



LEAP

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28 January 2013

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RE: GAUT 002/07-08/N0934

AMENDMENT OF RECORD OF DECISION FOR RIVERSANDS

Herewith the applicant wish to provide GDARD with the amended layout plan and to provide sufficient motivation to prove that the listed activities remain valid and that the conditions of the ROD (**Annexure A**) for Riversands can be adhered to with the amended layout. .

1. REQUEST

The developer, Riversands Development (Pty) Ltd wish to create a light industrial and educational training incubation hub to service the Diepsloot area. The Diepsloot Industrial Precinct is developed in collaboration with DBSA, ABSA, DTI and the SETAs

Figure 1: Location map.

Figure 2: Layout as approved by GDARD.

Figure 3: Proposed Amended layout.

2. GENERAL PROJECT DESCRIPTION

The site is approximately 200 hectares in extent. The property is located along the R511 4km south of the R28/R511 interchange. **Figure 1 – Locality Map** The areas to the South West and North of the property are being developed for housing. None of the surrounding properties are cultivated; all are used for residential purposes or is vacant. The site current falls in the City of Johannesburg's urban expansion zone and identified as a regional development node.

Current land-use is vacant farm lands with irrigated crops, rained crops and used for livestock grazing. The chicken sheds have been vacated and is being use for alternative uses and is rented out to various business. Large portions of the farm had historically been used for both chicken faring and cattle farming. The terrain features two ridges (not as defined by GDARD) , both running in an east west direction. In the northern part of the site the one hill drops towards two tributaries, one being the Diepsloot, a tributary of the Jukskei River. The second hill runs along the southern boundary of the farm with a small area draining in a southern direction.

No Red Data faunal species were observed directly or indirectly within the proposed development site. The desktop study, when cross-referenced with the data gathered from the field assessment, revealed that the proposed development area did historically offer suitable habitat for various Red Data faunal species, however, the present veld retrogression due to the historical land use deemed the proposed development sites largely insignificant to faunal species conservation within the region. There are no important cultural

heritage resources older than 60 years on the farm known as Riversands. The farm workers cemetery is important and should be dealt with according to present legislation on graves.

3. LISTED ACTIVITIES THAT WERE APPLIED FOR AND WHICH WAS AUTHORISED.

The following activities in Table 1 as listed in Regulation 386 and 387 were included in the EIA application. The listed activities marked in red below were NOT authorised.

Table 1: Listed activities that was authorised. (red lines were NOT authorised)		
Indicate the number and date of the relevant notice:	Activity No (s) (in terms of the relevant notice) :	Describe each listed activity:
GN R 386 in Gov Gazette No 28753 of 21 April 2006	1 (k)	The bulk transportation of sewage and water, including storm water, in pipelines with: (i) an internal diameter of 0.36 metres or more, or (ii) a peak throughput of 120 litres per second or more.
	1 (m)	The construction of facilities or infrastructure, including associated structures or infrastructure for- Any purpose in the one in ten year flood line of a river or stream, or within 32m from the bank of a river or stream where the floodline is unknown, excluding purposes associated with existing residential use, but including- i. canals ii. channels iii. bridges iv. dams v. weirs
GN R 386 in Gov Gazette No 28753 of 21 April 2006	1(o)	The construction of facilities or infrastructure, including associated structures or infrastructure for- The re-cycling , re-use, handling, temporary storage or treatment of general waste with a throughput capacity of 20 cubic meters or more daily average measured over a period of 30 days, but less than 50 tons daily average measured over a period of 30 days.
GN R 386 in Gov Gazette No 28753 of 21 April 2006	4	The dredging, excavation, infilling, removal or moving of soil, sand or rock exceeding 5 cubic metres from a river, tidal lagoon, tidal river, lake, in-stream dam, floodplain or wetland This activity has been added since the application form was submitted
GN R 386 in Gov Gazette No 28753 of 21 April 2006 18	7	The above ground storage of a dangerous goods, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of more than 30 cubic metres but less than 1000cubic metres at any one location or site.
GN R 386 in Gov Gazette No 28753 of 21 April 2006 18	15	The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres, excluding roads that fall within the ambit of another listed activity or which are access roads of less than 30 metres long.
GN R 386 in Gov Gazette No 28753 of 21 April 2006 18	18	The subdivision of land 9 hectares or more into portions of 5 hectares or less.
GN R 387 in Gov Gazette No 28753 of 21 April 2006	1(p)	The construction of facilities or infrastructure for: The treatment of effluent, wastewater, or sewage with an annual throughput capacity of 15000 cubic meters or more This activity can be removed form the list
GN R 387 in Gov Gazette No 28753 of 21 April 2006	2	Any development activity, including associated structures and infrastructure, where the total area of the developed area is, or is intended to be, 20 hectares or more.
GN R 387 in Gov Gazette No 28753 of 21 April 2006	6	The construction of a dam where the highest point of the dam wall as measured from the outside toe of the wall to the highest part of the wall is 5 metres or higher or where the high water mark of he dam covers an area of 10 hectares or more.

4. AUTHORISED DEVELOPMENT AND PROPOSED AMENDMENTS.

The total extent of the entire development proposal as approved is in the order of 3000 residential units. The principle land uses within the authorised development area includes amongst others:

- Full title residential erven (lower density);
- Sectional title residential units (higher density);
- Full title cluster stands (medium density);
- Club House;
- Sports facilities;
- Educational land uses (schools and day care facilities);
- Conservation land;
- Foot paths, equestrian tracks, jogging trails and children's play areas;
- Convenience retail within the land development area as well as on the edges thereof;
- Showrooms
- Schools and places of instruction
- Farm Stall
- Light industry
- Formal office development at certain entrances to the land development area;
- Home office uses as part of the residential estate; and
- Old age homes with associates frail care and medical support

It is proposed (**Figure 3: Proposed Amended Layout**) that the authorised development is amended in a manner that accommodates the specific need for the development of an Industrial Development Precinct (**Annexure B**). For instance the residential development is located south of the PWV 5 and to the far east of the central service road. The away from the major road network to allow the light industrial and commercial mixed use

The Special and Commercial Zoning to accommodate the light industrial and training facilities, lies along to the proposed Willem Nichol upgraded road and the PWV5 intersection.

The ecologically significant area still runs through the centre of the site and provides much needed green space. Some residential and retirement units face on the open space that will be available for all the residents of the development. The incubation hub zones on the western side of the development also linked to the open space. The Riversands Farm Stall is still planned for an upgrade.

The current school that caters for Diepsloot residents will be upgraded.

The Diepsloot Industrial Development precinct will be the first fully integrated industrial development that caters for all sizes of industry, providing vital support and job creation to a marginalised residential node. The project will amongst other aspects incorporate a SMME incubation program that will on completion create sustainable SMME's that will be incubated into large scale industry. The industrial development precinct will create in excess of 15 500 permanent jobs and over 14000 construction jobs in an area that is severely marginalised.

The project is funded by Century with program support by DBSA and DTI funding and is fully supported by the Gauteng Premier Mrs. Nomvula Mokonyane. She has publically pledge her full support to the initiative.

5. IMPACT ASSESSMENT OF PROPOSED DEVELOPMENT

The assessment is completed with the same definitions as used in the EIA submission of 2008.

The impacts that were identified in 2008 are indicated below and the associated and assessed impact of the proposed development is provided with each aspect.

5.1 AIR / DUST POLLUTION

The main impact expected during the construction phase is that of dust pollution from construction vehicles on site, to the adjacent development. This impact must also be addressed during the operational phase.

Mitigation

- Dust must be sprayed down daily on the construction site.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.2 POLLUTION OF THE GROUNDWATER RESOURCE BY CHEMICAL STORAGE ON SITE, BY SEPTIC TANKS AND FRENCH DRAINS DURING CONSTRUCTION

Smaller impacts such as fuel or chemical spillage have mostly to do with good housekeeping of the contractor. Preventative measures in this regard are standard requirements of the Environmental Management Plan.

Mitigation

- Waste water will be recycled and re-used. This will ensure that minimum amounts of water are needed for aspects like irrigation. Good management and monitoring measures required.
- The implementation of a well managed groundwater monitoring system cannot be over emphasized. It is recommended that water monitoring points be evaluated every six months.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.3 WATER QUALITY

Negative impact on surface and ground water quality that may result from surface water contamination or from malfunctioning sewer treatment plant.

Mitigation

- The engineers compiling the infrastructure assessment and services reports will ensure that adequate measures are in place to prevent surface and groundwater contamination of any kind.
- No French Drains will be allowed. All sewage infrastructure needs to be maintained and checked at yearly intervals.

- A plan should be incorporated of what needs to be done in the event of a large fuel spill in the water. This needs to form part of the recommendations of the RoD by GDACE.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.4 GEOLOGY

There might be some faults or unstable soils underlying the site that will have to be examined. The geology of the site will influence the founding requirements for construction. All recommendations of the Geotechnical Report must be adhered to.

Mitigation

- A phase two geological investigation is recommended to ensure that potentially dangerous or sensitive geological areas are avoided.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.5 EROSION

Erosion may be caused by improper road standard as well as significant increase in the runoff velocity of surface water.

Mitigation

- Cognisance of possible erosion areas must be taken into consideration when designing the services and activity areas for the development.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.6 LOSS OF RED DATA VEGETATION & FAUNA HABITAT

Important species were found in the flood line of the Diepsloot spruit. No development will occur at or near these areas. NO red data species were found in the flood line or on any other areas of the site. Refer to the section on receiving environment. The ECO will be trained to be able to identify any possible red data species. Other aspect of red data species are addressed in the EMP.

Mitigation

- The presence of red data species cannot be absolutely discounted due to seasonal variation. It is recommended that careful monitoring takes place in the areas identified as ecologically significant and if any Red Data species are found to report it to GDACE immediately.
- Remove exotic water invader species as part of the development activities unless required in the short term for screening and habitat.
- Set up a planting list together with the ecologist from which all rehabilitation in the development must be done. Only indigenous species and other non-invasive species will be suggested.
- Residential units will be placed in such a manner that free movement of animals are still viable and encouraged. Existing footprints of facilities will be used for the new proposed infrastructure, to keep disturbance of new areas to a minimum.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.7 SOCIO-ECONOMIC IMPACTS

- Much needed permanent and temporary employment for some of the residents of Diepsloot. It is anticipated that approximately 4000 job opportunities will be available during construction and approximately 1500 during occupation.
- Mixed income development to cater for large GAP market located between Fourways and Diepsloot.
- New Schools, with the existing one being upgraded. The school currently caters only for the children of Diepsloot.
- Improved Road infrastructure reduces traffic and provides more through routes.
- Rehabilitate degraded flood line areas where dumping and erosion has occurred.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged and is hugely positively enlarged by the potential job creation of 14000 during construction and more than 15 000 permanent jobs. The resultant economic benefit to Gauteng as a whole is incalculable.

5.8 TRAFFIC

The development will generate additional traffic in the area although it will have a significant impact on the existing infrastructure and it will be adding to the existing busy road networks. All requirements of the Gautrans will be adhered to. No significant impacts that cannot be mitigated are thus expected.

Mitigation

- The traffic report will indicate the improvements that will be required to the roads system due to the increased activity on the road.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged and is hugely improved due to the smaller trip generation of the proposed land used versus residential land uses. A traffic statement was completed that shows the improved conditions. (Annexure C)

5.9. VISUAL INTEGRITY OF THE AREA

The architectural guidelines for the estate will be developed to allow for a blending of the units into the surrounding environment. The guidelines will include aspects of finishes, lights pollution, colours to blend into the surrounding colours, heights of buildings, and roof finishes. It can be deduced that the proposed development will be able to blend in with the surrounding environment and will not look out of place, mainly due to the changing characteristics of the adjacent land uses from rural farm houses, to clustered residential estates. The only high impact identified is the large viewing distance, this is due to some of the units being located on the slope areas of the site.

Mitigation

- Mitigation measures were not offered.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains largely unchanged. The impact of the proposed Industrial Development Precinct will be different versus the previously residential proposals. The southern portion of the development will remain the same, while the northern section will be bulkier buildings versus residential scale buildings.
- The design and finishes of the educational component and well as the other light industrial buildings will be contemporary and will generate a sense of progress and growth, improving the general character of the area in a similar manner that the Steyn City has been doing.

5.10 SERVICES

The timeframe up to completion of the project could be lengthy, because the facilities would probably be developed in phases. The bulk services could be installed in the first few months, while most of the facilities will be completed within 12 – 18 months. Although one can argue that the construction process leads to an increase in crime the positive impacts like tourism, capital investment and job creation are overwhelming.

Mitigation

- The engineers compiling the services reports will ensure that adequate measures are in place to prevent surface and groundwater contamination of any kind.
- To ensure that the storm water runoff from roads will not cause erosion or visual pollution, and that
- The other engineering aspects are adequately addressed.
- Where necessary the EMP will address the other aspects in terms of the impact and mitigations on the project.
- The water provision to adjacent land owners that are not part of the initial allocation of water in the initial bulk water line must be addressed by the Local municipality.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.
- However, due to the economic downturn in the economy the residential development had not commenced.
- With the development of the Industrial Development Precinct the services and activities will commence shortly and improvements to infrastructure will start to benefit the larger region. Upgrading of William Nicol Road as well as other infrastructure improvements will commence with the approval of the township applications and the environmental authorisations.

5.11 SECURITY

Construction workers in the area may increase crime on the surrounding properties. Vacant land is often utilized by undesirable and unlawful elements to either hide from the law, or to from which to monitor and launch attacks on neighbouring property owners. (Development will have positive impact). This problem is usually a result of bad personnel management, and can to a large extent be prevented with proper planning on the side of the developer. The core of the problem is usually unemployment, and it is the opinion of the developer that the employment rate in the surrounding areas is very low. This development provides ample opportunity to provide jobs for people of disadvantaged communities.

Mitigation

- Construction workers will only be allowed on site from 7am to 6pm on weekdays and 7am to 4pm on Saturdays.
- No construction will take place on Sundays.
- No workers, except a security guard, will be allowed to sleep on site.
- A system will be implemented where all staff will carry ID, access control will be enforced, the site will be swept and a search will be done each night for construction workers and a shuttle system will be implemented to transport construction workers to and from their destinations.
- Further details in this regard is taken up into the Draft Environmental Management Plan (EMP) (refer to **Annexure L**)
- The development will have 24-hours access control and security which will greatly negate the possibility of vagrants and criminals to gain access to and plan escape routes from the adjacent properties.
- A contract is signed between the developer, owner and builder whereby strict regulations are entered into.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.12 RUNAWAY FIRES DUE TO POOR CIRCULATION

Veld fires are always a concern and can start by lightning, deliberate setting of fire, or accidentally by home owners. It does not matter how it starts, it can cause major damage to the veld and structures in the development. It is thus imperative that a method of fight the fires are developed in collaboration with the adjacent owners.

Mitigation

- The developers are committed to collaborating with adjacent owners to fight fires and to achieve other goals that are of communal concern.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.13 CONSERVATION (POSITIVE)

A portion of the land will be managed as an open space and conservation area, that will require careful consideration. In the event that animals are held on the estate, veld management, supplemental feeding, and water availability for the animals must be ensured at all times. The open spaces will most likely only be used for human recreation and exercise areas. The open space runs across the whole

Development area ensuring contiguous land corridors of non-developed land that will benefit the regional biodiversity situation by providing connection between the various ecological systems and will prevent fragmentation of these ecological systems.

Mitigation

- Conservation management will be done in collaboration with adjacent land owners and all permits and if necessary licences required from Nature conservation will be obtained.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.

5.14 IMPROVEMENT OF TAX BASE (POSITIVE)

Mitigation

- No mitigation required

5.15 COMMUNITY BENEFITS – EMPLOYMENT OPPORTUNITEIS (POSITIVE)

The developer will endorse the requirements of the EMF for use of local labour, and the focus of benefits to the local community with purchases and contributions. The development of the property will increase job creation in the area during the construction and operational phase of the project.

Jobs will be created during the installation of services, the construction of chalets, maintenance during the operational phase and various housekeeping and retail job opportunities.

Mitigation

- The timeframe up to completion of the project could be lengthy, because the facilities would probably be developed in phases.
- The bulk services will be installed in the first few weeks, while most of the facilities will be completed within 9-12 months.
- Although one can argue that the construction process leads to an increase in crime the positive impacts like tourism, capital investment and job creation are overwhelming.

Assessed impact with proposed Industrial Development Precinct

- The assessment impact remains unchanged.
- The Diepsloot Industrial Development Precinct will create more than 15500 permanent jobs and 14000 construction jobs.
- The SMME incubation programme will exist and create SMME' from small struggling businesses and incubate them through various programs allowing them to develop into large scale businesses.
- In addition to the SMME programme the project will cater to all aspects of industry providing one multi-faceted precinct.
- Travel distance to job opportunities will be greatly reduced for the Diepsloot residents.
- Employment close to the residential areas assist in saving money for the employees improving living conditions immediately.
- The industrial zone will cater to 100m² incubation units right through to mega factory occupation over 20 000m².
- With the integration of all the components and the guaranteed off take agreements it will ensure the long term sustainability.

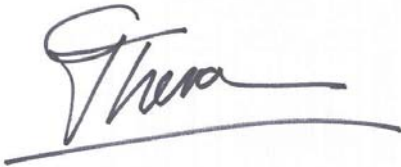
6. CONCLUSIONS

The proposed Diepsloot Industrial Development Precinct has no fatal flaws in terms of the biophysical, physical or socio-economic environment. The negative impacts can be mitigated successfully.

7. RECOMMENDATIONS

- It is recommended that the amended layout that provides for the development of the much needed Diepsloot Industrial Development Precinct is accepted by GDARD.
- It is further recommended that this application be approved with the following conditions:
 - All requirements from the Local Municipality be adhered to including:
 - Engineering services report addressing provision of services.
 - Geotechnical conditions be investigated in more details during the preliminary design phase of the project, to ensure adequate foundation structures.
 - All other state departments' comments and input be adhered to including:
 - Department of Water Affairs and Forestry
 - Gautrans
- General recommendations:
 - All mitigation measures as described in this report and specialist reports are adhered to by the developer (these measures will be made part of the EMP).
 - The conditions of the Record of Decision form GDACE be written into the EMP and be implemented as such.

With respect,



Dr. Gwen Theron
EAP PrLArch 97082

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Annexure A: ROD

Annexure B: A3 booklet on the Development proposal

Annexure C: Traffic report

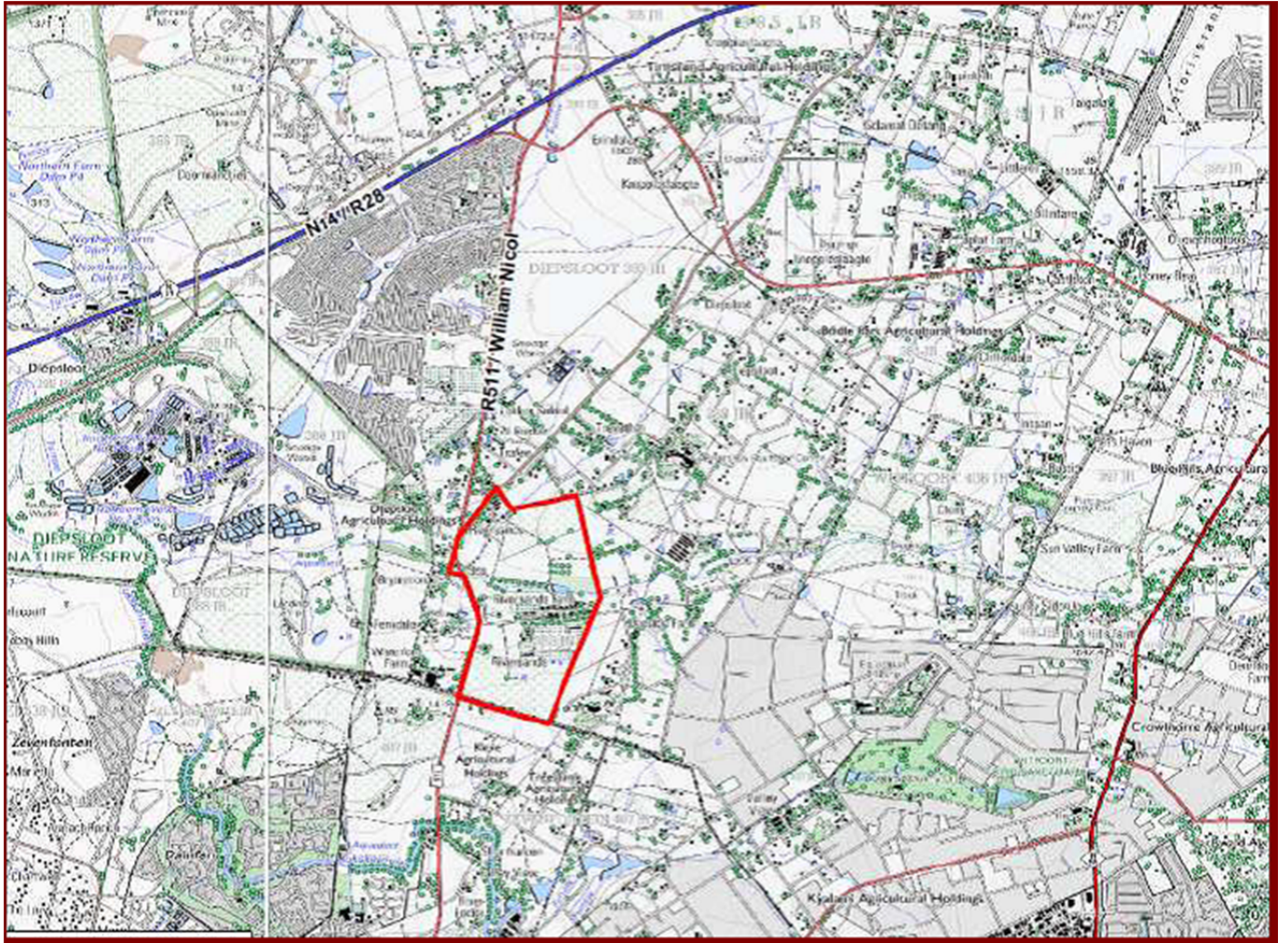


Figure 1: Location map.

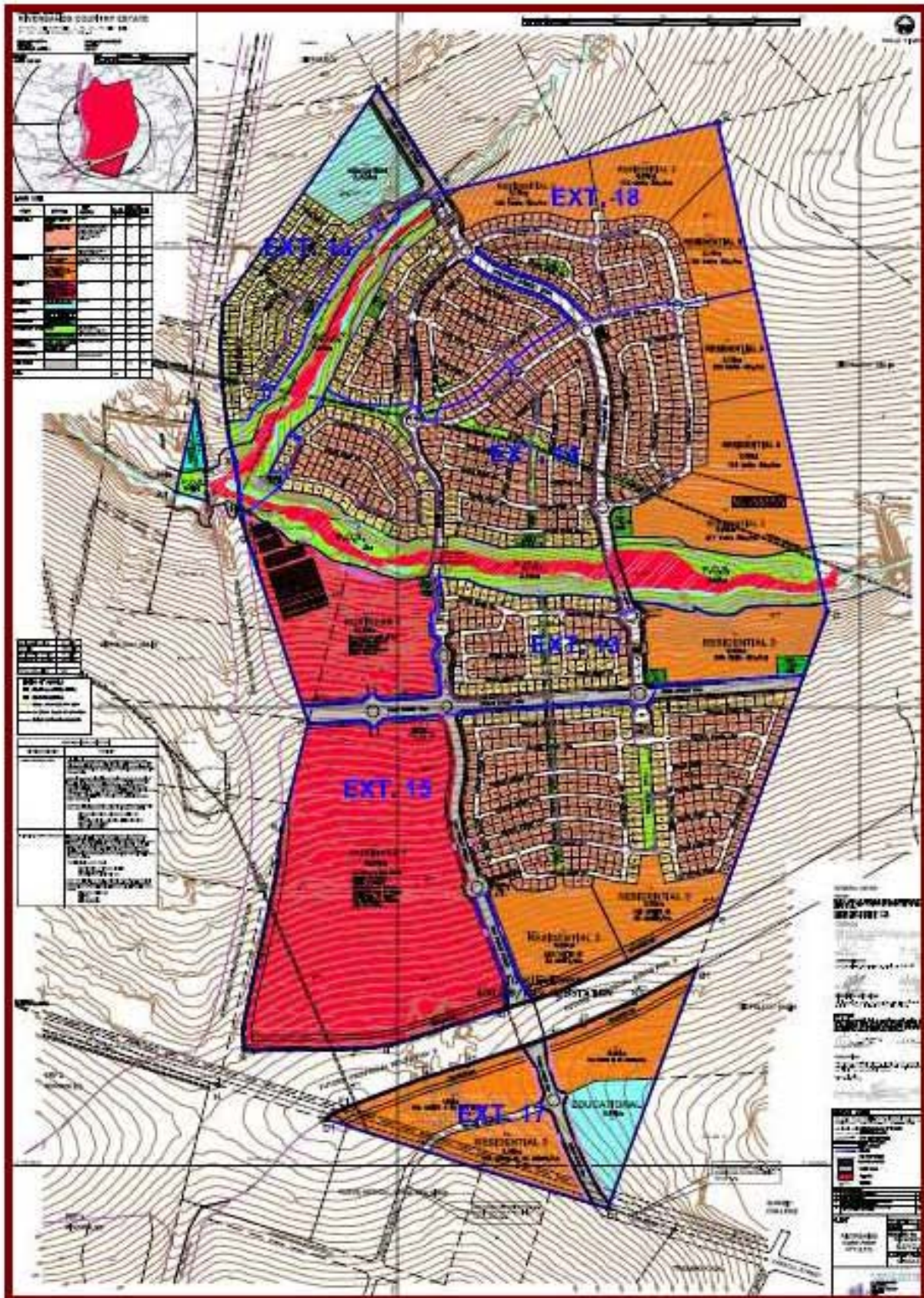


Figure 2: Authorised Layout plan

