

LEBOMBO GARDEN BUILDING
36 LEBOMBO ROAD
ASHLEA GARDENS
0081

P.O. BOX 11375
MAROELANA
0161

Tel: (012) 346 3810
Fax: 086 570 5659
E-mail: lizelleg@mweb.co.za
Website: www.bokamoso.net



BACKGROUND INFORMATION DOCUMENT AND INVITATION TO COMMENT

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT FOR THE ESTABLISHMENT OF A MIXED- USE
DEVELOPMENT ON THE REMAINDER OF PORTION 1 OF THE FARM RIETFONTEIN 61 IR
JOHANNESBURG METROPOLITAN MUNICIPALITY
I&AP REGISTRATION AND COMMENT SHEET
GDARD REF NO: GAUT 002 / 13 -14/E0153

PURPOSE OF THIS DOCUMENT

The purpose of this document (BID) is to provide an overview of the proposed project, and to indicate how interested and affected parties can become involved and contribute to the EIA process.

PROJECT APPLICANT

The Gauteng Department of Local Government and Housing (Human Settlements) in collaboration with private partners is the applicant. Bokamoso Environmental Consultants were appointed to manage the environmental application process in terms of the Environmental Impact Assessment Regulations, 2010.

BACKGROUND AND PROJECT DESCRIPTION

It is the intention of the applicant to establish a mixed use township encompassing Residential, Commercial, Light Industrial, Educational, Community, Retail, Offices, Showrooms and Mixed Uses on the site.

The project is a partnership between the land owner (government) and the private sector.

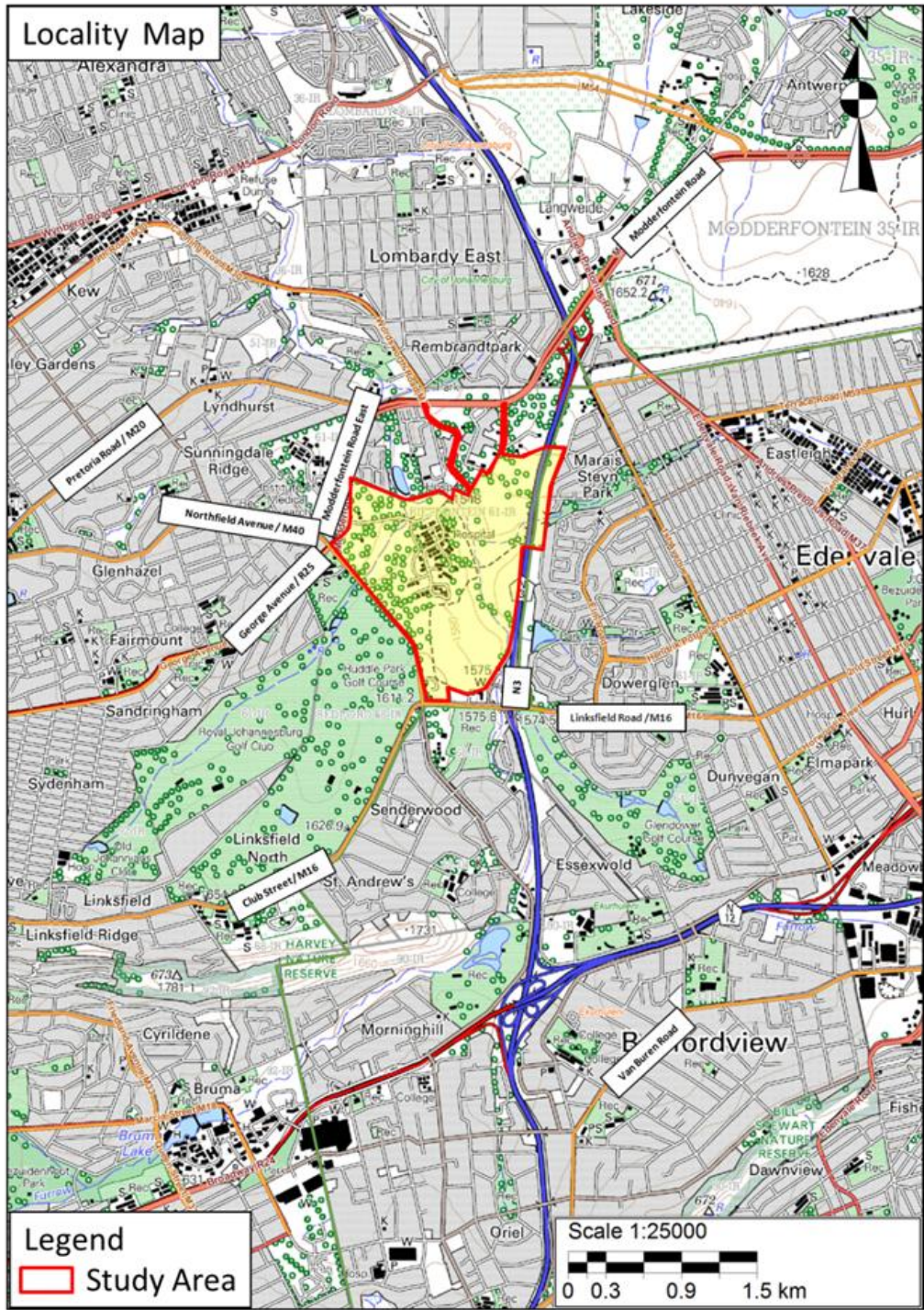
The proposed Linksfield node aims at creating an integrated living environment and distinct urban character defined by a mixed use approach to land use and building typology. The concept seeks to achieve high quality urban environment providing spaces to live, work and play. The approach is in line with the urban densification

strategy and will provide a mixed-use node connecting with other polycentric nodes within the city. The key principles that this project intervention seeks to achieve include, among others:

- Connectivity and amenities within a 10-minute walk of home and work;
- Interconnected street grid network that disperses traffic and eases walking;
- A mix of shops, offices, light industrial, apartments, and homes on site.
- Mixed housing typologies providing a range of types, sizes and prices in closer proximity.
- Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; Special placement of uses and sites within community. Human scale architecture & beautiful surroundings to nourish the human spirit.
- Neighbourhood concept emphasizing quality public realm and public open space designed as civic art;
- Increased density with buildings, residences, shops, and services closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live.
- A network of high-quality public transport connecting cities, towns, and neighbourhoods together.
- Sustainability –environmental, economic and social imperatives;
- Taken together the above add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit.

THE SITE

- The property comprise of 158 hectares of prime estate surrounded by Sandringham, Glenhazel, Sunningdale, Lyndhurst, Corlett Gardens, Rembrandt Park Edenvale Ext 1, Marais Steyn Park, Dowerglen, Senderwood and the golfing ground, Huddle Park. Approximately 15 hectares of the site is occupied by the Sizwe Hospital.
- The N3 Highway and the main arterial connector routes around the development create an edge condition that defines the boundaries of the proposed Linksfield Node.



MOTIVATION AND ISSUES

The Linksfield site is well located from a connectivity point of view. The N3 highway to the east of the site with access from the Modderfontein and Linksfield off ramp connects the site to the national grid.

From the above, the intervention forms part of a strategic urban infill strategy. The dispersed polycentric character of Johannesburg reveals various nodal energies that need to be reconnected. Linear corridor development between these nodes is necessary to enrich the city at a macro scale. At a micro scale, these nodes need to become the neighbourhood centres that promote walkability and liveability. This approach lies at the heart of the conceptual approach of the Linksfield development.

However, the site has important social and environmental resources that require full investigation. In particular, the Sizwe hospital premises date back to 1895 and have been in continuous use ever since. The hospital contains buildings from all the architectural periods of the twentieth century, including a modern building from the Post-Modern period.

Associated with the hospital are burial sites/graves for people who died from a very large variety of diseases and illnesses including smallpox, tuberculosis, leprosy, and syphilis. The location and potential impact on or from such graves need to be established.

From an ecological perspective the site has primary vegetation and is a possible habit for Orange listed species. Also a perennial river traverses the site.

LEGAL REQUIREMENTS/LISTED ACTIVITIES

In terms of Regulation No. R543 published in the Government Notice No. 33306 of 18 June 2010 of the National Environment Management Act, 1998 (Act No. 107 of 1998) a specific list of activities was identified which could have a detrimental impact on the receiving environment. These listed activities which apply in this application require environmental authorization from the competent authority, i.e. the Gauteng Department of Agriculture and Rural Development (GDARD).

Date of Notice	Activity No (s)	Listed activity as per the wording in the relevant listing notice
GN R 544 of 18 June 2010	LN 1, Activity 9	The construction of facilities or-infrastructure exceeding' 1000metres in length for the bulk transportation of water, sewage or storm water (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more,

	<p>excluding where:</p> <ol style="list-style-type: none"> a. such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or b. where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.
LN 1, Activity 10	<p>The construction of facilities or infrastructure for the transmission and distribution of electricity</p> <p>The construction of:</p> <ol style="list-style-type: none"> i. outside urban areas or industrial complexes with a capacity of more than 33 but less than 275 kilovolts or; ii. inside urban areas or industrial complexes with a capacity of 275 kilovolts or more.
LN 1, Activity 11	<p>The construction of:</p> <ol style="list-style-type: none"> i. canals; ii. channels; iii. bridges; iv. dams v. weirs; vi. bulk stormwater outlets structures; vii. .. viii. .. ix. .. x. Buildings exceeding 50 square metres in size; or xi. Infrastructure or structures covering 50 square metres or more <p>where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of watercourse, excluding wher such construction will occur behind the development setback line.</p>
LN 1, Activity 13	<p>The construction of facilities or infrastructure for the storage, or the storage and handling of dangerous goods, where such storage occurs in containers with a combined capacity of 80 but not exceeding 500 cubic metres</p>
LN 1, Activity 18	<p>The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock from:</p> <ol style="list-style-type: none"> (i) a watercourse; (ii) the sea; (iii) the seashore; (iv) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater: <p>but excluding where such infilling, depositing, dredging, excavation, removal or moving;</p> <ol style="list-style-type: none"> (i) is for maintenance purposes undertaken in accordance with a management plan agreed to by the relevant environmental authority; or (ii) occurs behind the development setback line.
LN 1, Activity 21	<p>The establishment of cemeteries of 2500 square metres or more in size.</p>

	LN 1, Activity 26	Any process identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004)
	LN 1, Activity 28	The expansion of existing facilities for any purpose where such expansion will result in the need for a permit or license in terms of national or provincial legislation governing the release of emissions or pollution, excluding where the facility, process or activity is included in the list of waste management activities published in terms of the section 19 of the NEM:Waste Act, 2006, (Act No, 59 of 2008) in which case that Act will apply
	LN 1, Activity 37	The expansion of facilities or infrastructure for the bulk transportation of water, sewage or storm water where: <ul style="list-style-type: none"> a) the facility or infrastructure is expanded by more than 1000 metres in length; or b) where the throughput capacity of the facility or infrastructure will be increased by 10% or more – excluding where such expansion: <ul style="list-style-type: none"> i. relates to transportation of water, sewer or stormwater within a road reserve; or ii. where such expansion will occur within urban areas but further than 32 metres from a watercourse measured from the edge of a water course.
	LN 1, Activity 38	The expansion of facilities for the transmission and distribution of electricity where the expanded capacity will exceed 275 kilovolts and the development footprint will increase
	LN 1, Activity 39	The expansion of: <ul style="list-style-type: none"> i. canals; ii. channels; iii. bridges; iv. weirs; v. bulk stormwater outlets structures; vi. marinas within a watercourse or within 32metres of a watercourse, measured from the edge of a watercourse, where such expansion will result in an increased development footprint but excluding where such expansion will occur behind a development setback line.
	LN 1, Activity 41	The expansion of facilities or infrastructure for the offstream storage of water, including dams and reservoirs where the combine capacity will be increased by 50000 cubic metres or more
	LN 1, Activity 56	Phased activities for all activities listed in this schedule, which commenced on or after the effective date of this Schedule, when any one phase of the activity may be below a threshold but where a combination of the phases, including expansion or extension, will exceed a specified threshold:- <p>Excluding the following activities listed in this Schedule: 2; 11(i)-(vii); 16(i)- (iv); 17; 19; 20; 22(i) & 22(iii); 25; 26; 27(iii) & (iv); 26;39; 45(i)-(iv)- (xv); 50; 51; 53; and 54</p>
G N R 545, 18 June	LN 2, Activity 5	The construction facilities or infrastructure for any purpose or activity which requires a permit or license in terms of national or provincial legislation governing the release of emissions, pollution or effluent and which is not included in Notice No. 544 of 2010 or

2010		included in the list of waste management activities published in terms of the section 19 of the NEM:Waste Act, 2006, (Act No, 59 of 2008) in which case that Act will apply
	LN 2, Activity 15	Physical alteration of undeveloped, vacant or derelict land for residential, retail, commercial, recreational, industrial or institutional use where the total area to be transformed is 20 hectares or more
G N R 546, 18 June 2010	LN 3, Activity 4	Construction of a road wider than 4 metres with a reserve less than 13,5 metres:
	LN 3, Activity 6	Construction of resorts, lodges or other tourism accommodation facilities that sleep 15 people or more. In Gauteng: v. Sites identified as irreplaceable or important in the Gauteng Conservation Plan; vi. Within 100 metres of from the edge of a watercourse.
	LN 3, Activity 13	The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: <ol style="list-style-type: none">1. The undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of NEM: Waste Act, 2008 (Act No. 59 of 2008);2. the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No. 544 of 2010. In Gauteng: ... v. Sites identified as irreplaceable or important in the Gauteng Conservation Plan
	LN 3, Activity 16	The construction of : iii. buildings with a footprint exceeding 10 square metres in size; or iv. infrastructure covering 10 square metres or more where such construction occurs within a watercourse or within 32 metres of a watercourse, measured from the edge of a watercourse, excluding where such construction will occur behind a development setback line. In Gauteng: ... v. Sites identified as irreplaceable or important in the Gauteng Conservation Plan
	LN 3, Activity 26	Phased activities for activities listed in this schedule and as it applies to a specific geographic area, which commenced on or after the effective date for this Schedule, where any phase of the activity may be below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold

ISSUES TO BE ADDRESSED IN THE EIA PROCESS

The preliminary issues identified and to be addressed during the EIA process include the following:

- Cultural and Heritage Impact (Hospital site)
- Identification and treatment of burial grounds/graves
- Ecological processes and resources
 - Impact of flora, fauna, avi-fauna & other
 - Habitat destruction or loss
 - Potential surface water pollution
 - Wetland/river assessment and protection
- Soil disturbances and pollution
- Soil erosion
- Geotechnical stability and suitability
- Safety, health and security
- Visual Impact (Topography and major land feature!)
- Noise impact
- Quality of the living environment
- Alternatives
- Engineering services
- Traffic impact and related infrastructure

PUBLIC PARTICIPATION PROCESS

The public participation process aims to promote a transparent application process, resulting in a decision that takes into account technical and financial feasibility as well as social acceptability or desirability. The process does not serve as a vehicle to quell opposition or to foster consensus among role-players. The benefits of public participation include the following:

- it provides an opportunity for I&APs, EAPs and the competent authority (CA) to obtain clear, accurate and understandable information about the environmental impacts of the proposed activity or implications of a decision;
- it provides I&APs with an opportunity to voice their support, concerns and questions regarding the project, application or decision;
- it provides I&APs with the opportunity of suggesting ways for reducing or mitigating any negative impacts of the project and for enhancing its positive impacts;

- it enables an applicant to incorporate the needs, preferences and values of affected parties into its application;
- it provides opportunities for clearing up misunderstandings about technical issues, resolving disputes and reconciling conflicting interests;
- it is an important aspect of securing transparency and accountability in decision-making; and
- it contributes toward maintaining a healthy, vibrant democracy.

STEPS IN THE EIA PROCESS

