Nali
Sustainability Solutions (Pty) Ltd
Environmental and Development Consultants

DRAFT BASIC ASSESSMENT REPORT

RIVERSIDE VIEW EXTENSION 126

PART OF THE REMAINING EXTENT OF PORTION 5 (A PORTION OF PORTION 4) OF THE FARM ZEVENFONTEIN NO. 407 JR.

AUTHORITY REFERENCE: 002/25-26/E0196

CENTURY PROPERTY DEVELOPMENTS

MARCH 2026

t: 012 676 8315 c: 0824517120 f: 086 694 1178 e: pirate.ncube@mail.com web: nalisustainabilitysolutions.co.za
P.O. Box: P. Bag X1, Stand1829, Irene Farm Villages, PvR, 0045 Address: 65 Country Club Way, Irene Farm Villages, Centurion, 0045
Reg# 2012/180460/07 | VAT# 4290263229

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GAUTENG PROVINCE
ENVIRONMENT
REPUBLIC OF SOUTH AFRICA

Basic Assessment Report in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2014 (2025 VERSION 1)

Kindly note that:

1. This **Basic Assessment Report** is the standard report required by the Gauteng Department of Environment in terms of the EIA Regulations, 2014.

2. This application form is current as of April 2025. It is the applicant's responsibility to check for any updated versions published by the competent authority.

3. A draft Basic Assessment Report must be submitted, for purposes of comments within a period of thirty (30) days, to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken.

4. **A draft Basic Assessment Report must be submitted, for purposes of comments within thirty (30) days, to a Competent Authority (uploaded to the EIA online system) empowered in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended to consider and decide on the application. The EIA online system can be accessed at https://eia.gauteng.gov.za.**

5. **A copy (PDF) of the final report and attachments must be uploaded to the EIA online system. The EIA online system can be accessed at https://eia.gauteng.gov.za.**

6. **Draft and final reports submitted in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) must be emailed to environmentsue@gauteng.gov.za.**

7. 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.

8. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.

9. An incomplete report may lead to an application for environmental authorisation, or a Waste Management License being refused.

10. Any report that does not contain a titled and dated full-colour large-scale layout plan of the proposed activities including a coherent legend, overlain with the sensitivities found on site may lead to an application for environmental authorisation or a Waste Management License being refused.

11. The use of “not applicable” in the report must be done with circumspection because if it is used for material information that is required by the competent authority for assessing the application, it may result in the application for environmental authorisation or Waste Management License being refused.

12. The applicant must fill in all relevant sections of this form. Incomplete applications will not be processed. The applicant will be notified of the missing information in the acknowledgement letter that will be sent within 10 days of receipt of the application.

13. Unless protected by law, and indicated as such, all information filled in on this application will become public information on receipt by the competent authority. The applicant/EAP must provide any interested and affected party with the information contained in this application on request, during any stage of the application process.

14. Although pre-application meetings with the Competent Authority is optional, applicants are advised to have these meetings before submission of the application to seek guidance from the Competent Authority.

15. **Please note that your submission will be acknowledged within 10 days of receipt. If you do not receive an acknowledgement from the Department within this period, kindly follow up using our central email address: environmentenquiries@gauteng.gov.za**

DEPARTMENTAL DETAILS

Gauteng Department of Environment
Attention: Environmental Support Services of the Environmental Branch
P.O. Box 8769
Johannesburg
2000
Ground floor, Umnotho House, 56 Eloff Street, Johannesburg

Administrative Unit telephone number: (011) 240 3052
Department central telephone number: (011) 240 2500

(For official use only)

NEAS Reference Number:						
File Reference Number:						
Application Number:						
Date Received:						

If this BAR has not been submitted within 90 days of receipt of the application by the competent authority and permission was not requested to submit within 140 days, please indicate the reasons for not submitting within time frame.

N/A

Is a closure plan applicable for this application and has it been included in this report? NO

if not, state reasons for not including the closure plan.

No closure of the residential estate is anticipated.

Has a draft report for this application been submitted to a competent authority and all State Departments administering a law relating to a matter likely to be affected as a result of this activity? Yes

Is a list of the State Departments referred to above attached to this report including their full contact details and contact person? Yes

If no, state reasons for not attaching the list.

N/A

Have State Departments, including the competent authority commented? No

If no, why?

The public participation process is currently underway. Comments received will be included in the final BAR.

SECTION A: ACTIVITY INFORMATION

1. PROPOSAL OR DEVELOPMENT DESCRIPTION

Project title (must be the same name as per application form):

Riverside View Extension 126 Township

Select the appropriate box

The application is for an upgrade of an existing development		The application is for a new development	X	Other, specify	

Does the activity also require any authorisation other than NEMA EIA authorisation?

YES	NO

If yes, describe the legislation and the Competent Authority administering such legislation

According to the National Water Act, 1998 (Act No.36 of 1998) (NWA), the proposed development requires that a Water Use License (WUL), be applied for, for the following water uses:

- Section 21(c): Impeding or diverting the flow of water in a watercourse.
- Section 21 (i): Altering the bed, banks, course or characteristics of a watercourse.

A Water Use License Application (WULA) has been lodged with the Department Water and Sanitation (DWS).

If yes, have you applied for the authorisation(s)?	YES	NO
If yes, have you received approval(s)? (attach in appropriate appendix)	YES	NO

2. 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:

Title of legislation, policy or guideline:	Administering authority:	Promulgation Date:
National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended).	National & Provincial	27 November 1998
Constitution of South Africa, 1996 (Act 108 of 1996)	Constitution Assembly	1996
National Environmental Management Biodiversity Act (Act 10 of 2004)	National & Provincial	2004
National Environmental Management: Waste Act, 2008 (Act No.59 of 2008)	National & Provincial	06 March 2008
National Water Act,1998 (Act No.36 of 1998)	National Department of Water & Sanitation	26 August 1998
National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM: AQA)	National & Provincial	24 February 2005
National Heritage Resource Act, 1999 (Act No.45 of 1965) (NHRA)	National & Provincial	April 1999
Occupational Health and Safety Act (Act No. 85 of 1993)	National Department of Labour	23 June 1993
EIA Regulations GN 983 and GN 985 (Listing Notice 1 and Listing Notice 2)-As amended	National and Provincial	8 December 2014
Gauteng Provincial EMF	Provincial	May 2015
Red List Plant Species Guidelines	Provincial	26 June 2006
Gauteng Noise Control Regulations, 1999	Provincial	1999
City of Joburg 2040 Spatial Development Framework	City of Johannesburg	2016

Johannesburg Open Space Management Framework	City of Johannesburg	2002
City of Joburg Biodiversity Strategy and Action Plan 2015	City of Johannesburg	2009

Description of compliance with the relevant legislation, policy, or guideline:

Legislation, policy of guideline	Description of compliance
National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended).	The National Environmental Management Act (Act No. 107 of 1998) (NEMA) is the overarching framework for environmental legislation and regulates Environmental Impact Assessment. It sets out several principles that aim to give effect to the environmental policy of South Africa. These principles are designed to, amongst others, serve as a general framework for environmental planning, as guidelines by reference to which organs of state must exercise their functions and guide other laws concerned with the protection or management of the environment.
Constitution of South Africa, 1996 (Act 108 of 1996)	Section 24 of the Act states that *"…everyone has the right (a) to an environment that is not harmful to their health or well-being; and (b) to have the environment protected, for the benefit of present and future generations through reasonable legislative and other measures that (c) secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development."* This protection encompasses preventing pollution and promoting conservation and environmentally sustainable development. EA application will ensure that principles of the Constitution are taken into cognisance.
The National Environmental Management: Biodiversity Act (Act 10 of 2004)	The Act provides for the management and conservation of South Africa's biodiversity within the framework of the NEMA. Areas of high biodiversity need to be protected. The site has no important biodiversity features. Should any protected species be found on site, these will be managed in consultation with Gauteng Department of Environment (GDEnv).
The National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008	No waste management license would be required for the construction or operational phases of the proposed activity. Only a limited amount of solid construction waste will be stored and handled on-site before being deposited at the nearest registered landfill site.
The National Water Act, 1998 (Act No. 36 of 1998)	The aim is to ensure the Republic's water resources are protected, used, developed, conserved, and controlled. According to the Act, any proposed water uses must be specified, registered, and/or licensed. Similarly, any modifications to drainage lines on site must be investigated regarding water use requirements. The proposed site is noted to be outside the 32m buffer of any watercourse but within the 500m regulated area of a watercourse and therefore a water use licence must be obtained.
National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM: AQA)	Dust and noise generation can become significant During construction, especially for the surrounding landowners. However, if the development is well planned and the mitigating measures proposed in the EMPr are successfully implemented, the proposed development's contribution to air pollution and the generation of air pollution can become less significant

National Heritage Resources Act, 1999 (Act No. 45 of 1999 (NHRA)	The Act aims to promote the good management of the national heritage resources. According to the Act the South African Heritage Resources Agency (SAHRA) must be notified during the early planning phases of a project for any development that meets specific criteria. The Agency has been notified as required. Any artefacts uncovered during the construction phase will be reported to SAHRA as provided in the EMPr.
Occupational Health and Safety Act (No 85 of 1993	The Act provides for the health and safety of persons at work and the health and safety of persons in connection with the use of machinery; the protection of persons other than persons at work against hazards to health and safety arising out of or in connection with the activities of persons at work. The EMPr provides for measures to ensure that the objectives of the Act are met on this site.
EIA Regulations, 2014, as amended on 4 April 2017 (Listing Notice 1& 3)	The proposed development constitutes an activity listed under GN R. 327 and GN R.324, a Basic Assessment Report process is followed to obtain authorisation from the GDEnv.
Gauteng Provincial Environmental Management Framework	The EMF aims to guide the protection and enhancement of environmental assets and natural resources along with development patterns to ensure sustainable environmental management and development patterns within and around the Gauteng Province. In terms of the EMF, the site is within Zone 2, the High Control Zone inside the urban boundary; however, the site has been approved for development.
Red List Plant Species Guidelines	The guidelines aim to promote the conservation of Red List Plant Species in Gauteng, which are species that face the risk of extinction in the wild. Protecting Red List Plant Species, the conservation of diverse landscapes is promoted, forming part of the overall environmental preservation of diverse ecosystems, habitats, communities, populations, species, and genes in Gauteng. No Red Listed plant species were found within the site.
Gauteng Noise Control Regulations, 1999	During the construction phase, the impact of noise could be problematic, but such impacts are generally short-term. One should note that practical mitigation measures for noise pollution are low, but certain measures can be implemented to mitigate the severity. These measures have been provided for in the EMPr.
City of Joburg 2040 Spatial Development Framework	According to the Framework, the site is located within the Consolidation Zone, where the city will allow new developments that promote the goals and meet the requirements of the SDF, but do not require extensive bulk infrastructure upgrades other than in meeting current infrastructure backlogs. The proposed residential development in line with the provisions of the Spatial Development Framework.
Johannesburg Open Space Management Framework	The JMOSS seeks to ensure an inter-connected and managed network of open spaces supporting interactions between social, economic, ecological activities, sustaining, and enhancing both ecological processes and human settlements within the city.
City of Joburg Biodiversity Strategy and Action Plan 2015, 2009	The Strategy and Action Plan articulates actions to implement the vision, strategic objectives, and actions necessary for biodiversity conservation, protection, use and development of biodiversity. It constitutes a tool to deliver continuing action for biodiversity stewardship. Should any protected plants be found on site, these will be managed in consultation with GDARD.

ACTIVITIES APPLIED FOR

Listing Notice & Activity No.	Description	Aspects of the proposed development triggering the Activity
GN. R 327 Listing Notice 1 (Activity 19) (07 April 2017)	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse; but excluding where such infilling, depositing, dredging, excavation, removal or moving — (a)…; (b)…; (c)… ; (d)…; or (e)…	The proposed development is located within the 500m regulated area of a watercourse.
GN. R 327 Listing Notice 1 (Activity 27) (07 April 2017)	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	The clearance of more than 1 hectare of vegetation for construction of Riverside View Extension 126 township.
GN. R 324 Listing Notice 3 (Activity 12) (07 April 2017)	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. **c.Gauteng** i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or before the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans; or iii…	The clearance of an area of 300 square meters of Egoli Granite Grassland area which is classified as endangered, which is also affected by an CBA1.
GN. R 324 Listing Notice 3 (Activity 14) (07 April 2017)	The development of— (i)…; or (ii)…infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs— (a)within a watercourse; (b)…; or (c)if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; excluding …	The proposed will entail the construction of sewer pipelines

3. ALTERNATIVES

Describe the proposal and 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. The determination of whether the 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.

The no-go option must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. **Do not** include the no go option into the alternative table below.

Note: After receipt of this report the competent authority 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.

Please describe the process followed to reach (decide on) the list of alternatives below

Alternatives were considered based on-site location, adjacent land uses, environmental sensitivities, availability of engineering services, efficient use of land as advocated in spatial plans as well as the environmental attributes of the site. After consideration of the above factors, the design of the layout and placement of components of the township were selected.

Provide a description of the alternatives considered

No.	**Alternative type**, either alternative: site on property, properties, activity, design, technology, energy, operational or other(provide details of "other")	**Description**
1	Proposal	Development of a Residential 1 Township (to be known as Riverside View Extension 126) together with associated infrastructure. Associated infrastructure will include, among others, roads and stormwater and engineering services.
3	Alternative 2	
	Etc.	

In the event that no alternative(s) has/have been provided, a motivation must be included in the table below.

Through the evaluation and weighing the environmental factors, socio-economic imperatives and the spatial implications, the alternatives such as high density residential use, hospitality use and layout design were discarded. The option selected allows for effective use of the remaining land bordered by a major road, river system and open space. It provides for the much-needed housing development at an appropriate density. Further, the development of housing at low density close to a wetland system while within reach of the Riversands industrial precinct allows for intensive urban development and provision of housing in proximity to work areas. Further, key infrastructure is available close to the site while the development itself aligns with the general development trends in the area and supports the provisions of the Gauteng EMF and the municipal spatial plans. To minimise the ecological liability in support of sustainable development, energy efficient options as well as water harvesting will be considered at the detailed design stage.

4. PHYSICAL SIZE OF THE ACTIVITY

Indicate the total physical size (footprint) of the proposal as well as alternatives. Footprints are to include all new infrastructure (roads, services etc), impermeable surfaces and landscaped areas:

	Size of the activity:
Proposed activity ***(Total environmental (landscaping, parking, etc.) and the building footprint)***	2.2772 ha
Alternatives:	
Alternative 1 (if any)	
Alternative 2 (if any)	

Ha/ m^2

or, for linear activities:

	Length of the activity:
Proposed activity	
Alternatives:	
Alternative 1 (if any)	
Alternative 2 (if any)	

m/km

Indicate the size of the site(s) or servitudes (within which the above footprints will occur):

	Size of the site/servitude:
Proposed activity	34.5129 ha
Alternatives:	
Alternative 1 (if any)	
Alternative 2 (if any)	

Ha/m^2

5. SITE ACCESS

Proposal

Does ready access to the site exist, or is access directly from an existing road? YES / NO

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

Describe the type of access road planned:

Access to and egress from Riverside View Extension 126 shall be provided through an existing servitude off Bass Avenue in Riverside View Extension 99.

Include the position of the access road on the site plan (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 1

Does ready access to the site exist, or is access directly from an existing road? YES / NO

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

Describe the type of access road planned:

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 2

Does ready access to the site exist, or is access directly from an existing road? YES / NO

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

Describe the type of access road planned:

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

PLEASE NOTE: Points 6 to 8 of Section A must be duplicated where relevant for alternatives

Section A 6-8 has been duplicated **0** Number of times

(only complete when applicable)

6. LAYOUT OR ROUTE PLAN

A detailed site or route (for linear activities) plan(s) must be prepared for each alternative site or alternative activity. It must be attached to this document. The site or route plans must indicate the following:

- the layout plan is printed in colour and is overlaid with a sensitivity map (if applicable);
- layout plan is of acceptable paper size and scale, e.g.
  - A4 size for activities with development footprint of 10sqm to 5 hectares;
  - A3 size for activities with development footprint of > 5 hectares to 20 hectares;
  - A2 size for activities with development footprint of >20 hectares to 50 hectares);
  - A1 size for activities with development footprint of >50 hectares);
- The following should serve as a guide for scale issues on the layout plan:
  - A0 = 1: 500

- A1 = 1: 1000
- A2 = 1: 2000
- A3 = 1: 4000
- A4 = 1: 8000 (±10 000)

- shapefiles of the activity must be included in the electronic submission on the CD's;
- the property boundaries and Surveyor General numbers of all the properties within 50m of the site;
- the exact position of each element of the activity as well as any other structures on the site;
- the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, sewage pipelines, septic tanks, storm water infrastructure;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites (including the relevant buffers as prescribed by the competent authority) including (but not limited thereto):
  - Rivers and wetlands;
  - the 1:100 and 1:50 year flood line;
  - ridges;
  - cultural and historical features;
  - areas with indigenous vegetation (even if it is degraded or infested with alien species);
- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the position of the relevant buffer from the bank to be clearly indicated)

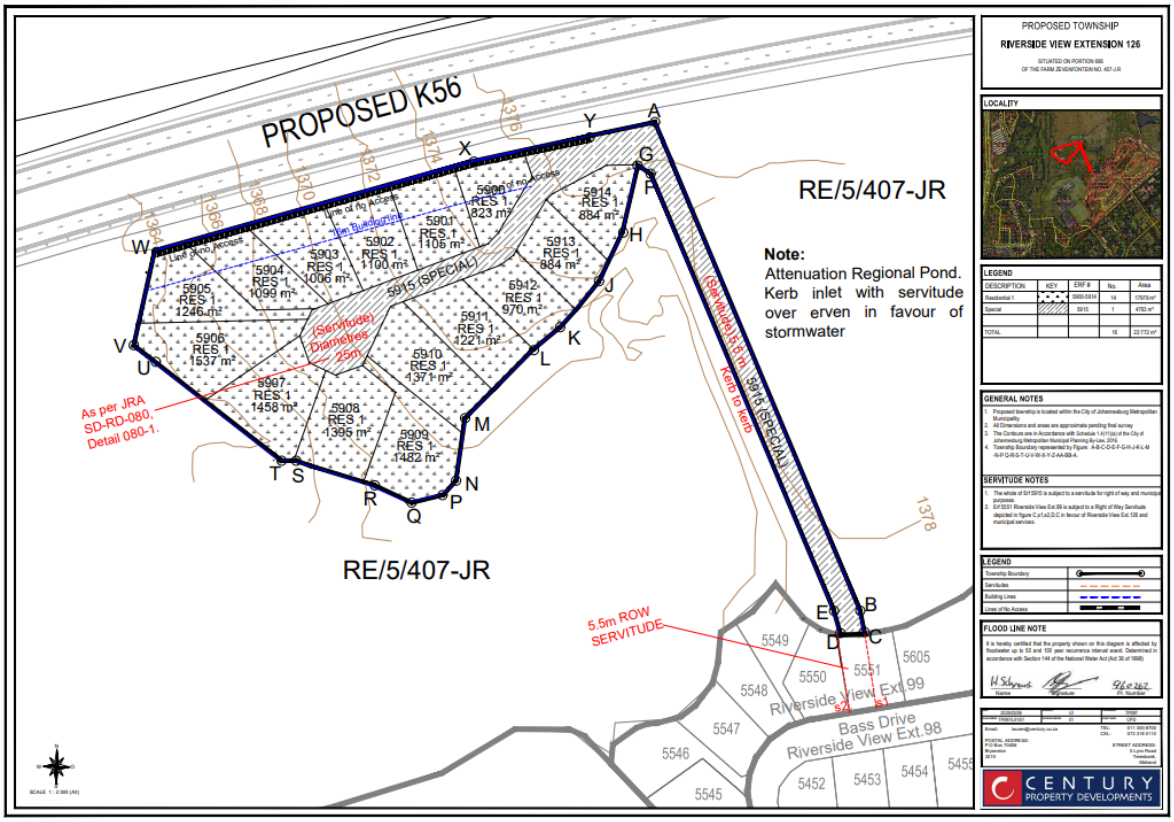


Figure 1: Layout Map

FOR LOCALITY MAP (NOTE THIS IS ALSO INCLUDED IN THE APPLICATION FORM REQUIREMENTS)

- the scale of locality map must be 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 locality map and all other maps must be in colour;
- locality map must show property boundaries and numbers within 100m of the site, and for poultry and/or piggery, locality map must show properties within 500m and prevailing or predominant wind direction;
- for gentle slopes the 1m contour intervals must be indicated on the map and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the map;
- areas with indigenous vegetation (even if it is degraded or infested with alien species);
- locality map must show exact position of development site or sites;
- locality map showing and identifying (if possible) public and access roads; and
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites.

Figure 2: Locality Map

7. SITE PHOTOGRAPHS

Colour photographs from the center 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 the appropriate Appendix. It should be supplemented with additional photographs of relevant features on the site, where applicable. **REFER TO APPENDIX B.**

8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 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 to be attached in the appropriate Appendix. **REFER TO APPENDIX C.**

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

Note: Complete Section B for the proposal and alternative(s) (if necessary)

Instructions for completion of Section B for linear activities

1) For linear activities (pipelines etc) it may be necessary to complete Section B for each section of the site that has a significantly different environment.
2) Indicate on a plan(s) the different environments identified
3) Complete Section B for each of the above areas identified
4) Attach to this form in a chronological order
5) Each copy of Section B must clearly indicate the corresponding sections of the route at the top of the next page.

Section B has been duplicated for sections of the route | 0 | times

Instructions for completion of Section B for location/route alternatives

1) For each location/route alternative identified the entire Section B needs to be completed
2) Each alterative location/route needs to be clearly indicated at the top of the next page
3) Attach the above documents in a chronological order

Section B has been duplicated for location/route alternatives | 0 | times (complete only when appropriate)

Instructions for completion of Section B when both location/route alternatives and linear activities are applicable for the application

Section B is to be completed and attachments order in the following way

- All significantly different environments identified for Alternative 1 is to be completed and attached in a chronological order; then
- All significantly different environments identified for Alternative 2 is to be completed and attached chronological order, etc.

Section B - Section of Route | | (complete only when appropriate for above)

Section B – Location/route Alternative No. | | (complete only when appropriate for above)

1. PROPERTY DESCRIPTION

Property description: (Including Physical Address and Farm name, portion etc.)

The proposed development is located on part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407 JR, province of Gauteng. The site the site is in proximity of the Helderfontein Residential Estate situated to the east of the Jukskei River and Riverside View Extensions 4, 6, 7, 19 and 20, to the south of the proposed K56 and Treesbank Agricultural Holdings, to the west of Glenferness Agricultural Holdings and to the north of the Reddham House School. The site is accessed through Chattan Road.

2. 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 decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:	**Latitude (S):**	**Longitude (E):**
	25^0 59'13,62"S	28^0 01'22,57"E

In the case of linear activities:

Alternative:	**Latitude (S):**	**Longitude (E):**
• Starting point of the activity		
• Middle point of the activity		
• End point of the activity		

For route alternatives that are longer than 500m, please provide co-ordinates taken every 250 meters along the route and attached in the appropriate Appendix

Addendum of route alternatives attached

The 21 digit Surveyor General code of each cadastral land parcel

PROPOSAL	T	0	J	R	0	0	0	0	0	0	0	0	0	4	0	7	0	0	0	0	5
ALT. 1																					
ALT. 2																					
etc.																					

3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

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

4. LOCATION IN LANDSCAPE

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

Ridgeline	Plateau	Side slope of hill/ridge	Valley	Plain	Undulating plain/low hills	River front

5. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

a) Is the site located on any of the following?

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

(Information in respect of the above will often be available at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

b) are any caves located on the site(s) YES NO

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	**Longitude (E):**
°	°

c) are any caves located within a 300m radius of the site(s) YES NO

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	**Longitude (E):**
°	°

d) are any sinkholes located within a 300m radius of the site(s) YES NO

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	**Longitude (E):**
°	°

If any of the answers to the above are “YES” or “unsure”, specialist input may be requested by the Department

6. AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 4)? YES NO

Please note: The Department may request specialist input/studies in respect of the above.

According to the C-Plan GAPA layer (see below), the site has low agricultural potential.

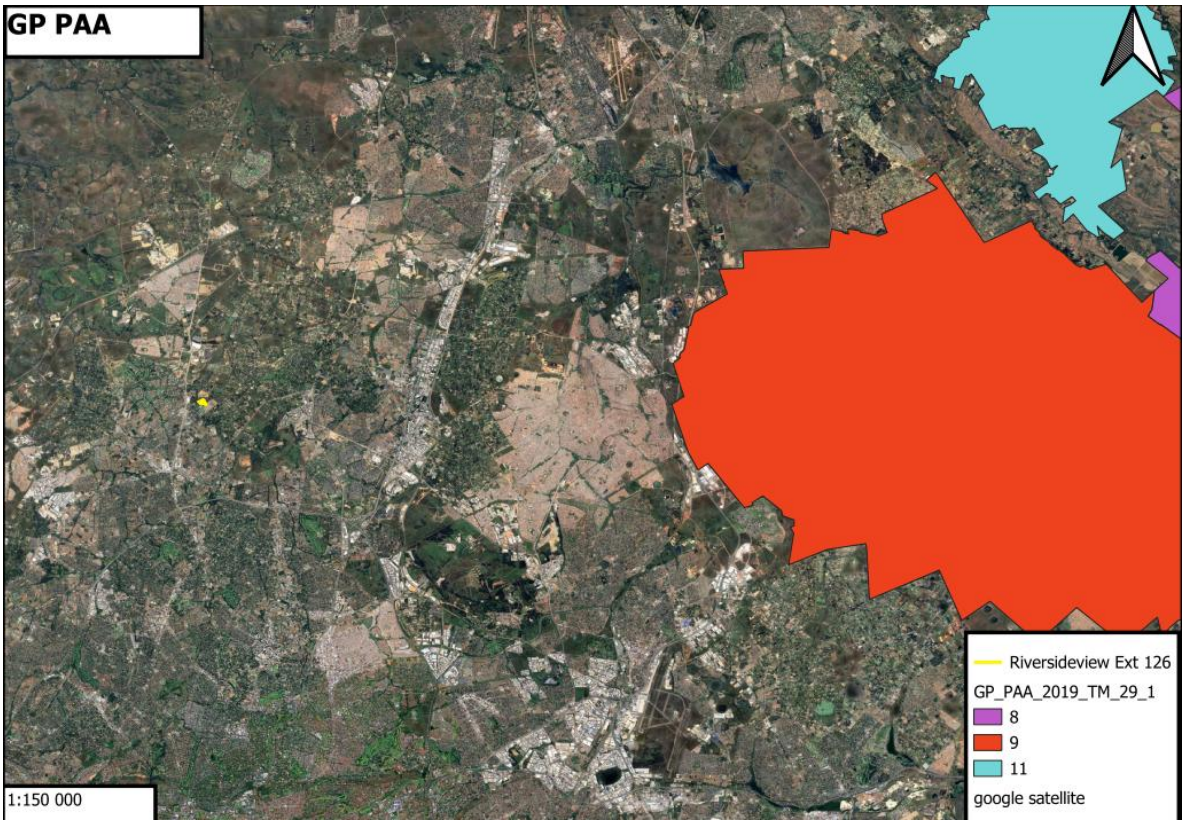


Figure 3: Agricultural map

7. GROUNDCOVER

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

Indicate the types of groundcover present on the site and include the estimated percentage found on site

Natural veld - good condition % =	Natural veld with scattered aliens % =	Natural veld with heavy alien infestation % =88	Veld dominated by alien species % =	Landscaped (vegetation) % =
Sport field % =	Cultivated land % =	Paved surface (hard landscaping) % =	Building or other structure % =	Bare soil % =12

Please note: The Department may request specialist input/studies depending on the nature of the groundcover and potential impact(s) of the proposed activity/ies.

Are there any rare or endangered flora or fauna species (including red list species) present on the site If YES, specify and explain:	YES	NO

According to the National Vegetation Map Project (VEGMAP), the study area is in the Mesic Highveld Grassland Bioregion, which is situated within the Grassland Biome. The associated vegetation type is Egoli Granite Grassland (Gm10) vegetation type, which is indicated as poorly protected according to the National Biodiversity Assessment (NBA) – 2018 terrestrial database. According to the 2022 Red List of Ecosystems (RLE), the Egoli Granite Grassland has a the Critically Endangered (CR) threat status and is considered endemic to South Africa.

Are there any rare or endangered flora or fauna species (including red list species) present within a 200m (if within urban area as defined in the Regulations) or within 600m (if outside the urban area as defined in the Regulations) radius of the site. If YES, specify and explain:	YES	NO

Are there any special or sensitive habitats or other natural features present on the site? If YES, specify and explain:	YES	NO

Two TNCO-protected species were recorded during the site assessment, namely *Crinum graminicola* and *Scadoxus puniceus*, however the species were not present in large populations as only one *Crinum and two Scadoxus* individuals were identified. Nevertheless, some additional species from TNCO can likely occur within the study area. Therefore, a walkdown of the site will be required prior to vegetation being cleared. This necessitates walkdowns during the summer when these species are more easily detectable. Permits for removing, harming, or destroying species on the TNCO list will require permits from the GDARDE.

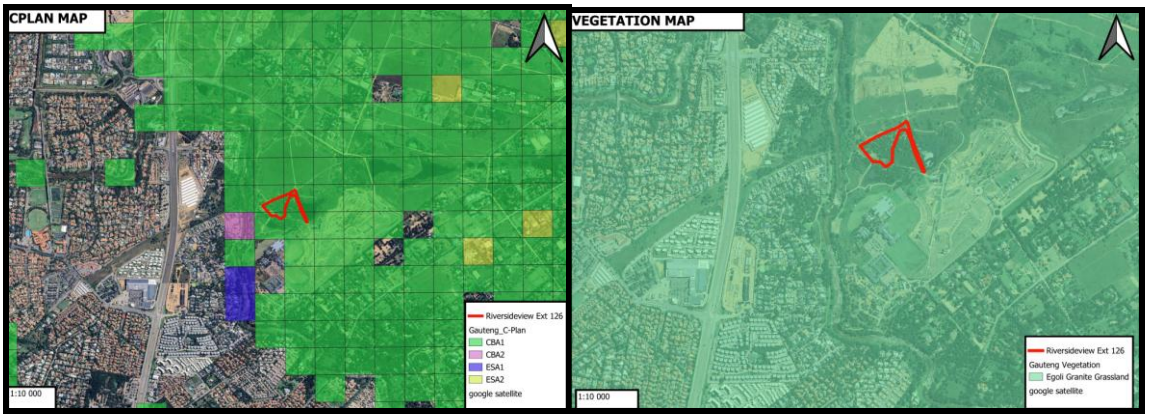


Figure 4: C-Plan Geographic Areas and Threatened Ecosystems maps

Was a specialist consulted to assist with completing this section	YES	NO

If yes complete specialist details

Name of the specialist:	C. Kock (Pr. Sci. Nat)		
Qualification(s) of the specialist:	MSc Plant Science (University of Pretoria) BSc (Hons) Plant Science (University of Pretoria) BSc Environmental Science (University of Pretoria)		
Postal address:	SAS Environmental Group, 29 Arterial Road West, Oriel, Johannesburg		
Postal code:			
Telephone:	011 616 7893	Cell:	
E-mail:	admin@sasenvgroup.co.za	Fax:	

Are any further specialist studies recommended by the specialist?	YES	NO
If YES, specify:		
If YES, is such a report(s) attached?	YES	NO
If YES list the specialist reports attached below		

Signature of specialist: Date:

Please note; If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

8. LAND USE CHARACTER OF SURROUNDING AREA

Using the associated number of the relevant current land use or prominent feature from the table below, fill in the position of these land-uses in the vacant blocks below which represent a 500m radius around the site

1. Vacant land	2. River, stream, wetland	3. Nature conservation area	4. Public open space	5. Koppie or ridge
6. Dam or reservoir	7. Agriculture	8. Low density residential	9. Medium to high density residential	10. Informal residential
11. Old age home	12. Retail	13. Offices	14. Commercial & warehousing	15. Light industrial
16. Heavy industrial[AN]	17. Hospitality facility	18. Church	19. Education facilities	20. Sport facilities
21. Golf course/polo fields	22. Airport[N]	23. Train station or shunting yard[N]	24. Railway line[N]	25. Major road (4 lanes or more)[N]

26. Sewage treatment plant[A]	27. Landfill or waste treatment site[A]	28. Historical building	29. Graveyard	30. Archeological site
31. Open cast mine	32. Underground mine	33.Spoil heap or slimes dam[A]	34. Small Holdings	
Other land uses (describe):				

NOTE: Each block represents an area of 250m X 250m, if your proposed development is larger than this please use the appropriate number and orientation of hashed blocks

NORTH

2,9	2,1	1	1	1
2,9	2,1	1	1	1
2,9	1	**SITE**	1	1
2,9	1,2	1,2	1,2	1
2,17, 19	1,19	1	1	1

WEST EAST

SOUTH

Note: More than one (1) Land-use may be indicated in a block

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies. Specialist reports that look at health & air quality and noise impacts may be required for any feature above and in particular those features marked with an "A" and with an "N" respectively.

Have specialist reports been attached	YES	NO

If yes indicate the type of reports below

- Ecological Impact Assessment
- Wetland Impact Assessment
- Heritage Impact Assessment
- Town Planning Memorandum
- Outline Service Report (Water and Sewer)

9. SOCIO-ECONOMIC CONTEXT

Describe the existing social and economic characteristics of the area and the community condition as baseline information to assess the potential social, economic and community impacts.

The site is located in Administrative Region A of the City of Johannesburg Metropolitan Municipality's Regional Spatial Development Framework policy document (RSDF), 2010/2011, and is further defined by Sub-Area Four. In terms of the Fourways Development Framework, 2020, the site is situated within the high control zone (within Urban Development zone). The site forms part of Helderfontein development and surrounded by low density housing and agricultural Holdings. While the Agricultural Holdings to the north -east and east of the site form part of the equestrian industry, the western areas are developed into residential and business uses. To the north is an area associated with the commercial precinct and the Incubator Hub. In terms of the spatial plan, site, which is currently vacant, is within the Consolidation Zone of the CoJ SDF. However, according to the Gauteng EMF the site is within Zone 2 High control zone (within Urban Development Zone)

Residential developments in Gauteng and South Africa at large have changed drastically over the past few decades. Whereas previously low-density erven with large single dwelling houses and spacious gardens predominated, the residential market trends have shifted towards more compact erven, with smaller gardens and communal facilities or smaller condominium type accommodation. Preference towards either sectional or separate title stands appear to be dictated from area to area. Either way, an increasing demand exists for higher densification, compact units and smaller gardens (in order to facilitate lower maintenance costs), good location for future on-sale and high-level security control. Shared responsibility with regard to access control etc. between fellow property owners within a secure environment is an accepted norm, as the financial and time-consuming burden is split amongst co-owners.

The proposed application fulfils the planning objectives and compiles with planning directives and legislation. The market trends for the area have been carefully and thoroughly investigate to ensure long-term sustainability. The proposed development density will not be out of character with the wider area, as many developments of similar densities already exist in Fourways

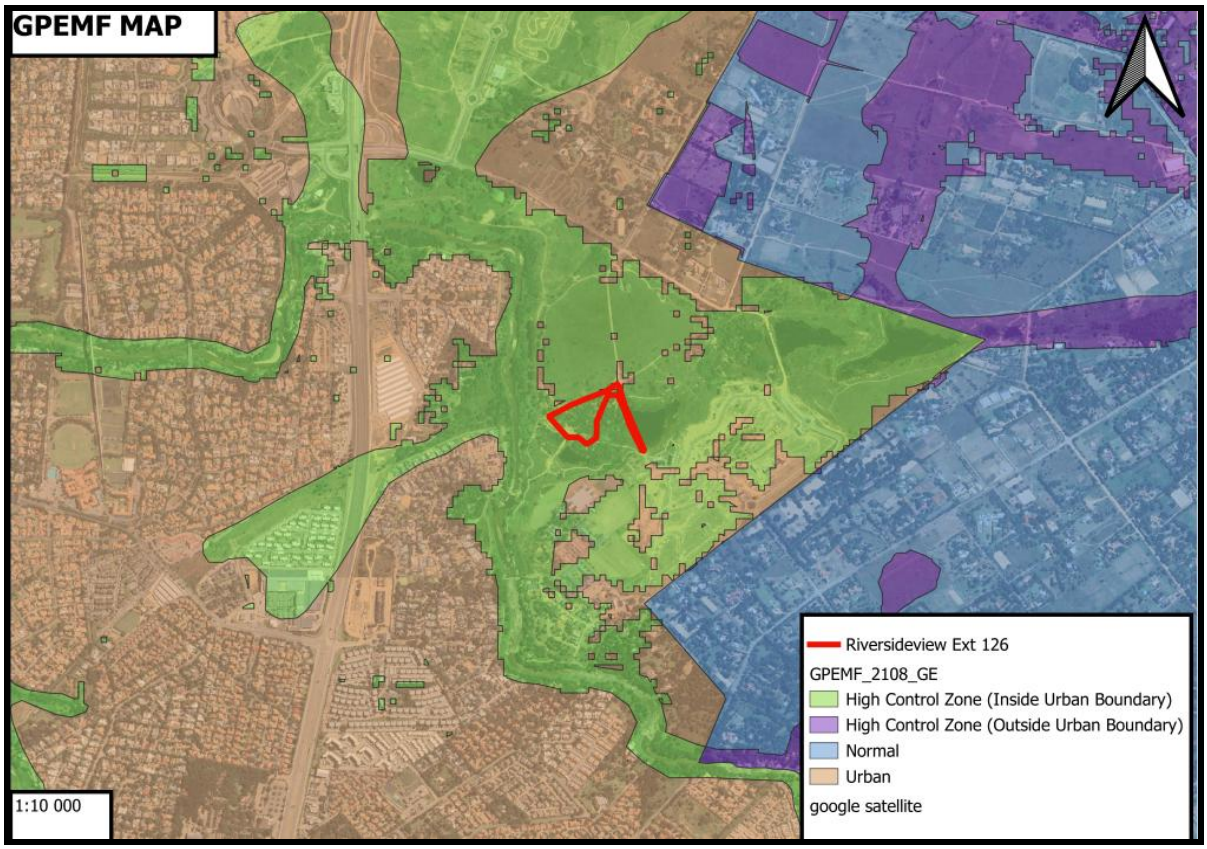


Figure 5: High Control zone (within Urban Development Zone)

10. CULTURAL/HISTORICAL FEATURES

Please be advised that if section 38 of the National Heritage Resources Act 25 of 1999 is applicable to your proposal or alternatives, then you are requested to furnish this Department with written comment from the South African Heritage Resource Agency (SAHRA) – Attach comment in appropriate annexure

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

(a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;

(b) the construction of a bridge or similar structure exceeding 50m in length;

(c) any development or other activity which will change the character of a site-

(i) exceeding 5 000 m2 in extent; or

(ii) involving three or more existing erven or subdivisions thereof; or

(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or

(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;

(d) the re-zoning of a site exceeding 10 000 m2 in extent; or

(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

Are there any signs of culturally (aesthetic, social, spiritual, environmental) or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site?	YES	NO

If YES, explain:

If uncertain, the Department may request that specialist input be provided to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist if one was already appointed:

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 attached the comments from SAHRA in the appropriate Appendix

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

1. The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.

The public participation process is being conducted in accordance with the requirements and provisions of the EIA Regulations, 2014, as amended**.**

2. LOCAL AUTHORITY PARTICIPATION

Local 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. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority.

Was the draft report submitted to the local authority for comment?	YES	NO
If yes, has any comments been received from the local authority?	YES	NO

If "YES", briefly describe the comment below (also attach any correspondence to and from the local authority to this application):

If "NO" briefly explain why no comments have been received or why the report was not submitted if that is the case.

The Draft BAR has been circulated to the local authority; and comments will be included in the FBAR, should any be received.

3. CONSULTATION WITH OTHER STAKEHOLDERS

Any stakeholder that has a direct interest in the activity, site or property, such as servitude holders and service providers, should be informed of the application at least **thirty (30) calendar days** before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders?	YES	NO

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

If "NO" briefly explain why no comments have been received

The Draft BAR has been made available to the stakeholders. Comments received will be included in the FBAR.

4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation process 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 and ratepayers associations. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was flawed.

The EAP must record all comments and respond to each comment of the public / interested and affected party before the application report is submitted. The comments and responses must be captured in a Comments and Responses Report as prescribed in the regulations and be attached to this application.

All comments and responses to each comment from the public/interested and affected parties are recorded in the Comments and Responses Report as prescribed in the regulations and will be attached to the Final BAR

5. APPENDICES FOR PUBLIC PARTICIPATION

All public participation information is to be attached in the appropriate Appendix. The information in this Appendix is to be ordered as detailed below

Appendix 1 – Proof of site notice

Appendix 2 – Written notices issued as required in terms of the regulations

Appendix 3 – Proof of newspaper advertisements

Appendix 4 –Communications to and from interested and affected parties

Appendix 5 – Minutes of any public and/or stakeholder meetings

Appendix 6 - Comments and Responses Report

Appendix 7 –Comments from I&APs on Basic Assessment (BA) Report

Appendix 8 –Comments from I&APs on amendments to the BA Report

Appendix 9 – Copy of the register of I&APs

SECTION D: RESOURCE USE AND PROCESS DETAILS

Note: Section D is to be completed for the proposal and alternative(s) (if necessary)

Instructions for completion of Section D for alternatives

1) For each alternative under investigation, where such alternatives will have different resource and process details (e.g. technology alternative), the entire Section D needs to be completed
4) Each alterative needs to be clearly indicated in the box below
5) Attach the above documents in a chronological order

Section D has been duplicated for alternatives | 0 | times (complete only when appropriate)

Section D Alternative No. | 0 | (complete only when appropriate for above)

1. WASTE, EFFLUENT, AND EMISSION MANAGEMENT

Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase? YES / NO

If yes, what estimated quantity will be produced per month? m^3

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

- **Construction waste** will comprise mainly excess spoil material from ground excavations and trenching activities, vegetation clearance, construction material, general waste from site personnel, paints and solvents, and wastewater and sewage to be disposed of at registered sites.
- **Spoil material** will be reused where possible (as backfill or erosion mitigation works), while excess spoil must be disposed of off-site. Spoil material will be hauled with tipper trucks to a pre-determined spoil site; the area will be covered with a layer of topsoil and re-vegetated.
- **General waste** will be kept in bins within the construction site collected, disposed of into a skip and transported to the nearest landfill site.
- **Spent canisters** for paints and solvents will be the responsibility of the respective contractor and shall be disposed of at a suitably licensed landfill site or recycled as required.

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

- Spoil material will be re-used as backfill material, and excess will be disposed of at the nearest registered Municipal Dumping site.
- General waste that is not recyclable will be disposed of at the nearest municipal landfill site.
- Hazardous waste (paint) will be disposed of at a hazardous facility.

Will the activity produce solid waste during its operational phase? YES / NO

If yes, what estimated quantity will be produced per month? TBC m^3

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

Solid waste will be collected and disposed of by municipality.

Has the municipality or relevant service provider confirmed that sufficient air space exists for treating/disposing of the solid waste to be generated by this activity? YES / NO

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

To be disposed of at a licensed landfill site.

Note: 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, the applicant should consult with the competent authority 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? If yes, inform the competent authority and request a change to an application for scoping and EIA.	YES	NO

Is the activity that is being applied for a solid waste handling or treatment facility? 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.	YES	NO

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

It is proposed that all waste construction materials be sorted into recyclable and non-recyclable materials. The recyclable materials should be re-used where possible or disposed of by a recycling company.

Liquid effluent (other than domestic sewage)

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?	YES	NO
If yes, what estimated quantity will be produced per month?		m^3
If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity(ies)?	YES	NO

Will the activity produce any effluent that will be treated and/or disposed of on site?	Yes	NO
If yes, what estimated quantity will be produced per month?		m^3

If yes describe the nature of the effluent and how it will be disposed.

N/A

Note that if effluent is to be treated or disposed on site the applicant should consult with the competent authority 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:			
Contact person:			
Postal address:			
Postal code:			
Telephone:		Cell:	
E-mail:		Fax:	

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

N/A

Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?	YES	NO
If yes, what estimated quantity will be produced per month?		m^3
If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity(ies)?	YES	NO

Will the activity produce any effluent that will be treated and/or disposed of on site?	YES	NO

If yes describe how it will be treated and disposed off.

N/A

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? 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.	YES	NO

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

During construction, there will be localised liberation of dust due to excavations and the hauling of materials around the site. Localised exhaust emissions will also occur, however a significant increase in concentrations of hydrocarbons, nitrogen oxides and carbon monoxide is not anticipated.

2. WATER USE

Indicate the source(s) of water that will be used for the activity

municipal	Directly from 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: liters

If Yes, please attach proof of assurance of water supply, e.g. yield of borehole, in the appropriate Appendix

Does the activity require a water use permit from the Department of Water Affairs? YES NO

If yes, list the permits required

According to the National Water Act, 1998 (Act No.36 of 1998) (NWA), the proposed development requires that a Water Use License (WUL), be applied for, for the following water uses:

- Section 21(c): Impeding or diverting the flow of water in a watercourse.
- Section 21 (i): Altering the bed, banks, course or characteristics of a watercourse.

A Water Use License Application (WULA) has been lodged with the Department Water and Sanitation (DWS).

If yes, have you applied for the water use permit(s)?	YES	NO
If yes, have you received approval(s)? (attached in appropriate appendix)	YES	NO

3. POWER SUPPLY

Please indicate the source of power supply eg. Municipality / Eskom / Renewable energy source

Municipality

If power supply is not available, where will power be sourced from?

N/A

4. ENERGY EFFICIENCY

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

Energy saving measures such as energy saving lighting choices will be implemented during operation. Further energy saving measures could be included in the design of structures.

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

Solar- Use of solar power for water heating and outside lighting will be considered during the operational phase. The details of the system shall be worked during the final design of the development.

SECTION E: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014, 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 as well as the impacts of not implementing the activity (Section 24(4)(b)(i).

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

The PPP is currently underway. Comments received from Registered Interested and Affected Parties are being recorded, responded to and collated into the Final BAR.

Summary of response from the practitioner to the issues raised by the interested and affected parties (including the manner in which the public comments are incorporated or why they were not included)
(A full response must be provided in the Comments and Response Report that must be attached to this report):

Issues and response will be attached to the Final BAR.

2. IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION AND OPERATIONAL PHASE

Briefly describe the methodology utilised in the rating of significance of impacts

The beneficial and adverse impacts of the proposed development have been discussed below.

Nature: classification of whether the impact is positive or negative, direct, or indirect.

Extent: spatial scale of impact and classified as:

- **Site:** the impacted area is the whole or significant portion of the site.
- **Local**: Within a radius of 2km of the construction site.
- **Regional:** the impacted area extends to the immediate, surrounding, and neighbouring properties.
- **National**: the impact can be of national significance.

Duration: Indicates what the lifetime of the impact will be and is classified as:

- **Short-term**: The impact will either disappear with mitigation or will be mitigated through natural processes in a span shorter than the construction phase.
- **Medium-term**: The impact will last for the period of the construction phase, where after it will be entirely negated.
- **Long-term**: The impact will continue or last for the entire operational life of the development but will be mitigated by direct human action or natural processes thereafter. The only class of impact which will be non-transitory.
- **Permanent**: Mitigation either by man or natural process will not occur in such a way or in such a time span that the impact can be considered transient.

Intensity: Describes whether an impact is destructive or benign.

- **Low**: Impact affects the environment so that natural, cultural, and social functions and processes are unaffected.
- **Moderate**: The affected environment is altered, but natural, cultural, and social functions and processes continue, albeit modified.
- **High**: Natural, cultural, and social functions and processes are altered to the extent that they temporarily cease.
- **Very High**: Natural, cultural, and social functions and processes are altered to the extent that they permanently cease.
- **Probability**: Describes the likelihood of an impact occurring.
- **Improbable**: The likelihood of the impact materialising is very low.
- **Possible**: The impact may occur.
- **Highly Probable**: Most likely that the impact will occur.
- **Definite**: Impact will certainly occur.

Significance: Based on the above criteria, the significance of issues and the total number of points scored for each impact indicates the level of significance of the impact and is rated as:

- **Low:** the impacts are less important.

- **Medium:** the impacts are important and require attention; mitigation is required to reduce the negative impacts.
- **High:** the impacts are of great importance. Mitigation is, therefore, crucial.

Cumulative: In relation to an activity, means the impact of an activity that may not be significant but may become significant when added to the existing and potential impacts eventuating from similar or diverse activities or undertakings in the area.

Mitigation: Where negative impacts are identified, mitigation measures (ways of reducing impacts) have been identified. An indication of the degree of success of the potential mitigation measures is given per impact.

Criteria for the rating of impacts				
Criteria	**Description**			
Extent	**National** The whole of South Africa	**Regional** Provincial and parts of neighbouring provinces	**Local** Within a radius of 2km of the construction site	**Site** Confined to the construction site
Duration	**Permanent-** Mitigation, either by man or natural process, will not occur in such a way or in such a time that the impact can be considered transient	**Long-term** The impact will continue or last for the entire operational life of the development but will be mitigated by direct human action or natural processes thereafter. The only class of impact which will be non-transitory	**Medium-term** The impact will last for the period of the construction phase, where after, it will be entirely negated	**Short-term** The impact will either disappear with mitigation or will be mitigated through natural processes in a span shorter than the construction phase
Intensity	**Very High -** Natural, cultural, and social functions and processes are altered to the extent that they permanently cease	**High-** Natural, cultural, and social functions and processes are altered to the extent that they temporarily cease	**Moderate-** The affected environment is altered, but natural, cultural, and social functions and processes continue.	Impact affects the environment in such a way that natural, cultural, and social functions
Probability	**Definite** The impact will certainly occur	**Highly Probable** Most likely, the impact will occur	**Possible** The impact may occur	**Improbable** The likelihood of the impact materialising is very low
Rating	**4**	**3**	**2**	**1**

Significance Rating of classified impacts (E +D +I) X P		
Impact	**Points**	**Description**
Low	**3-23**	An acceptable impact for which mitigation is desirable but not essential. The impact alone is insufficient, even with other low impacts, to prevent the development from being approved. These impacts will have positive or negative medium to short-term effects on the social and/or natural environment.
Medium	**24-37**	An important impact which requires mitigation. The impact is insufficient by itself to prevent the implementation of the project, but which, in conjunction with other impacts may prevent its implementation. These impacts usually have a positive or negative medium to long-term effect on the social and/or natural environment.

High	**38-43**	A serious impact, if not mitigated, may prevent the implementation of the project (if it is a negative impact). These impacts would be considered by society as constituting a major and usually a long-term change to the (natural &/or social) environment, resulting in severe or beneficial effects.
Very high	**44-48**	A very serious impact, if negative, may be sufficient by itself to prevent project implementation. The impact may result in permanent change. Very often, these impacts cannot be mitigated and usually result in very severe effects or very beneficial effects
Status	Denotes the perceived effect of the impact on the affected area	
Positive (+)	Beneficial impact	
Negative (-)	Adverse impact	
Negative impacts are shown with a (-) while positive ones are indicated as (+)		

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the construction phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Proposal

Potential impacts:	Significance rating of impacts	Proposed mitigation:	Significance rating of impacts after mitigation	Probability of mitigation not being implemented
CONSTRUCTION PHASE				
Geology and soils - Loss of soil due to erosion. Soil erosion due to ineffective storm water management. It is anticipated that erosion incidences might occur during wet seasons especially on the stockpiles (Topsoil and Subsoil). - Site clearing and the removal of vegetation may lead to increased runoff and erosion	**38**	• All soils compacted because of construction activities falling outside of development footprint areas should be ripped and profiled. • Proper stormwater management measures must be put in place. Runoff shall be considered, and its flow controlled on the construction site. • Excavations deeper than 1.5 m be cut back to not more than 750 of horizontal and that the ingress of water in and around any excavations be prevented - Any deep excavations must not be left open for extended periods	**10**	**Low**

Fauna and flora - Permanent loss of provincially protected floral species of conservation concern (SCC) within the study area. - Degradation and alteration of the environment both within and outside the planned development footprint, including loss of floral habitat and sensitive ecosystems such as unchanneled valley bottom wetlands and freshwater ecosystems. - Decline in floral diversity and SCC due to habitat loss and unfavorable conditions, including the replacement of native species by alien invasive plants (AIPs). - Fragmentation and ongoing loss of ecological integrity in watercourses, buffers, and	**38**	• At all times, ensure that sound environmental management is in place during the planning phase; • Design of infrastructure should be environmentally sound and all construction equipment to be utilised must be a good working condition, and all possible precautions taken to prevent potential spills and /or leaks; • A landscaping plan should be developed to maximise the use of indigenous vegetation (e.g. *Ledebouria revoluta, Ledebouria obovata, and Scadoxus piniceus)* and to create habitat for fauna ensuring minimal migration out of the locality occurs. The Rocky Outcrops, which support several indigenous trees and forb species (e.g. S*cadoxus*) could also be used within the landscape plan to maximise the use of indigenous vegetation; • Minimise loss of indigenous vegetation where possible through planning and where necessary by incorporating the sensitivity of the biodiversity report as well as other specialist studies; and • Prior to the commencement of construction activities, an AIP Management/Control Plan should be compiled for implementation: • Removal of alien invasive species should preferably commence during the pre-construction phase and continue throughout the construction and operational phases. AIPs should be cleared within the study area before any vegetation clearing activities commence, thereby ensuring that no AIP propagules are spread, or soils contaminated with AIP seeds during the construction phase. Removal AIP species within the Private Open Spaces (i.e. Rupicolous Habitat, Wetland Habitat and Jukskei River Habitat Units) should be prioritised as the proximity of these areas to the Jukskei River is problematic – the river acts as dispersal corridor for such species which could lead to AIP proliferation further downstream; and • All floral SCC that will be affected by the construction activities, must be marked and where possible, relocated to suitable habitat surrounding the disturbance footprint. Alternatively, these species could be used within the Private Open Spaces (i.e. Rupicolous Habitat, Wetland Habitat and Jukskei River Habitat Units), provided these	**24**	**Low**

surrounding vegetation. - Loss of indigenous vegetation and infringement on sensitive habitats, including Eastern Unchanneled Valley Bottom Wetland and Ecologically Sensitive Area (ESA 1). - Declines in plant functioning, resulting in reduced optimal growth and loss of floral habitat. - Degradation of important faunal habitats and those outside the development footprint, leading to reduced species occupancy. - Loss and degradation of faunal habitat, diversity, and SCC both within and surrounding the development area. - Decrease in faunal species diversity and potential SCC due to loss of		areas are cleared of all AIP species and is maintained as such. Further consultation with GDARD will be required to determine whether a permit process needs to be followed. • The construction footprint must be kept as small as possible to minimise impact on the surrounding environment (edge effect management); • Removal of vegetation must be restricted to what is absolutely necessary and should remain within the approved development footprint. Where possible/ feasible, any remaining natural areas should be utilised as part of the landscaping of the proposed development; • Clearing of vegetation should take place in a phased manner. This will allow for faunal species within the study area to flee and avoid harm; • Smaller species observed in the construction site during clearing and construction activities are to be carefully and safely moved to an area of similar habitat outside of the disturbance footprint. Construction personnel are to be educated about these species and instructed not to kill them. For larger venomous snakes, a suitably trained specialist, or on-site personnel, should be contacted to carry out the relocation of the species, should it not move off on its own; • Vehicles should be restricted to travelling only on designated roadways to limit the ecological footprint of the construction activities. Additional road construction should be limited to what is necessary, and the footprint thereof kept to a minimal; • No collection of floral or faunal SCC (endangered species) must be allowed by construction personnel. • No hunting or trapping of faunal species is to be allowed by construction personnel; • Informal fires by construction personnel should be prohibited, and no uncontrolled fires whatsoever should be allowed; • Care should be taken during the construction and operation of the proposed development to limit edge effects to surrounding natural habitat. This can be achieved by: • Demarcating all footprint areas during construction activities; • No construction rubble or cleared alien invasive species are to be disposed of		

favorable habitat, including areas outside the direct development footprint. - Permanent and long-term loss of faunal habitat, diversity, and SCC, along with increased edge effects and fragmentation, further limiting faunal assemblages. - Overall reduction and fragmentation of floral and faunal habitats, leading to decreased biodiversity and ecological integrity in the impacted areas.		outside of demarcated areas away from the Jukskei River which can act as a dispersal pathway. Rubble and cleared AIP material should be taken to a registered waste disposal facility; • All soils compacted as a result of construction activities should be ripped and profiled and reseeded; • Manage the spread of AIP species, which may affect remaining natural habitat within surrounding areas, especially within the Private Open Spaces. Specific mention in this regard is made to Category 1b species identified within the development footprint areas (refer to Appendix F of this report); and • Appropriate sanitary facilities must be provided during the construction of the development and must be removed to an appropriate waste disposal site; • No dumping of litter, rubble or cleared vegetation on site should be allowed. Infrastructure and rubble removed because of the construction activities should be disposed of at an appropriate registered dump site away from the development footprint. No temporary dump sites should be allowed in areas with natural vegetation. It is advised that waste disposal containers and bins be provided during the construction phase for all construction rubble and general waste. Vegetation cuttings must be carefully collected and disposed of at a separate waste facility; • If any spills occur, they should be immediately cleaned up to avoid soil contamination that can hinder floral rehabilitation later down the line. Spill kits should be kept on-site within workshops. In the event of a breakdown, maintenance of vehicles must take place with care, and the recollection of spillage should be practised, preventing the ingress of hydrocarbons into the topsoil; and • Upon completion of construction activities, it must be ensured that no bare areas remain, and that indigenous species be used to revegetate the disturbed area.		
Topography- Alteration of the topography part of the Ridge due to the need to level the site to enable construction. Also	**20**	• All stockpiles must be restricted to designated areas and are not to exceed a height of 2.5 metres. • Stockpiles are not to remain during the operational phase.	**10**	**Low**

stockpiling of soil, building material debris and waste material on site.				
Groundwater and surface water - Groundwater and surface water - Disturbances of soils leading to increased alien vegetation proliferation, and in turn to altered watercourse habitat; - Altered runoff patterns within the landscape, leading to increased erosion and sedimentation of watercourse habitat; - Potentially deteriorated water quality within the Jukskei River and UCVB wetland; - Potential for deteriorated water quality, including increased likelihood of dust generation, turbidity and sedimentation within the Jukskei River and UCVB wetland; - Noise disturbance to avifauna and aquatic biota associated with the Jukskei River and UCVB wetland. - Altered water quality due to potential waste disposal into the	**30**	• It is recommended that the Jukskei River and UCVB wetland and 1:100 year flood line and associated GDARD (2013) setback areas as well as construction and operation buffer zones be demarcated as "no-go areas" from the proposed residential development as this will greatly reduce the significance of impacts which may occur on the watercourses; • All manholes that form part of the sewage pipelines are to be raised above the 1:100 year floodline of the Jukskei River and UCVB wetland; • The use of Sustainable Drainage Systems (SUDs) to manage stormwater is considered critical if roads and large paved parking areas are to be planned adjacent to the Jukskei River and UCVB wetland, in order to prevent significant impacts on the hydrological functioning of the watercourses and reduce the risk of flooding and erosion during high flow periods. Furthermore, any discharge of stormwater runoff into the Jukskei River must be done in such a way as to prevent erosion. In this regard, it is highly recommended that a suitably qualified engineer be consulted with regards to the use of SUDs. Examples include permeable paving, rainwater harvesting, soakaways, bioswales and bio-retention facilities or attenuation ponds to ensure that post-development runoff does not exceed pre-development runoff volumes and lead to altered flood peaks which may exceed the capacity of the Jukskei River; • Areas which are to be cleared of vegetation, including contractor laydown areas, must remain as small as possible, particularly in the study area of the proposed residential development in order to reduce the risk of proliferation of alien vegetation, and in order to retain a level of protection to the watercourses during construction (e.g. sediment trapping, slowing of stormwater runoff etc.). Contractor laydown areas are to remain outside of the delineated watercourses and their associated buffers, and as much as feasible no natural/indigenous hydrophytic vegetation is to be cleared; • Following completion of construction, reprofiling of disturbed areas must take place, and must be revegetated with	**20**	**Low**

watercourses; - Soil contamination from oils and hydrocarbons. - Potential deteriorated water quality into the watercourses associated with potential spillages as a result of sewage works; - Erosion and sedimentation within proximity of the watercourses resulting in the potential for rill and gully erosion; - Potential for decreased ecological service provision of the watercourses; - Altered flow regime as a result of potential solid wastes within the watercourses; - Altered water quality due to chemical waste disposal from construction activities into the watercourses; - Potential runoff into the watercourses and disturbance to the soils within the watercourses; - Alteration of the natural movement of water through the soils and within the landscape and leading into the watercourses.		indigenous graminoid species. The species composition to be utilised in re-seeding must be determined by a suitably qualified botanist in consultation with a suitably qualified freshwater ecologist (if the watercourse areas are encroached upon); • It must be ensured that all recruited alien vegetation present as a result of disturbances caused by construction activities is eradicated, and that ongoing alien vegetation control is implemented. It is highly recommended that an alien vegetation management plan be compiled during the planning phase and implemented concurrently with the commencement of construction. Small scale rehabilitation is also recommended to be conducted subsequent to the proposed residential development within the study area.		

Air Quality: Construction activities have the potential to be sources of fugitive dust. These include: - Dust from access roads and areas cleared for construction. - Emissions from construction machinery and equipment. - Trucks transporting spoil material	**12**	• Dust suppression measures through regular application of water must be implemented. Water for this purpose must be used in quantities that will not result in run-off generation. • Adherence to speed limits on site roads to prevent the liberation of dust into the atmosphere must be enforced. • All site workers will need to wear the appropriate PPE to avoid any exposure to contaminated dust particles.	**10**	**Very Low**
Noise There is likely to be an increase in noise pollution due to, among others, the excavations and site clearing, construction vehicles and construction staff, operation of cement mixer machine at the site, blasting and or drilling.	**15**	• All equipment and activities to comply with noise regulations. • Silencer units in vehicles and equipment to be maintained in good working order. • Workers working in area where the 8-hour ambient noise levels exceed 85dBA must have the appropriate Personal Protective Equipment (PPE). • Work should be carried out between 7am and 5pm weekdays and 7am-2pm Saturdays. No work should be carried out during Sundays or holidays	**10**	**Low**
Visual Intrusion & Light pollution - Unkempt site due to littering and illegal dumping on site and surrounding areas. - Removal of vegetation may cause visual intrusion. - Unsightly construction waste pile may be visually intrusive. - Lights from the contractor's camp and the construction site could be visually	**15**	• All rubbish and excess rubble, including excess soil and bedrock, are to be removed to a registered waste disposal facility. A certificate of disposal must be obtained for any waste that is disposed of. • Refuse bins must be provided on-site, and these must be emptied regularly. • The location of the construction camp must be carefully selected so that the camp is not visually intrusive. • Indigenous plants or trees not affecting the pipeline alignment must be retained to provide screens. • Light pollution should be minimised. Lighting is to be sufficient for safety and security purposes but shall not be intrusive to neighbouring residents and disturb wildlife. • Should overtime/night work be authorised, the Contractor shall be responsible for ensuring that lighting does not cause undue disturbance to neighbouring residents. In this situation, low flux and frequency lighting shall be	**10**	**Very Low**

intrusive.		utilised.		
Waste management: Waste generation during the construction phase will hurt the environment, if not controlled adequately. Waste streams will likely include domestic waste, spent grinding material, mixed concrete, paint cans and brushes, construction rubble and other construction waste.	**16**	• General waste should be placed in watertight containers and disposed of regularly. • Records of all waste taken off-site and disposed of must be kept as evidence. • Building rubble must be re-used, where possible. Excess rubble must be disposed of at an appropriate site. • Burning of waste material will not be permitted. • Spillages of hazardous substances must be cleaned up using absorbent material provided in spill kits on site. They must be disposed of together with other hazardous material at a hazardous waste landfill. Absorbent materials used to clean up spillages should be disposed of in a separate hazardous waste bin. • The storage area for hazardous material must be concreted, bunded, covered, labelled and well-ventilated. • Employees are to be provided with appropriate PPE for handling hazardous materials.	**10**	**Low**
Traffic Additional traffic will be generated from construction vehicles and heavy vehicles delivering materials to the site.	**20**	• Caution to be taken to ensure construction vehicles are not parked in such a way as to block through/passing traffic. • Proper and adequate lanes to allow for ingress/egress to be provided.	**10**	**Low**
Safety and Security A construction site can be a dangerous place and thus could result in harm to people and property and by their nature act as a magnet to the unemployed, resulting in large numbers of people gathering around the site.	**16**	• The site camp is to be fenced off to prohibit unauthorized entry. • Health and Safety Officer to be appointed to monitor the safety conditions during construction continuously. • All construction staff must have the appropriate PPE. • Staff handling chemicals or hazardous materials must be trained in using the substances and the environmental, health and safety consequences of incidents. • Access to fuel and other equipment stores is to be strictly controlled. • Record and report any environmental, health and safety incidents to the responsible person. • Signs should be erected to warn of construction activities. • All structures that are vulnerable to high winds must be secured. • The basic spill control kit must be available at each construction camp within the site. • The Contractor is to always ensure	**10**	**Low**

		traffic safety and shall implement road safety precautions for this purpose. • All vehicles and equipment used on site must be operated by appropriately trained and / or licensed individuals in compliance with all safety measures as laid out in the Occupational Health and Safety Act (Act No. 85 of 1993) (OHSA). • Before commencing any work, all workers shall be appropriately briefed about the EMPr and relevant occupational health and safety issues. • Adequate emergency facilities must be provided to treat any emergency on site. Emergency procedures must be available on-site and communicated to all. • The nearest emergency service provider must be identified, and Emergency contact numbers will be displayed conspicuously at prominent positions		
Disruption to Road Users & Road Infrastructure	**22**	• Access to the construction area must be predetermined and used during constructions. • The working area (disturbance corridor) and all exposed trenches must be fenced off with barrier netting, danger tape & droppers. • Excavated earth material should not be dumped/ stockpiled in the road in any way that will obstruct traffic flow. • Warning signage must be erected as appropriate to warn road-users of the presence of construction workers and construction vehicles.	**12**	**Low**
Impacts to Cultural/Historical Resources	**10**	• Any artefacts or cultural resources encountered during construction must be preserved and removed with the assistance of a qualified specialist	**10**	**Low**
Employment /job opportunities created. Construction activities will result in the creation of some job opportunities.	**30 +ve**	• No mitigation required	**30 +ve**	
OPERATIONAL PHASE				
Fauna and flora - Ongoing and permanent loss of floral habitat, diversity, and provincially protected SCC (Species of Conservation Concern), including	**24**	- Disturbed areas outside of the approved footprints must be rehabilitated with indigenous species from the reference state; - Ensure sound erosion control and stormwater control measures are in place during the operation and maintenance phase of the project; - Monitor the Freshwater Ecosystems and its associated 30 m buffer to ensure that floral communities are not degraded further, additionally should	**10**	**Low**

medicinal flora, both within and around the development footprint. - Decline in floral diversity and SCC due to habitat loss, unfavorable conditions, and displacement of native species by alien invasive plants (AIPs), especially in disturbed natural areas. - Degradation and alteration of the environment, impacting sensitive ecosystems such as unchanneled valley bottom wetlands, freshwater systems, and Watercourse Habitat, leading to reduced ecological integrity. - Fragmentation and ongoing loss of ecological integrity in watercourses, buffers, and surrounding vegetation, resulting in limited potential for floral re-establishment and further loss of habitat and diversity. - Loss of indigenous		any open space be envisioned these areas have to monitored to ensure they are kept in good conditions and do not become degraded and proliferated with AIPs; - No vehicles are allowed to indiscriminately drive through any remaining sensitive habitat and natural areas. All vehicles must stick to designated roads and no additional roads may be developed unless absolutely necessary; - Where formal landscaped gardens are envisioned, use should be made of indigenous species or ornamental alien species that are i) not listed within the NEMBA Alien Species List (2020) , ii) that are not considered problem plants or iii) rescued floral SCC (TNCO species); - Open space areas (if envisioned) must be managed in terms of AIPs and, where necessary, reinstating of native species from the reference vegetation type must take place; - Ongoing AIP monitoring and clearing/control should take place throughout the operational and maintenance phase, and the project perimeters must be checked, regularly, for AIP establishment to prevent spread into and degradation of surrounding natural areas; and - Focused AIP monitoring within the Freshwater Ecosystems where it has been disturbed.		

vegetation and infringement on sensitive habitats, including Eastern Unchanneled Valley Bottom Wetland and Ecologically Sensitive Areas (ESA 1). - Declines in plant functioning, resulting in reduced optimal growth and further loss of floral habitat. - Degradation of important faunal habitats, both within and outside the development footprint, leading to reduced species occupancy and diversity. - Permanent and long-term loss of faunal habitat, diversity, and potential SCC, with increased edge effects and fragmentation, reducing available habitat and limiting faunal assemblages. - Loss and degradation of faunal habitat, diversity, and SCC within the study area, disturbed or impacted areas, and adjacent to				

the proposed development. - Decrease in faunal species diversity and potential SCC due to loss of favorable habitat, including areas outside the direct development footprint. - Overall reduction and fragmentation of floral and faunal habitats, leading to decreased biodiversity and ecological integrity in impacted areas.				
Stream pollution from stormwater	**26**	• Detention ponds provided to minimise pollution of the wetlands • Stormwater discharge point to be maintained to ensure optimal functionality	**10**	**Low**
Waste management Generation and disposal of waste from the residents	**20**	• Domestic waste should be placed in watertight containers and disposed of regularly.	**10**	**Low**
Traffic Increase in traffic on local roads- Chattan Road, Erling Street and Lynx Road**.**	**15**	• Appropriate upgrades of the roads and traffic signals, intersections to minimise inconvenience and improve traffic flows • All signage and road should be in accordance with the South African Road Traffic Signs Manual".	**10**	**Low**
Visual Intrusion & Light - Littering and illegal dumping on the site and surrounding areas which can affect the visual character of the site. – - Inappropriate lighting used - The buildings and advertising signs maybe visually	**28**	• Light pollution should be minimised. Lighting on site is to be sufficient for safety and security purposes but shall not be intrusive to neighbouring residents and disturb wildlife. • Outside lights will have to be downward shining (eyelid type), low wattage and should not be positioned higher than 1m above the ground surface.	**14**	**Low**

intrusive				
Safety	**16**	• The safety of the public must be maintained through adequate lighting and patrols by security personnel	**8**	**Low**
Noise	**10**	• A noise control policy must be compiled and enforced to control noise at the estate.	**8**	**Low**
Energy Consumption	**20**	• Renewable energy options and/or alternative energy sources to be included under the conditions of establishment.	**12**	**Low**
Provision of housing stock	**38 +ve**	• No mitigation required	**38 +ve**	
Compliance with spatial plans	**20**	• No mitigation- The development is aligned with municipal and provincial spatial plans	**20**	
Services provided	**10**	• Bulk infrastructure and roads constructed in the area	**6**	
Contribution to municipal tax base	**15**	• No mitigation required	**10**	
Employment opportunities	**30 +ve**	• No mitigation required	**30 +ve**	

Alternative 1 *(REPEAT THIS TABLE FOR EACH ALTERNATIVE)*

Potential impacts:	**Significance rating of impacts (positive or negative):**	**Proposed mitigation:**	**Significance rating of impacts after mitigation:**	**Risk of the impact** and **mitigation not being implemented**

No Go

Potential Impacts:	**Significance rating of impacts**	**Proposed mitigation**	**Significance rating after mitigation**	**Risk of mitigation not being implemented**
Geology and soils	**+ve**	Landowner to manage erosion on site	**+ve**	Medium
Fauna and flora	**+ve**	No disturbance of fauna and flora. Continued clearance of alien vegetation by landowner	**+ve**	Medium
Topography	**+ve**	No Impact	**+ve**	
Ground water and surface water	**+ve**	No Impact	**+ve**	Low
Air Quality		No Impact		
Noise		No Impact		
Visual & Light pollution		No Impact		
Waste management		No Impact		
Traffic		No Impact		
Disruption to road users & Road infrastructure		No Impact		
Impact to cultural/Historical Resource		No Impact		
Safety security	**-ve**	Provide security measures by	**-ve**	

		e.g. improving lighting		
Employment/job opportunities created. No job opportunities will be created	**-ve**	Alternative sources of employment to be investigated and implemented	**-ve**	High
Contribution to the municipal tax base	**-ve**	Municipal to increase levies on Agricultural Holdings	**-ve**	Very low
Alignment with spatial plans	**-ve**	Plans to be amended to align with open space provision	**-ve**	Very low
Provision of housing stock	**-ve**	Densify other areas	**-ve**	Very high

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

- Ecological Impact Assessment
- Wetland Impact Assessment
- Town Planning Memorandum
- Outline Service Report (Water and Sewer)

Describe any gaps in knowledge or assumptions made in the assessment of the environment and the impacts associated with the proposed development.

All the information provided in this report by the applicant and specialist is valid and accurate.

3. IMPACTS THAT MAY RESULT FROM THE DECOMISSIONING AND CLOSURE PHASE

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

Proposal

Potential impacts:	**Significance rating of impacts(positive or negative):**	**Proposed mitigation:**	**Significance rating of impacts after mitigation:**	**Risk of the impact** and **mitigation not being implemented**
The proposal is for the township establishment. Therefore, no closure/decommissioning is anticipated. As a result, no such assessment can be undertaken at the moment. However, should decommissioning be required, the requirements of applicable laws and regulations then will be adhered to.				

Alternative 1

Potential impacts:	**Significance rating of impacts(positive or negative):**	**Proposed mitigation:**	**Significance rating of impacts after mitigation:**	**Risk of the impact** and **mitigation not being implemented**

Alternative 2

Potential impacts:	**Significance rating of impacts (positive or**	**Proposed mitigation:**	**Significance rating of impacts after mitigation:**	**Risk of the impact** and **mitigation not being**

	negative):			implemented

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

N/A

Where applicable indicate the detailed financial provisions for rehabilitation, closure and ongoing post decommissioning management for the negative environmental impacts.

N/A

4. CUMULATIVE IMPACTS

Describe potential impacts that, on their own may not be significant, but is significant when added to the impact of other activities or existing impacts in the environment. Substantiate response:

Cumulative impacts refer to the incremental impacts resulting from the implementation of an activity on a common resource which are added to the impacts of other past, present or reasonably foreseeable future activities. The potential cumulative impacts of the township both during construction and occupation by considering the effects of the development have been considered relative to the;

- The biophysical environment; and
- Socio-economic conditions

The study area falls within the Egoli Granite Grassland. This vegetation type is considered by Mucina et.al (2006) to be endangered, with 3% of the remaining vegetation of this type being conserved, while in the Gauteng is considered threatened and is listed as Critically Endangered. Therefore, this development will contribute to the reduction in areas that have this grassland type. To note, however, is that the site has degraded vegetation and therefore its transformation will not be significant in terms of the loss of this vegetation type.

The site abuts a stream and wetland, therefore a 30m buffer required for the protection of this system. Should storm water be not properly managed, then the discharge from the development will increase stormwater carried through the system. This is why an attenuation facility forms part of the development so that predevelopment levels of the storm water find its way to the stream.

Further, the development will increase the transformed areas (urban development footprint) and therefore contribute to the reduction of the amount of open space available within the urban fabric.

In terms of the socio-economic issues, the development will contribute to:

- Housing units to accommodate the ever increasing demand in the urban environment;
- Provision of employment opportunities during both construction and operational phases of the activity;
- Increase to the tax base of the municipality
- Infrastructure provision in the area,

Given the above, the development proposal, with all things being equal, will contribute to a loss of habitat, open space and a threatened/endangered ecosystem. However, the Ecological and Wetland Assessment shows that the site is of low ecological importance. Thus, the cumulative impacts of the development will not have a significant negative impact on the ecological fabric of the area if the proposed mitigation measures are strictly implemented. However, the socio-economic contribution is expected to be positive.

5. ENVIRONMENTAL IMPACT STATEMENT

Taking the assessment of potential impacts into account, please provide an environmental impact statement that sums up the impact that the proposal 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.

Proposal

While the development will affect an area identified as sensitive in terms of the C-Plan, latest ecological assessments indicate that the status of the site has been affected by anthropogenic processes. From the ecological point of view, the development of the area will not have significant negative impacts as the site is dominated by secondary grassland.

The assessment has confirmed that the implementation of mitigation measures will result in reducing negative impacts which are predominately of low significance while the positive impacts will be enhanced. Should development be approved, the highly sensitive areas will be protected and, with rehabilitation, the wetland condition will improve and its natural hydrological cycle and conservation value will continue.

In summary, the overall benefits associated with the proposed development far outweigh the short term negative and floral impacts that may result from the development. If the recommendations in the EMPr are implemented and monitored, then the proposed development as outlined will not have negative impacts on society and the environment.

Alternative 1

Alternative 2

No-go (compulsory)

The no-go option entails that the application site remains in its current state. The site is within an urban development zone, is not pristine. If left undeveloped, there is a possibility of the invasive alien species to further propagate, while human activities will continue to contribute to the degradation of the area. With the proposed development, it will be easier to control plant invaders, increase security in the area during operational phase and create job opportunities during the construction phase.

6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

For proposal:

Impact	Significance after mitigation	
	Proposal (Alt 1)	No-Go
CONSTRUCTION		
Geology and soils	-ve	+ve
Fauna and flora	-ve	+ve
Topography	-ve	
Groundwater and surface water	-ve	
Air quality	-ve	
Noise	-ve	+ve
Visual Intrusion & Light pollution	+ve	+ve
Waste management	-ve	
Traffic	-ve	
Safety and security	+ve	
Disruption to Road Users & Road Instructure	-ve	
Impacts to Cultural/ Historical Recourse	-ve	
Employment / job opportunities created	+ve	-ve

OPERATIONAL PHASE		
Fauna and flora	-ve	+ve
Stream pollution from stormwater	-ve	+ve
Waste management	-ve	-ve
Traffic	-ve	
Visual Intrusion & Light pollution	-ve	
Safety	-ve	-ve
Noise	-ve	
Energy Consumption	-ve	
Provision of housing stock	+ve	-ve
Compliance with Spatial plans	+ve	-ve
Services provided	+ve	-ve
Contribution to municipal tax base	+ve	-ve
Employment opportunities	+ve	-ve

For alternative:

Having assessed the significance of impacts of the proposal and alternative(s), please provide an overall summary and reasons for selecting the proposal or preferred alternative.

The summary opinion of the proposed development is provided below as follows:

Bio-Physical Environment

The site shows some level of disturbance, with the grassland considered to have been affected by anthropogenic processes.

Although the development will affect an area identified as a CBA 1 and as being affected by a ridge, the affected Egoli Granite Grassland does not present as pristine. With management measures, the negative ecological impacts will be low while the socio-economic benefits will be high.

With the projection and rehabilitation of sensitive areas including the removal of alien species along the wetland system, the ecological health of the system will improve.

Social Environment

- Provision of housing opportunities close to work opportunities.
- Intensified urban development within the urban zone thereby contributing to avoidance of urban sprawl.
- Increased amount of vehicular traffic in the area. This requires upgrades to be implemented as part of the development.
- Potential noise impacts during construction and operation as the area is opened for vehicular movement in the medium term;
- Dust and noise pollution during the construction phase on site. However, this will be managed to acceptable levels.

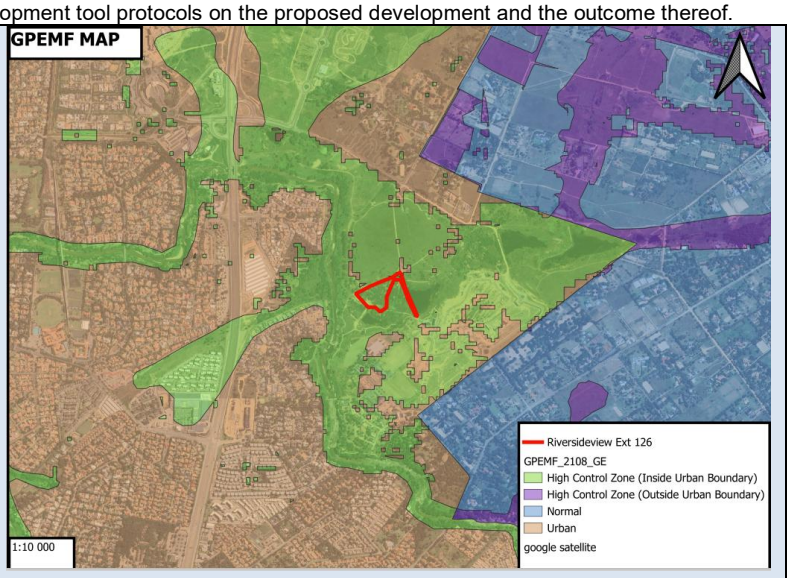
Economic Environment

- Employment opportunities will be created during both construction and operational phases of the project.
- Increase in tax base for the municipality during the operation phase.
- High order investment in the area which serves to contribute to economic growth and attractiveness of the area for more development.
- Concentration of people (buying power) which will support local businesses and establishments.

7. SPATIAL DEVELOPMENT TOOLS

Indicate the application of any spatial development tool protocols on the proposed development and the outcome thereof.

The GPEMF has been developed to determine geographical areas where certain activities can be excluded from an EIA process.



One of the key motivations for the GPEMF is to streamline environmental impact management in Gauteng in a manner that would:

- Contribute to the City Region's urban development goals of densification, limiting urban sprawl, limiting development pressure on rural areas and achieving better economies of scale for public services; and
- Release capacity in government to focus on the important environmental aspects of protection of natural resources, water quality management and enforcement, air quality management and enforcement as well as proactive engagement in making development more sustainable.

NEMA provides for the exclusion of listed activities in terms of the EIA Regulations, 2014, as amended. Activities are only proposed for exclusion in EMZs 1 and 5. Conditions for exclusion are as follows:

- Ensure that there are no wetlands and/or rivers on the site that will be affected.
- Ensure that adequate stormwater retention is provided.
- Indicate how the relevant general guidelines as indicated have been incorporated in the design and construction of the development or land use.
- Exclusion from the EIA process does not exclude the proposed development or land use from complying with the requirements of any other legislation.

In terms of the EMF, the site is within Zone 2, the High Control Zone inside the urban boundary; however, the site has been approved for development. The proposed development aligns also with:

- The City of Johannesburg Metropolitan Municipality's Spatial Development Framework 2040, which promotes balanced density allocations while safeguarding residential character in low-density areas.
- The City of Johannesburg Metropolitan Municipality's Regional Spatial Development Framework 2010/2011, ensuring that the development is consistent with regional spatial planning directives.

8. RECOMMENDATION OF THE 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 as bound by professional ethical standards and the code of conduct of EAPASA).	YES	NO

If "NO", indicate the aspects that require further assessment 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 competent authority in respect of the application:

- Requirements of other applicable laws must be complied with.
- The provisions of the EMPr and mitigation measures in the specialist reports must be adhered to.
- An independent Environmental Control Officer (ECO) must be appointed to monitor all construction activities and to ensure that the contractor and sub-contractor comply with the EMPr;
- Prior to commencement with development a survey must be conducted to rescue any threatened species within the development footprint.
- Construction infrastructure, including the construction camp, is to be erected within an area that will result in the least environmental impacts.
- Sensitive areas as well as the buffer zones must be fenced off to prevent any uncontrolled access during construction. A professional ecologist or landscape architect must form part of the rehabilitation team;
- Areas susceptible to erosion must be protected by installing the necessary protective materials.
- Waste recycling to be promoted and, where possible construction waste should be recycled or reused while waste is to be disposed of at licensed disposal facilities.
- A proper stormwater management plan approved by the City of Johannesburg must be implemented for the project.
- Should any culturally significant artefacts/ graves be found during construction, the affected site to be cordoned off and an assessment be done before proceeding with construction.
- No construction workers are permitted to be accommodated overnight on or in the site construction camp except for appointed security personnel.
- All reasonable precautions must be taken to minimise the noise generated on-site.
- Construction vehicles must be in good working order to avoid excessive noise and pollution.
- Non-hazardous material should be recycled and utilised in other construction processes
- After the construction, any possible soil compaction and spillages of substances within the construction camp must be rehabilitated.

9. THE NEEDS AND DESIREBILITY OF THE PROPOSED DEVELOPMENT (AS PER NOTICE 792 OF 2012, OR THE UPDATED VERSION OF THIS GUIDELINE)

Riverside View Extension 126 Residentia1 development project is a medium scale housing development and is located on a part of the Remaining Extent of Portion 5 (a portion of Portion 4) of the farm Zevenfontein No. 407, Registration Division J.R., Province of Gauteng.

The lack of affordable housing in the Gauteng is a well-known problem. Due to relatively high land prices and building costs, profit-driven private developments are often forced to cater to the higher income brackets. The Local and Provincial Government, on the other hand, have a certain obligation to provide housing for the poor. Subsequently, the middle-income earners are not being catered for at all.

The developers have identified this problem, and they intend to provide for this lower-middle-income market. A certain density is required to ensure an economic scale that will guarantee the financial viability of the project and at the same time to reach the affordability level of the target market. Lower rates make it easier for first-time property buyers to enter the market. This development will facilitate access for lower-income groups to enter the property market and to establish themselves in a well-planned and managed residential estate.

10. THE PERIOD FOR WHICH THE ENVIRONMENTAL AUTHORISATION IS REQUIRED *(CONSIDER WHEN THE ACTIVITY IS EXPECTED TO BE CONCLUDED)*

The EA is required for at least ten (10) years. Should a longer period be required, the applicant/EAP will be required to provide detailed motivation on the validity period.

11. ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPR) (MUST INCLUDE POST CONSTRUCTION MONITORING REQUIREMENTS AND WHEN THESE WILL BE CONCLUDED.)

If the EAP answers “Yes” to Point 7 above then an EMP is to be attached to this report as an Appendix

EMPr attached	Yes

SECTION F: APPENDIXES

The following appendixes must be attached as appropriate (this list is inclusive, but not exhaustive):
It is required that if more than one item is enclosed that a table of contents is included in the appendix

Appendix A: Site plan(s) – *(must include a scaled layout plan of the proposed activities overlain on the site sensitivities indicating areas to be avoided including buffers)*

Appendix B: Photographs

Appendix C: Facility illustration(s)

Appendix D: Route position information

Appendix E: Public participation information

Appendix F: Water use license(s) authorisation, SAHRA information, service letters from municipalities, water supply information

Appendix G: Specialist reports

Appendix H: EMPr

Appendix I: Other information

CHECKLIST

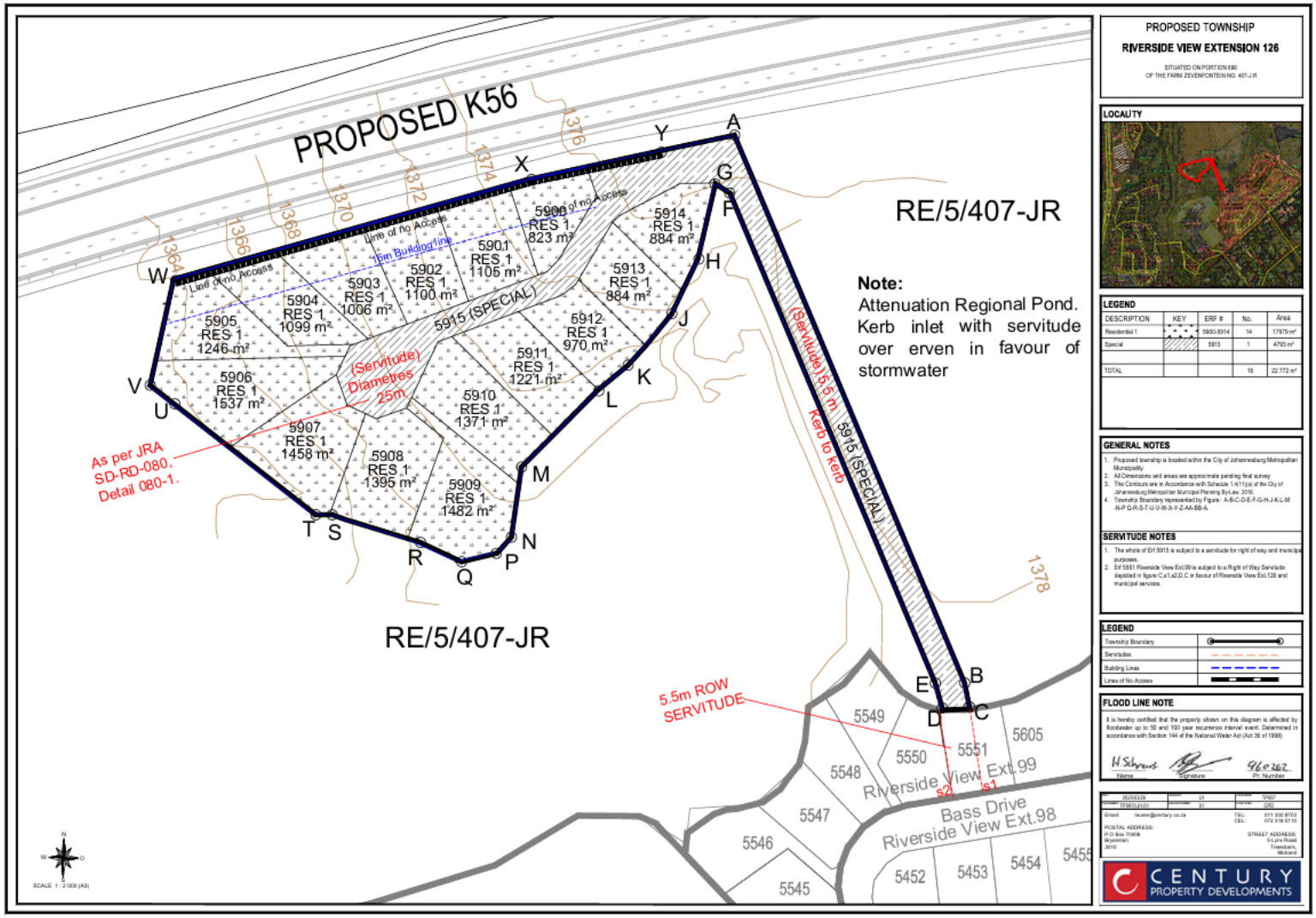
To ensure that all information that the Department needs to be able to process this application, please check that:

- Where requested, supporting documentation has been attached;
- All relevant sections of the form have been completed.

APPENDIX A: SITE PLAN AND LAYOUT

A1: LOCALITY MAP

A2: LAYOUT MAP



APPENDIX B: PHOTOGRAPHS

North

North East

North-West

East

South

South East

South West

West

APPENDIX C: FACILITY ILLUSTRATION(S)

Nil

APPENDIX D: ROUTE POSITION INFORMATION

N/A

APPENDIX E: PUBLIC PARTICIPATION INFORMATION

E1: Proof of Site Notices
E2: Written Notices Issued
E3: Newspaper Advert
E4: Communication with I&Aps
E5: Minutes of Meetings
E6: Comments and Issues Report
E7: Comments from I&APs on BAR
E8: Comments from I&APs on amended BAR
E9: Copy of Register of I&Aps

To be included in the Final BAR

APPENDIX F: WATER USE LICENSE(S) AUTHORISATION, SAHRA INFORMATION, SERVICE LETTERS FROM MUNICIPALITIES, WATER SUPPLY INFORMATION

N/A

APPENDIX G SPECIALIST REPORTS

G_1: Terrestrial Ecological Assessment
G_{1i}: Biodiversity Assessment Part A
G_{1ii}: Biodiversity Assessment Part B
G_{1iii}: Biodiversity Assessment Part C
G_2: Wetland Impact Assessment
G_3: OSR
G_4: Roads and Stormwater
G_5: Geotech Report
G_6: Town Planning Memo

APENDIX H: EMPR

APPENDIX I: OTHER INFORMATION

I1: Details of EAP
I2: Screening Tool