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Environmental Management

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ENVIRONMENTAL REGULATORY SERVICES

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Attention: **Gwen Theron**



DRAFT SCOPING REPORT: PROPOSED DIEPSLOOT EXT.8

The draft Scoping Report dated 13 July 2012 refers. This Department only received the report on 17 July 2012.

Description of the property

It is noted that the proposed development is to be located on the Remaining Extent of Portion 5 of the farm Diepsloot 388 JR. Portions 1 and 6 of the farm Diepsloot 388 JR as well as the Remaining Extent of the farm Rietfontein 532 JQ as previously included in the Diepsloot x 8 (Ga Nuka Ref: 002/07-08/N0936) application have been excluded from this application.

Description of the project

The proposed Diepsloot Extension 8 will comprise of a mix use development including Residential 1, Residential 3, Business 1, Institutional, Municipal, public streets and open spaces.

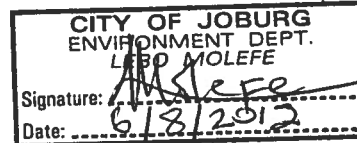
Guidelines, by-laws, Precinct Plans and policies

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".

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.

Recommendations:



- 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 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 30 m 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.
- 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.

Such plan would be required to meet the following criteria/standards:

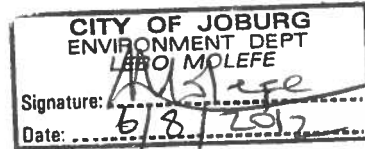
Peak discharge	- no increase in discharge for any event of any duration up to the 25 year RI event
Volume of runoff	- no increase up to the annual 10 year rainfall
Runoff frequency	- no surface runoff for the 1 yr RI event of any duration
Water Quality	- no deterioration

- 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.
- Proposed mitigation measures for impacts identified by specialist studies must be incorporated into the EMP to be submitted with the EIR.

Should you have any queries please do not hesitate to contact Etienne Allers on the numbers indicated above.

Yours faithfully



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