

Our Ref: Avianto Mixed-use Development

GDARD Ref: GAUT 002/08-09/N0772

28 June 2010

Dear Interested & Affected Party,

PROPOSED AVIANTO MIXED-USE DEVELOPMENT: NOTIFICATION ON THE ACCEPTANCE OF THE FINAL SCOPING REPORT AND COMMENCEMENT OF THE EIA PHASE

I INTRODUCTION

We refer to the Environmental Impact Assessment Process for the proposed Avianto Mixed-use Development, which began in October 2008. As a Registered Interested and Affected Party (IAP), we would like to provide you with an update on the EIA process.

The Scoping Phase of this study was undertaken by another EIA Consultant. This phase culminated in the submission of the Final Scoping Report on 17 June 2009. The Gauteng Department of Agriculture and Rural Development (GDARD) accepted the Final Scoping Report on 21 January 2010. Since the acceptance of the Scoping Report, the Applicant (Doliveira Developments (Pty) Ltd) has decided to appoint a different Environmental Assessment Practitioner to continue with the EIA. The reason for this is that the team that was working on the project left the previous consultancy, and the developers decided to continue with the same team. Consequently, Tholoana Sustainable Development and Environmental Consultants was appointed to complete the EIA.

II STATUS OF THE EIA

The Scoping Phase for this study was initiated in October 2008, with the submission of an Application for Environmental Authorisation on 29 October 2008. As part of the Scoping process, IAPs were invited to register and comment on the proposed development. Public Meetings were held on 28 and 29 January 2009 and a Focus Group Discussion took place on 18 November 2008. The Final Scoping Report was submitted in June 2009 and, after further information was provided on 23 November 2009, the Scoping Report was approved on 21 January 2010. On accepting the Scoping Report the Department gave its consent for the Consultant to proceed with the environmental impact assessment (EIA) in accordance with the tasks outlined in the Plan of Study for EIA.

Key issues to be addressed during the EIA phase include: detailed conceptual layouts with alternatives that take into account the sensitivities of the study area, alignment of the development with the Cradle of Humankind's Management Authority and proof of consultation with this authority. Other issues to be addressed include obtaining the input of the local authorities as regards services and infrastructure, further consultation with I&APs, compilation of an Environmental Management Plan, information on the methodology used to assess the potential impacts identified, as well as all the required specialist studies.

GDARD was informed of the appointment of the new EAP (Tholoana Consulting) in March 2010 and a project update was issued to the Department on 18 March 2010. A site visit with representatives from Mogale City - Integrated Environmental Management and GDARD took place on 4 May 2010.

III PROPERTIES INCLUDED IN THE DEVELOPMENT

The development proposal includes several properties on the farms Driefontein 179 IQ and Rietvallei 180 IQ. The proposed mixed-use development precinct will be located on Portions 61, 69, 71, 72, 73, 74, 77, 80, 81, 82, 126, 127, 129, the Remainder of Portion 30, and the Remaining Extent of the farm Driefontein 179 IQ, as well as Portion 172 of the farm Rietvallei 180 IQ. The development is envisaged as a Country/Life Style Estate that will accommodate the following uses:

- 308 stands zoned "Residential 1";
- 1 stand zoned "Residential 2" with a density of 12 dwelling units per hectare (to accommodate 67 dwelling units);
- 5 stands zoned "Residential 3" to accommodate approximately 701 dwelling units;
- 2 stands zoned "Residential 4" to accommodate 380 dwelling units;
- 2 stands zoned "Special" for the purposes of a retirement village (with 160 units);
- 1 stand zoned "Special: for the purposes of office use, conference and accommodation facilities and spa;
- 1 stand zoned "Special" for offices and/or dwelling units with a density of 34 dwelling units per hectare;
- 1 stand zoned "Business 3";
- 1 stand zoned "Special" for sport and recreation facilities;
- 1 stand zoned "Institutional";
- 1 stand zoned "Educational";
- 1 stand zoned "Special" for engineering services;
- 1 stand zoned special" for office use;
- 13 stands zoned "Private" for open space purposes; and
- 2 stands zoned "Special" for access, access control and conveyance of engineering services.

Since the project was first conceived, a number of engineering services have been investigated. These studies have made it possible to develop a clearer definition of the ancillary infrastructure needed for the development. For instance, a new electrical substation will be required and is to be located on Portion 172 of the farm Rietvallei. Other ancillary services and infrastructure needed to cater for the development are mentioned in point V below.

IV DFA APPLICATION

The EIA is also being undertaken in support of an application in terms of Section 31 of the Development Facilitation Act, Act No. 67 of 1995. The DFA application was lodged by the Applicant for this EIA along with several other properties on 23 February 2010. It is necessary to mention the DFA application although it is a separate town planning exercise that is distinct to and separate from the EIA process due to the overlap of properties mentioned in the EIA and the DFA applications. Origin Town Planning compiled the DFA application for the establishment of a Land Development Area (as defined in the DFA) on various portions of the farms Driefontein 179 IQ and Portion 172 Rietvallei 180 IQ. These portions are: the Remaining Extent of the farm Driefontein 179 IQ; the Remainder of Portion 30; Portions 61, 69, 71, 72, 73, 74, 77, 80, 81, 82, 127, 126 and 129 of the farm Driefontein 179 IQ; and Portion 172 of the farm Rietvallei 180 IQ. This area is to be known as Avianto Estate. The competent authorities for the town planning process are the Gauteng Development Tribunal. Further information on this process can be obtained from Origin Town Planning (012 346 3735).

V SERVICES AND INFRASTRUCTURE

An Outline Scheme Report for civil services including roads and cross bridges, storm water, water supply and sewerage has been compiled by Klunene Consulting. A detailed storm water management plan is also being prepared. The potential environmental impacts of the infrastructure required in these studies are being assessed by the EAP.

VI SPECIALIST STUDIES AND OTHER INVESTIGATIONS

Various specialist studies have been undertaken since the start of the project. These include an Aquatic Impact Report, a Wetland Impact Assessment, Floral Impact Assessment, Faunal Impact Assessment, Cultural and Heritage Impact Report, and a Social Impact Report.

VII PUBLIC PARTICIPATION

As a key component of the EIA process, public participation was undertaken during the Scoping phase. During the EIA Phase, the focus of public participation is to ensure that all the issues raised and the inputs provided by IAPs during the Scoping study are adequately assessed. We are proposing to hold a public meeting to present the findings of the impact assessment phase and to discuss possible mitigation measures for the key impacts identified. You will be advised in due course of the date for this meeting as well as the dates during which the draft EIA report will be available for comment.

VIII PROPOSED PROGRAMME FOR COMPLETION OF THE EIA

Drafting of the EIA report is currently underway. The tentative programme for the remainder of the EIA is as follows:

Activity	Planned dates
Compilation of the Draft EIA Report	June – July 2010
Public Meeting	July 2010
Comment / Review Period for Draft EIA	July to August 2010

We would like to thank you for your comments and involvement in the EIA thus far. You are encouraged to indicate your continued interest in the project by communicating with EAP via email, fax or telephone.

Yours sincerely,

Andrew Woghiren Pr Sci Nat MSc (Wits)

For Tholoana Consulting