

REGISTER OF COMMENTS
INTERESTED AND AFFECTED PARTIES (I&AP's)
SCOPING (EIA) DIEPSLOOT X8

	NAME	DATE RECEIVED	COMMENT	RESPONSE
1.	Johan de Jager (Johannesburg Water)	24/07/2012	<p>Kindly include the fact that this proposed development is situated within the present odour zone of the adjacent Waste Water Treatment Works of Johannesburg Water SOC Ltd (a Utility of the City of Johannesburg) in your scoping report. Unfortunately, existing technology cannot prevent the release of foul smelling odours and gasses from time to time from Treatment Works of this nature. The Northern Waste Water Treatment Works is serving the whole of the northern Johannesburg area and cannot for obvious reasons be relocated.</p> <p>It is clear from the above that, in the event of the development being proceeded with, Johannesburg Water SOC Ltd, as the operator of the treatment works will require a written indemnity from each owner occupying property in the development area against any claims that may arise as a result of foul smelling odours emanating from the works. This requirement must be included in the conditions of township establishment, failing which it will effect the provision of water- and sewer connections to properties in the area by this company.</p>	Noted: We used the Odour Assessment that was completed by Margot Sanner for the expansion projects of the Waste Water Treatment Works to indicate the odour zone that impacts the development.

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2.	Lebo Molefe City of Johannesburg – Environmental Regulatory Services	06 August 2012	<p>Guidelines, by-laws, Precinct Plans and policies The Report takes into account all relevant policies, by-laws and strategies. The study area falls within Sub-area 1 of the RSDf for Region A and the objectives of this sub-area is to “promote the development of a sound spatial structure to increase the efficiency of the urban System” and to “stimulate the economic development potential of Sub Area 1”</p> <p>Description and assessment of the identified environmental issues: The specialist studies that will form part of the EIA Phase should adequately address issues of concern e.g loss of biodiversity; topographical change; loss of sensitive habitats etc. The recommendations should also be included in the EMP.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> In terms of the COJ Bioregional Biodiversity Plan the proposed development falls within a critical biodiversity area. The specialist studies that will form part of the EIA Phase should adequately address issues of concern e.g. loss of biodiversity; topographical change; loss of sensitive habitats etc. The outcome of the specialist studies must be mapped on a sensitivity map. All sensitive areas must be excluded from the proposed township. Thus, the sensitivity map must inform the township layout and detail the quantification of developable land. This map must be included in the EIA report. In terms of the approved COJ Catchment 	<p>These applicable guidelines were considered as part of the planning and design of the layout of the project.</p> <p>C-Plan 3 of the GDARD policies indicates that there is a portion of the proposed site which falls within an important and ecological support area. The following specialist studies have been conducted and will be incorporated into the Draft EIA:</p> <ul style="list-style-type: none"> A floral, Faunal & wetland ecological assessment A specialist Amphibian survey and habitat assessment <p>Detail ecological assessments, wetland assessment, CPlan 3.3 considerations, amphibians and other specialist studies are used to compile an Environmental Composite and thus a Sensitivity Map.</p> <p>These plans are used to inform the layout.</p>

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			<p>Management Policy the site is affected by a wetland. A wetland study must be conducted by a qualified wetland specialist and the wetland area including its required 30m buffer must be delineated from the proposed development. No development will be permitted within the wetland and riparian zone as well as a buffer area of 30m from the edge of the riparian area or wetland. The wetland area and its buffer zone must be indicated as sensitive areas on the layout plan for the proposed development.</p> <ul style="list-style-type: none"> Provision for attenuation of storm water will also need to be made within the site and no attenuation facilities or infrastructure will be permitted within the delineated wetland area. A stormwater management plan would need to be submitted for the approval by both the Johannesburg Roads Agency and Environmental Management Department prior to the approval of the final Site Development Plan. <p>Such plan would be required to meet the following criteria/standards:</p> <p>Peak discharge – no increase in discharge for any event of any duration up to 25 year RI event Volume of runoff – no increase up to the annual 10 year rainfall Runoff frequency – no surface runoff for the 1 yr RI event of any duration Water Quality – no deterioration</p>	<p>A detail wetland plan was developed and is used to inform the development plan.</p> <p>Noted</p>

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			<ul style="list-style-type: none"> • The design of storm water management system should be based on sustainable urban drainage systems (SUDS) and water sensitive Urban Design approaches (WSUDS) which enhance natural drainage through permeable surfacing and which integrate landscaping with storm water in line with best practice storm water management. • Written confirmation should be obtained from the City of Johannesburg's that services such as electricity, sewage; solid waste and water are available for this development. • Written confirmation should be obtained from Johannesburg Water regarding the capacity of the involved Waste Water Treatment Works in order to ensure available capacity for this development. • The proposed development is located on a site that is affected by a Waste Water Treatment Plant. A study must be conducted to assess the impact of the odour zone on the proposed development. It must be noted that the odour zone boundary should include the 50ML/d extension to the Northern WWTW. • There is a cemetery located in the vicinity of the proposed development. It is therefore important that the Johannesburg City Parks be consulted in order to determine if they will require land for future expansion of the cemetery. 	<p>A thorough storm water management plan has been completed by the Engineers, requirements from the city will be adhered to.</p> <p>Comments were received from all the appropriate City Departments.</p> <p>Civil, electrical and engineering reports are being completed and are being submitted to appropriate departments for comment.</p> <p>Noted.</p>

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			<ul style="list-style-type: none">Proposed mitigation measures for impacts identified by specialist studies must be incorporated into the EMP to be submitted with the EIR.	Mitigation measures are included in the specialist reports as well as the EIA and is addressed in the EMP.