

Enquiries: Ms Stephanie Cliff

Reference: Impact For Christ Ministry Church

Date: 25 March 2026

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 ESTABLISHMENT OF A CHURCH BUILDING AND ASSOCIATED PARKING AND CIVIL SERVICE INFRASTRUCTURE ON PORTION 39 OF THE FARM NIETGEDACHT 535 JQ, (PART OF THE NIETGEDACHT X 4 TOWNSHIP) CITY OF JOHANNESBURG, GAUTENG

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 **25 March 2026 till the 11 May 2026**, including the availability of the Draft Basic assessment Report (BAR).

2. PROJECT DESCRIPTION

Impact for Christ Ministries NPC (IFCM) would like to establish a township to develop a church building and associated parking on a portion of Portion 39 of the Farm Nietgedacht 535 JQ, City of Johannesburg Municipality. The property is located between the N14 highway and the R114 route, along Southernwoods Road. The Heron Bridge Sports Complex lies adjacent south of the property. Life Riverfield Lodge rehabilitation and step-down facility is located adjacent north of the property.

The church building will be optimised to operate as a design college during the week, with the required parking for the alternating use of the building. (The college will not have the same operating hours as the church, and therefore, the church parking will be available for the college to use). The proposed structure will include the following functions:

- Classrooms for Sunday School and Bible School – these activities take place before or after services, and may also be accommodated during the week (especially Bible School classes)
- Ablutions
- Mothers' Room
- Circulation areas, to include mobile coffee stations and a bookstore
- Clergy Administrative Area
- Private Office and Boardroom area for the prophet
- 736 parking bays are required, and at least 3 bus parking spaces.

The proposed building and area utilised for parking will cover 4722 square meters. Following the land's gradient, the building's design provides three floors: lower ground, ground, and first. Only two storeys will be above ground floor level.

The proposed site layout provides **access** to and from Southernwood Road, a right-of-way servitude on the property's eastern boundary. Two access/exit points will be provided from Southernwood Road, to the proposed development on Portion 39 of the farm Nietgedacht 535 JQ. Hamatino Consulting Traffic Engineers have prepared the traffic impact assessment (TIA) for the proposed church / college building. The report considers traffic counts and the anticipated increase in traffic volumes, especially on Sundays. The TIA indicates that the development be supported from a traffic engineering point of view. The Southernwoods Road / R114 Intersection must be upgraded by including a butterfly weaving lane. The upgrading of the above intersection will sufficiently mitigate the existing and expected future delays at this intersection. The upgraded intersection will still yield sufficient capacity by the horizon year 2030. The development access intersection is expected to be operating at an acceptable level of service by the horizon year 2030, and sufficient shoulder and stopping sight distances do exist at the existing access intersection.

The traffic engineers confirm that no further intersection upgrading other than the above is required. The existing intersection locality is temporary, as the existing R114 road (K52) will be re-aligned in future towards the north. This existing intersection will therefore become redundant at that point in time (anticipated to be 2030 and beyond).

Eskom is the supply authority for the site, and the property has access to its existing feeder line. Eskom confirmed that its network has sufficient capacity for this development, despite its limited capacity in this area. From an energy usage point of design, the following should be considered: Energy efficient electrical stoves or gas stoves, Gas and/or solar geysers or heat pumps, Energy efficient lighting, i.e., LED. Controlled via time switches and motion detectors, Solar PV/UV systems, and a Battery/Invertor system.

Triple 3 Engineering (Pty) Ltd undertook the **Outline Services Report (OSR) for civil services** for the proposed township. No bulk municipal **water services** are available in the vicinity of the development. A new 110mm diameter Water Main will have to be constructed for about 1.35 km to provide a water connection to the development. The required water connections will be designed by - and constructed under supervision of - Triple 3 Engineering after approval had been obtained from The City of Johannesburg's Municipality. The new external water main will be constructed from 10th Road, south of the development, all along the boundary of 24/525/JQ crossing the river through 36/535/JQ and underneath the K52 into Southernwoods Road reserve area. Servitudes will need to be registered over 24/535/JQ and 36/535/JQ the rest of the water main will be in road reserve areas. Separate Environmental and Water Use Authorisations will be submitted for this external water main connection. The existing size of the tie-in water main, [75mm dia uPVC water main in 10th Road; necessitates that **onsite water storage** must be provided. The above ground reservoir will Supply 48 Hour Storage for domestic use as well as storage for a 2-hour firefighting supply. A booster pump will be provided to supply pressure to the network from the reservoir.

No bulk municipal **sewerage** services are available in the direct vicinity of the Proposed Development. It is therefore proposed to construct a sewer package plant for the development, in the north-western corner of the site. The bulk of the internal sewer network for the development will drain via a gravitational sewer pipe system to this package plant. The Package plant will remain private together with all the internal infrastructure. The applicant is responsible to maintain the plant.

The design of the **stormwater system** (by Triple 3 Group Engineering PTY LTD) is based on the implementation of measures pertaining to water quality and storm water management to ensure that acceptable environmental values and water quality objectives are met, ie. Best Management Principals [BMP's]. these principals are achieved by maintaining as accurately as possible natural water infiltration and flows, using water sensitive urban design principals, and using best practice urban storm water quality and quantity management. Furthermore these measures specifically address temporary and permanent erosion prevention, sediment control and control of other development activities that can cause pollution. The site was assessed from a combined hydrological, hydraulic, vegetation, soils and geological view point whereby relevant site constraints which will influence the erosion and sediment control plan was identified.

Accordingly, the bulk of the **stormwater** emanating from the hardened area of the site, will discharge into an attenuation pond which will be constructed on the north-western boundary on Erf 4. From the attenuation pond, stormwater will discharge through a ±120 m long, 450mm diameter pipe system on the northern boundary of Erf 4, where it will discharge into a stilling basin to ensure an unconcentrated release of the stormwater discharge into the natural watercourse (Jukskei River). The attenuation pond will have the capacity to attenuate the difference between the pre-development and post-development flows for both the 1:5-year and the 1:25-year stormwater scenarios.

The discharge pipe downstream of the development will be deemed as an external system as it discharges into the Jukskei River. On completion the City of Johannesburg Municipality will take over the external storm water system. However, safety & security measures as well as maintenance of the attenuation pond are to be provided by the Property Owners as the pond together with the piped system upstream of it, will remain private.

The internal stormwater drainage will be managed on surface, where after an underground piped drainage system will be installed for the 1:25-year return period storm so as to ensure that the full 25-year storm event, across the hardened areas, ends up in the attenuation pond via the piped system. Allowance has been made for the 1:100-year storm to traverse the site in defined channels (which includes the internal parking and road system) without causing any damage to buildings. Both the piped (for minor storm) and overland (for major storm) systems will discharge into the attenuation pond located on the north-western boundary of Erf 4. Currently it is anticipated that an attenuation pond structure with a sandwich wall perimeter will be used. On completion, the owners of the development will take over and maintain the internal stormwater system and associated attenuation pond.

Limnology PTY LTD was appointed for the aquatic ecosystems condition and impact ratings for the project. Various seepage wetlands associated with halfway house granites were observed on the Farm Portion. The wetlands are present in, and around existing infrastructure constructed by the previous owners of the site. The wetlands observed on site are all seepage wetlands.

The applicant bought the property in 2009 with the following unauthorised structures *already located on the small holding*: Residential Homes, Outbuildings, Stables, Storage shed, access roads, Septic Tank systems for sewage, Internal civil services, Agriculture, and seep water cutoff drains. All historical and current structures located within the seep wetlands identified on site (activities unlawfully commenced with by the *previous landowner*, in terms of the NEMA, Act No 107 of 1998), are presently under authorisation, through a S24G authorization process: S24G/03/25-26/0716.

The northeastern remainder of the small holding that is *not impacted* by the seep wetlands or buffers, is the location for the new church building and parking. See Appendix A.

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
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		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

*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 the church building and associated parking & civil service provision, 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

- Vertebrate fauna (Mammals & Herpetofauna) Habitat Assessment
- Threatened Avifaunal Habitat Assessment
- Aquatic ecosystem delineation, Portion 39 of the farm, Nietgedacht 535, New Buildings
- Water, Sewer, Roads and Stormwater; Electrical Engineering Reports
- Traffic Impact Assessment
- Stormwater Management Plan

- Geotechnical Investigations

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 GDEnv, 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 Impact for Christ Ministries NPC (IFCM)* 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 25 March 2026 till 11 May 2026. 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

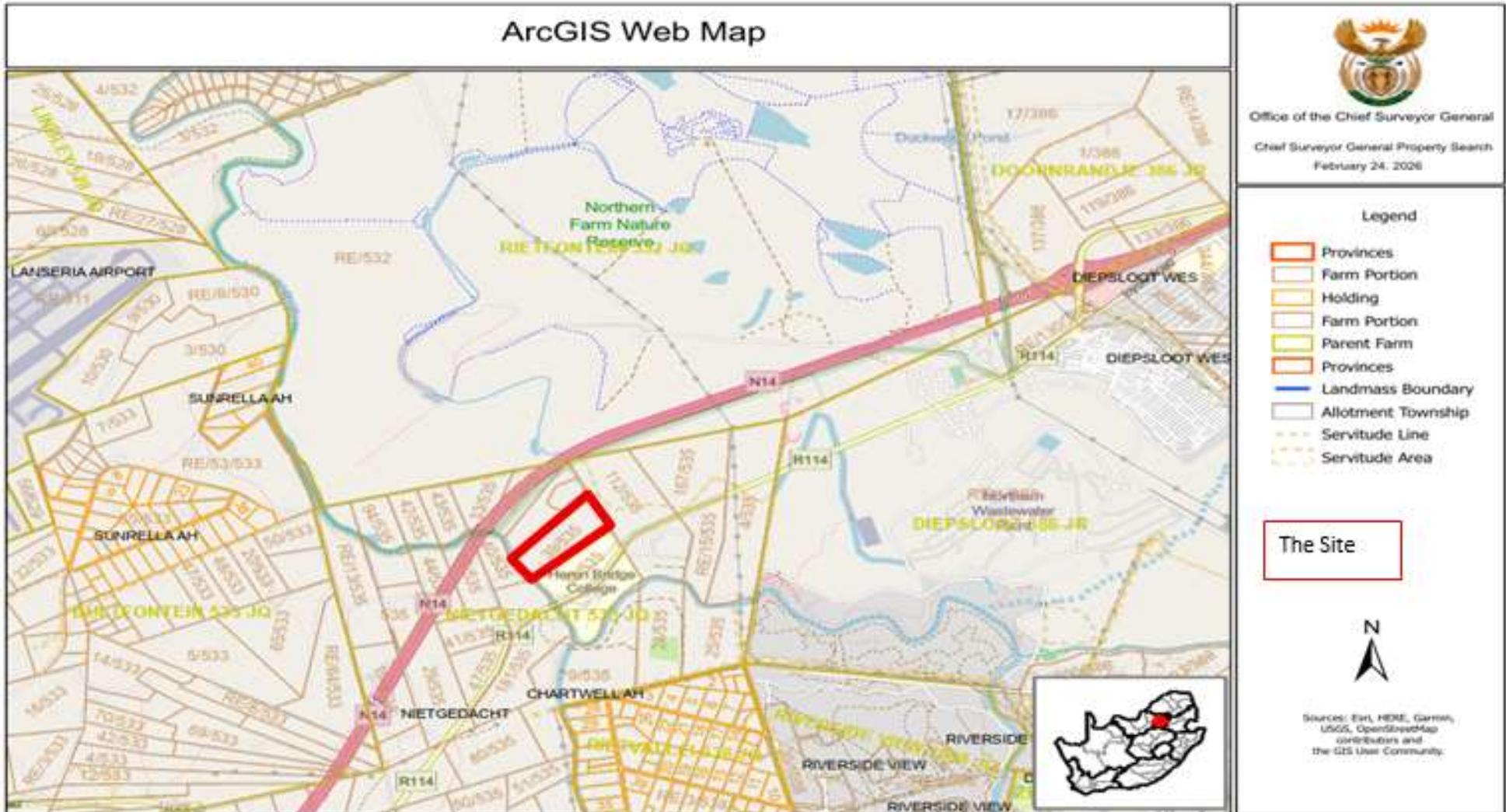
SEEDCRACKER ENVIRONMENTAL CONSULTING

Cell: 082 626 4117

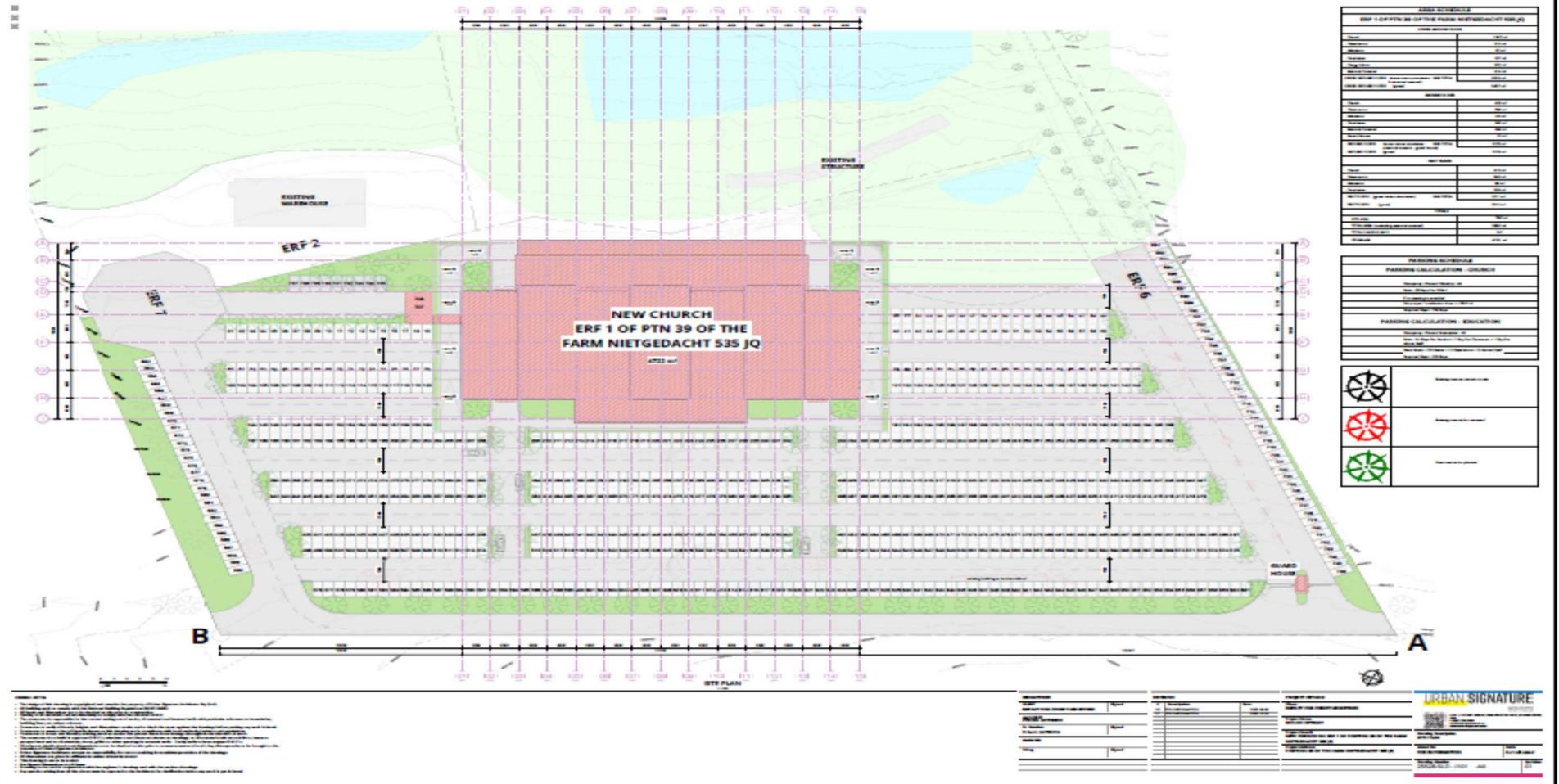
WWW.SEEDCRACKERS.CO.ZA

Comments to be received no later than 30 days after the publication of this notice in The Fourways Review, 25 March 2026 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 CHURCH BUILDING



THE LOCATION OF THE CHURCH AND PARKING ADJACENT TO THE SEEP WETLAND 32M BUFFER ZONE



