

Enquiries: Ms Stephanie Cliff

Reference: Greengate X 140

Date: 19 Aug 2025

Email/By hand: Email



BACKGROUND INFORMATION DOCUMENT

NOTICE OF ENVIRONMENTAL BASIC ASSESSMENT AND PUBLIC PARTICIPATION ANNOUNCEMENT IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, ACT 107 OF 1998 (NEMA) AND ASSOCIATED 2014 EIA REGULATIONS, FOR THE PROPOSED GREENGATE X 140 HIGH-DENSITY RESIDENTIAL TOWNSHIP ON A PART OF PORTION 268 OF THE FARM RIETFONTEIN 189 IQ, MULDRSDRIFT, MOGALE CITY

1. PURPOSE OF THIS DOCUMENT

The purpose of this document is to:

- Provide stakeholders with **information** about the proposed project.
- Introduce and **explain** the Basic Assessment Process and Public Participation process to be followed for the proposed development, in terms of applicable environmental legislation (National Environmental Management Act (NEMA), (Act No. 107 of 1998), as amended;
- **Invite** all stakeholders to comment on any aspect related to the proposed development; and
- **Notify** all stakeholders that the Interested and Affected Party registration period is from **19 August 2025 till the 19 September 2025**, including the availability of the Draft Basic assessment Report (BAR).

2. PROJECT DESCRIPTION

Umnotho Leruo Investment Primary Cooperative (the applicant) proposes the establishment of a high density residential development on a part of Portion 268 of the farm Rietfontein 189 IQ. The property measures 8,5 hectares. The site adjoins Larsen Road in Muldersdrift and is located one kilometre east of the town of Muldersdrift and 0.3 km south of the R114 regional roadway. It falls within the Mogale City Local Municipality.

The proposed township will comprise four land use categories and nine erven for high-density residential, private open space, a funeral undertaker (existing residential home on site) and access. The development proposes five separate erven zoned "Residential 4" with a density of 80 units per hectare, resulting in a maximum of 293 units that could be accommodated within the development. The housing complex will comprise three-storey walk-up apartments. The proposed development will include communal facilities such as a laundry, a clubhouse for meetings, a place of refreshment, and a children's play area. The township layout includes the existing structures on the property as residential units. One of these units will be converted for use as the funeral undertaker. The funeral undertaker will be utilised for the *administration* of funerals only, and *will not include a crematorium or a mortuary*.

Scientific Aquatic Services (SAS) conducted a freshwater ecosystem field assessment in November 2023, to verify the presence of freshwater ecosystems. An unchanneled valley bottom (UCVB) wetland, which intersects a southern portion of the study area, was identified as the main drainage feature on the site. Two hillslope seep (HSS) wetlands were also identified within the study area, both of which drain directly into the UCVB wetland. SAS confirm that if the development footprint remains outside the delineated freshwater ecosystems and their associated 50m GDEnv non-development buffer areas, development activities within the study area are *not* anticipated to result in loss of, or alteration to, the functionality of the identified wetlands, and the impacts are

considered to be 'Low' (given that the mitigation measures as provided in the report are implemented). The full extent of the environmentally sensitive area (wetland and buffer) will not be developed and will form part of the township as private open space, allowing for the protection of this area within the development boundary.

Inventas Projects (Pty Ltd) was appointed for the design of services for the proposed township. See Appendix G. The property is located along Larsens Road, about 400 metres south of its intersection with the R114, east of Beyers Naudé Drive. Therefore, the site enjoys easy access to the N14 highway, which provides access to Krugersdorp, Lanseria Airport, and the City of Tshwane. Beyers Naudé Drive, in turn, allows for easy access to the City of Johannesburg as well as the Cradle of Humankind. The property currently gains access via R114 (Drift Boulevard) turning south into Larsens Road and then west into the proposed Greengate Ext 140. Access to Greengate Ext. 140 will be provided from the N14 Highway turning south into the M5 Beyers Naude Drive and then turning west into Drift Boulevard. The property then gains access turning south into Larsons Road and west into the proposed Greengate Ext 140. Access to Erf 5 will be from Greengate Ext 140 crossing the wetland, requiring the construction of a new bridge. Access to each individual stand will be provided by a new 12m road reserve.

The Scientific Aquatic Services (SAS) freshwater ecosystem assessment is *presently being updated* to include the impact of the box culvert bridge crossing the unchanneled valley bottom wetland. This report will be included in the DBAR to be submitted to the Gauteng Department of Environment for comments.

There is no existing stormwater infrastructure in the area, with stormwater flowing overland to low lying areas and finally into the Wilgespruit river system. It is proposed to integrate the road network with the stormwater management for the development. Stormwater attenuation will be implemented to regulate the post development stormwater discharged into the water course crossing the property. The roads, which in turn will discharge, via grid inlets, will collect the surface run-off or open drains which will be channelled to the respective stormwater retention ponds for each erf. The retention ponds will discharging the attenuated stormwater into the watercourse/stream. The details for each retention pond design, will be presented with each Site Development Plan for each individual erf. Details will be provided for the internal stormwater drainage layout as well as for the detail of each outlet structure. Erosion protection measures will be implemented, at each stormwater outlet structure, draining into the water course.

A new 110mm Ø bulk water line will be constructed to service Greengate Ext. 140. The new water line will be connected to the existing 160mm Ø bulk water line, situated within the Larsens Road-reserve. New water connections for each stand, will be applied for, from new 110mm Ø bulk water line. This will serve as a potable water and fire mains to each erf in the township. At this stage, the municipal water supply in the area is under severe strain, and the MCLM W&S Department will not finalise applications for township establishment until this issue is resolved. The appointed engineers are presently addressing this issue, and details will be provided in the FBAR.

No data of any bulk sewer mains could be obtained from Mogale City engineers department. The properties in this area would connect with the Driefontein WWW (belonging to CoJ). This connection will depend on the fall of the land, but there is a connection near the intersection Drift Boulevard Refer and Abraham Van Wyk Road. A new 160mm Ø bulk sewer line will be constructed to service Greengate Ext. 140. Each stand will have a new connection manhole on the southwest corner of each erf. stand will have a new connection manhole or sewer connection. Approximately 910m of new sewer line will have to be constructed to connect to the existing infrastructure. The exact route for the new connection sewer line will be established during the preliminary design phase of the project.

Hamatino Consulting Engineers was appointed for the traffic impact study. The development is supported from a traffic engineering point of view, provided the following traffic measures are implemented:

That the Beyers Naude / Drift Boulevard intersection be upgraded by Gautrans / Municipality as follows: (i) convert the existing intersection control to a signalised intersection as soon as possible by the municipality / Gautrans (ii) the signal shall be a vehicle actuated system (iii) the traffic signals shall be designed by a traffic engineer in accordance with the South African Road Traffic Signs Manual 3rd Edition, Volume 3 Traffic Signal Design (iv) the movement along Beyers Naude shall rest in the green phase until a vehicle from Drift Boulevard is detected, (v) the signal shall be synchronised with the proposed signal at Beyers Naude / R114 East.

Furthermore, a 10m wide servitude must be made available in the township along the northern boundary for the purpose of the future Roads Master Plan Class 4 road. Once the owners of Portions 294 and Remainder of Portion 57 submit a township application, they should also provide a 10m wide reserve along their southern boundary with a resultant 20m wide road reserve available in future for the Road Master Plan road.

According to the GDE Environmental Management Framework, the study and investigation areas fall within EMF Zones 1, 2 and 4. From a provincial biodiversity management perspective, according to GDARD's C-Plan V3.3, portions of the study and investigation area are associated with the Crocodile River and wetlands are indicated as Critical Biodiversity Areas. To address the environmental aspects of the site, an application for environmental authorization will be submitted to the approving authority; Gauteng Department of Environment (GDENV), for the authorization of the NEMA listed activities, prior to construction activities commencing on site.

3. BASIC ENVIRONMENTAL IMPACT ASSESSMENT

In terms of the National Environmental Management Act (Act No. 107 of 1998) (NEMA), the EIA Regulations of December 2014, a Basic Environmental Assessment Application is required to be undertaken for the proposed project. The following EIA listed activities are triggered by the proposed development. These activities are:

GNR 983: Listing Notice 1:	12	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 where such development occurs within an urban area.
	27	The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation
	19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from (i) a watercourse.
GNR 985: Listing Notice 3:	Activity 4	The development of a road wider than 4 metres with a reserve less than 13,5 metres, in Gauteng, where Sites are identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans;
	Activity 12 c (ii):	The clearance of an area of 300 square metres or more of indigenous vegetation in Gauteng Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans

	Activity 14 c (ii) (iv)	The development of (i) dams or weirs, where the dam or weir, including infrastructure and water surface area exceeds 10 square metres; or (ii) infrastructure or structures with a physical footprint of 10 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 has been adopted, within 32 metres of a watercourse, c. Gauteng iv. Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans
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*These activities may not commence on site until **Environmental Authorisation** has been received from the approving authority - GDEnv.*

4. DELIVERABLES

The environmental assessment conducted for Greengate X 140, has culminated in the Draft Basic Assessment Report (BAR) and Environmental Management Programme (EMPr). The Basic Assessment Report will be submitted to the Gauteng Department of Environment (GDEnv), the regulatory authority responsible for the review of the project. The GDEnv must reach a decision as to whether, and under which authorisation conditions, the project may proceed, based on environmental considerations. An Environmental Authorization (EA) may be issued based on the information provided in the Basic Assessment Report. Interested and Affected Parties (I&APs) who have registered will be notified of the Environmental Authorisation (EA).

5. SPECIALIST STUDIES CONDUCTED TO ADDRESS KEY ISSUES

- Terrestrial Compliance statement
- Wetland Assessment and aquatic Ecosystem Delineation
- Water, Sewer, Roads and Stormwater; Electrical Engineering Reports
- Traffic Impact Assessment
- Geotechnical Investigations
- Environmental Management Programme

6. PUBLIC PARTICIPATION

In terms of the NEMA, Public Participation forms an integral part of the environmental assessment process. The Public Participation Process provides people who may be affected by the proposed development with an opportunity to provide comment and to raise issues of concern about the project or to make suggestions that may result in enhanced benefits for the project. Comments and issues raised during the Public Participation Process will be captured, evaluated, and included in a Comment and Response Report (CRR). These issues will be addressed and included in the Final Basic Assessment Report, which will be submitted to the GDE, to decide on whether to approve the project or not.

To ensure effective public participation, the process includes the following steps:

1. Newspaper Advertisement, Site Notices and the Identification of I&APs
2. Compilation of the draft BA Report, including all specialist and technical studies
3. Background Information Document (this document) dissemination: Inform I&AP's of the availability of the draft Basic Assessment Report
4. Compile a Comments Report following receipt of comments received
5. Submit the Final BAR to GDE for Environmental Authorization (EA)
6. If the EA is issued, SEC will notify the I&APs of the MEC's decision

7. INVITATION TO PARTICIPATE

Seedcracker Environmental consulting (SEC) was appointed as an independent Environmental Practitioner by *Umnotho Leruo Investment Primary Cooperative* to facilitate the Environmental Impact Assessment (EIA) and Public Participation Processes for the development proposal. SEC would like to invite and encourage all affected stakeholders to complete and return the enclosed registration sheet and submit it together with any comments to SEC.

The Draft Basic Assessment Report (BAR), the various specialist studies undertaken as part of the Environmental Assessment process to assess the potential impacts associated with the proposed project thus far, are available for comments on the SEC website: www.seedcrackers.co.za/publications, from 19 August 2025 till 19 September 2025. Parties who do not have access to the internet, must please contact SEC directly to make alternative arrangements. Interested and/or Affected Parties (I&AP) wishing to formally comment on the draft BAR are requested to register and forward their comments (with reasons) to:

STEPHANIE CLIFF

Reg EAP. (EAPASA) 2019/487

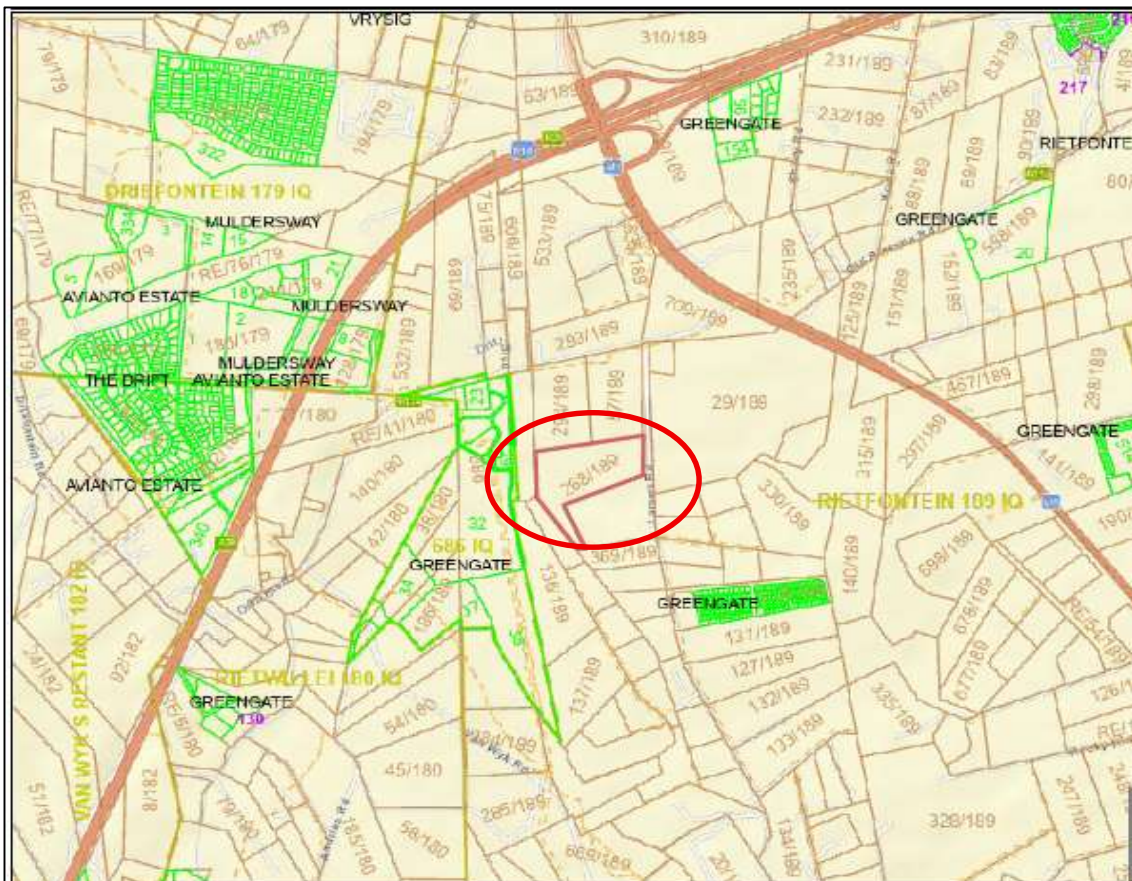
SEEDCRACKER ENVIRONMENTAL CONSULTING

Cell: 082 626 4117

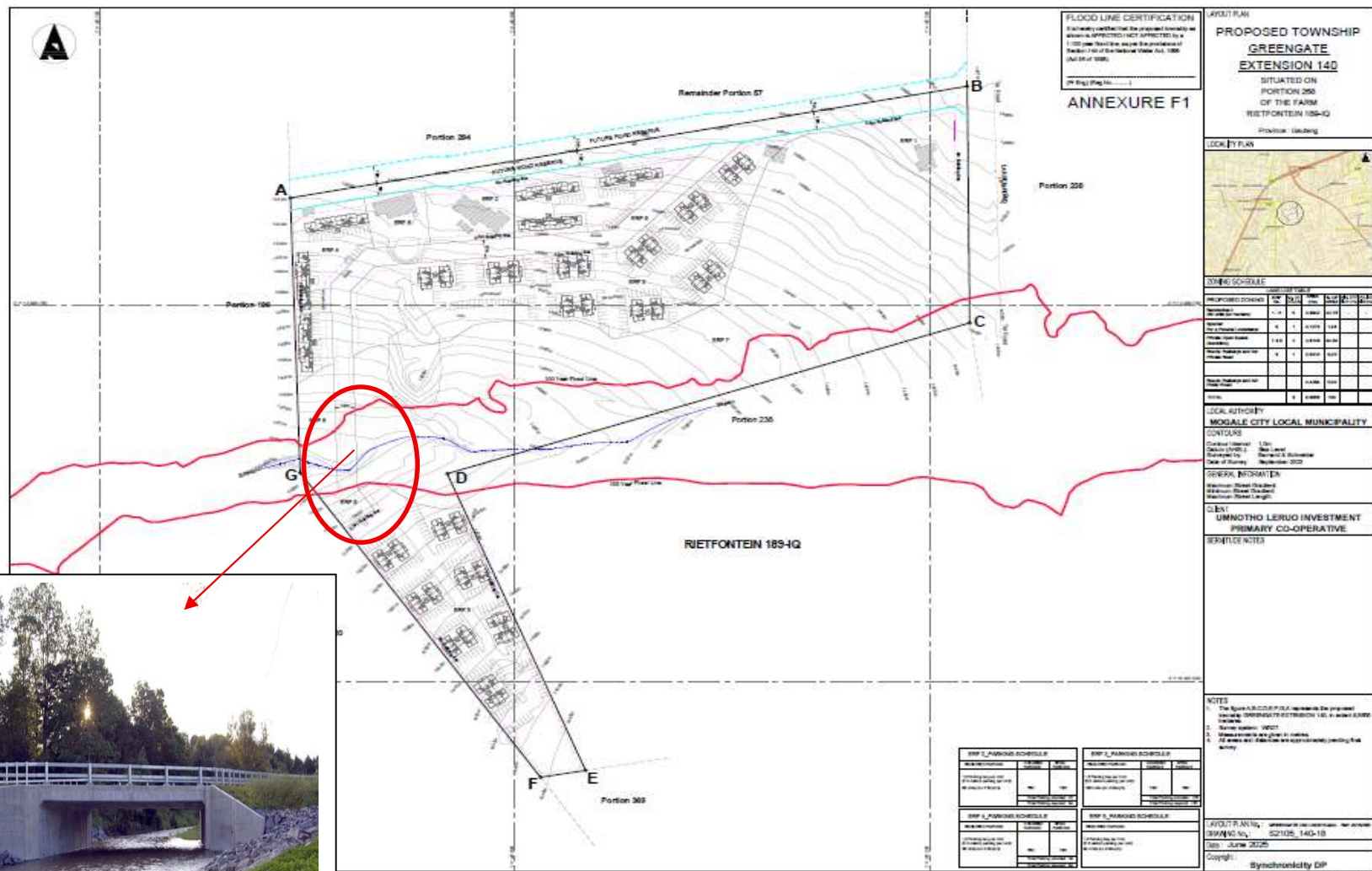
WWW.SEEDCRACKERS.CO.ZA

Comments to be received no later than 30 days after the publication of this notice in The Citizen, 19 August 2025. By registering as an IAP you consent to SEC recording your details and using them to contact you regarding this project, [POPI Act].

LOCALITY MAP



PREFERRED SITE PLAN OF PROPOSED DEVELOPMENT





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FOR THE PROPOSED GREENGATE X 140 HIGH-DENSITY RESIDENTIAL TOWNSHIP ON A PART
OF PORTION 268 OF THE FARM RIETFontein 189 IQ, MULDERSDRIFT, MOGALE CITY**

INTERESTED AND AFFECTED PARTIES REGISTRATION AND COMMENTS FORM

*Please complete & return this form to Seedcracker Environmental Consulting CC on or before **19 September 2025**.*

TITLE	
NAME	
SURNAME	
ADDRESS	
MOBILE	
EMAIL	

COMMENTS ON THE BACKGROUND INFORMATION DOCUMENT (Pls use additional pages if required)

NAME:

SIGNATURE:

DATE: