

INVITATION TO PARTICIPATE: Proposed Diepsloot X8 Development BACKGROUND INFORMATION DOCUMENT

Introduction

The purpose of this BID is to provide information to I&APs about the Diepsloot x8 Development; The remaining extent of Portion 5 of the farm Diepsloot 388 - JR

The Environmental Impact Assessment Procedure is in process under the June, NEMA 2010 legislation and a Notice of Intent was lodged with the Gauteng Department Agriculture, and Rural Development (GDARD, previously GDACE). Discussions are being held with GDARD to determine the best approach to the application prior to lodging the application.

This BID explains the proposed project and the regulatory processes that will have to be complied with, while providing I&APs with the opportunity to:

- Register as stakeholders in the public participation process; and
- Make initial comments on and contributions to the proposed project.

Contact person for representation on the application:

LEAP Contact Person: Dr. Gwen Theron

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P.O. Box 13185 Hatfield, 0028

E-mail: gwen.theron@telkomsa.net

Public Participation Assistant: Jitske Botes

Tel: (012) 343 2751

E-mail: jitske@telkomsa.net

Applicant Details

Company Name: Valumax Northern Farms (Pty) Ltd

VAT No: Not available at present

Contact person: Rocco De Kock

Postal address: P.O.Box 78772, Sandton

Affected properties

Location: Remaining Extent of Portion 5 of the Farm Diepsloot 388 J.R

Extent: Approximately 197 ha

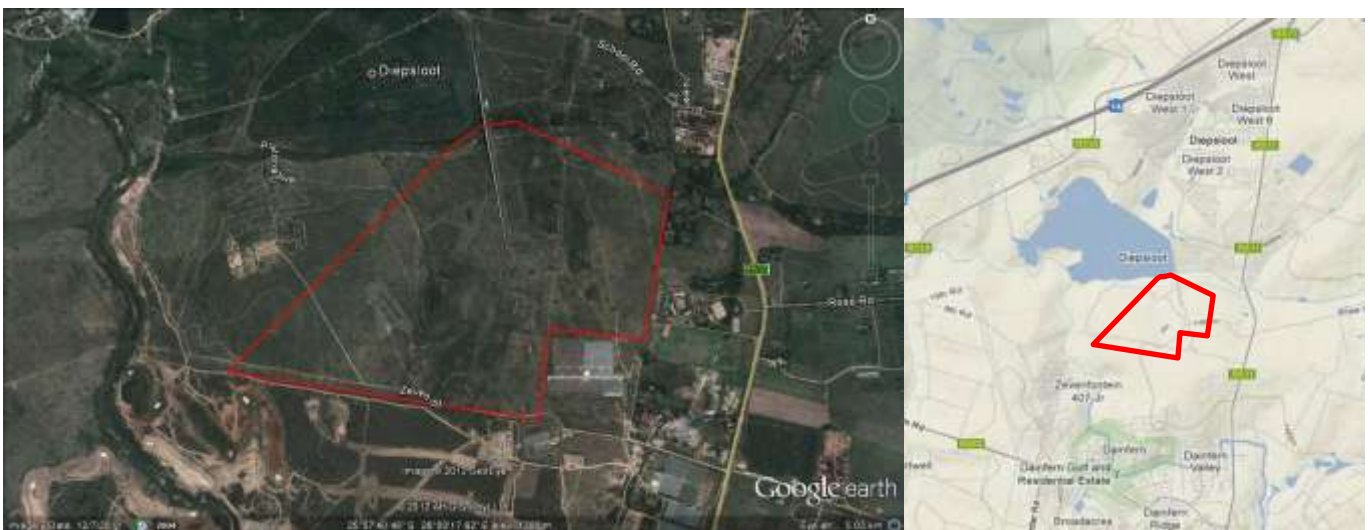


Figure 1a&b Location of Property

Description of Proposed Development:

The proposed land use rights area as follows:

Mixed use and residential purposes including:

- Residential 1;
- Residential 3;
- Business 1;
- Institutional;
- Educational, Municipal;
- Open spaces; and
- Public Streets

Your comments will ensure that all relevant issues are evaluated in Environmental Impact Assessment (EIA). You are requested to complete the enclosed registration and comment sheet, write a letter, call or e-mail the public participation office in Hatfield, Pretoria (Jitske Botes). Upon request you will then receive further information about the proposed project and the EIA process.

What is an EIA?

Valumax (The Applicant) to commence with the proposed development, the applicant must conduct a EIA process and submit a EIA Report (EIAR) to the regulatory authorities (GDARD) in support of an application for environmental authorisation to proceed with the project. An EIA process is a well defined and regulated process, in terms of the NEMA, involving public participation and technical studies, to identify issues of concern and to evaluate the environmental and socio-economic impacts of a proposed project.

EIAs are used by planning authorities to obtain an objective view of the potential environmental and social impacts that could arise during the construction and operation of the proposed development. This information must provide a sound basis for decision-making by the authorities.

The end product of a basic assessment process is an EIAR, which must:

- Identify the potential impacts of the proposed activities;
- Outline the public participation process undertaken; Illustrate the issues, concerns and suggestions raised by I&APs; and
- Outline the environmental management and mitigation measures that must be taken to avoid or reduce negative impacts and enhance positive impacts.

Public Participation

The public participation process during the EIA phase will enable I&APs to influence the course of the technical investigations and to review the findings of the independent studies that are undertaken. The environmental consultants will correspond directly with registered I&APs at various stages during the process to keep them informed of progress in the study and the timing of opportunities to be involved. The steps in the public participation process are outlined below.

- Letters of invitation accompanied by this BID and comment sheet to be distributed to adjacent landowners within 100m from the area of the proposed development, key individuals and organisations, announcing the project and inviting their comment
- Advertisements in Local newspaper (Beeld) announcing the proposed project and providing opportunity to comment
- Site notices to be erected at strategic places along the property in accordance with the requirements of the EIA Regulations, in order to announce the project
- Key stakeholders in the area will be informed by telephone, e-mail or facsimile.
- All issues received from stakeholders will be captured in the issues and response report (I&RR) which will be used to screen and prioritise issues for evaluation

The activities to be applied for in terms of NEMA (National Environmental Management Act):

Indicate the number and date of the relevant Government Notice: Activity No (s) (in terms of the relevant notice) : Describe each listed activity:

GN Reg 544 18 June 2010	9	<i>The construction of facilities or infrastructure exceeding 1000 metres in length for the bulk transportation of water, sewage or storm water - with an internal diameter of 0,36 metres or more; or with a peak throughput of 120 litres per second or more, excluding where: such facilities or infrastructure are for bulk transportation of water, sewage or storm water or storm water drainage inside a road reserve; or where such construction will occur within urban areas but further than 32 metres from a watercourse, measured from the edge of the watercourse.</i>
GN Reg 544 18 June 2010	11	The construction of: (i) canals; (ii) channels; (iii) bridges; (iv) dams; (v) weirs; (vi) bulk storm water outlet structures; (vii) marinas; (viii) jetties exceeding 50 square metres in size; (ix) slipways exceeding 50 square metres in size; (x) buildings exceeding 50 square metres in size; or (xi) infrastructure or structures covering 50 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 the development setback line.
GN Reg 544 18 June 2010	18	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 (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- but excluding where such infilling, depositing, dredging, excavation, removal or moving (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.
GN Reg 544 18 June 2010	22	The construction of a road, outside urban areas, (i) with a reserve wider than 13,5 meters or, (ii) where no reserve exists where the road is wider than 8 metres, or (iii) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Notice June of 2010.
GN Reg 544	24	The transformation of land bigger than 1000 square metres in size, to

18 June 2010		residential, retail, commercial, industrial or institutional use, where, at the time of the coming into effect of this Schedule or thereafter such land was zoned open space, conservation or had an equivalent zoning. [Corrected by "Correction Notice 2" of 10 December 2010, GN No. R. 1159]
GN Reg 544 18 June 2010	39	The expansion of (i) canals; (ii) channels; (iii) bridges; (iv) weirs; (v) bulk storm water outlet structures; (vi) marinas; within a watercourse or within 32 metres 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 the development setback line.
GN Reg 545 18 June 2010	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; except where such physical alteration takes place for: (i) linear development activities; or (ii) agriculture or afforestation where activity 16 in this Schedule will apply.

Specialist studies that may be conducted

To address the aspects of the listed activities, the following specialist studies maybe required to provide the necessary detail to GDARD to make informed decisions regarding the application. Furthermore, the specialist studies provide the I&AP the information required to gauge the potential impact and to see if the issues that are important to them are addressed.

- Traffic Impact Assessment
- Services report to include Roads, Water provision, Sewer reticulation and Storm Water
- Electricity
- Architectural Studies
- Town planning Motivational Memorandum
- Ecological Assessment

PUBLIC MEETING

A public meeting is scheduled for 17th of July 2012 and will be held at Verwey Golf Range, 127 William Nicol Drive (R511), Diepsloot / Fourways at 18h00.

Due date for registration 17 July 2012

INVITATION TO PARTICIPATE: EIA as per NEMA DIEPSLOOT X8 REGISTRATION AND COMMENT SHEET Accompanying Background Information Document June 2012	Public Participation Office LEAP Gwen Theron P.O.Box 13185, Hatfield, 0028 FAX 086 606 6130 gwen.theron@telkomsa.net or Jitske Botes Jitske@telkomsa.net
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Please complete and return to the contact details as provided, by 17 July 2012 to register

TITLE		FIRST NAME	
INITIALS		SURNAME	
ORGANISATION			
POSTAL ADDRESS			
		POSTAL CODE	
LAND LINE TEL NO		CELL NO	
FAX NO		EMAIL	

Please formally register me as an interested and affected party (I&AP) so that I may receive further information and notifications during the DFA process	YES	NO
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I would like my notifications and documents for comment as follows:					
Letter (mail)	E-mail	Fax	On CD	Internet	

In terms of this Public Participation process I disclose below any direct business, financial, personal or other interest that I may have in the approval or refusal of the application:

COMMENTS (please use separate sheets if you wish)

Signature

Date

THANK YOU FOR YOUR CONTRIBUTION