

# THE PROPOSED ESTABLISHMENT OF THE DIEPSLOOT EXTENSION 8 TOWNSHIP

Gauteng Department of Agriculture and Rural Development Project Reference Number: **002/07-08/N0936**

## Project Overview

The City of Joburg Property Company (JPC), the project proponent, is proposing to establish a township to the north of Riverglen and to the southwest of the existing Diepsloot informal settlement on the Remaining Extent of Portion 1 of the Farm Diepsloot, 388-JR, the Remaining Extent of Portion 5 of the Farm Diepsloot, 388-JR, the Remaining Extent of Portion 6 of the Farm Diepsloot, 388-JR and the Remaining Extent of the Farm Rietfontein, 532-JQ. This township would include mixed income housing, commercial and business uses and social amenities.

### Environmental Consultant



Nemai Consulting was appointed by the City of Joburg Property Company (JPC) to undertake the environmental impact assessment for the proposed establishment of a township. This process includes consultation with parties that may be affected by, or have an interest, in the project.

### Purpose of this Background Information Document (BID):

- ❖ To provide Background Information regarding the project;
- ❖ To provide details on the Environmental Impact Assessment (EIA) process and phases;

- ❖ To inform the general public of their rights and responsibilities regarding participation, and how to become involved;
- ❖ To provide the general public with an opportunity to comment or raise issues and concerns regarding the proposed development.

### Becoming Involved in the EIA Process:

Kindly complete the attached Reply Form and return it to the relevant representative from Nemai Consulting before the 17 January 2010:

**Samantha Bush**

### Nemai Consulting (*Social, Environmental and OHS Consultants*)

PO Box 1673, Sunninghill, 2157

Tel : (011) 781 1730

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## Background Information

### Location

The properties earmarked for Township Establishment include the Remaining Extent of Portion 1 of the Farm Diepsloot, 388-JR, the Remaining Extent of Portion 5 of the Farm Diepsloot, 388-JR, the Remaining Extent of Portion 6 of the Farm Diepsloot, 388-JR and the Remaining Extent of the Farm Rietfontein, 532-JQ.

The project is located to the west of the R511 and south of the N14, between the suburbs of Diepsloot West and Riverglen. This area currently forms part of the Diepsloot Municipal Nature Reserve.

### Land Use

The land uses on site include the following; CoJ Northern Wastewater Treatment Works (Municipal Worker Housing, Deep Sludge Trenches, Sewer pipeline (aqueduct)), Existing Farm Operations, Existing Residential Settlement and School, New "Transitional"

Housing Settlement, Diepsloot Cemetery, Proposed Landfill Site, Model Aeroplane Club, Porcupine Park Conservation Area, Quad-biking Area (Controlled Motorised Recreational Use), Existing Electricity Lines and Electrical Substation, Existing River Systems, Existing Tared Access Road through site, K54 Provincial Road and the N14 National Freeway.

To the east of the site is the Diepsloot residential area, Tshwane rural area and the Diepsloot Agricultural Holdings. South of the site is the Riverglen Township, Rietvallei Farms, Chartwell Agricultural Holdings and the Riverland Farm. To the west of the site are the Nietgedacht Farms and north are the N14 freeway and the remainder of the Diepsloot Nature Reserve.

### Size

The total combined size of the Portions is approximately 2599.5155ha, however the size of the proposed development would be 1114.9652ha.

## **Environmental Authorisation**

The Environmental Impact Assessment (EIA) Regulations, 2006, promulgated in terms of Section 24(5) of the National Environmental Management Act ([NEMA], Act 107 of 1998) are divided into two Schedules, R 386 and R 387. Schedule R386 defines activities which will trigger the need for a Basic Assessment and R 387 defines activities which trigger an Environmental Impact Assessment (EIA) process. If activities from both schedules are triggered, then an EIA process will be required.

Activities from R386 which will be triggered include Activities 1(e), 1(k), 1(o), 14; 15; 16; 18 and 20. Activities from R387 which be triggered include Activities 1(t), 2 and 5. In terms of the activities under R387 the proposed development is subject to a Scoping and EIA Procedure, which entails the following:

- ❖ Public Participation Process as described in Regulation 56 of the EIA Regulations, 2006;
- ❖ Identification of potential environmental impacts;
- ❖ Compilation of a Scoping Report in accordance with Regulation 29 of the EIA Regulations, 2006;
- ❖ Compilation of an Environmental Impact Assessment Report in accordance with Regulation 32 of the EIA Regulations, 2006;
- ❖ Undertaking of Specialist Studies in accordance with Regulation 33 of the EIA Regulations, 2006; and
- ❖ The compilation of an Environmental Management Plan (EMP) in accordance with Regulation 34 of the EIA Regulations, 2006.

The final EIA Report will include details on all specialist studies undertaken. This Report will provide sufficient information to facilitate decision-making by the designated Authority.

## **Authorisation Process**

The proposed Environmental Authorisation process will thus consist of the following phases:

### **Initial Public Participation Phase**

During this phase public participation engagement activities will commence. This will include the compilation of a Background Information Documents (BID's), Newspaper advertisements (Fourways Review, The Star, Daily Sun), site notices and notification letters.

The following parties will be consulted during this phase:

- ❖ Relevant Authorities at various levels;
- ❖ The owners and occupiers of land adjacent to the site, and within a 100m of the boundary of the site where the activity is to be undertaken;
- ❖ The municipal councillor of the ward in which the site or alternative site is situated and any ratepayers association that represents the community in the area;

- ❖ The municipality which has jurisdiction in the area; and
- ❖ Any organ of state having jurisdiction in respect of any aspect of the activity.

The issues raised during this phase will be collated into a stakeholder database and an Issues and Response Report will be generated.

### **Scoping Phase**

The Scoping Phase brings together the issues identified during public participation, and the planning phases of the EIA. During this phase all issues and comments identified are evaluated, and the "Scope" of further studies is determined.

The Scoping Report will include the following (inter alia):

- ❖ Describe the proposed development and reasonable alternatives;
- ❖ Describe the property on which the activity is proposed to take place;
- ❖ Describe the environment (at a screening level) that may be affected by the activity and the manner in which the physical, biological, social, economic and cultural aspects of the environment that may be affected by the proposed activity;
- ❖ Identify all legislation and guidelines that have been considered in the preparation of the Scoping Report;
- ❖ Describe the environmental issues and potential impacts that have been identified;
- ❖ Indicate the methodology that will be adopted in assessing the potential impacts that have been identified, including any specialist studies or specialised processes that will be undertaken;
- ❖ Detail the public participation process, including the Issues and Response Report; and
- ❖ Include all proof of stakeholder engagement.

A Draft copy of the Scoping Report will be made available for public review, prior to finalisation and submission of the Report to the Gauteng Department of Agriculture and Rural Development (GDARD).

### **Environmental Impact Assessment (EIA) Phase: Public Participation**

During this phase the general public will be notified of the decision made by DEA regarding the Scoping Report, and will be notified that the EIA phase will commence.

### **Environmental Impact Assessment**

The EIA Report will include:

- ❖ A detailed description of the proposed development;
- ❖ A description of the need and desirability of the proposed development and the identified potential alternatives to the proposed activity;
- ❖ A description of the environment that may be affected by the activity and the manner in which

physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed development;

- ❖ A summary of the findings of the specialist studies;
- ❖ A summary of the methodology used in determining the significance of potential impacts;
- ❖ A detailed assessment of all identified potential impacts, including a comparative assessment of identified land use and development alternatives;
- ❖ Identified mitigation measures;
- ❖ Copies of all Specialist Reports will be appended to the EIA Report; and
- ❖ Any further information that will assist in decision making by the Authorities.

### **Specialist Studies**

The following specialist studies which should be undertaken as part of the EIA have been identified thus far:

- ❖ Ecological Assessment;
- ❖ Urban Design Framework;
- ❖ Heritage Impact Assessment;
- ❖ Traffic Impact Assessment;
- ❖ Odour Buffer Zone Assessment; and
- ❖ Geotechnical Assessment.

### **Environmental Management Plan (EMP)**

An EMP will be compiled and will include the following information:

- ❖ Information on the proposed management or mitigation measures that will be undertaken to address the environmental impacts that have been identified in the EIA Report, including environmental impacts or objectives of:
  - Planning and design;

- Pre-construction and construction activities;
- Operation or undertaking of the activity;
- Rehabilitation of the environment; and
- Closure, where relevant.

- ❖ A detailed description of the aspects of the activity;
- ❖ An identification of the persons who will be responsible for the implementation of the EMP;
- ❖ Where appropriate, time periods within which the measures in the EMP must be implemented; and
- ❖ Proposed mechanisms for monitoring compliance with the EMP and reporting thereon.

### **Public Review prior to Submission**

Once completed, the Draft Report including the environmental impact assessment and management programme will be made available at public places for the public to review. Comments from stakeholders will be incorporated before the Report is submitted to the Authorities.

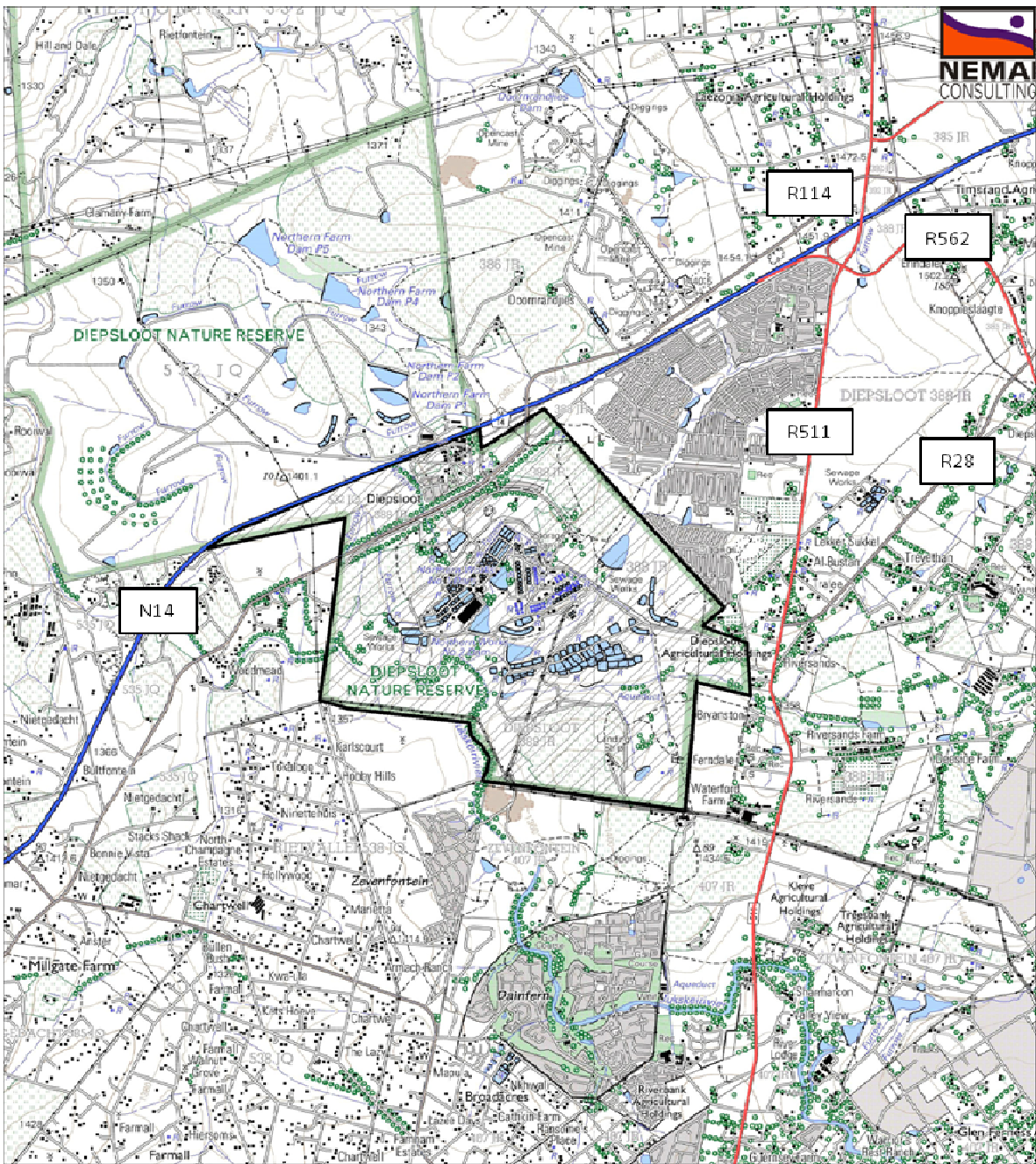
### **Submission and Decision-making**

The Report will be finalised and submitted to the various Authorities for decision-making. Their decision will be provided in a written Environmental Authorisation. Once the Authorisation has been received, an advertisement will be placed in a local newspaper, notifying the public of the Authorisation and where it will be available to view. The public will also be notified of the Appeal Period, and procedure.

### **Relevant Authorities**

The authorities responsible for the approval of the proposed development include:

- ❖ The Gauteng Department of Agriculture and Rural Development;
- ❖ The South African Heritage Resources Agency; and
- ❖ The Department of Water and Environmental Affairs.







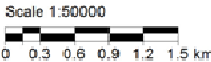
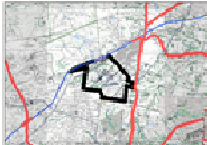
**Project Name:** Diepsloot Extension 8 Township Establishment

**Map Name:** Location of the Proposed Township

**Date:** November 2009

**Legend**

-  Diepsloot Extension 8 Township
-  National freeway
-  Main road
-  Secondary road





**ENVIRONMENTAL, SOCIAL AND OHS CONSULTANTS**

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**Reply Form:  
Diepsloot Township Extension 8 Establishment  
(Ref. No. Gaut 002/07-08/N0936)**

(Complete and return to/Voltooi en stuur aan: Samantha Bush. This form should be returned no later than the 17 January 2010)

<b>Date/Datum</b>				<b>Official use</b>			
<b>Name of organisation/ Naam van organisasie</b>				<b>Date received:</b>			
<b>Name of Interested and Affected Party/ Naam van Belangstellende Party</b>				<b>Our reference:</b>			
<b>Address/ Adres</b>	<b>Postal/ Pos:</b>	<b>Physical/Fisies:</b>		<b>Status</b>			
<b>Tel No</b>							
<b>Fax/ Faks No:</b>							
<b>Email/Epos:</b>							
<b>Registration as an I&amp;AP/ Registrasie as 'n Belangstellende Party</b>		<table border="1"> <tr> <td><b>YES/ JA</b></td> </tr> <tr> <td><b>NO/NEE</b></td> </tr> </table>		<b>YES/ JA</b>	<b>NO/NEE</b>		
<b>YES/ JA</b>							
<b>NO/NEE</b>							
<b>Comments/Opmmerkings:</b>							
<b>Any other person/s who you think should be notified of this proposed project:</b>							