



Reference: Gaut 002/24-25/E3970
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Dear Mr./Ms Stephanie Cliff,

COMMENTS ON THE DRAFT SCOPING REPORT: THE PROPOSED “INDUSTRIAL 1” TOWNSHIP, LANSERIA EXTENSION 81, ON PORTION 72 OF THE FARM BULTFONTEIN 533 JQ, CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY.

Regarding the above-mentioned Draft Scoping Report received by the Department on 04 June 2024, herewith, receive the comments from the Department.

1. Description of the site/property/route and development

The development entails the following:

- 1.1 The site measures 30.7995 hectares in extent.
- 1.2 The developmental footprint of the proposed development is 30.7995 hectares in extent.

2. Applicable legislation and policies

The following legislation are applicable in the implementation of the activity:

- 2.1 National Environmental Management Act (Act No.107 of 1998).
- 2.2 The National Environmental Management: Waste Act (Act No. 59 of 2008).
- 2.3 The National Environmental Management: Air Quality Act (Act No.39 of 2004)
- 2.4 The National Water Act (Act No. 36 of 1998).
- 2.5 National Heritage Resources Act (Act No. 25 Of 1999)
- 2.6 The National Environmental Management: Biodiversity Act (Act No. 10 of 2004).
- 2.7 Occupational Health and Safety Act (Act No. 85 of 1993)

- 2.8 National Development Plan: A vision for 2030
- 2.9 City of Johannesburg Metropolitan Bioregional Plan
- 2.10 All relevant Provincial Regulations, Municipal by-laws and ordinances and the Gauteng Provincial Environmental Management Framework, 2015.

3. Description of the receiving environment

3.1 The Gauteng Conservation Plan Version 3.3 indicates that the project area is within Critical Biodiversity Area, Important Area, Plant Orange Listed species, Red Listed Plant species, Endangered Threatened Ecosystem, Gauteng Grassland Primary Vegetation, High Potential Agricultural Land, and a River. The site is falling within Zones 1 and 2

4. Listed activities applied for

The following listed activities have been applied for-

Activity No and description	Description of the development related to the listed activity
<p>Listing Notice 1 activity 12- <i>The development of (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres; or (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; excluding (aa) the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development activities are related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (cc) activities listed in activity 14 in Listing Notice 2 of 2014 or activity 14 in Listing Notice 3 of 2014, in which case that activity applies; (dd) where such development occurs within an urban area; (ee) where such development occurs within existing roads, road reserves or railway line reserves; or (ff) the development of temporary infrastructure or structures where such infrastructure or structures will be removed within 6 weeks of the commencement of development and where indigenous vegetation will not be cleared.</i></p>	<p><i>The light industrial township will require stormwater attenuation ponds to manage stormwater on site.</i></p>
<p>Listing Notice 1 activity 13- <i>The development of facilities or infrastructure for the off stream storage of water, including dams and reservoirs, with a combined capacity of 50 000 cubic metres or more</i></p>	<p><i>The light industrial township will require stormwater attenuation ponds to manage stormwater on site.</i></p>

<p>Listing Notice 1 activity 27- <i>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.</i></p>	<p><i>Clearance of an area of 1 hectares or more of indigenous vegetation on a site located within a Critical Biodiversity Area or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans.</i></p>
<p>Listing Notice 1 activity 28- <i>Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</i></p>	<p><i>The site has been historically used for agriculture purposes and is larger than 1ha, located outside the urban area. As such this activity is triggered.</i></p>
<p>Listing Notice 2 activity 15- <i>The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of indigenous vegetation is required for (i) the undertaking of a liner activity; or maintenance purposes undertaken in accordance with a maintenance management plan.</i></p>	<p><i>To establish the proposed Light industrial township, approximately 30ha of indigenous vegetation will be cleared on site.</i></p>
<p>Listing Notice 3 activity 4(c)(iv)- <i>The development of a road wider than 4 metres with a reserve less than 13,5 metres, in Gauteng, in Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans;</i></p>	
<p>Listing Notice 3 activity 12(c)(ii)- <i>“The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan:</i> <i>c) Gauteng i. Within any critically endangered or endangered ecosystem listed in terms of Section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</i> <i>ii. Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans; or iii. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.</i></p>	<p><i>Clearance of an area of 300 square meters or more of indigenous vegetation on a site located within a Critical Biodiversity Area or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans.</i></p>

5. Specialist studies

Studies below must be attached in the subsequent Reports until the final decision is made:

- 5.1 Wetland study
- 5.2 Heritage Impact Assessment.
- 5.3 Storm Water Management Plan.
- 5.4 Geotechnical Report.
- 5.5 Traffic Impact Assessment.
- 5.6 Terrestrial Biodiversity Assessment.
- 5.7 Hydropedology study.
- 5.8 Services Report.

6. Services required.

All municipal services required regarding the proposed activity must be confirmed in writing by the authority and to be attached in the Draft Environmental Impact Assessment Report.

7. Impacts Identification, Assessment and Mitigation

Specialist's recommendations and comments made in the specialist studies to be attached in the Final Scoping Report and during EIAR phase including those from Interested and Affected Parties.

8. Assessment of alternatives

The following alternatives were assessed, and they must still be attached in the Draft Environmental Impact Assessment:

- 8.1 Process / Technology alternatives
- 8.2 Activity alternatives
- 8.3 Layout alternatives (Site layout, Stormwater layout Alternatives, and Services Alternatives)
- 8.4 Location alternatives
- 8.5 Operational alternatives
- 8.6 Status quo/ "No-Go" Alternatives

9. Need and desirability of the development

The need and desirability is noted.

10. Maps, layout plans, services route positioning

A locality map overlain to the site sensitivities must be done and be attached in the Final Scoping and Draft Environmental Impact Assessment. Site photographs must be included in the Final Scoping Report

and Draft Environmental Impact Assessment and application of watercourse buffers including, but not limited to the sensitive areas available in the site to be affected by the proposed establishment.

11. Public Participation Process

Public participation must be undertaken in accordance with regulation 41 of the Environmental Impact Assessment Regulations 2014, as amended and included in the draft EIAR. Comments from all relevant stakeholders must be adequately addressed and submitted to this Department with the report. Legible proof of correspondence (site notice, newspaper advertisement, meetings, email, fax, delivery etc.) with stakeholders must be incorporated on the Comments and Response report and be included in the Final report. Should you be unable to submit comments, proof of attempts that were made to obtain comments must be attached. Further to that, kindly ensure that the site notices outline the reference number allocated to the proposed development by the Department and that the advertisement is attached as advertised on the newspaper, showing the date and the name of the newspaper.

12. Environmental Management Programme (EMPr)

An Environmental Management Plan Programme (EMPr) is an environmental management tool used to ensure that undue or reasonably avoidable adverse impacts of the construction, operation, and development specific to a project are prevented and that the positive benefits of the project are enhanced. The EMPr must be properly formulated and structured according to the issues raised (or to be raised) by Specialist studies, registered Interested and Affected Parties. A fully completed EMPr must be submitted in the Final Scoping Report and the EIA processes with the inclusion of mitigation measures to all the impacts associated with the proposed project. EMPr must include construction, post construction monitoring requirements and when these will be concluded.

If you have any queries regarding this letter, contact the official using contact details indicated above.

Yours faithfully,



Mr. Joshua Mahada

Control Environmental Officer Grade A: Impact Management

Date: 22/07/2024