



August 2013

LEAP

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Blue Hills X74

GAUT Ref: 002/13-14/E0047

Draft

Basic Assessment Report Submission



Submitted for

Taiwan Property Investment CC
P.O Box 3070, Johannesburg, 2000
Tel: (011) 802 4973
E-mail: aldon@amitofco.co.za

Submitted by

LEAP
Dr Gwen Theron

Submitted to:

GDARD
P.O Box 8769
Johannesburg, 2000





Gauteng Department of Agriculture and Rural Development (GDARD)

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, 2010 (Version 1)

List of all organs of state and State Departments where the draft report has been submitted, their full contact details and contact person

Kindly note that:

1. This **Basic Assessment Report** is the standard report required by GDARD in terms of the EIA Regulations, 2010.
 2. This application form is current as of 2 August 2010. It is the responsibility of the EAP to ascertain whether subsequent versions of the form have been published or produced by the competent authority.
 3. **A draft Basic Assessment Report must be submitted to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken. The draft reports must be submitted to the relevant State Departments and on the same day, two CD's of draft reports must also be submitted to the Competent Authority (GDARD) with a signed proof of such submission of draft report to the relevant State Departments.**
 4. 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.
 5. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
 6. An incomplete report shall be rejected.
 7. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
 8. Five (5) copies (3 hard copies and 2 CDs-PDF) of the final report and attachments must be handed in at offices of the relevant competent authority, as detailed below.
 9. No faxed or e-mailed reports will be accepted. Only hand delivered or posted applications will be accepted.
 10. Unless protected by law, and clearly 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.
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DEPARTMENTAL DETAILS

Gauteng Department of Agriculture and Rural Development
Attention: Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch
P.O. Box 8769
Johannesburg
2000

Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch
18th floor Glen Cairn Building
73 Market Street, Johannesburg

Admin Unit telephone number: (011) 355 1345
Department central telephone number: (011) 355 1900

BASIC ASSESSMENT REPORT [REGULATION 22(1)]

(For official use only)

File Reference Number:	GAUT: 002/13-14/E0047				
Application Number:					
Date Received:					

*** Submission to State Departments (Number 3 above)**

Has a draft report for this application been submitted to 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 State Departments referred to above been attached to this report? Yes

if no, state reasons for not attaching the list.

City of Johannesburg – Environmental Management Department

SECTION A: ACTIVITY INFORMATION

1. ACTIVITY DESCRIPTION

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

Blue Hills X74 Development – Mix Use Development of Office buildings, Residential Buildings, Drive Inn or Take Away Restaurant, Motor Dealerships and Motor Fitment Centres, Retail centres, shops and restaurants

Select the appropriate box

The application is for an upgrade of an existing development The application is for a new development 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

Building plans will be submitted to the City of Johannesburg Metropolitan Municipality for review and approval. All buildings structures and services will adhere to the minimal standards of the Municipality.

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 No. 107 of 1998 as amended.	National & Provincial	18 June 2010
National Heritage Resources Act 25 of 1999	SAHRA	
The National Water Act 36 of 1998	DWA	
Ordinances, guidelines management plan of the City of Johannesburg	City of Johannesburg	
The Conservation of Agricultural Resources Act, 1983 (Act 43 of 1983)	National & Provincial	1983
Additional Information The legislation, policies and/or guidelines listed under Section A2 in the Basic Assessment report are all applicable to the proposed activity, however for the sake of thoroughness, a few of these legislation, policies and/or guidelines as well as their influence on the proposed activity are discussed below in more detail.		

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<ul style="list-style-type: none"> • Municipal Systems Act, 2000 (Act 32 of 2000) • Municipal Structures Act, 1998 (Act 117 of 1998) • South African Manual for Outdoor Advertising Control 		
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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.

Provide a description of the alternatives considered

No.	Alternative type, either alternative: site on property, properties, activity, design, technology, operational or other (provide details of "other")	Description
1	Proposal	Mix Use Development of Office buildings, Residential Buildings, Drive Inn or Take Away Restaurant, storage facilities, Motor Dealerships and Motor Fitment Centres, Retail centres, shops and restaurants
2	Alternative 1	Development of Motor Dealerships and Motor Fitment Centres
3	Alternative 2	Development of Office buildings

The application submitted is for the construction of a Mix Use Development of Office Buildings, Residential Buildings, Drive Inn or Take Away Restaurant, Storage facilities, Motor Dealerships and Motor Fitment Centres, Retail centres, shops and restaurants.

Road Access

- Access to the development will be from Summit Road

Storm water

- Storm water from the site will drain towards the drainage basin situated in the south west site of the property where it will be discharged naturally.

Water supply

- There is an existing 160mm diameter pipe in Summit Road to which the developer can connect for water supply. A link 160mm diameter line will have to be constructed from the connection point in Summit Road to the development's entrance, an internal reticulation network will be constructed to provide each erf with a water connection. On completion the network will be handed over to the Municipality.

Sewer

- There is no existing bulk sewer infrastructure to immediately serve the proposed development. The development is situated in a drainage basin that drains towards the south west. There is an existing sewer network approximately 9km towards the south west near Diepsloot to which the development could connect via a new bulk line. The proposed interim solution is for a temporary pump station that will pump the sewer to a gravity line lying towards the east, where the closest lines are approximately 1 km away.

The development is located in the City of Johannesburg and the promotion and facilitation of economic development is an important objective. Authorisation will facilitate the aforementioned.

According to the Regional Spatial Development Framework (RSDF) of the City of Johannesburg for Administrative Region A, Sub Area 5 (Blue Hills Precinct) strategic densification along mobility Roads and Spines such as Main Road and Road R562 (Summit Road) are supported.

Furthermore economic growth in demarcated nodal areas is supported. This includes the development and strengthening of the Blue Hills Node by containing non residential development in the demarcated nodal area. The RSDF states that light industrial and commercial uses can be supported in the demarcated specialist zone which is the erven north of Plantation Road, one erf deep to the east and west of Main Road and erven contained between Road R562 (Summit Road) , Main Road and Plantation Road

The proposed mix use development will create additional job opportunities during the construction phase and during the operational phase in the area and increase the City's tax base.

Please refer to **Annexure I1** attached hereto for the Draft Amendment scheme as compiled by J Paul van Wyk

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Urban Economists and Planners CC and **Annexure I2** for the Services report compiled by Sizatech Consulting Engineers.

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

NOTE: The numbering in the above table must be consistently applied throughout the application report and process

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	8,9909Ha
Alternatives:	
Alternative 1 (if any)	8,9909Ha
Alternative 2 (if any)	8,9909Ha
	<small>Ha/ m²</small>

or, for linear activities:

	Length of the activity:
Proposed activity	
Alternatives:	
Alternative 1 (if any)	
Alternative 2 (if any)	
	<small>k/km</small>

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

	Size of the site/servitude:
Proposed activity	8,9909Ha
Alternatives:	
Alternative 1 (if any)	8,9909Ha
Alternative 2 (if any)	8,9909Ha
	<small>Ha/m²</small>

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	1,7506ha	

Describe the type of access road planned:

Access will be gained via Summit Road and a public road will be constructed as part of the proposed mixed use development

Include the position of the access road on the site plan.

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	1,7506ha	

Describe the type of access road planned:

Access will be gained via Summit Road and a public road will be constructed as part of the proposed mixed use development

Include the position of the access road on the site plan.

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	1,7506ha	

Describe the type of access road planned:

Access will be gained via Summit Road and a public road will be constructed as part of the proposed mixed use development

Include the position of the access road on the site plan.

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

Section A 6-8 has been duplicated
(only complete when applicable)

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Number of times

6. SITE 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 as Appendix A to this document. The site or route plans must indicate the following:

- the scale of the plan, which must be at least a scale of 1:2000 (scale can not be larger than 1:2000 i.e. scale can not be 1:2500 but could where applicable be 1:1500)
- the property boundaries and numbers of all the properties within 50m of the site;
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites;
- the exact position of each element of the application 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, street lights, sewage pipelines, septic tanks, storm water infrastructure and telecommunication infrastructure;
- walls and fencing including details of the height and construction material;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites 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);
- for gentle slopes the 1m contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan; and
- the positions from where photographs of the site were taken.
- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the 32m position from the bank to be clearly indicated)

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.

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.

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

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

Further:

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 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 alternative 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 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.

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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: Holdings 25, 32-34 Blue Hills Agricultural Holdings, City of Johannesburg Metropolitan Municipality
(Farm name, portion etc.)

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°56'25.76"	28°5'34.72"

In the case of linear activities:

Alternative:

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

Latitude (S):	Longitude (E):
°	°
°	°
°	°

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

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
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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
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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
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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 DON'T KNOW

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 3)? YES NO

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

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 % =	Veld dominated by alien species % =60%	Landscaped (vegetation) % =
Sport field % =	Cultivated land % =	Paved surface (hard landscaping) % =	Building or other structure % =20%	Bare soil % =30%

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 YES NO

If YES, specify and explain:

GDARD orange listed species, *Hypoxis hemerocallidea* was noted on the site however it is not specifically protected on either a provincial or National level.

A protected on either a provincial Orchid namely *Habenaria epipactideaw* was recorded. All species from the *Orchidaceae* family are protected from picking in terms of Gauteng Nature Conservation Ordinance (No12 of 1983, Amended 2005).

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. YES NO

If YES, specify and explain:

The ecological assessment was completed on the site area and not beyond the site. CPLAN 3 shows ecological support areas in the vicinity.

Are there any special or sensitive habitats or other natural features present on the site? YES NO

If YES, specify and explain:

According to GDARD's C-plan 3 there are no irreplaceable, important or protected areas. According to the Vegetation survey there might be a hillslope seepage wetland situated on the south west portion of the property.

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

If yes complete specialist details

Name of the specialist:	WH de Frey of Eko Info CC	
Qualification(s) of the specialist:	MSc Wildlife Management – UP, Pr.Sci.Nat	
Postal address:	P.O Box 72847, Lynnwood Ridge,	
Postal code:	0040	
Telephone:	(012) 365 2546	Cell:
E-mail:	wdefrey@ekoinfo.co.za	Fax:
		(012) 365 3217
Are any further specialist studies recommended by the specialist?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

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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: _____

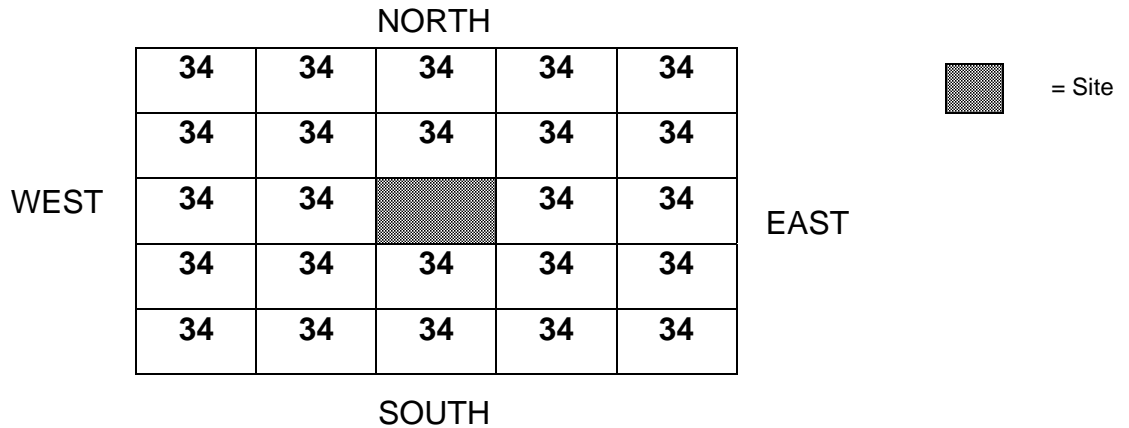
Please note; If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

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):	There is fuel station and a small commercial area to the north east and the taxi's drive across the open to avoid the traffic lights and as a result the land is completely devoid of vegetation.			

NOTE: Each block represents an area of 250m X250m



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

Findings of a site visit to compile a Vegetation Survey by WF de Frey of Eko Info CC. **Annexure G1**

- Grass Owl Sensitivity Survey – **Annexure G2**
- Heritage Impact Assessment – **Annexure G3**
- Public participation Report - **Annexure E**

Vegetation Assessment :

The proposed site does not fall within any area of concern with regards to Gauteng Department of Agriculture and Rural Development (GDARD) Conservation Plan version 3. This is due to human influence since 1937. Most of the study area present secondary vegetation and the constant presence and overall high estimated cover abundance of the pioneer grass *Hyparrhenia hirta* and the presence of other disturbance species such as *Melinis repens*, *Eragrostis curvula*, etc.

Elements or remnants of climax species such as *Schizachyrium sanguineum*, *Hypoxis rigidula*, etc was recorded on the site.

An orange listed species namely *Hypoxis hemerocallidea* was recorded on site, however it is not specifically protected on either a provincial or national level.

A protected Orchid namely *Habenaria epipactidea* was recorded on site, all species from the Orchidaceae family are protected from picking in terms of Gauteng Nature Conservation Ordinance (No12 of 1983, Amended 2005).

Alien invasive species such as *Melia azedarach*, *Cereus jamacaru* and *Gleditsia triacanthos* were recorded and needs be controlled in terms of the Conservation of Agricultural Resources and National Environmental Management Biodiversity Act.

It was concluded that the vegetation within the study area represents mainly secondary vegetation infested with alien invasive species and specimens of ornamental exotic species in the vicinity of the abandoned or destroyed homesteads. Building rubble and waste is to be found all over the property.

During the soil survey, soils associated with wetland conditions were recorded as well as forbs associated with moist conditions namely the orchid *Habenaria epipactidea*, *verbena bonariensis* and *Wahlenbergia undulata*. However during the time of the survey (May 2013) and due to the extensive surface disturbance present it was not possible to state with high confidence the nature or extent of the wetland.

It was determined that the conservation significance of the hillslope seepage wetland for biodiversity is questionable due to the historical human influence.

Grass Owl Sensitivity Survey:

The study site does not provide suitable conditions for Grass-owls to breed or roost, although it provides ephemeral foraging habitat depending on the quality of the surrounding grassland. However the conditions of the grassland on the study site is considered less suitable when compared to grassland in the region therefore rendering the occurrence of Grass-owls on the study site as irregular/uncommon.

The irregular occurrence of Grass-owls on the study site is further explained by the absence of any recent observations in the area.

Heritage Assessment:

No site, features or objects of cultural significance are known to exist in the study area, there would be no impact as a result of the proposed development.

From a heritage point of view it is recommend that the proposed development can continue

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 proposed development promotes the use and development of land that optimizes the use of existing resources.
- The proposed development will contribute to the Development of the Blue Hills area by creating job opportunities during and after the construction phase and an increased tax base for the City.

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-

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- (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
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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:

In the study conducted by J van Schalkwyk it was found that no site, features or objects of cultural significance are known to exist in the study area and that there would be no impact as a result of the proposed development.

Will any building or structure older than 60 years be affected in any way?
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?

YES	NO
YES	NO

If yes, please attached the comments from SAHRA in the appropriate Appendix

SECTION C: PUBLIC PARTICIPATION

1. ADVERTISEMENT

The Environmental Assessment Practitioner must follow any relevant guidelines adopted by the competent authority in respect of public participation and must at least –

- 1(a) Fix a site notice at a conspicuous place, on the boundary of a property where it is intended to undertake the activity which states that an application will be submitted to the competent authority in terms of these regulations and which provides information on the proposed nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations on the application may be made;
- 1(b) inform landowners and occupiers of adjacent land of the applicant's intention to submit an application to the competent authority;
- 1(c) inform landowners and occupiers of land within 100 metres of the boundary of the property where it is proposed to undertake the activity and whom may be directly affected by the proposed activity of the applicant's intention to submit an application to the competent authority;
- 1(d) inform the ward councillor and any organisation that represents the community in the area of the applicant's intention to submit an application to the competent authority;
- 1(e) inform the municipality which has jurisdiction over the area in which the proposed activity will be undertaken of the applicant's intention to submit an application to the competent authority; and
- 1(f) inform any organ of state that may have jurisdiction over any aspect of the activity of the applicant's intention to submit an application to the competent authority; and
- 1(g) place an advertisement in one local newspaper and any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of these regulations.

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 (GDARD).

Has any comment 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):

As part of the initial assessment and viability of the site the Environmental Management Department of the City of Johannesburg Metropolitan Municipality was invited participate.

The Ward councillors of the Blue Hills area; John Mendelsohn (Ward 94) and Lerverne Young (Ward 112) received emails including documents like the Background Information Document and Minutes of the Public Meeting etc.

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

Comment from the municipality on the Draft BA will be added to the Public participation report The Basic Assessment.

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.

Additional Information

- a. A meeting was held on the 03 April 2013 to inform the public about the proposed development.
- b. Newspaper notices were placed in "The Beeld" on Wednesday 12 March 2013.
- c. On-site notices were placed on site on at he same time and at the main entrance of the site, and along the sides of the property (information meeting).
- d. Adjacent landowners were informed of the proposed activity by faxing, e-mailing and/or mailing a BID (Background Information Document) to them explaining the proposed activity and the location of the site. They were also encouraged to respond to the BID in order to compile an I&AP list with all relevant issues and concerns.
- e. The Ward Councillor was informed of the proposed development by telephonic conversation and e-mail.

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):

<ul style="list-style-type: none">• Concerned with increased development in the area.• Traffic and upgrade of Roads• Upgrading of services• Ecological sensitivity• Possibility of the occurrence of Grass Owls and grass owls on surrounding properties• Wetlands in surrounding areas
If "NO" briefly explain why no comments have been received

4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees 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 inadequate.

The practitioner must record all comments and respond to each comment of the public / interested and affected party before the application 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.

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 – Background Information Document
- Appendix 3 – Proof of newspaper advertisements
- Appendix 4 – Communications to and from persons detailed in Point 2 and 3 above
- 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
- Appendix 10 – Comments from I&APs on the application
- Appendix 11 - Other

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 alternative 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?

Approx. 50m ³	
--------------------------	--

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

Dumper Trucks via contractor requirements

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

Waste will be removed by a Certified Waste Management Company and be disposed of at a registered landfill site.

Will the activity produce solid waste during its operational phase?

YES	NO
-----	----

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

Approx. 30 m ³	
---------------------------	--

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

Solid waste during the operational phase will primarily be household waste. It will be picked-up by the local municipality at the transfer station and discarded at a registered landfill site.

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)?

Capacity exists within the local municipal waste stream.

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?

YES	NO
-----	----

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility?

YES	NO
-----	----

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

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

Recycling facilities for paper and glass will be available within the small waste transfer station on the property.

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.

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:

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Telephone:
 E-mail:

Cell:
 Fax:

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

Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?
 If yes, what estimated quantity will be produced per month?

YES	NO
3600m 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.

Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

YES	NO
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.

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

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
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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:

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

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

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

4. ENERGY EFFICIENCY

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

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

Additional information

1. Solid waste management

The proposed activity will produce solid construction waste during the construction phase. The EMP attached in **Appendix H** of the Basic Assessment Report indicates various ways in which these waste items will be minimized and discarded. However, the following points highlight a few of these key points:

The types of solid waste that will be produced are mostly construction rubble and would be optimally used as filling material.

- All domestic waste will be disposed at a registered landfill site.
- Re-use and recycling would be encouraged by providing facilities for recycling on site.

2. Liquid effluent (other than domestic sewage)

No liquid effluent other than a small quantity of domestic sewage will be produced by the proposed activity.

3. Liquid effluent (domestic sewage)

The proposed activity will produce liquid effluent in the form of a small quantity of domestic sewage during the construction and operational phase.

4. Emissions into the atmosphere

The proposed activity will release emissions, mostly in the form of dust, into the atmosphere during the construction and operational phase. The EMP attached in **Appendix H** of the Basic Assessment Report indicates various ways in which these emissions will be minimized and controlled. However, the following points highlight a few of these key points:

The types of emissions that will be produced are mostly dust during the construction period

SECTION E: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2006, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

- Concerned with increased development in the area.
- Traffic and upgrade of Roads
- Upgrading of services
- Ecological sensitivity
- The possibility of the occurrence of Grass Owls and Grass Owls on surrounding properties
- Wetlands in surrounding areas

Summary of response from the practitioner to the issues raised by the interested and affected parties
(A full response must be provided in the Comments and Response Report that must be attached to this report):

- **Concerned with increased development in the area:**
The area falls within the R55 corridor and the proposed development is in line with the RSDf compiled by the City of Johannesburg for the Blue Hills area.
- **Traffic and upgrade of Roads:**
For the roads to cope with increased traffic the roads surrounding the proposed development will have to be upgraded. The developer can either make bulk contributions to the City of Johannesburg in respect of the upgrading of Infrastructure and Services or the Developer can upgrade a portion of the roads surrounding the development instead.
- **Upgrading of services**
Some of the services infrastructure will have to be upgraded to accommodate the development. The developer can either make bulk contributions to the City of Johannesburg in respect of the upgrading of Infrastructure and Services or the Developer can upgrade a portion of the services infrastructure surrounding the development area instead.
- **Ecological Sensitivity:**
GDARD's C-plan 3 was consulted to determine whether there might be any ecological significant areas on the site and according to the aforementioned there are no Ecological important, irreplaceable or protected areas situated on the site. There are also no Class 3 Ridges situated on the proposed site.

A vegetation survey was complete of W de Frey of Eko Info, see **Annexure G1** attached hereto. The survey concluded that the vegetation within the study area represents mainly secondary vegetation infested with alien invasive species and specimens of ornamental exotic species in the vicinity of the abandoned or destroyed homesteads. Building rubble and waste is to be found all over the property.
- **The possibility of the occurrence of Grass Owls and Grass Owls on surrounding properties:**
A Grass Owl Sensitivity Survey was completed and made the following findings:

The study site does not provide suitable conditions for Grass-owls to breed or roost, although it provides ephemeral foraging habitat depending on the quality of the surrounding grassland. However the conditions of the grassland on the study site is considered less suitable when compared to grassland in the region therefore rendering the occurrence of Grass-owls on the study site as irregular/uncommon. The irregular occurrence of Grass-owls on the study site is further explained by the absence of any recent observations in the area.
- **Wetlands in surrounding areas:**
An Environmental Management Plan (EMP) has been drafted as part of this application. The developer will have to adhere to the EMP during the construction phase and an Environmental Control Officer must be appointed to ensure that the developer adheres to the EMP. The EMP addressed mitigation measures to prevent any damages to surrounding ecologically sensitive areas such as wetlands.

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

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

A combination of the following methods was used to identify impacts during the Basic Assessment:

2.1.1 Specialist Study Findings

A minimum of legally responsible specialist studies is conducted (as usually required by the relevant authority). These usually include a red data fauna & flora assessment and heritage impact assessment. The findings of such specialist studies will highlight potential impacts on protected or endangered species or environments.

2.1.2 Site Inspection

The environmental consultant and specialists conduct a site visit and identify potential sensitive environments such as streams, wetlands, and ridges. These areas are then red-flagged to be investigated further and excluded from development.

2.1.3 Public Participation

Conducting public participation will produce an issues list. Such a list needs to be screened for relevant impacts, which then need to be addressed, by specialist studies or further investigation.

2.1.4 GDARD Review / Terms of Reference

GDARD reviews the application and the different sub-directorates within the department give comments to the relevant environmental officer. The issues identified are forwarded to the environmental consultant and these issues are addressed or translated as impacts.

2.2 The following criteria for **Impact Significance** were used in calculating the significance rating of the possible impacts as described in the table below (identical to the table in the Basic Assessment Report).
Thompson (1990) in short defines impact significance as an expression of the cost or value of an impact to society. In booklet no. 5 Impact Significance of the Integrated Environmental Management information Series, published by DEAT (2002), the rating of impacts of magnitude & significance is set forth as follows:

2.2.1 High

Of the highest order possible within the bounds of impacts that could occur. In the case of adverse impacts, there is no possible mitigation that could offset the impact, or mitigation is difficult, expensive, time consuming or some combination of these. Social, cultural and economic activities of communities are to such an extent that these come to a halt. In the case of beneficial impacts, the impact is of a substantial order within the bounds of impacts that could occur.

2.2.2 Medium

Impact is real, but not substantial in relation to other impacts that might take effect within the bounds of those that could occur. In the case of adverse impacts, mitigation is both feasible and fairly easily possible. Social, cultural and economic activities of communities are changed, but can be continued (albeit in a different form). Modification of the project design or alternative action may be required. In the case of beneficial impacts, other means of achieving this benefit are about equal in time, cost and effort.

2.2.3 Low

Impact is of a low order and therefore likely to have little effect. In the case of adverse impacts, mitigation is either easily achieved or little will be required, or both. Social, cultural and economic activities of communities can continue unchanged. In the case of beneficial impacts, alternative means of achieving this benefit are likely to be easier, cheaper, more effective less time-consuming.

2.2.4 No impact

Zero impact.

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:
Flora Disturbances	Medium	<ul style="list-style-type: none"> • Before any vegetation is removed, a suitably qualified person (i.e. on ECO request of a vegetation specialist) shall inspect the study area for any plant/ grass/ tree species that could be transplanted to other similar/ suitable areas. This includes all Red Data or Protected, or rare plants that may be found during the flora site assessment or during construction operations. • Any medicinal/ protected/ Red Data flora that will have to be removed shall be removed by a suitably qualified specialist and relocated. The applicable responsible person at the provincial department must be notified in the event of such plants being identified, who will then advise the ECO regarding what steps need to be taken and who will be responsible for the relocation and transplantation processes. • All invader or exotic plant species must 	Low

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		be removed from the site and disposed of at a landfill site.	
Fauna Disturbances	Low	<ul style="list-style-type: none"> • Snaring and hunting of fauna by construction workers on or adjacent to the site are strictly prohibited and the Local Municipality shall prosecute offenders. It should also be a condition of employment that any employees/ workers caught poaching will be dismissed. • Workers must be trained on how to deal with fauna species as intentional killing will not be tolerated. • Any protected/ Red Data fauna, that will have to be removed shall be removed by a suitably qualified specialist and relocated. The applicable responsible person at the provincial department must be notified in the event of such fauna being identified, who will then advise the ECO regarding what steps need to be taken and who will be responsible for the relocation and transplantation processes. 	
Increased run-off due to hard surfaces	Medium - Low	<ul style="list-style-type: none"> • Storm water from the site will drain towards the drainage basin situated in the south west site of the property where it will be discharged naturally. • Permeable paving should be used to reduce runoff and increase infiltration and ground water recharge. • As much as possible water should be retained on site to be reused again for irrigation and habitat creation. 	Low
Erosion	Medium - Low	<ul style="list-style-type: none"> • Construction activities should preferably take place during the dry months. All surface run-offs shall be managed in such a way so as to ensure erosion of soil does not occur. • All surfaces that are susceptible to erosion shall be covered with a suitable vegetative cover as soon as construction is completed. • No vehicles are allowed to move across any wet areas (e.g. drainage line), other than those specifically designated as access, which could cause erosion scouring and compaction. • Straw bales should be placed and adequately secured on all downhill locations where erosion may occur to prevent washouts and to retain siltation and topsoil from the site. • The area being cleared of vegetation for the construction activities must be limited to a minimum. Only the footprint of the structure may be cleared. 	Low
Pollution	Medium - Low	<ul style="list-style-type: none"> • The liberation of dust into the surrounding environment shall be effectively controlled by the use of, <i>inter alia</i>, water spraying and/or other dust-allaying agents, such as dust nets. • Machinery or equipment used on the site must not constitute a pollution hazard in respect of air pollution via excessive exhaust fumes. This shall be inspected regularly by the contractor and rectified immediately. • No open fires will be allowed to be made on site. 	Low

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Alternative 1

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
Flora Disturbances	Medium	<ul style="list-style-type: none"> Before any vegetation is removed, a suitably qualified person (i.e. on ECO request of a vegetation specialist) shall inspect the study area for any plant/ grass/ tree species that could be transplanted to other similar/ suitable areas. This includes all Red Data or Protected, or rare plants that may be found during the flora site assessment or during construction operations. Any medicinal/ protected/ Red Data flora that will have to be removed shall be removed by a suitably qualified specialist and relocated. The applicable responsible person at the provincial department must be notified in the event of such plants being identified, who will then advise the ECO regarding what steps need to be taken and who will be responsible for the relocation and transplantation processes. All invader or exotic plant species must be removed from the site and disposed of at a landfill site. 	Low
Fauna Disturbances	Low	<ul style="list-style-type: none"> Snaring and hunting of fauna by construction workers on or adjacent to the site are strictly prohibited and the Local Municipality shall prosecute offenders. It should also be a condition of employment that any employees/ workers caught poaching will be dismissed. Workers must be trained on how to deal with fauna species as intentional killing will not be tolerated. Any protected/ Red Data fauna, that will have to be removed shall be removed by a suitably qualified specialist and relocated. The applicable responsible person at the provincial department must be notified in the event of such fauna being identified, who will then advise the ECO regarding what steps need to be taken and who will be responsible for the relocation and transplantation processes. 	
Increased run-off due to hard surfaces	Medium - Low	<ul style="list-style-type: none"> Storm water from the site will drain towards the drainage basin situated in the south west site of the property where it will be discharged naturally. Permeable paving should be used to reduce runoff and increase infiltration and ground water recharge. As much as possible water should be retained on site to be reused again for irrigation and habitat creation. 	Low
Erosion	Medium - Low	<ul style="list-style-type: none"> Construction activities should preferably take place during the dry months. All surface run-offs shall be managed in such a way so as to ensure erosion of soil does not occur. All surfaces that are susceptible to erosion shall be covered with a suitable vegetative cover as soon as construction is completed. No vehicles are allowed to move across any wet areas (e.g. drainage line), other than those specifically designated as access, which could cause erosion 	Low

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		<p>scouring and compaction.</p> <ul style="list-style-type: none"> • Straw bales should be placed and adequately secured on all downhill locations where erosion may occur to prevent washouts and to retain siltation and topsoil from the site. • The area being cleared of vegetation for the construction activities must be limited to a minimum. Only the footprint of the structure may be cleared. 	
Pollution	Medium - Low	<ul style="list-style-type: none"> • The liberation of dust into the surrounding environment shall be effectively controlled by the use of, <i>inter alia</i>, water spraying and/or other dust-allaying agents, such as dust nets. • Machinery or equipment used on the site must not constitute a pollution hazard in respect of air pollution via excessive exhaust fumes. This shall be inspected regularly by the contractor and rectified immediately. • No open fires will be allowed to be made on site. 	Low

Alternative 2

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
Flora Disturbances	Medium	<ul style="list-style-type: none"> • Before any vegetation is removed, a suitably qualified person (i.e. on ECO request of a vegetation specialist) shall inspect the study area for any plant/ grass/ tree species that could be transplanted to other similar/ suitable areas. This includes all Red Data or Protected, or rare plants that may be found during the flora site assessment or during construction operations. • Any medicinal/ protected/ Red Data flora that will have to be removed shall be removed by a suitably qualified specialist and relocated. The applicable responsible person at the provincial department must be notified in the event of such plants being identified, who will then advise the ECO regarding what steps need to be taken and who will be responsible for the relocation and transplantation processes. • All invader or exotic plant species must be removed from the site and disposed of at a landfill site. 	Low
Fauna Disturbances	Low	<ul style="list-style-type: none"> • Snaring and hunting of fauna by construction workers on or adjacent to the site are strictly prohibited and the Local Municipality shall prosecute offenders. It should also be a condition of employment that any employees/ workers caught poaching will be dismissed. • Workers must be trained on how to deal with fauna species as intentional killing will not be tolerated. • Any protected/ Red Data fauna, that will have to be removed shall be removed by a suitably qualified specialist and relocated. The applicable responsible person at the provincial department must be notified in the event of such fauna being identified, who will then advise the ECO regarding what steps need to be taken and who will be 	Low

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		responsible for the relocation and transplantation processes.	
Increased run-off due to hard surfaces	Medium - Low	<ul style="list-style-type: none"> Storm water from the site will drain towards the drainage basin situated in the south west site of the property where it will be discharged naturally. Permeable paving should be used to reduce runoff and increase infiltration and ground water recharge. As much as possible water should be retained on site to be reused again for irrigation and habitat creation. 	Low
Erosion	Medium - Low	<ul style="list-style-type: none"> Construction activities should preferably take place during the dry months. All surface run-offs shall be managed in such a way so as to ensure erosion of soil does not occur. All surfaces that are susceptible to erosion shall be covered with a suitable vegetative cover as soon as construction is completed. No vehicles are allowed to move across any wet areas (e.g. drainage line), other than those specifically designated as access, which could cause erosion scouring and compaction. Straw bales should be placed and adequately secured on all downhill locations where erosion may occur to prevent washouts and to retain siltation and topsoil from the site. The area being cleared of vegetation for the construction activities must be limited to a minimum. Only the footprint of the structure may be cleared. 	Low
Pollution	Medium - Low	<ul style="list-style-type: none"> The liberation of dust into the surrounding environment shall be effectively controlled by the use of, <i>inter alia</i>, water spraying and/or other dust-allaying agents, such as dust nets. Machinery or equipment used on the site must not constitute a pollution hazard in respect of air pollution via excessive exhaust fumes. This shall be inspected regularly by the contractor and rectified immediately. No open fires will be allowed to be made on site. 	Low

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

- | |
|---|
| <ul style="list-style-type: none"> Vegetation Survey - Annexure G1 Grass Owl Sensitivity Survey – Annexure G2 Heritage Impact Assessment – Annexure G3 Public participation Report - Annexure E |
|---|

3. IMPACTS THAT MAY RESULT FROM THE DECOMMISSIONING 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.

The mix use development will probably operate in one form or another for a very long time – it is thus not realistic to evaluate the decommissioning phase at this stage. It is not foreseen that the proposed development would reach a decommissioning and closure phase due to the type of development. Section 3 is therefore not applicable to the proposed development.

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Proposal

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
Flora & Fauna Disturbances	Low	The building material will be Recycled and the area will be rehabilitated.	Low
Increased run-off due to hard surfaces	Low	Storm water from the site will drain towards the drainage basin situated in the south west site of the property where it will be discharged naturally.	Low
Erosion		The building material will be Recycled and the area will be rehabilitated.	
Pollution	Low	All buildings and material will be removed and the property will be rehabilitated.	Low

Alternative 1

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
Flora & Fauna Disturbances	Low	The building material will be Recycled and the area will be rehabilitated.	Low
Increased run-off due to hard surfaces	Low	Storm water from the site will drain towards the drainage basin situated in the south west site of the property where it will be discharged naturally.	Low
Erosion	Low	The building material will be Recycled and the area will be rehabilitated.	Low
Pollution	Low	All buildings and material will be removed and the property will be rehabilitated.	Low

Alternative 2

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
Flora & Fauna Disturbances	Low	The building material will be Recycled and the area will be rehabilitated.	Low
Increased run-off due to hard surfaces	Low	Storm water from the site will drain towards the drainage basin situated in the south west site of the property where it will be discharged naturally.	Low
Erosion	Low	The building material will be Recycled and the area will be rehabilitated.	Low
Pollution	Low	All buildings and material will be removed and the property will be rehabilitated.	Low

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

- Vegetation Survey - **Annexure G1**
- Grass Owl Sensitivity Survey – **Annexure G2**
- Heritage Impact Assessment – **Annexure G3**
- Public participation Report - **Annexure E**

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:

<p>Proposal - (Cumulative impacts) Due to the existing disturbed areas and the full regard for the environment, the cumulative impacts of the proposal would be minimal. Sensitive fauna and flora communities would be protected and by implementing mitigation measures stated in the EMP</p> <p>Alternative 1- (Cumulative impacts) Due to the existing disturbed areas and the full regard for the environment, the cumulative impacts of Alternative 1 would be minimal. Sensitive fauna and flora communities would be protected and by implementing mitigation measures stated in the EMP</p> <p>Alternative 2- (Cumulative impacts) Due to the existing disturbed areas and the full regard for the environment, the cumulative impacts of Alternative 2 would be minimal. Sensitive fauna and flora communities would be protected and by implementing mitigation measures stated in the EMP</p>

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

<p>All measures will be implemented to develop those areas with the least ecological value.</p> <p>The proposed development could also positively impact on the safety and security of the area, the expansion of services capacity (water and sanitation), as well as the upgrade of existing infrastructure. It is therefore suggested that the proposal be approved.</p> <p>The proposed mix use development will provide additional work opportunities, and increase the City of Johannesburg's Tax base.</p> <p>Impacts can be successfully mitigated.</p>

Alternative 1

<p>All measures will be implemented to develop those areas with the least ecological value.</p> <p>The proposed development could also positively impact on the safety and security of the area, the expansion of services capacity (water and sanitation), as well as the upgrade of existing infrastructure. It is therefore suggested that the proposal be approved.</p> <p>The proposed mix use development will provide additional work opportunities, and increase the City of Johannesburg's Tax base.</p> <p>Impacts can be successfully mitigated.</p> <p>The development of only Motor dealerships and motor fitment centres will limit the potential of the proposed site and will have fewer economic benefits for the area.</p>
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Alternative 2

<p>All measures will be implemented to develop those areas with the least ecological value.</p> <p>The proposed development could also positively impact on the safety and security of the area, the expansion of services capacity (water and sanitation), as well as the upgrade of existing infrastructure. It is therefore suggested that the proposal be approved.</p> <p>The proposed mix use development will provide additional work opportunities, and increase the City of Johannesburg's Tax base.</p> <p>Impacts can be successfully mitigated.</p> <p>The development of only office buildings will limit the potential of the proposed site and will have fewer economic benefits for the area.</p>

No-go (compulsory)

<p>This implies that the site be left as is and that no development or alteration be done. If this alternative is pursued the</p>

BASIC ASSESSMENT REPORT [REGULATION 22(1)]

sites existing habitat will be retained. This option has the following drawbacks:
The potential to provide additional housing, which appears to be in accord with the prevailing land use regime in the area and the thinking of the local municipality to the population, will be lost;

- The potential to provide additional housing, which appears to be in accord with the prevailing land use regime in the area and the thinking of the local municipality to the population, will be lost;
- A very viable opportunity to exploit the limited commercial opportunities in the area and creating jobs and income for the local market will be negated;
- The area will fall further in disrepair and the protection and appropriate management of the ecological significant areas will be negated; or
- Illegal squatters or vagrants could inhabit the site.

Given the fact that the site will eventually degenerate if left unmanaged, and the fact that it is most likely unsuitable to be utilised for grazing or agricultural purposes due to its location, it is reasonable to state that the no-go option is less favourable than some of the other options presented.

The approval will ensure that an EMP be implemented and that the sensitive areas on the site will be managed and that any faunal species which are currently being hunted illegally be moved to natural habitat and be protected.

6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

For proposal:

Mitigation is achieved by a strict Environmental Management Plan controls any unnecessary environmental abuse.

For alternative:

Mitigation is achieved by a strict Environmental Management Plan controls any unnecessary environmental abuse.

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 mix use development will optimally utilize the land to promote an accessible development, using an urban design framework which responds to the City's requirements

The positioning of the services will be strategically planned according to the proposed layout to prevent further impacts on the environment.

Effective storm water management can be implemented.

Impact on the ecological environment will be mitigated due to the implementation of the EMP during construction.

The community will benefit due to the provision of various commercial enterprises, the improvement of bulk infrastructure as well as various job opportunities.

7. RECOMMENDATION OF PRACTITIONER

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the Environmental Assessment Practitioner).

YES	NO
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If "NO", indicate the aspects that require further assessment before a decision can be made (list the aspects that require further assessment):

None

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:

The species used in rehabilitation of the proposed development should be endemic and indigenous to lessen the impact of exotic plant species on existing fauna and flora systems.

Regulations in the EMP should be adhered to, to protect receiving landscape.

Permeable Paving should be used to reduce runoff and increase infiltration and ground water recharge

As much water as possible should be retained on site to be reused again for irrigation and habitat creation.

All specialist report recommendations must be adhered to.

Construction must take place according to the EMP

8. ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)

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: ANNEXURES

The following appendixes must be attached as appropriate:

It is required that if more than one item is enclosed that a table of contents is included in the appendix

Annexure A: Site plan(s)

Annexure B: Photographs

Annexure C: Facility illustration(s)

Annexure D: Route position information

Annexure E: Public participation information

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

Annexure G: Specialist reports

Annexure H: EMPr

Annexure 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; and