



**PROPOSED RESIDENTIAL DEVELOPMENT IN JABULANI, SOWETO,  
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY**

**FINAL BASIC ASSESSMENT REPORT**

**SEPTEMBER 2011**

**GDARD Reference Number: Gaut 002/10-11/E01188**

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## Gauteng Department of Agriculture and Rural Development (GDARD)

### **Basic Assessment Report in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, and the Environmental Impact Assessment Regulations, 2010 (Version 1)**

List of all organs of state and State Departments where the draft report has been submitted, their full contact details and contact person

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Kindly note that:

1. This **Basic Assessment Report** is the standard report required by GDARD in terms of the EIA Regulations, 2010.
  2. This application form is current as of 2 August 2010. It is the responsibility of the EAP to ascertain whether subsequent versions of the form have been published or produced by the competent authority.
  3. A **draft Basic Assessment Report** must be submitted to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken. The draft reports must be submitted to the relevant State Departments and on the same day, two CD's of draft reports must also be submitted to the Competent Authority (GDARD) with a signed proof of such submission of draft report to the relevant State Departments.
  4. The report must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. The report is in the form of a table that can extend itself as each space is filled with typing.
  5. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
  6. An incomplete report shall be rejected.
  7. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
  8. Five (5) copies (3 hard copies and 2 CDs-PDF) of the final report and attachments must be handed in at offices of the relevant competent authority, as detailed below.
  9. No faxed or e-mailed reports will be accepted. Only hand delivered or posted applications will be accepted.
  10. Unless protected by law, and clearly indicated as such, all information filled in on this application will become public information on receipt by the competent authority. The applicant/EAP must provide any interested and affected party with the information contained in this application on request, during any stage of the application process.
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#### **DEPARTMENTAL DETAILS**

Gauteng Department of Agriculture and Rural Development  
Attention: Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch  
P.O. Box 8769  
Johannesburg  
2000

Administrative Unit of the Sustainable Utilisation of the Environment (SUE) Branch  
18<sup>th</sup> floor GlenCairn Building  
73 Market Street, Johannesburg

Admin Unit telephone number: (011) 355 1345  
Department central telephone number: (011) 355 1900

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**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

(For official use only)

<b>File Reference Number:</b>						
<b>Application Number:</b>						
<b>Date Received:</b>						

**\* Submission to State Departments (Number 3 above)**

Has a draft report for this application been submitted to all State Departments administering a law relating to a matter likely to be affected as a result of this activity? Yes

Is a list of State Departments referred to above been attached to this report? YES

if no, state reasons for not attaching the list.

## SECTION A: ACTIVITY INFORMATION

### 1. ACTIVITY DESCRIPTION

Project title (must be the same name as per application form):  
Proposed residential development in Jabulani, Soweto, City of Johannesburg Metropolitan Municipality

Select the appropriate box

The application is for an upgrade of an existing development       The application is for a new development       Other, specify  

Does the activity also require any authorisation other than NEMA EIA authorisation?

No

If yes, describe the legislation and the Competent Authority administering such legislation

If yes, have you applied for the authorisation(s)? Yes No  
 If yes, have you received approval(s)? (attach in appropriate appendix) Yes No

### 2. APPLICABLE LEGISLATION, POLICIES AND/OR GUIDELINES

List all legislation, policies and/or guidelines of any sphere of government that are applicable to the application as contemplated in the EIA regulations:

Title of legislation, policy or guideline:	Administering authority:	Promulgation Date:
<b>National Environmental Management Act No. 107 of 1998 as amended.</b>  GN R 543 2010  No 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 meters, or	National & Provincial	August 2010

<p>(iii) For which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notices 387 of 2006 or activity 18 in Notice 545 of 2010.</p> <p>No 23: The transformation of undeveloped, vacant or derelict land to-</p> <p>(i) Residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares or more, but less than 20 hectares, or</p> <p>(ii) Residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares;-</p> <p>except where such transformation takes place for linear activities.</p>		
<p><b>Integrated Environmental Management:</b> Integrated Environmental Management (IEM) is a philosophy, which prescribes a code of practice for ensuring that environmental considerations are fully integrated into all stages of the development process. This philosophy aims to achieve a desirable balance between conservation and development. Integrated Environmental Management (IEM) is a philosophy, which prescribes a code of practice for ensuring that environmental considerations are fully integrated into all stages of the development process. This philosophy aims to achieve a desirable balance between conservation and development (Department of Environmental Affairs: DEAT, 1992). The IEM guidelines intend endearing a proactive approach to sourcing, collating and presenting information at a level that can be interpreted at all levels.</p>	<p>Department of Environmental Affairs and Tourism (DEAT)</p>	<p>1992</p>
<p><b>National Heritage Resource Act, 1999 (Act No. 25 of 1999):</b> In terms of the National Heritage Resources Act, 1999 (Act No. 25 of 1999), a Heritage Impact Assessment has been conducted for the site since the site is greater than 0, 5 hectares (ha) in extent.</p>	<p>South African Heritage Resources Association (SAHRA).</p>	<p>1999</p>

**3. ALTERNATIVES**

Describe the proposal and alternatives that are considered in this application. Alternatives should include a consideration of all possible means by which the purpose and need of the proposed activity could be accomplished. The determination of whether the site or activity (including different processes etc.) or both is appropriate needs to be informed by the specific circumstances of the activity and its environment.

The no-go option must in all cases be included in the assessment phase as the baseline against which the impacts of the other alternatives are assessed. Do not include the no go option into the alternative table below.

**Note:** After receipt of this report the competent authority may also request the applicant to assess additional alternatives that could possibly accomplish the purpose and need of the proposed activity if it is clear that realistic alternatives have not been considered to a reasonable extent.

Provide a description of the alternatives considered

No.	Alternative type, either alternative: site on property, properties, activity, design, technology, operational or other (provide details of "other")	Description
1	Proposal	The project entails the establishment of a residential development at Jabulani CBD and hostels and will be developed on Parcel K which is located on Erf 2614, Jabulani Ext, Soweto, Gauteng. This development will also include the development of associated bulk infrastructure. The proposed housing units is estimated to be 1594 units on area of approximately 12, 8548 ha. It must be noted that the proposed development will be an infill construction of new units to replace the existing "hostels" structures. The proposed development will further address the basic need of housing in the area. It will effectively utilise the available land as it will integrate into the urban fabric of the surrounding area. See proposed layout attached as Appendix A As per the Layout plan1, the development will consist of mixed storey (two, three and four) buildings which will be more of a high density development and will in total have hard spaces of about 7.4926 ha and soft spaces of about 5.3621 ha. This layout plan will have more green open space for recreation facilities.
2	Design alternatives (Layout 2)	Layout 2 will be a full storey housing development and will in total have hard spaces of about 11.4586 ha and soft spaces of about 12, 8548 ha. This layout plan will have limited green open space for recreation facilities.

In the event that no alternative(s) has/have been provided, a motivation must be included in the table below.

Only Design alternatives (Layout 1 and Layout 2) were considered for this development, see Appendix A

**NOTE: The numbering in the above table must be consistently applied throughout the application report and process**

**4. PHYSICAL SIZE OF THE ACTIVITY**

Indicate the total physical size (footprint) of the proposal as well as alternatives. Footprints are to include all new infrastructure (roads, services etc), impermeable surfaces and landscaped areas:

Proposed activity	<b>Size of the activity:</b>	12,8548ha
<b>Alternatives:</b>		
Alternative 1 (if any)		12,8548ha
Alternative 2 (if any)		N/A
		Ha/ m <sup>2</sup>

or, for linear activities:

Proposed activity	<b>Length of the activity:</b>	N/A
<b>Alternatives:</b>		
Alternative 1 (if any)		N/A
Alternative 2 (if any)		N/A
		k/km

Indicate the size of the site(s) or servitudes (within which the above footprints will occur):

Proposed activity	<b>Size of the site/servitude:</b>	
<b>Alternatives:</b>		
Alternative 1 (if any)		

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Alternative 2 (if any)

Ha/m <sup>2</sup>

## 5. SITE ACCESS

### Proposal

Does ready access to the site exist, or is access directly from an existing road?

NO	YES <b>X</b>
m	

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

Regional Access to the area is along the Koma Street (M72) and North South Road to the west of the development. Direct access to Parcel K (Erf 2614) will be the existing Bolani Road.

Include the position of the access road on the site plan.

### Alternative 1

Does ready access to the site exist, or is access directly from an existing road?

YES	
m	

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

Include the position of the access road on the site plan.

### Alternative 2

Does ready access to the site exist, or is access directly from an existing road?

N/A	

If NO, what is the distance over which a new access road will be built

Describe the type of access road planned:

Include the position of the access road on the site plan.

**PLEASE NOTE: Points 6 to 8 of Section A must be duplicated where relevant for alternatives**

Section A 6-8 has been duplicated

2

Number of times

(only complete when applicable)

## 6. SITE OR ROUTE PLAN

A detailed site or route (for linear activities) plan(s) must be prepared for each alternative site or alternative activity. It must be attached as Appendix A to this document. The site or route plans must indicate the following:

- the scale of the plan, which must be at least a scale of 1:2000 ( scale can not be larger than 1:2000 i.e. scale can not be 1:2500 but could where applicable be 1:1500)
- the property boundaries and numbers of all the properties within 50m of the site;
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites;
- the exact position of each element of the application as well as any other structures on the site;
- the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, street lights, sewage pipelines, septic tanks, storm water infrastructure and telecommunication infrastructure;
- walls and fencing including details of the height and construction material;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites including (but not limited thereto):
  - Rivers and wetlands;
  - the 1:100 and 1:50 year flood line;
  - ridges;
  - cultural and historical features;
  - areas with indigenous vegetation (even if it is degraded or infested with alien species);
- for gentle slopes the 1m contour intervals must be indicated on the plan and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the plan; and
- the positions from where photographs of the site were taken.
- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the 32m position from the bank to be clearly indicated)

## 7. SITE PHOTOGRAPHS

Colour photographs from the center of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached under the appropriate Appendix. It should be supplemented with additional photographs of relevant features on the site, where applicable.

*See attached Appendix B for photos.*

## 8. FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity. To be attached in the appropriate Appendix.  
*See alternative layouts attached as **Appendix A** of this report*

## SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

**Note:** Complete Section B for the proposal and alternative(s) (if necessary)

**Further:**

### Instructions for completion of Section B for linear activities

- 1) For linear activities (pipelines etc) it may be necessary to complete Section B for each section of the site that has a significantly different environment.
- 2) Indicate on a plan(s) the different environments identified
- 3) Complete Section B for each of the above areas identified
- 4) Attach to this form in a chronological order
- 5) Each copy of Section B must clearly indicate the corresponding sections of the route at the top of the next page.

Section B has been duplicated for sections of the route  times

### Instructions for completion of Section B for location/route alternatives

- 1) For each location/route alternative identified the entire Section B needs to be completed
- 2) Each alternative location/route needs to be clearly indicated at the top of the next page
- 3) Attach the above documents in a chronological order

Section B has been duplicated for location/route alternatives  times  
(complete only when appropriate)

### Instructions for completion of Section B when both location/route alternatives and linear activities are applicable for the application

Section B is to be completed and attachments order in the following way

- All significantly different environments identified for Alternative 1 is to be completed and attached in a chronological order; then
- All significantly different environments identified for Alternative 2 is to be completed and attached chronological order, etc.

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Section B - Section of Route

(complete only when appropriate for above)

Section B – Location/routeAlternative No.

(complete only when appropriate for above)

## 1. PROPERTY DESCRIPTION (PREFERRED DEVELOPMENT)

Property description:

The Proposed residential development situated on Erf 2614, Jabulani Ext, Soweto, City of Johannesburg Metropolitan Municipality.

(Farm name, portion etc.)

## 2. ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:

Latitude (S):	Longitude (E):
-26.244840	27.861296

In the case of linear activities:

Alternative:

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Latitude (S):	Longitude (E):

For route alternatives that are longer than 500m, please provide co-ordinates taken every 250 meters along the route and attached in the appropriate Appendix

Addendum of route alternatives attached

## 3. GRADIENT OF THE SITE

Indicate the general gradient of the site.

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
	<b>X</b>					

## 4. LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site.

Ridgeline	Plateau	Side slope of hill/ridge	Valley	Plain	Undulating plain/low hills	River front
				<b>X</b>		

## 5. GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

a) Is the site located on any of the following?

- Shallow water table (less than 1.5m deep)
- Dolomite, sinkhole or doline areas
- Seasonally wet soils (often close to water bodies)
- Unstable rocky slopes or steep slopes with loose soil
- Dispersive soils (soils that dissolve in water)
- Soils with high clay content (clay fraction more than 40%)
- Any other unstable soil or geological feature

YES	NO
	NO
YES	
	NO
	NO
YES	
	NO

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An area sensitive to erosion

YES	
-----	--

(Information in respect of the above will often be available at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

b) are any caves located on the site(s)

	No
--	----

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	Longitude (E):
°	°

c) are any caves located within a 300m radius of the site(s)

	NO
--	----

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	Longitude (E):
°	°

d) are any sinkholes located within a 300m radius of the site(s)

	NO
--	----

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s)

Latitude (S):	Longitude (E):
°	°

If any of the answers to the above are "YES" or "unsure", specialist input may be requested by the Department

## 6. AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 3)?

	NO
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Please note: The Department may request specialist input/studies in respect of the above.

## 7. GROUNDCOVER

To be noted that the location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Indicate the types of groundcover present on the site and include the estimated percentage found on site

Natural veld - good condition % =	Natural veld with scattered aliens 95% =	Natural veld with heavy alien infestation % =	Veld dominated by alien species 95% =	Landscaped(vegetation) 0% =
Sport field 0% =	Cultivated land 0% =	Paved surface (hard landscaping) 0% =	Building or other structure 80% =	Bare soil 5% =

Please note: The Department may request specialist input/studies depending on the nature of the groundcover and potential impact(s) of the proposed activity/ies.

Are there any rare or endangered flora or fauna species (including red list species) present on the site:

	NO
--	----

*Although the area has been identified on the GDACE C Plan as sensitive, it was a recommendation of the Ecological specialist that this sensitivity classification be reviewed by GDARD as no sensitive floral and faunal species (red listed) were identified during the site assessment by the specialist. See Ecological Report attached as Appendix D1 For further details.*

If YES, specify and explain:

Are there any rare or endangered flora or fauna species (including red list species) present within a 200m (if within urban area as defined in the Regulations) or within 600m (if outside the urban area as defined in the Regulations) radius of the site. <i>Also refer to the comment stated above.</i>	NO

If YES, specify and explain:

Are there any special or sensitive habitats or other natural features present on the site? <i>Also refer to the comment stated above.</i>	NO
If YES, specify and explain:	

**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

Was a specialist consulted to assist with completing this section

If yes complete specialist details

Name of the specialist:

**Mr David Hoare**

Qualification(s) of the specialist:

**M.Sc., Pr.Sci.Nat**

Postal address:

**Private Bag X844,  
Silverton**

Postal code:

**0127**

Telephone:

**012 804 2281**

Cell: **083 284 5111**

E-mail:

**dhoare@lantic.net**

Fax:

Are any further specialist studies recommended by the specialist?

NO

If YES, specify:

If YES, is such a report(s) attached?

If YES list the specialist reports attached below

**See attached specialist report  
as Appendix D1**

Signature of specialist:

Date:

Please note; If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

**8. LAND USE CHARACTER OF SURROUNDING AREA**

Using the associated number of the relevant current land use or prominent feature from the table below, fill in the position of these land-uses in the vacant blocks below which represent a 500m radius around the site

1. Vacant land	2. [REDACTED]	3. [REDACTED]	4. [REDACTED]	5. [REDACTED]
6. Reservoir	[REDACTED]	8. [REDACTED]	9. Medium to high density residential	[REDACTED]
11. [REDACTED]	12. Retail	13. Offices	[REDACTED]	15. Light industrial
16. [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	20. Sport facilities
21. [REDACTED]	22. [REDACTED]	23. [REDACTED]	24. Railway line <sup>N</sup>	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	35. Other road
Other land uses (describe):				

NOTE: Each block represents an area of 250m X250m

	North					
	9	9	9	9	9	 = Site
	1	2	6	9	9	
West	13	35		9	12	East
	35	35	35	35	35	
	12	1	1	20	15	
	South					

**Note:** More than one (1) Land-use may be indicated in a block

**Please note:** The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies. Specialist reports that look at health & air quality and noise impacts may be required for any feature above and in particular those features marked with an "Au" and with an "N" respectively.

Have specialist reports been attached

YES	
X	

If yes indicate the type of reports below

<ul style="list-style-type: none"> <li>• Geotechnical Report</li> <li>• Heritage Report</li> <li>• Traffic Report</li> <li>• Ecological Report</li> </ul>
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**9. SOCIO-ECONOMIC CONTEXT**

Describe the existing social and economic characteristics of the area and the community condition as baseline information to assess the potential social, economic and community impacts.

*The proposed site is located on Erf 2614, Jabulani Extension, ± 500m North East of Jabulani shopping mall, Soweto in Gauteng. It is part of Ward 46 of the City of Johannesburg Metropolitan Municipality.*

*Jabulani is one of the significant nodes in Soweto and a major public-lead investment area in the City of Joburg. It falls in Administrative Region D. In terms of the Regional Spatial Development Framework (RSDF) of Region D, Jabulani node has been re-determined via the Density and Nodal Programme from a Regional node to a District node due to the lack of accessibility compared to other nodes such as Baralink. A District node can serve a few neighbourhoods, but is mainly focused at fulfilling the needs of the local community. The most critical design issue to address in a District node is to integrate such a node within its immediate environment by providing sufficient, safe and pleasant pedestrian linkages. In terms of the Densification Strategy, higher density residential around nodes should be encouraged. (City of Joburg RSDF). It is for these reasons that the proposed construction on new housing to replace the old Jabulani hostels is being undertaken.*

*The society will benefit from the development through the various urban amenities that will be an integrated part of the development. Various business sites throughout the development will bring entrepreneurial opportunities as well as employment opportunities close to the community. Furthermore the development will provide housing opportunities for a wide spectrum of the society and will consist of upgraded and affordable residential units.*

**10. CULTURAL/HISTORICAL FEATURES**

Please be advised that if section 38 of the National Heritage Resources Act 25 of 1999 is applicable to your proposal or alternatives, then you are requested to furnish this Department with written comment from the South African Heritage Resource Agency (SAHRA) – Attach comment in appropriate annexure

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- (b) the construction of a bridge or similar structure exceeding 50m in length;
- (c) any development or other activity which will change the character of a site-
  - (i) exceeding 5 000 m2 in extent; or
  - (ii) involving three or more existing erven or subdivisions thereof; or
  - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
  - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- (d) the re-zoning of a site exceeding 10 000 m2 in extent; or
- (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

Are there any signs of culturally (aesthetic, social, spiritual, environmental) or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site?

	NO
--	----

If YES, explain:

*However a heritage resource centre (Credo Mutwa) exists approximately 500 m to east of the site, it will however not be impacted by the development. Another site of heritage significance is the July 16 memorial park; this site will not be affected by the proposed development.*

If uncertain, the Department may request that specialist input be provided to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist if one was already appointed:

*As no heritage sites occur in the study area, there would be no impact resulting from the proposed development on the cultural and heritage feature on site. See also Heritage Impact Report attached as Appendix D2*

Will any building or structure older than 60 years be affected in any way?  
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?

	NO
	NO

If yes, please attached the comments from SAHRA in the appropriate Appendix

# BASIC ASSESSMENT REPORT [REGULATION 22(1)]

## 1 PROPERTY DESCRIPTION (ALTERNATIVE 1)

Property description:

The Proposed residential development situated on Erf 2614, Jabulani Ext, Soweto, City of Johannesburg Metropolitan Municipality.

(Farm name, portion etc.)

## 2 ACTIVITY POSITION

Indicate the position of the activity using the latitude and longitude of the centre point of the site for each alternative site. The co-ordinates should be in decimal degrees. The degrees should have at least six decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection.

Alternative:

Latitude (S):	Longitude (E):
-26.244840	27.861296

In the case of linear activities:

Alternative:

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Latitude (S):	Longitude (E):

For route alternatives that are longer than 500m, please provide co-ordinates taken every 250 meters along the route and attached in the appropriate Appendix

Addendum of route alternatives attached

## 3 GRADIENT OF THE SITE

Indicate the general gradient of the site.

Flat	1:50 – 1:20	1:20 – 1:15	1:15 – 1:10	1:10 – 1:7,5	1:7,5 – 1:5	Steeper than 1:5
	<b>X</b>					

## 4 LOCATION IN LANDSCAPE

Indicate the landform(s) that best describes the site.

Ridgeline	Plateau	Side slope of hill/ridge	Valley	Plain	Undulating plain/low hills	River front
				<b>X</b>		

## 5 GROUNDWATER, SOIL AND GEOLOGICAL STABILITY OF THE SITE

b) Is the site located on any of the following?

- Shallow water table (less than 1.5m deep)
- Dolomite, sinkhole or doline areas
- Seasonally wet soils (often close to water bodies)
- Unstable rocky slopes or steep slopes with loose soil
- Dispersive soils (soils that dissolve in water)
- Soils with high clay content (clay fraction more than 40%)
- Any other unstable soil or geological feature
- An area sensitive to erosion

YES	NO
YES	NO
	NO
YES	NO
YES	

(Information in respect of the above will often be available at the planning sections of local authorities. Where it exists, the 1:50 000 scale Regional Geotechnical Maps prepared by Geological Survey may also be used).

b) are any caves located on the site(s)

	No
--	----

# BASIC ASSESSMENT REPORT [REGULATION 22(1)]

If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s) |  
**Latitude (S):**  **Longitude (E):**

c) are any caves located within a 300m radius of the site(s)  NO  
 If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s) |  
**Latitude (S):**  **Longitude (E):**

d) are any sinkholes located within a 300m radius of the site(s)  NO  
 If yes to above provide location details in terms of latitude and longitude and indicate location on site or route map(s) |  
**Latitude (S):**  **Longitude (E):**

If any of the answers to the above are "YES" or "unsure", specialist input may be requested by the Department

## 6 AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 3)?  NO

Please note: The Department may request specialist input/studies in respect of the above.

## 7 GROUNDCOVER

To be noted that the location of all identified rare or endangered species or other elements should be accurately indicated on the site plan(s).

Indicate the types of groundcover present on the site and include the estimated percentage found on site

Natural veld - good condition % =	Natural veld with scattered aliens 95% =	Natural veld with heavy alien infestation % =	Veld dominated by alien species 95% =	Landscaped(vegetation) 0% =
Sport field 0% =	Cultivated land 0% =	Paved surface (hard landscaping) 0% =	Building or other structure 80% =	Bare soil 5% =

Please note: The Department may request specialist input/studies depending on the nature of the groundcover and potential impact(s) of the proposed activity/ies.

Are there any rare or endangered flora or fauna species (including red list species) present on the site:  NO

*Although the area has been identified on the GDACE C Plan as sensitive, it was a recommendation of the Ecological specialist that this sensitivity classification be reviewed by GDARD as no sensitive floral and faunal species (red listed) were identified during the site assessment by the specialist. See Ecological Report attached as Appendix D1 For further details.*

If YES, specify and explain:

Are there any rare or endangered flora or fauna species (including red list species) present within a 200m (if within urban area as defined in the Regulations) or within 600m (if outside the urban area as defined in the Regulations) radius of the site.  NO  
 Also refer to the comment stated above.

If YES, specify and explain:

Are there any special or sensitive habitats or other natural features present on the site?  NO  
 Also refer to the comment stated above.

If YES, specify and explain:

Was a specialist consulted to assist with completing this section  
 If yes complete specialist details

# BASIC ASSESSMENT REPORT [REGULATION 22(1)]

Name of the specialist:	Mr David Hoare		
Qualification(s) of the specialist:	M.Sc., Pr.Sci.Nat		
Postal address:	Private Bag X844, Silverton		
Postal code:	0127		
Telephone:	012 804 2281	Cell:	083 284 5111
E-mail:	dhoare@lantic.net	Fax:	
Are any further specialist studies recommended by the specialist?			NO
If YES, specify:			
If YES, is such a report(s) attached?			
If YES list the specialist reports attached below			

*See attached specialist report  
as Appendix D1*

Signature of specialist: \_\_\_\_\_ Date: \_\_\_\_\_

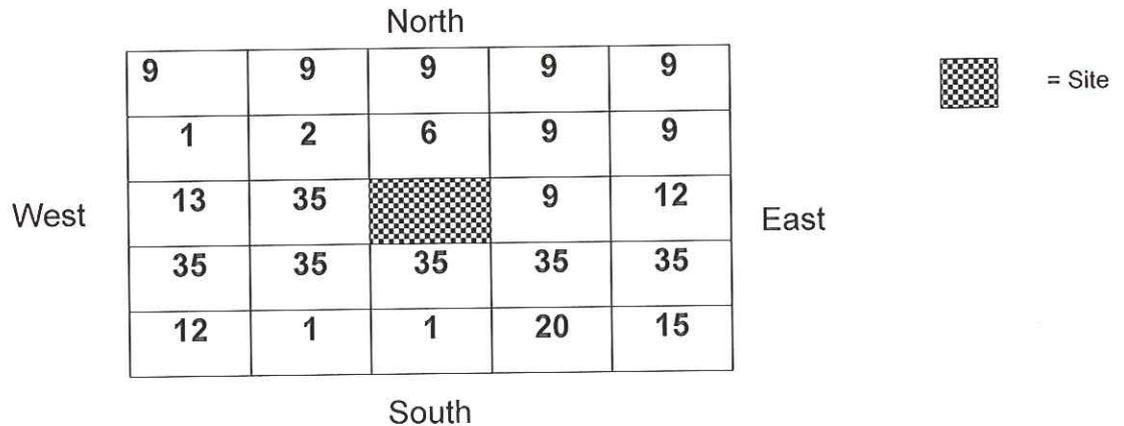
**Please note;** If more than one specialist was consulted to assist with the filling in of this section then this table must be appropriately duplicated

## 8 LAND USE CHARACTER OF SURROUNDING AREA

Using the associated number of the relevant current land use or prominent feature from the table below, fill in the position of these land-uses in the vacant blocks below which represent a 500m radius around the site

1. Vacant land	2. [Redacted]	3. [Redacted]	4. [Redacted]	5. [Redacted]
6. Reservoir	[Redacted]	8. [Redacted]	9. Medium to high density residential	[Redacted]
11. [Redacted]	12. Retail	13. Offices	[Redacted]	15. Light industrial
16. [Redacted]	[Redacted]	[Redacted]	[Redacted]	20. Sport facilities
21. [Redacted]	22. [Redacted]	23. [Redacted]	24. Railway line <sup>N</sup>	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	35. Other road
Other land uses (describe):				

NOTE: Each block represents an area of 250m X250m



## BASIC ASSESSMENT REPORT [REGULATION 22(1)]

Note: More than one (1) Land-use may be indicated in a block

Please note: The Department may request specialist input/studies depending on the nature of the land use character of the area and potential impact(s) of the proposed activity/ies. Specialist reports that look at health & air quality and noise impacts may be required for any feature above and in particular those features marked with an "A" and with an "N" respectively.

Have specialist reports been attached

YES	
X	

If yes indicate the type of reports below

<ul style="list-style-type: none"><li>• Geotechnical Report</li><li>• Heritage Report</li><li>• Traffic Report</li><li>• Ecological Report</li></ul>
--

### 9 SOCIO-ECONOMIC CONTEXT

Describe the existing social and economic characteristics of the area and the community condition as baseline information to assess the potential social, economic and community impacts.

*The proposed site is located on Erf 2614, Jabulani Extension, ± 500m North East of Jabulani shopping mall, Soweto in Gauteng. It is part of Ward 46 of the City of Johannesburg Metropolitan Municipality.*

*Jabulani is one of the significant nodes in Soweto and a major public-lead investment area in the City of Joburg. It falls in Administrative Region D. In terms of the Regional Spatial Development Framework (RSDF) of Region D, Jabulani node has been re-determined via the Density and Nodal Programme from a Regional node to a District node due to the lack of accessibility compared to other nodes such as Baralink. A District node can serve a few neighbourhoods, but is mainly focused at fulfilling the needs of the local community. The most critical design issue to address in a District node is to integrate such a node within its immediate environment by providing sufficient, safe and pleasant pedestrian linkages. In terms of the Densification Strategy, higher density residential around nodes should be encouraged. (City of Joburg RSDF). It is for these reasons that the proposed construction on new housing to replace the old Jabulani hostels is being undertaken.*

*The society will benefit from the development through the various urban amenities that will be an integrated part of the development. Various business sites throughout the development will bring entrepreneurial opportunities as well as employment opportunities close to the community. Furthermore the development will provide housing opportunities for a wide spectrum of the society and will consist of upgraded and affordable residential units.*

### 10 CULTURAL/HISTORICAL FEATURES

Please be advised that if section 38 of the National Heritage Resources Act 25 of 1999 is applicable to your proposal or alternatives, then you are requested to furnish this Department with written comment from the South African Heritage Resource Agency (SAHRA) – Attach comment in appropriate annexure

38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

- (a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;
- (b) the construction of a bridge or similar structure exceeding 50m in length;
- (c) any development or other activity which will change the character of a site-
  - (i) exceeding 5 000 m<sup>2</sup> in extent; or
  - (ii) involving three or more existing erven or subdivisions thereof; or
  - (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
  - (iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- (d) the re-zoning of a site exceeding 10 000 m<sup>2</sup> in extent; or
- (e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

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Are there any signs of culturally (aesthetic, social, spiritual, environmental) or historically significant elements, as defined in section 2 of the National Heritage Resources Act, 1999, (Act No. 25 of 1999), including archaeological or palaeontological sites, on or close (within 20m) to the site?

	NO
--	----

If YES, explain:

*However a heritage resource centre (Credo Mutwa) exists approximately 500 m to east of the site, it will however not be impacted by the development. Another site of heritage significance is the July 16 memorial park, this site will not be affected by the proposed development.*

If uncertain, the Department may request that specialist input be provided to establish whether there is such a feature(s) present on or close to the site.

Briefly explain the findings of the specialist if one was already appointed:

*As no heritage sites occur in the study area, there would be no impact resulting from the proposed development on the cultural and heritage feature on site. See also Heritage Impact Report attached as **Appendix D2***

Will any building or structure older than 60 years be affected in any way?  
Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?

	NO
	NO

If yes, please attached the comments from SAHRA in the appropriate Appendix

## SECTION C: PUBLIC PARTICIPATION (SEE PPP DOCUMENTS ATTACHED AS APPENDIX C OF THE REPORT)

### 1. ADVERTISEMENT

The Environmental Assessment Practitioner must follow any relevant guidelines adopted by the competent authority in respect of public participation and must at least –

- 1(a) Fix a site notice at a conspicuous place, on the boundary of a property where it is intended to undertake the activity which states that an application will be submitted to the competent authority in terms of these regulations and which provides information on the proposed nature and location of the activity, where further information on the proposed activity can be obtained and the manner in which representations on the application may be made;
- 1(b) inform landowners and occupiers of adjacent land of the applicant's intention to submit an application to the competent authority;
- 1(c) inform landowners and occupiers of land within 100 metres of the boundary of the property where it is proposed to undertake the activity and whom may be directly affected by the proposed activity of the applicant's intention to submit an application to the competent authority;
- 1(d) inform the ward councillor and any organisation that represents the community in the area of the applicant's intention to submit an application to the competent authority;
- 1(e) inform the municipality which has jurisdiction over the area in which the proposed activity will be undertaken of the applicant's intention to submit an application to the competent authority; and
- 1(f) inform any organ of state that may have jurisdiction over any aspect of the activity of the applicant's intention to submit an application to the competent authority; and
- 1(g) place an advertisement in one local newspaper and any *Gazette* that is published specifically for the purpose of providing notice to the public of applications made in terms of these regulations.

### 2. LOCAL AUTHORITY PARTICIPATION

Local authorities are key interested and affected parties in each application and no decision on any application will be made before the relevant local authority is provided with the opportunity to give input. The planning and the environmental sections of the local authority must be informed of the application at least thirty (30) calendar days before the submission of the application to the competent authority (GDARD).

Has any comment been received from the local authority?

YES	<input type="checkbox"/>
-----	--------------------------

If "YES", briefly describe the comment below (also attach any correspondence to and from the local authority to this application):

---

After reviewing the draft BAR, the City of Johannesburg, Environmental Management Department has noted that the proposed development site is to take place on Erf 2614. However, it includes the redevelopment of Jabulani hostel which in our records has been done under a separate application with reference number: Gaut 002/09-10/N0464 and was granted authorisation by GDARD on 2010/11/19. The ecological study indicates that even though the site should be mapped as a sensitive based on buffer zones and grasslands, the site falls within a highly urbanised environment and constitutes transformed vegetation.

City of Johannesburg, Environmental Management Department supports the proposed development in principle with following recommendations:

- The rocky outcrops must be mapped as a sensitive, be excluded from the development footprint and incorporated into the natural open space. The open space must be adequately linked with the wetland on the Jabulani hostels site (South of Erf 2614) to form continuous ecological open space linkage.
- This recommendation must read with recommendations made in respect of the Redevelopment of Jabulani Hostels
- All disturbed areas must be rehabilitated with indigenous vegetation after construction to prevent spread of alien invasive species.
- The Construction camp must be located on areas that are already disturbed.
- Although the natural grassland is transformed, the construction activities must not extend beyond the development site foot print.

If "NO" briefly explain why no comments have been received

### 3. CONSULTATION WITH OTHER STAKEHOLDERS

Any stakeholder that has a direct interest in the activity, site or property, such as servitude holders and service providers, should be informed of the application at least thirty(30) calendar days before the submission of the application and be provided with the opportunity to comment.

Has any comment been received from stakeholders?

YES

If "YES", briefly describe the feedback below (also attach copies of any correspondence to and from the stakeholders to this application):

*Mr Mark Souris of Periscopic Property Management commented on behalf of Jabulani Mall and requested to be registered on the stakeholder database.*

*Mr Mark Souris was registered on the stakeholder database. Refer to Appendices 6 & 7 respectively for copies of the correspondence.*

If "NO" briefly explain why no comments have been received

### 4. GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation is adequate and must determine whether a public meeting or any other additional measure is appropriate or not based on the particular nature of each case. Special attention should be given to the involvement of local community structures such as Ward Committees and ratepayers associations. Please note that public concerns that emerge at a later stage that should have been addressed may cause the competent authority to withdraw any authorisation it may have issued if it becomes apparent that the public participation process was inadequate.

The practitioner must record all comments and respond to each comment of the public / interested and affected party before the application is submitted. The comments and responses must be captured in a Comments and Responses Report as prescribed in the regulations and be attached to this application.

**5. APPENDICES FOR PUBLIC PARTICIPATION**

All public participation information is to be attached in the appropriate Appendix. The information in this Appendix is to be ordered as detailed below

Appendix 1 – Proof of site notice

Appendix 2 – Written notices issued to those persons detailed in 1(b) to 1(f) above

Appendix 3 – Proof of newspaper advertisements

Appendix 4 – Communications to and from persons detailed in Point 2 and 3 above

Appendix 5 – Minutes of any public and/or stakeholder meetings

Appendix 6 - Comments and Responses Report

Appendix 7 – Comments from I&APs on Basic Assessment (BA) Report

Appendix 8 – Comments from I&APs on amendments to the BA Report

Appendix 9 – Copy of the register of I&APs

Appendix 10 – Comments from I&APs on the application

Appendix 11 - Other

# SECTION D: RESOURCE USE AND PROCESS DETAILS

**Note:** Section D is to be completed for the proposal and alternative(s) (if necessary)

## Instructions for completion of Section D for alternatives

- 1) For each alternative under investigation, where such alternatives will have different resource and process details (e.g. technology alternative), the entire Section D needs to be completed
- 4) Each alternative needs to be clearly indicated in the box below
- 5) Attach the above documents in a chronological order

Section D has been duplicated for alternatives  times  
(complete only when appropriate)

Section D Alternative No.  (complete only when appropriate for above)

## 1. WASTE, EFFLUENT, AND EMISSION MANAGEMENT

### Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase? 

YES	
Unknown <sup>3</sup>	

If yes, what estimated quantity will be produced per month?

How will the construction solid waste be disposed of (describe)?

*The waste during the construction phase will be taken and collected from site by means of skip waste containers. This will be the responsibility of the contractor.*

Where will the construction solid waste be disposed of (describe)?

*The construction solid waste will be disposed of at the registered Municipal landfill site, of the City of Johannesburg Metropolitan Municipality*

Will the activity produce solid waste during its operational phase? 

YES	
Unknown `m <sup>3</sup>	

If yes, what estimated quantity will be produced per month?

How will the solid waste be disposed of (describe)?

*General Waste bins and waste skips will be provided on various sections of the housing units and will be collected by the Municipality/appointed waste contractor for disposal into a registered Municipality waste disposal site.*

Has the municipality or relevant service provider confirmed that sufficient air space exists for treating/disposing of the solid waste to be generated by this activity? 

YES	
-----	--

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

*N/A as the Municipality (the developer) has its own Waste management policy for all their development.*

**Note:** If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation? 

	NO
--	----

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility? 

	NO
--	----

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Describe the measures, if any, that will be taken to ensure the optimal reuse or recycling of materials:

*The Municipality (the developer) has its own Waste management policy for all their development. Recycling initiatives such as waste buy back centres can be considered.*

### Liquid effluent (other than domestic sewage)

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system? 

	NO
N/A	

If yes, what estimated quantity will be produced per month?

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity(ies)? 

N/A	
-----	--

Will the activity produce any effluent that will be treated and/or disposed of on site? 

	NO
N/A	

If yes, what estimated quantity will be produced per month?

If yes describe the nature of the effluent and how it will be disposed.

Note that if effluent is to be treated or disposed on site the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA

Will the activity produce effluent that will be treated and/or disposed of at another facility? 

	NO
--	----

If yes, provide the particulars of the facility:

Facility name:   
Contact person:   
Postal address:

## BASIC ASSESSMENT REPORT [REGULATION 22(1)]

Postal code:			
Telephone:		Cell:	
E-mail:		Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:  
N/A

**Liquid effluent (domestic sewage)**  
 Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?  
 If yes, what estimated quantity will be produced per month?

YES	
UNKNOWN AT THIS STAGE	
YES	
	NO

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity(ies)?  
 Will the activity produce any effluent that will be treated and/or disposed of on site?  
 If yes describe how it will be treated and disposed off.

**Emissions into the atmosphere**  
 Will the activity release emissions into the atmosphere?  
 If yes, is it controlled by any legislation of any sphere of government?  
 If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.  
 If no, describe the emissions in terms of type and concentration:

	NO
N/A	

*There may be dust generated during the digging of foundations but this will be of a short term nature and mitigation measures can prevent this is total.*

### 2. WATER USE

Indicate the source(s) of water that will be used for the activity

Municipal	Directly from water board	groundwater	river, stream, dam or lake	other	the activity will not use water
X					

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month: N/A

If Yes, please attach proof of assurance of water supply, e.g. yield of borehole, in the appropriate Appendix

Does the activity require a water use permit from the Department of Water Affairs? NO

If yes, list the permits required

If yes, have you applied for the water use permit(s)? N/A

If yes, have you received approval(s)? (attached in appropriate appendix) N/A

### 3. POWER SUPPLY

Please indicate the source of power supply eg. Municipality / Eskom / Renewable energy source

Eskom

If power supply is not available, where will power be sourced from?

N/A

**4. ENERGY EFFICIENCY**

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

The following recommendations regarding structural designs are suggested by the environmental consultants:

- Electricity Equipment and utilities will be used during the construction phase. The construction equipment will use only a limited fraction of the available electricity for the construction phase only.
- With regard to fuel and oil delivery vehicles and other construction equipment will use petrol, diesel and oil. Use and number of such vehicles and machinery will be restricted to that which is absolutely necessary for the construction activities.
- Use of building material that requires excessive amounts of energy to manufacture should be minimized;
- Use of building material originating from sensitive or scarce environmental resources should be minimized. E.g. Tropical hardwood should not be used;
- Building material should be legally obtained by the supplier, e.g. wood must have been legally harvested, and sand should be obtained only from legal borrow pits and from commercial sources;
- Building material that can be recycled / reused should be used rather than building material that cannot;
- Use highly durable building material for components of the building that is unlikely to be changed during the life of the building (Possible activities include e.g. renovation, current trends, changes in family life cycle) is highly recommended; and
- Local building material instead of imported building material should be used as much as possible (this will reduce transportation impacts and enhance local job creation).

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

*There are no alternative sources of energy that has been considered for this project.*

Section D Alternative No.  (complete only when appropriate for above)

**5. WASTE, EFFLUENT, AND EMISSION MANAGEMENT**

**Solid waste management**

Will the activity produce solid construction waste during the construction/initiation phase? 

YES	<input type="checkbox"/>
Unknown <sup>3</sup>	<input type="checkbox"/>

If yes, what estimated quantity will be produced per month?

How will the construction solid waste be disposed of (describe)?

*The waste during the construction phase will be taken and collected from site by means of skip waste containers. This will be the responsibility of the contractor.*

Where will the construction solid waste be disposed of (describe)?

*The construction solid waste will be disposed of at the registered Municipal landfill site, of the City of Johannesburg Metropolitan Municipality*

Will the activity produce solid waste during its operational phase? 

YES	<input type="checkbox"/>
Unknown m <sup>3</sup>	<input type="checkbox"/>

If yes, what estimated quantity will be produced per month?

How will the solid waste be disposed of (describe)?

*General Waste bins and waste skips will be provided on various sections of the housing units and will be collected by the Municipality/appointed waste contractor for disposal into a registered Municipality waste disposal site.*

Has the municipality or relevant service provider confirmed that sufficient air space exists for treating/disposing of the solid waste to be generated by this activity? 

YES	<input type="checkbox"/>
-----	--------------------------

Where will the solid waste be disposed if it does not feed into a municipal waste stream (describe)?

*N/A as the Municipality (the developer) has its own Waste management policy for all their development.*

**Note:** If the solid waste (construction or operational phases) will not be disposed of in a registered landfill site or be taken up in a municipal waste stream, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

Can any part of the solid waste be classified as hazardous in terms of the relevant legislation? 

<input type="checkbox"/>	NO
--------------------------	----

If yes, inform the competent authority and request a change to an application for scoping and EIA.

Is the activity that is being applied for a solid waste handling or treatment facility? 

<input type="checkbox"/>	NO
--------------------------	----

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

## BASIC ASSESSMENT REPORT [REGULATION 22(1)]

Describe the measures, if any, that will be taken to ensure the optimal reuse or recycling of materials:

*The Municipality (the developer) has its own Waste management policy for all their development. Recycling initiatives such as waste buy back centres can be considered.*

### Liquid effluent (other than domestic sewage)

Will the activity produce effluent, other than normal sewage, that will be disposed of in a municipal sewage system?

	NO
--	----

If yes, what estimated quantity will be produced per month?

	N/A
--	-----

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity(ies)?

	N/A
--	-----

Will the activity produce any effluent that will be treated and/or disposed of on site?

	NO
--	----

If yes, what estimated quantity will be produced per month?

	N/A
--	-----

If yes describe the nature of the effluent and how it will be disposed.

Note that if effluent is to be treated or disposed on site the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA

Will the activity produce effluent that will be treated and/or disposed of at another facility?

	NO
--	----

If yes, provide the particulars of the facility:

Facility name:			
Contact person:			
Postal address:			
Postal code:			
Telephone:		Cell:	
E-mail:		Fax:	

Describe the measures that will be taken to ensure the optimal reuse or recycling of waste water, if any:

N/A

### Liquid effluent (domestic sewage)

Will the activity produce domestic effluent that will be disposed of in a municipal sewage system?

	YES
--	-----

If yes, what estimated quantity will be produced per month?

	UKNOWN AT THIS STAGE
--	----------------------

If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the domestic effluent to be generated by this activity(ies)?

	YES
--	-----

Will the activity produce any effluent that will be treated and/or disposed of on site?

	NO
--	----

If yes describe how it will be treated and disposed off.

### Emissions into the atmosphere

Will the activity release emissions into the atmosphere?

	NO
--	----

If yes, is it controlled by any legislation of any sphere of government?

	N/A
--	-----

If yes, the applicant should consult with the competent authority to determine whether it is necessary to change to an application for scoping and EIA.

If no, describe the emissions in terms of type and concentration:

*There may be dust generated during the digging of foundations but this will be of a short term nature and mitigation measures can prevent this is total.*

## 6. WATER USE

Indicate the source(s) of water that will be used for the activity

Municipal X	Directly from water board	groundwater	river, stream, dam or lake	other	the activity will not use water
----------------	---------------------------	-------------	----------------------------	-------	---------------------------------

If water is to be extracted from groundwater, river, stream, dam, lake or any other natural feature, please indicate the volume that will be extracted per month:

	N/A
--	-----

If Yes, please attach proof of assurance of water supply, e.g. yield of borehole, in the appropriate Appendix

Does the activity require a water use permit from the Department of Water Affairs?

	NO
--	----

If yes, list the permits required

If yes, have you applied for the water use permit(s)?

	N/A
--	-----

If yes, have you received approval(s)? (attached in appropriate appendix)

	N/A
--	-----

## 7. POWER SUPPLY

Please indicate the source of power supply eg. Municipality / Eskom / Renewable energy source

Eskom

If power supply is not available, where will power be sourced from?

N/A

## 8. ENERGY EFFICIENCY

Describe the design measures, if any, that have been taken to ensure that the activity is energy efficient:

The following recommendations regarding structural designs are suggested by the environmental consultants:

- Electricity Equipment and utilities will be used during the construction phase. The construction equipment will use only a limited fraction of the available electricity for the construction phase only.
- With regard to fuel and oil delivery vehicles and other construction equipment will use petrol, diesel and oil. Use and number of such vehicles and machinery will be restricted to that which is absolutely necessary for the construction activities.
- Use of building material that requires excessive amounts of energy to manufacture should be minimized;
- Use of building material originating from sensitive or scarce environmental resources should be minimized. E.g. Tropical hardwood should not be used;
- Building material should be legally obtained by the supplier, e.g. wood must have been legally harvested, and sand should be obtained only from legal borrow pits and from commercial sources;
- Building material that can be recycled / reused should be used rather than building material that can not;
- Use highly durable building material for components of the building that is unlikely to be changed during the life of the building (Possible activities include e.g. renovation, current trends, changes in family life cycle) is highly recommended; and
- Local building material instead of imported building material should be used as much as possible (this will reduce transportation impacts and enhance local job creation).

Describe how alternative energy sources have been taken into account or been built into the design of the activity, if any:

There are no alternative sources of energy that has been considered for this project.

## SECTION E: IMPACT ASSESSMENT ALTERNATIVE (PREFERRED ALTERNATIVE)

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2006, and should take applicable official guidelines into account. The issues raised by interested and affected parties should also be addressed in the assessment of impacts.

### 1. ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

City of Johannesburg, Environmental Management Department supports the proposed development provided all conditions and recommendations are adhered to

Summary of response from the practitioner to the issues raised by the interested and affected parties  
(A full response must be provided in the Comments and Response Report that must be attached to this report):

*All recommendations made by City of Johannesburg, Environmental Management Department have been included in the draft EMPr and it is recommended that these conditions must also form part of the Environmental Authorization conditions.*

**2. IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION AND OPERATIONAL PHASE**

Briefly describe the methodology utilised in the rating of significance of impacts

The potential impacts of the proposed housing development were identified through a site visit, the Environmental Assessment Practitioners experience and expertise in the field, specialist studies and comments that will be received during the public participation process.

In this draft Basic Assessment Report, the potential impacts are broadly identified and outlined. An assessment of the potential impacts is provided, identifying the impacts that are potentially significant and recommending management and mitigation measures to reduce the impacts.

In general, it is recognized that every development has the potential to pose various risks to the environment as well as to the residents or businesses in the surrounding area. Therefore, it is important that these possible risks are taken into account during the planning phase of the development. Risks and key issues were identified and addressed through an internal process based on similar developments, and an environmental evaluation.

Previous experience has shown that it is often not feasible or practical to only identify and address possible impacts. The rating and ranking of impacts is often a controversial aspect because of the subjectivity involved in attaching values to impacts.

Significance is determined through a synthesis of impact characteristics. Significance is an indication of the importance of the impact in terms of both physical extent and time scale, and therefore indicates the level of mitigation required.

The classes are rated as follows:

**1) No significance**

The impact is not substantial and does not require any mitigatory action.

**2) Low**

The impact is of little importance, but may require limited mitigation.

**3) Medium**

The impact is of importance and therefore considered to have a negative impact. Mitigation is required to reduce the negative impacts to acceptable levels.

**4) High**

The impact is of great importance. Failure to mitigate, with the objective of reducing the impact to acceptable levels, could render the entire development option or entire project proposal unacceptable. Mitigation is therefore essential.

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the construction phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

**Proposal (Layout Plan1)** - Please also refer to the draft EMPr, Specialist assessment reports for details on other applicable mitigation measures

Potential impacts:	Significance rating of impacts:	Proposed mitigation: Construction and operation phase	Significance rating of impacts after mitigation:
<p><b>Increased soil erosion:</b> Loss of topsoil will occur due to the initial vegetation clearing on site; and construction earthworks may cause increased soil erosion as well as</p>	<b>Medium</b>	<p><b>Construction phase:</b></p> <p>1. If at all possible, construction activities should preferably take place during the dry winter months. 2. Stockpiles must be covered in</p>	<b>Low</b>

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<p>stormwater runoff. This layout option entails mix of two, three and four storey building, which will address issues of land availability and minimize environmental issues such as dust and soil erosion.</p>		<p>excess windy conditions.</p> <ol style="list-style-type: none"> <li>3. Clearance of vegetation should be minimized and delayed to minimized exposed areas that might be prone to erosion during heavy rains</li> <li>4. Dust suppression is necessary for stockpiles older than a month.</li> <li>5. Stockpiles should not be higher than 2 m to avoid compaction.</li> <li>6. To prevent erosion of materials stockpiled for a long period of time, the material must be retained in a bermed area.</li> <li>7. The energy / velocity of storm water runoff should be dissipated using metre drains at appropriate intervals.</li> <li>8. Grading of the site is required after construction to ensure free flow of runoff and to prevent ponding of water</li> </ol> <p><b>Operational phase:</b></p> <ol style="list-style-type: none"> <li>1. The storm water system especially discharge points must be inspected and damaged areas must be repaired if required.</li> <li>2. Litter blocking storm water systems must be removed.</li> <li>3. Plant cover must be maintained and unnecessary trafficking be avoided at all cost.</li> </ol>	
<p><b>Impacts on ground water:</b> Groundwater contamination due to construction activities.</p>	<p align="center"><b>Medium</b></p>	<ol style="list-style-type: none"> <li>1. Construction vehicles are to be maintained in good working order, to reduce the probability of leakage of fuels and lubricants.</li> <li>2. All cement mixing must occur on impervious surfaces and within controlled bermed areas.</li> <li>3. Oil residue must be treated with oil absorbent such as Drizit or similar and this material removed to a licensed waste disposal site.</li> <li>4. Contractor/s must provide regularly serviced portable chemical toilets for construction workers at a distance no more than 200 m from the place of construction.</li> <li>5. No materials may be discharged from the construction camps.</li> <li>6. During the operation phase of the development, regular maintenance of the sewage pipelines is required to prevent sewerage leaks.</li> </ol>	<p align="center"><b>Low</b></p>
<p><b>Impacts on stormwater:</b> The accumulation of stormwater.</p>	<p align="center"><b>Medium</b></p>	<ol style="list-style-type: none"> <li>1. No stockpiles or construction materials may be stored or placed within any drainage line that may be</li> </ol>	<p align="center"><b>Low</b></p>

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		<p>in close proximity of storm water drains.</p> <p>2. No stockpiles or construction materials may be stored or placed in close proximity to storm water drains.</p> <p>3. The storm water system especially discharge points must be inspected and damaged areas must be repaired if required</p>	
<p><b>Impact on dust and air quality:</b> The influx of pollutants will occur due to the establishment of the construction camp and the movement of people and vehicles on site. Excavated and stockpiled material that is vulnerable to wind has the potential to contribute to the influx of pollutants in the air.</p>	<p><b>Medium to Low</b></p>	<p>1. Continuous watering of the site should be carried out to prevent dust pollution during windy and dry conditions.</p> <p>2. A continuous dust monitoring process needs to be undertaken during construction.</p> <p>3. Speed restriction of 20km/h must be implemented for all construction vehicles.</p> <p>4. All vehicles transporting friable materials such as sand, rubble etc must be covered by a tarpaulin or wet down.</p>	<p><b>Low</b></p>
<p><b>Impact on visual and aesthetic quality:</b> Stockpiled materials; workforce; and construction sites.</p>	<p><b>Medium</b></p>	<p>1. Ensure that no litter, refuse, waste, rubbish, rubble, debris and builders wastes generated on the premises be placed, dumped or deposited on adjacent or surrounding properties including road verges, roads or public places and open spaces during or after the construction period. All waste/litter/rubbish etc must be disposed of at an approved dumping site as approved by the Council.</p> <p>2. No wastes may remain on the construction site for more than two weeks.</p> <p>3. Supply sufficient garbage bins throughout the site and empty regularly.</p> <p>4. Ensure good house keeping is implemented at all times.</p> <p>5. Keep the property neat and litter free at all times and maintain the landscaped areas.</p> <p>6. The buildings that are to be erected should be aesthetically pleasing and blend into the area as far as possible</p> <p>7. Indigenous vegetation should be used to create habitats that attract the natural fauna in the area as far as possible</p> <p>8. Advertising on the site must be in accordance with South African Manual for Outdoor Advertising Control (SAMOAC).</p>	<p><b>Low</b></p>

**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

		<p>9. The Construction camp must be contained to be prevent any visual intrusion and be kept in a clean and orderly state at all times.</p> <p>10. The buildings facades and roof should preferably be painted or finished with natural earth tones.</p> <p>11. Be sensitive towards the use of glass and metal in building designs as to avoid glare from the shiny surfaces to disturb adjacent residents.</p> <p>12. When vertical structures or surfaces are lit such as building facades or signs, direct the light downwards.</p> <p>13. Landscaping should be maintained.</p>	
<p><b>Impact on socio-economics:</b> Impact on nearby residential areas.</p>	<p><b>Medium positive</b> -</p>	<p>1. All adjacent landowners must be informed of the construction processes prior to commencement of construction activities.</p> <p>2. Adjacent land owners must be informed timeously of any service stoppages in their areas.</p> <p>3. Notification must include possible timeframes for stoppages.</p> <p>4. Consequences of such stoppages must be clearly indicated to all surrounding/affected land owners.</p> <p>5. Affected land owners must be timeously informed of any/all maintenance of the bulk water services supply which may result in service stoppages to their properties. Again this must include possible timeframes so alternatives can be provided.</p>	<p><b>Low - positive</b></p>
<p><b>Impacts on traffic:</b> Traffic will be congested as a result of construction activities.</p>	<p><b>Medium</b></p>	<p><b>Construction phase:</b></p> <p>1. Vehicular movement beyond the property boundaries may not occur during peak hour traffic times (07h30 – 08h30 and 16h00 – 17h00).</p> <p>2. It must be ensured that a backlog of traffic does not develop at the access points during peak hours through the upgrade to the road system and the implementation of an efficient and effective access control system.</p> <p>3. Speed restriction of 20km/h must be implemented for all construction vehicles.</p> <p><b>Operational phase:</b></p> <p>1. Roads should be adequately maintained.</p> <p>2. Adequate signage should be</p>	<p><b>Low</b></p>

**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

		provided and adhered to.	
<p><b>Impact on socio-economics:</b> Economic and employment status will be impacted on due to access and road construction, building construction, paving construction and landscaping.</p>		<p><b>There are no mitigation measures as the impact is positive.</b></p> <p>1. The construction phase will provide direct temporary employment for locals, and indirect employment through demand for construction materials, and support services, as well as empowerment and skills transfer opportunities. 2. During operation, there will be job opportunities and continued potential for skills transfer.</p>	
<p><b>Impact on infrastructure services:</b> The status of the infrastructure services will be impacted on through the establishment of the site and the construction of roads.</p>		<p><b>There are no mitigation measures as the impact is positive.</b></p> <p>1. The status of the infrastructure services in the surrounding area will be improved through the establishment of the site and the upgrade of roads in the area. 2. Inspect the site for burst, blocked or leaking water pipe 3. During the operational phase, the sewage system must be inspected for leakages on regular basis and any leakages must be attended to immediately.</p>	
<p><b>Impacts on unknown cultural and heritage resources</b></p>	<b>Medium</b>	<p>1. Construction personnel must be alert and inform local Council should they come across any features of heritage value and must cease construction activities immediately 2. No heritage feature can be removed, destroyed and/or interfered with on site without the permission of an accredited archeologist</p>	<b>Low</b>

**Alternative 1 - Layout Plan** - Please also refer to the draft EMP, Specialist assessment reports for details on other applicable mitigation measures

Potential impacts:	Significance rating of impacts:	Proposed mitigation: Construction and operation phase	Significance rating of impacts after mitigation:
<p><b>Increased soil erosion</b></p> <p>Loss of topsoil will occur due to the initial vegetation clearing on</p>	<b>Medium</b>	<p><b>Construction phase:</b></p> <p>1. If at all possible, construction activities should preferably take</p>	<b>Low</b>

**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

<p>site; and construction earthworks may cause increased soil erosion as well as storm water runoff. This layout option entails full storey building, which will utilize more hard space and increase the impact of environmental issues such as dust and soil erosion.</p>		<p>place during the dry winter months.</p> <ol style="list-style-type: none"> <li>2. Stockpiles must be covered in excess windy conditions.</li> <li>3. Clearance of vegetation should be minimized and delayed to minimized exposed areas that might be prone to erosion during heavy rains</li> <li>4. Dust suppression is necessary for stockpiles older than a month.</li> <li>5. Stockpiles should not be higher than 2 m to avoid compaction.</li> <li>6. To prevent erosion of materials stockpiled for a long period of time, the material must be retained in a bermed area.</li> <li>7. The energy / velocity of storm water runoff should be dissipated using metre drains at appropriate intervals.</li> <li>8. Grading of the site is required after construction to ensure free flow of runoff and to prevent ponding of water</li> </ol> <p><b>Operational phase:</b></p> <ol style="list-style-type: none"> <li>4. The storm water system especially discharge points must be inspected and damaged areas must be repaired if required.</li> <li>5. Litter blocking storm water systems must be removed.</li> <li>6. Plant cover must be maintained and unnecessary trafficking be avoided at all cost.</li> </ol>	
<p><b>Impacts on ground water:</b> Groundwater contamination due to construction activities.</p>	<p align="center"><b>Medium</b></p>	<ol style="list-style-type: none"> <li>1. Construction vehicles are to be maintained in good working order, to reduce the probability of leakage of fuels and lubricants.</li> <li>2. All cement mixing must occur on impervious surfaces and within controlled bermed areas.</li> <li>3. Oil residue must be treated with oil absorbent such as Drizit or similar and this material removed to a licensed waste disposal site.</li> <li>4. Contractor/s must provide regularly serviced portable chemical toilets for construction workers at a distance no more than 200 m from the place of construction.</li> <li>5. No materials may be discharged from the construction camps.</li> <li>6. During the operation phase of the development, regular maintenance of the sewage pipelines is required to prevent sewerage leaks.</li> </ol>	<p align="center"><b>Low</b></p>
<p><b>Impacts on stormwater:</b></p>	<p align="center"><b>Medium</b></p>	<ol style="list-style-type: none"> <li>1. No stockpiles or construction</li> </ol>	<p align="center"><b>Low</b></p>

**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

<p>The accumulation of stormwater.</p>		<p>materials may be stored or placed within any drainage line that may be in close proximity of storm water drains.</p> <p>2. No stockpiles or construction materials may be stored or placed in close proximity to storm water drains.</p> <p>3. The storm water system especially discharge points must be inspected and damaged areas must be repaired if required</p>	
<p><b>Impact on dust and air quality:</b> The influx of pollutants will occur due to the establishment of the construction camp and the movement of people and vehicles on site. Excavated and stockpiled material that is vulnerable to wind has the potential to contribute to the influx of pollutants in the air.</p>	<p><b>Medium to Low</b></p>	<p>1. Continuous watering of the site should be carried out to prevent dust pollution during windy and dry conditions.</p> <p>2. A continuous dust monitoring process needs to be undertaken during construction.</p> <p>3. Speed restriction of 20km/h must be implemented for all construction vehicles.</p> <p>4. All vehicles transporting friable materials such a sand, rubble etc must be covered by a tarpaulin or wet down.</p>	<p><b>Low</b></p>
<p><b>Impact on visual and aesthetic quality:</b> Stockpiled materials; workforce; and construction sites.</p>	<p><b>Medium</b></p>	<p>1. Ensure that no litter, refuse, waste, rubbish, rubble, debris and builders wastes generated on the premises be placed, dumped or deposited on adjacent or surrounding properties including road verges, roads or public places and open spaces during or after the construction period. All waste/litter/rubbish etc must be disposed of at an approved dumping site as approved by the Council.</p> <p>2. No wastes may remain on the construction site for more than two weeks.</p> <p>3. Supply sufficient garbage bins throughout the site and empty regularly.</p> <p>4. Ensure good housekeeping is implemented at all times.</p> <p>5. Keep the property neat and litter free at all times and maintain the landscaped areas.</p> <p>6. The buildings that are to be erected should be aesthetically pleasing and blend into the area as far as possible</p> <p>7. Indigenous vegetation should be used to create habitats that attract the natural fauna in the area as far as possible</p> <p>8. Adverting on the site must be in accordance with South African</p>	<p><b>Low</b></p>

**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

		<p>Manual for Outdoor Advertising Control (SAMOAC).</p> <p>9. The Construction camp must be contained to be preventing any visual intrusion and be kept in a clean and orderly state at all times.</p> <p>10. The buildings facades and roof should preferably be painted or finished with natural earth tones.</p> <p>11. Be sensitive towards the use of glass and metal in building designs as to avoid glare from the shiny surfaces to disturb adjacent residents.</p> <p>12. When vertical structures or surfaces are lit such as building facades or signs, direct the light downwards.</p> <p>13. Landscaping should be maintained.</p>	
<p><b>Impact on socio-economics:</b> Impact on nearby residential areas.</p>	<p><b>Medium positive</b> -</p>	<p>1. All adjacent landowners must be informed of the construction processes prior to commencement of construction activities.</p> <p>2. Adjacent land owners must be informed timeously of any service stoppages in their areas.</p> <p>3. Notification must include possible timeframes for stoppages.</p> <p>4. Consequences of such stoppages must be clearly indicated to all surrounding/affected land owners.</p> <p>5. Affected land owners must be timeously informed of any/all maintenance of the bulk water services supply which may result in service stoppages to their properties. Again this must include possible timeframes so alternatives can be provided.</p>	<p><b>Low - positive</b></p>
<p><b>Impacts on traffic:</b> Traffic will be congested as a result of construction activities.</p>	<p><b>Medium</b></p>	<p><b>Construction phase:</b></p> <p>1. Vehicular movement beyond the property boundaries may not occur during peak hour traffic times (07h30 – 08h30 and 16h00 – 17h00).</p> <p>2. It must be ensured that a backlog of traffic does not develop at the access points during peak hours through the upgrade to the road system and the implementation of an efficient and effective access control system.</p> <p>3. Speed restriction of 20km/h must be implemented for all construction vehicles.</p> <p><b>Operational phase:</b></p> <p>1. Roads should be adequately</p>	<p><b>Low</b></p>

**BASIC ASSESSMENT REPORT [REGULATION 22(1)]**

		<p>maintained.</p> <p>2. Adequate signage should be provided and adhered to.</p>	
<p><b>Impact on socio-economics:</b> Economic and employment status will be impacted on due to access and road construction, building construction, paving construction and landscaping.</p>		<p><b>There are no mitigation measures as the impact is positive.</b></p> <p>1. The construction phase will provide direct temporary employment for locals, and indirect employment through demand for construction materials, and support services, as well as empowerment and skills transfer opportunities.</p> <p>2. During operation, there will be job opportunities and continued potential for skills transfer.</p>	
<p><b>Impact on infrastructure services:</b> The status of the infrastructure services will be impacted on through the establishment of the site and the construction of roads.</p>		<p><b>There are no mitigation measures as the impact is positive.</b></p> <p>4. The status of the infrastructure services in the surrounding area will be improved through the establishment of the site and the upgrade of roads in the area.</p> <p>5. Inspect the site for burst, blocked or leaking water pipe</p> <p>6. During the operational phase, the sewage system must be inspected for leakages on regular basis and any leakages must be attended to immediately.</p>	
<p><b>Impacts on unknown cultural and heritage resources</b></p>	<p><b>Medium</b></p>	<p>3. Construction personnel must be alert and inform local Council should they come across any features of heritage value and must cease construction activities immediately</p> <p>4. No heritage feature can be removed, destroyed and/or interfered with on site without the permission of an accredited archeologist</p>	<p><b>Low</b></p>

List any specialist reports that were used to fill in the above tables. Such reports are to be attached in the appropriate Appendix.

Ecological , Geotechnical , Heritage and Traffic impact studies

**3. IMPACTS THAT MAY RESULT FROM THE DECOMMISSIONING AND CLOSURE PHASE**

Briefly describe and compare the potential impacts (as appropriate), significance rating of impacts, proposed mitigation and significance rating of impacts after mitigation that are likely to occur as a result of the decommissioning and closure phase for the various alternatives of the proposed development. This must include an assessment of the significance of all impacts.

**Proposal and Alternative 1**

Potential impacts:	Significance rating of impacts:	Proposed mitigation:	Significance rating of impacts after mitigation:
<p>There will be no decommissioning or closure envisaged as this is an infrastructure that could be upgraded but not closed or decommissioned.</p> <p>The need and the demand of housing in Gauteng region is extremely high and the Department housing does not foresee at this moment in time to cease the provision of houses to the needy people in the</p>			

**4. CUMULATIVE IMPACTS**

Describe potential impacts that, on their own may not be significant, but is significant when added to the impact of other activities or existing impacts in the environment. Substantiate response:

Cumulative impacts can result from actions which may not be significant on their own but which are significant when added to the impact of other similar actions. The anticipated cumulative impacts of the proposed pipeline includes the following:

- Visual impacts
- Traffic impacts;
- Social (noise, crime, health); and
- Ground and Surface water pollution

Positive cumulative impacts that will result from the proposed development include:

- Increased socio-economic upliftment as a result of the housing provision; and
- The subsequent potential increase in the access to improved housing infrastructure, and essential services.

**5. ENVIRONMENTAL IMPACT STATEMENT**

Taking the assessment of potential impacts into account, please provide an environmental impact statement that sums up the impact that the proposal and its alternatives may have on the environment after the management and mitigation of impacts have been taken into account with specific reference to types of impact, duration of impacts, likelihood of potential impacts actually occurring and the significance of impacts.

**Proposal**

This report is intended to offer an objective assessment of the potential environmental impacts and issues / concerns raised during the environmental basic assessment process. The Impact Assessment section of this report indicates that the most significant

environmental impacts associated with the proposed housing development can be effectively mitigated to have a low significance impact rating.

It is the opinion of Envirolution Consulting (Pty) Ltd that the proposed construction of residential development will not have a significant environmental impact with the application of effective mitigation measures. It is therefore recommended that the development be approved as the quality of life for the Jabulani residents and those who currently reside in dilapidated "hostel" infrastructure will be improved.

Responsible environmental management will be required on site, during the planning, construction and operational phase of the development. These mitigation measures should be guided by the draft Environmental Management Programme, attached as **Appendix E**

### **Alternative 1**

It must be noted that the impacts that may arise from the proposed development (preferred) and Alternative 1 are not significantly different from one another. The impacts are likely to be similar but will differ slightly in terms of the design layout (one storey development vs multiple storey development) thus environmental impacts from visual, extent of erosion are obvious from the preferred development by the application of mitigation measures will significantly reduce the impacts from medium to high significance.

It is the opinion of Envirolution Consulting (Pty) Ltd that the preferred alternative (layout 1) be authorised based on this impact assessment.

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### **No-go (compulsory)**

It is obvious that the current increase in demands of housing in Gauteng demand that the provision of safe and quality housing be undertaken. There is a clear need for adequate housing in the area due to the dilapidated "hostel" infrastructure and the growth in demands of housing compounded by rapid urbanisation and migration patterns in the Gauteng province. The "do nothing alternative" will limit the potential for other growth and development projects in the area.

If such an option is selected, the National, Provincial and the Local Departments of Human settlement will be failing to carry out their legislative mandate towards the realisation of provision of sustainable human settlements and heightening the urgency in the delivery of housing opportunities.

Moreover, associated progress to curb socio-economic problems such as homelessness, overcrowding in homes and establishments of slums and informal settlements will not be made. Social problems such as crime, violence and health hazards may continue to fester.

The "no-go option" would allow the ongoing health and safety risks from residing in dilapidated hostels by the residents of Soweto, and in particular Jabulani. Such health and safety risks if no housing is provided will allow the current dismal social and environmental conditions in the area to perpetuate indefinitely. Problems such as informal settlements, improper housing infrastructure, land invasions etc may occur and will obviously have negative impacts on the quality of life of Jabulani residents.

It is for this reason that the City of Johannesburg has commissioned the EIA investigation to provide improved housing to the people of Soweto. Some of the impacts are summarized as follows:

Positive impacts:

- There will be no disturbance to the current environment.

Negative impacts:

- Naturally degradation can be found on site and the status quo will remain the same;
- Invasion of vegetation is likely to occur; and
  - There will be no maintenance of the environment.
  - Loss of topsoil will occur due to the initial vegetation clearing on site; and construction earthworks may cause increased soil erosion as well as stormwater runoff.

- Socio-economic:

The socio-economic status quo will remain the same. However, this cannot be seen as a positive impact as the proposed upgrade will provide job opportunities for the local community during the construction phase.

Negative impacts:

*There will be possible expansion for illegal informal settlements. This will result in greater environmental impacts as there are no civil or formal services.*

**6. IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE**

**Proposal – Preferred alternative**

As per the Layout plan, the development will consist of mixed storey (two, three and four) buildings which will be more of a high density development and will in total have hard spaces of about 7.4926 ha and soft spaces of about 5.3621 ha. This layout plan will have more green open space for recreation facilities.

The implementation of the preferred proposal will transform the site into an investment in the area; and fulfill a housing need for surrounding communities. The proposed residential development will also uplift the socio-economic status of the local area.

It is imperative that vacant land within the Gauteng urban edge, a valuable commodity and resource, is not left vulnerable to the causes and effects of urban decay and its negative economic and social implications. The proposed development falls within the urban edge and promotes the enhancement of the urban neighborhood environment, as well as the effective utilization of available land in the area.

The proposed development has overall significantly low impacts on the environment.

Having assessed the significance of impacts of the proposal and alternative(s), please provide an overall summary and reasons for selecting the proposal or preferred alternative.

*It must be noted that the impacts that may arise from the proposed development (preferred) and Alternative 1 are not significantly different from one another. The impacts are likely to be similar but will differ slightly in terms of the design layout (one storey development vs multiple storey development) thus environmental impacts from visual, extent of erosion are obvious from the preferred development. It must however be noted that the application of mitigation measures will significantly reduce the impacts from medium to high significance.*

*It is the opinion of Envirolution Consulting (Pty) Ltd that the preferred alternative (layout 1) be authorized based on this impact assessment.*

**7. RECOMMENDATION OF PRACTITIONER**

Is the information contained in this report and the documentation attached hereto sufficient to make a decision in respect of the activity applied for (in the view of the Environmental Assessment Practitioner).

YES	
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## BASIC ASSESSMENT REPORT [REGULATION 22(1)]

If "NO", indicate the aspects that require further assessment before a decision can be made (list the aspects that require further assessment):

N/A

If "YES", please list any recommended conditions, including mitigation measures that should be considered for inclusion in any authorisation that may be granted by the competent authority in respect of the application:

- The applicant needs to await GDARD authorization before commencing with the construction
- The EMP for this application is made a binding document for the contractors and managers on site. (See Appendix E for the EMP.)
- The project consider local labour (where required) is used for construction phase of this project
- Public safety be considered during planning and construction

Based on the review of the draft BAR by City of Johannesburg(Environmental Management), the following recommendation must be included on the Environmental Authorization:

- The rocky outcrops must be mapped as a sensitive, be excluded from the development footprint and incorporated into the natural open space. The open space must be adequately linked with the wetland on the Jabulani hostels site (South of Erf 2614) to form continuous ecological open space linkage.  
*It must be noted that the rocky outcrops are already outside the boundaries of the proposed housing development*
- This recommendation must read with recommendations made in respect of the Redevelopment of Jabulani Hostels
- All disturbed areas must be rehabilitated with indigenous vegetation after construction to prevent spread of alien invasive species.
- The Construction camp must be located on areas that are already disturbed.
- Although the natural grassland is transformed, the construction activities must not extend beyond the development site foot print.

### 8. ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)

If the EAP answers yes to Point 7 above then an EMP is to be attached to this report as an Appendix

EMPr attached

YES

## SECTION F: APPENDIXES

The following appendixes must be attached as appropriate:

It is required that if more than one item is enclosed that a table of contents is included in the appendix

Appendix A: Site plan(s) and Locality Maps

Appendix B: Photographs

Appendix C: Public participation information

Appendix D: Specialist reports

D1 Ecological Report

D2 Heritage Report

D3 Geotechnical Report

D4 Traffic Report

D5: Engineering services Report

Appendix E: EMPr

### CHECKLIST

To ensure that all information that the Department needs to be able to process this application, please check that:

- Where requested, supporting documentation has been attached;
- All relevant sections of the form have been completed; and