the decision.
- 1.15 A person affected by the decision who wishes to appeal against the decision must lodge an appeal with the MEC of the Department of Economic, Small Business Development, Tourism and Environmental Affairs. An appeal should be directed to:

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**MEC Office (DESTEA)**

**Private Bag X 20801**

**Bloemfontein**

**9300**

**Tel: (051) 400 4903**

**E-mail: mosholij@detea.fs.gov.za**

- The applicant shall not commence with the proposed activity once an appeal has been lodged with the office of the MEC.

**Management of the activity**

- 1.16 The Environmental Management Programme (EMPr) submitted as part of Application for EA is hereby approved.
- 1.17 The recommendations and mitigation measures in the Environmental Impact Assessment Report (EIAR) compiled by Ms. Marguerite Cronje (Environmental Assessment Practitioner) must be adhered to and incorporated as part of the EMPr where applicable.
- 1.18 Any updates or amendments to the EMPr must be submitted to the Department of Economic, Small Business Development, Tourism and Environmental Affairs and must be decided upon within a period of 30 days of the submission.

**Monitoring**

- 1.19 The applicant must appoint a suitably experienced Environmental Control Officer (ECO) for the construction, operational and decommissioning phase of the development that will have the responsibility to ensure that the mitigation / rehabilitation measures and recommendations referred to in this Authorisation are implemented and to ensure compliance with the provisions of the EMPr.
- 1.20 The ECO shall be appointed before commencement of any land clearing or construction activities.

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- 1.21 The ECO shall keep record of all activities on site, problems identified, transgressions noted and a task schedule of tasks undertaken by the ECO.
- 1.22 The ECO shall remain employed until all rehabilitation measures, as required for implementation due to construction damage, are completed and the site is ready for operation.
- 1.23 Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development.

### **Recording and reporting to the Department**

- 1.24 The holder of the Authorisation must submit an environmental audit report to the Department within fourteen (14) days upon completion of the construction and rehabilitation activities. The environmental audit report must –
- 1.24.1 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 corrective action plan and implementation programme.
- 1.24.2 Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development.

### **Commencement of the activity**

- 1.25 The Authorised activity shall not commence within twenty (20) days of the date of signature of the Authorisation.
- 1.26 Should you be notified by the MEC of a suspension of the Authorisation pending appeal procedures, you shall not commence with the activity unless authorised by the MEC in writing.

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## Notification to authorities

1.27 Fourteen (14) days prior written notice must be given to the Department that the activity will commence. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence. This notification period may coincide with the period contemplated in 1.26 above.

## Operation of the activity

1.28 Fourteen (14) days written notice must be given to the Department that the activity Operational phase will commence.

## Site closure and decommissioning

1.29 Should the activity ever cease or become redundant, the applicant shall undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and competent authority at that time.

1.30 Before decommissioning of the development becomes evident a rehabilitation plan must be compiled and should be approved by this Department.

## Specific conditions

1.31 Construction footprint must be kept to a minimum by construction boundaries and demarcated areas thus reducing the area infringement of the development on the natural habitat.

1.32 Construction and operational waste must be disposed of at the nearest registered local municipal waste disposal site in the area.

1.33 Any water that is used which does not emanate from Municipality supplies must be registered and authorised by the Department of Water and Sanitation prior to usage commencement.

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- 1.34 Vehicular movement over the site must be at slow speeds in order to keep dust generation to a minimum during construction.
- 1.35 The management of stormwater on site during construction and operation must be implemented.
- 1.36 Oil leakages from vehicles, equipment etc, can contribute to soil and groundwater contamination. To prevent the contamination, machinery, vehicles and materials must only be stored at demarcated areas. Vehicles and equipment must only be parked in designated areas.
- 1.37 All hazardous materials must be placed in special containers. From there it must be collected by a hazardous waste handling company, or taken to a hazardous waste disposal site.
- 1.38 Efforts must be made to ensure that preventative actions are taken to ensure that any water bodies present on and around the site will not be negatively impacted by the commencement of the activity.
- 1.39 No construction camps within 50m of a drainage line or a standing water source.
- 1.40 Construction activities must be limited to the hours between 07H30-17H00.
- 1.41 No onsite sanitation must be allowed closer than 100m from surface or groundwater resources. Chemical toilets must be inspected for leakages and attended to immediately.
- 1.42 Should any human remains be unearthed during construction, construction must stop immediately and South African Heritage Resources Agency (SAHRA) be notified.
- 1.43 There must be no development within the 100 year flood line

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- 1.44 The site for development must be clearly demarcated and access to the public prohibited. Construction workers must adhere to on-site health and safety guidelines.
- 1.45 Only 54% and/or below of the development must be constructed before the Welvaart Waste Water Treatment Works (WWTW) is upgraded to accommodate the new development.
- 1.46 Construction must only take place if the Applicant can provide portable water for the development and the Mangaung Metro Municipality confirms that there is enough capacity to accommodate the new development.
- 1.47 Silencers must be installed on construction vehicles and equipment to minimise noise.

#### **General**

- 1.48 A copy of the Environmental Authorisation (EA) must be kept at the property where the activity will be carried on. The EA must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the Authorisation who works or undertakes work at the property.
- 1.49 Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
- 1.50 The applicant is responsible for compliance with the provisions for Duty-of-Care and remediation of damage contained in Section 28 and Emergency Incidents contained in Section 30 of the National Environmental Management Act, (Act no 107) of 1998.
- 1.51 The holder of the EA must notify the Department, in writing and within 48 (forty eight) hours, if any condition of the EA cannot be adhered to. Any

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notification in terms of this condition must be accompanied by reasons and mitigation plan for non-compliance. Non-compliance with a condition of the EA may result in criminal prosecution and/or other actions provided for in the National Environmental Management Act, 1998 and the Regulations.

1.52 National government, provincial government, local authorities or committees appointed in terms of the conditions of this particular EA or any other public authority shall not be held responsible for any damages or losses suffered by the proponent or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the proponent with the conditions of Authorisation as set out in this document or any other subsequent document emanating from these conditions of the EA.

**Approved / Not Approved:**

  
.....  
**Ms. G. Brown**

**HOD: DESTEA**

  
.....  
**Date**



## Annexure 1: Reasons for Decision

### 1. Background

The Applicant, Combined Developers applied for Authorisation to carry on the following GN 984 & 985 Activity Number 15 and 12, 11(ii) described as:

15 "The clearance of an area of 20 hectares or more of indigenous vegetation".

12 "The clearance of an area of 300 square metres or more of indigenous vegetation"

11 "The development of facilities or infrastructure for the transmission and distribution of electricity-

(ii) inside urban areas or industrial complexes with a capacity of 275 kilovolts or more".

For the proposed development of housing units and associated infrastructure, bulk services, social and economic facilities on an area of 613ha as stated on the Environmental Impact Assessment Report (EIAR) compiled by Ms. Marguerite Cronje. The applicant appointed Ms. Marguerite Cronje to undertake the Scoping and full EIA process for the activities as required by Regulation 12 of the EIA Regulations, 2014.

### 2. Information considered in making the decision

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

- a) The information contained in the final Impact Assessment Report (EIR) completed by Ms. Marguerite Cronje.
- b) The comments received from the Interested and Affected Parties as included in the EIR compiled by Ms. Marguerite Cronje.
- c) Mitigation measures as proposed in the EIR and the EMPr.
- d) The objectives and requirements of relevant legislation, policies and guidelines and section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998).

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- e) The findings of the site visit undertaken by Mr. V. Hlazo from the Department of Economic, Small Business Development, Tourism and Environmental Affairs.

### 3. 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.

- a) Details provided of the qualifications of the EAP indicated that the EAP is competent to carry out the Environmental Impact Assessment procedures.
- b) Recommendations made by the EAP in the EIR. Feasible and reasonable alternative options including the no-go option were investigated as part of the assessment process.
- c) The EIR identified all legislation and guidelines that have been considered in the preparation of the EIR.
- d) A sufficient public participation process was undertaken and the Consultant has satisfied the minimum requirements as prescribed in the EIA Regulations, 2014 for public involvement.
- e) No significant environmental degradation will result directly from the activities applied for and authorised in this Authorisation, if the Environmental Management Programme (EMPr) and proposed mitigation measures in the Environmental Impact Assessment Report which form part of this Authorisation are implemented.

### 4. Findings

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

- The need for the development has been identified.
- All legal and procedural requirements have been met.

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- The disturbance of the natural soil structure will be prevented and excavations planned carefully. The moving of heavy machinery into areas unnecessarily will be avoided.
- All hazardous substances and stocks such as diesel, oils and detergents must be stored per requirements of the NEM: Waste Act and the National Water Act.
- Noise for the project relates mainly to construction noise associated with the increase in construction vehicles. Noise impacts will however be of short duration and occur throughout the construction period. The noise levels are to be managed in accordance with the provisions of the Occupational Health and Safety Act.
- According to the independent EAP, the information contained in the EIA Report is deemed accurate and reliable.
- EMPr measures for the pre-construction, construction and operational phases of the development were proposed and included in the EIR and will be implemented to manage the identified environmental impacts during the construction process.
- The principles of NEMA can largely be upheld.
- Adequate process in line with law and legislation for public participation process was undertaken and the EAP has met the minimum requirements as prescribed in the EIA regulations, 2014.
- No significant environmental degradation will result directly from the activities applied for and authorised activities in this EA if the Environmental Management Programme (EMPr) and proposed mitigation measures in the Basic Assessment report which form part of this EA are implemented and monitored accordingly.
- The proponent has the ability to implement the conditions of the EA and the requirements of the EMPr and budget thereof i.e. Spill kit, Fire extinguishers ,etc.

In view of this, the Department is satisfied that, subject to compliance with the conditions contained in the Environmental Authorisation, the proposed activities will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act No. 107 of 1998 and that any potentially detrimental environmental impacts resulting from the proposed activities can be mitigated to acceptable levels. The Environmental Authorisation is hereby accordingly granted by the Department.

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