



BACKGROUND INFORMATION DOCUMENT

**COUNTRY LIFE ESTATE X 1
(REMAINDER OF PTN 74 AND PORTIONS 75, 79, 714, 715, 716,
763 AND PTN 764 OF THE FARM DOORNKLOOF 391 JR)**

Ref Nr. GAUT 002/10-11/E01080

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COUNTRY LIFE ESTATE X 1
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1. Introduction

Country Life Investment CC appointed Lokisa Environmental Consulting CC to obtain authorization from the relevant Environmental Authority for the proposed development of a mixed uses township on Remainder of Portion 74 and Portions 75, 79, 714, 715, 716, 763 and Portion 764 measuring approximately 34.9368 hectares in extent.

2. Purpose of this document

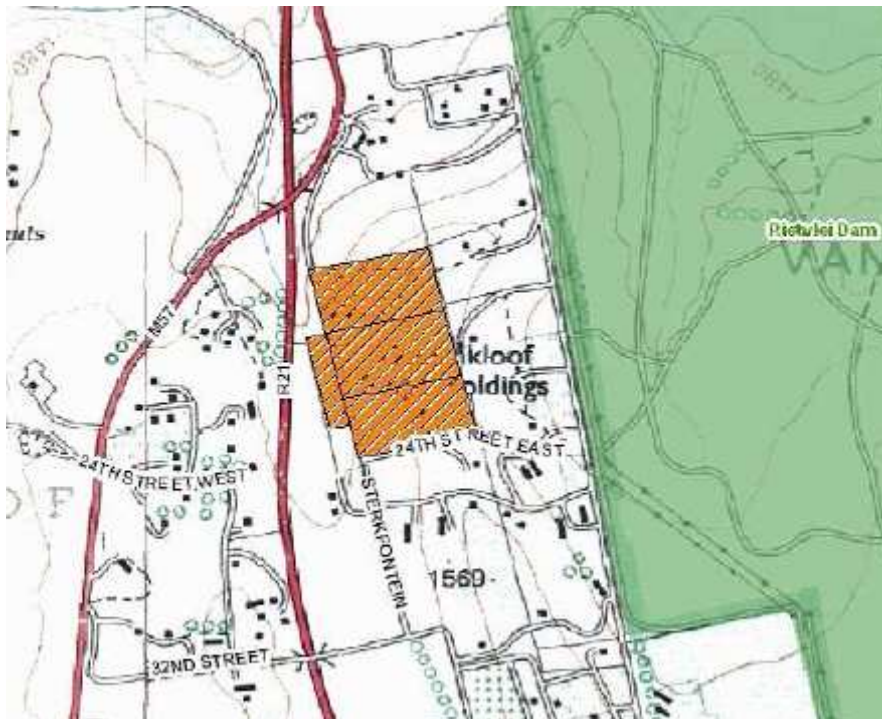
The purpose of this document is to provide information to Interested and Affected parties (I&AP's) about the Scoping and Environmental Impact Assessment (EIA) process that is being conducted for the establishment of Country Life Estate x 1.

In addition to supplying information on the proposed development it also invites I&AP's to register as stakeholders in the Public Participation process and provide comments and input.

3. Locality

The site for the proposed township is situated to the east of the Albertina Sisulu Freeway (R21) in the southern area of the Tshwane Metropolitan Municipality. The Saint George Hotel and Conference Facility is situated west of the site (directly opposite the Albertina Sisulu Freeway). The Rietvlei Dam and Nature Reserve are situated less than 500 metres to the east of the site.

Figure 1: Locality



The predominant land use on the property is residential. A small part is used as grazing area for sheep and a number of horses.

The adjacent properties are utilized for residential and agricultural purposes.

4. Project Description

The proposed development is to include the following uses: (Please refer to **Annexure 2** for the **Concept Layout plans**)

4.1 RESIDENTIAL 3 11,45 ha (Erven 1&2)

The developer intends to develop the residential component at a density of 60 units per hectare providing a much needed lower cost housing component for the area.

4.2 SPECIAL FOR MIXED USES 8,4 ha (Erf 29)

It is proposed that this part be developed to accommodate *inter alia* the following land uses:

Business Buildings, a Conference Centre, Places of Entertainment, Places of Refreshment, a Hotel, Home Enterprises, Guest House and Ancillary and Subsistent uses.

4.3 COMMERCIAL 12,2 ha (Erven 3-28)

The Commercial component will be developed to create job opportunities as well as providing a buffer between the R21 Freeway and the residential development.

For the purpose of this application, Commercial use shall mean the following:

“Land and buildings used for distribution centres, wholesale trade, storage, warehouses, telecommunication centre, transport depot, laboratories and computer centres, and may include offices, light industries, a cafeteria and a caretaker’s flat, which are directly related and subservient to the main commercial use which is carried out on the land or in the building(s)”.

4.4 ACCESS, ACCESS CONTROL AND ENGINEERING SERVICES 1,7 ha (Erf 30)

A part of the property is to be developed to provide access that will be controlled as is customary in all security housing developments. This will also house the bulk engineering services reticulation.

4.5 RELATED SERVICES

The related services that will be required include:

- roads and access,
- storm water reticulation,
- reticulation for sewerage,

5. Development Controls

5.1 DENSITY

It is proposed that the Residential 3 development be developed at a density of 60 units per hectare as security complexes.

5.2 HEIGHT

The height of proposed buildings will vary according to height and density restrictions of the different parts of the development. Finality will be reached at the hand of an approved Site Development Plan that may vary between two (2) to four (4) storeys.

5.3 COVERAGE

The coverage of the development will be in accordance with an approved Site Development Plan.

6. Process to be followed

In terms of Regulations R545 of 18 June 2010 promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended and the Environmental Impact Assessment Regulations, 2010 a scoping and environmental

impact assessment process is to be conducted for the proposed development as it includes an activity listed under GN R 545 being:

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;

The process to be followed in order to obtain authorization is described below:

Pre-application:

- A pre-application consultation between the consultant and the client was held to determine the extent of the application.
- An application was submitted informing the Environmental Authority of the intention to proceed with the environmental process.

Public Participation Process will include the following:

- The proposed development will be advertised in a local newspaper and on site;
- The adjacent landowners, tenants and resident's associations are to be informed directly, in writing, of the application for environmental authorization for the proposed development;
- Interested and affected parties are to be given a 30 day period within which to lodge any objections;
- A public meeting is to be held to discuss the objections and/or comments raised by interested and affected parties (I&Ap's)
- After the 30 day period has expired a report is to be written on how any objections and/or comments raised by interested and affected parties (I&Ap's) together with an indication as to how the objections will be addressed, if at all.
- The report and the minutes of the meeting will be circulated to all I&Ap's for comments. They will again be given a 30 day period to comment on the minutes and issues report.

Scoping Report:

- The report provides a description of the activity, description of property and location and a description of environment, legislation, need and desirability, significant impacts and management as well as mitigation
- A description is given of the public participation process.
- The report explains the methodology used in assessing impacts, which specialist studies and specialised process that were undertaken.
- A copy of the scoping report along with the plan of study for the environmental impact assessment (EIA) will be sent to all I&Ap's for review. I&Ap's will be given a 30day period to comment on the report.

Public participation for EIA:

- A briefing paper will be compiled, this will be distributed to all I&Ap's.
- A focus group meeting will be held, the minutes and an issues report will be distributed to all I & Ap's and they will be given a 30 day period to comment on the minutes and the report.

EIA:

- The report contains details as well as the expertise of the environmental assessment practitioner (EAP), a description of the activity, description of property and location, description of environment, legislation, need and desirability, advantages and disadvantages, significant impacts and management as well as mitigation.
- A description is given of the public participation process.
- The methodology used to determine the significance of impacts is explained, comparative assessment alternatives are reviewed, there is a summary of findings & recommendations of specialist reports, environmental issues and the assessment of impacts is also discussed. The report also contains a description of assumptions, uncertainties and gaps in knowledge.
- A draft copy of the report and an Environmental Management Plan (EMP) will be sent to all I&Ap's for their comments who will have a 30 day review period, after which a public meeting will be held to discuss the report. The minutes will be circulated to all I&Ap's for their comments. They will have 30 days to comment.

7. Need and Desirability

The corridor along the R21 has in recent years seen an increase in development which has been enhanced by the completion of the road upgrades. The corridor is largely commercial in nature as can be seen by the Irene Village Mall and the R21 Corporate Park. The proposed development would enhance this corridor and the variety of mixed uses will contribute to the sustainability of the area.

8. Biophysical Environment

7.1 Geology and Soils

Founding conditions are favourable and consist of mainly loamy soil and small outcrops of shale and ferricrete. The geology is almost all classed as the Malmani Subgroup, described as, Dolomite, subordinate cherty, and minor shale limestone and quartz.

7.2 Hydrology

The site is not affected by surface water bodies or wetlands. The closest surface water body is the Sesmyspruit approximately 1km to the north of the site.

7.3 Vegetation

A large portion of the site has been transformed and the vegetation consist of alien invasive species.

9. Infrastructure and Services

The proposed development is to be supplied with roads, sewerage reticulation, electricity, and potable water.

10. Environmental Issues Identified

Environmental impacts will be identified and assessed in terms of their significance. Potential environmental impacts will be identified for the construction and operational period.

Potential construction impacts.

- Air pollution: dust;
- Traffic impact of construction vehicles;
- Job creation during construction period;
- Safety & Security;
- Noise.

Potential operational impacts.

- Erosion;
- Colonisation of disturbed areas by alien invasive plant species;
- Compatibility of development with surrounding land uses;
- Job creation during the operational phase;
- Visual impact;
- Light pollution;
- Sense of place;
- Service provision.

11. Time schedule for the environmental assessment

The following allowances have been made for time in terms of the environmental assessment being:

- Time allowed for comment on the BID and notification document – 4 calendar weeks
- Comment on the Draft Scoping report - 4 – 6 calendar weeks
- Comment on the draft EIA report – 8 calendar weeks
- Receipt of a Record of Decision from the Environmental Authority – 60 days from the submission of the EIA report

- Notice of intent to appeal on the decision by the Environmental Authority – 10 days within notification of the decision
- Lodging of Appeal – within 30 days of the lodging of the notice of intent to appeal.

12. Role of the Interested & Affected Parties (I&AP's)

Registered I&AP's have the right to bring to the attention of the Environmental Authority any issues that they believe may be of significance to the consideration of the application.

The rights of the I & AP's are qualified by certain obligations, namely:

- I & AP's must ensure that their comments are submitted within the timeframes that have been approved or set by the competent authority, or within any extension of a timeframe agreed to by the applicant or Environmental Assessment Practitioner (EAP);
- A copy of comments submitted directly to the competent authority must be served on the applicant or EAP; and
- Any direct business, financial, personal or other interest that they might have in the approval or refusal of the application must be disclosed.
- The roles of I&AP's in a public participation process usually include one or more of the following:
 - Assisting in the identification and prioritization of issues that need to be investigated;
 - Making suggestions on alternatives and means of preventing, minimizing and managing negative impacts and enhancing project benefits;
 - Assisting in or commenting on the development of mutually acceptable criteria for the evaluation of decision options;
 - Contributing information on public needs, values and expectations;
 - Contributing local and traditional knowledge; and
 - Verifying that their issues have been considered.

In order to participate effectively, I&AP's should:

- Become involved in the process as early as possible;
- Register as I&AP's;
- Advise the EAP of other I&AP's who should be consulted;
- Contribute towards the design of the public participation process (including timeframes) to ensure that it is acceptable to all I&AP's;
- Follow the process once it has been accepted;
- Read the material provided and actively seek to understand the issues involved;
- Give timely responses to correspondence;
- Be respectful and courteous towards other I&AP's;

- Refrain from making subjective, unfounded or ill-informed statements, and
- Recognize that the process is confined to issues that are directly relevant to the application.

In order to ensure that you are identified as Interested and/or Affected parties please submit in writing the following:

- Contact name
- Telephone Number & Postal Details, and
- Interest in the matter to the contact person given below within **30** days of publication of this advertisement. (**15 November 2010 – 15 December 2010**).

13. Name and contact details of the EAP

The environmental assessment practitioner (EAP) dealing with the Scoping Report and to whom comment is to be sent in writing is Elaine Holtzhausen of Lokisa Environmental Consulting CC and can be contacted at the following:

Tel: (012) 346 7655

Cell: 082 493 9616

Fax: (012) 346 6074

Or Write to us:

P.O. Box 219

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