DRAFT BASIC ASSESSMENT REPORT

FOR THE THE PROPOSED CONSTRUCTION OF A STUDENT ACCOMMODATION AND ASSOCIATED INFRASTRUCTURE ON PORTION 7 (PORTION 2 TO 102 OF ERF 1305) OF THE FARM RIETGAT JR SOSHANGUVE BLOCK M, WITHIN THE JURISDICTION OF THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY

GAUT-002/25-26/E0209

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Client	Govhani Student Accommodation
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APPROVAL

This document has been approved for publishing by:

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6.	Department of Human Settlements
7.	Air Traffic Navigation Services
8.	Department of Higher Education and Training (DHET)
9.	Interested & Affected Parties

EXECUTIVE SUMMARY

Project Background

Govhani Student Accommodation (Pty) Ltd is a controlled emerging property developer, established in 2016. The company is leading the development of the Soshanguve Student Village, a modern 2580-bed student accommodation project located approximately 300m from Tshwane University of Technology (TUT) Soshanguve Campus, which is aimed at addressing the severe student housing shortage at the institution.

The need for the project is due to the TUT Soshanguve's 7 500-bed backlog, and the Campus has a total of 7000 available student beds, which equates to 33% coverage of registered students out of the Campus student population of 17 000. Furthermore, the Department of Higher Education & Training (DHET) Norms and Standards provides a framework that Universities in Rural/Township Areas should accommodate 80% of contact students. The proposed development is positioned to cater primarily for National Student Financial Aid Scheme (NSFAS) funded students, who represent over 95% of the campus population.

Funding for the proposed project is being advanced through strong institutional partnerships such as the Development Bank of Southern Africa (DBSA), which serves as the lead financial arranger, and may take up to 20% equity participation, the maximum allowed under DBSA policies. The land for the development is held through Vula Investment Properties, and Govhani holds long-term lease rights with an option to purchase. The land ownership structure includes Govhani Investments Holding (Pty) Ltd and the Headbush Family Trust, each holding 50% shares in the landholding.

The City of Tshwane has granted key approvals allowing the project to proceed. These include Development Rights approval in July 2022, Traffic Study and Street Closure approvals, municipal confirmation of existing Bulk Services (water, sewer, electricity, stormwater, and roads), and approval bulk-services contribution.

The proposed student accommodation is a 27 four-storey blocks which will consist of single rooms and double sharing rooms with shared bathrooms and a living area. Figures 1 – 5 below are the facility illustrations and 3D imaginary in relation to the proposed student accommodation:

Figure 1: Site Layout Map

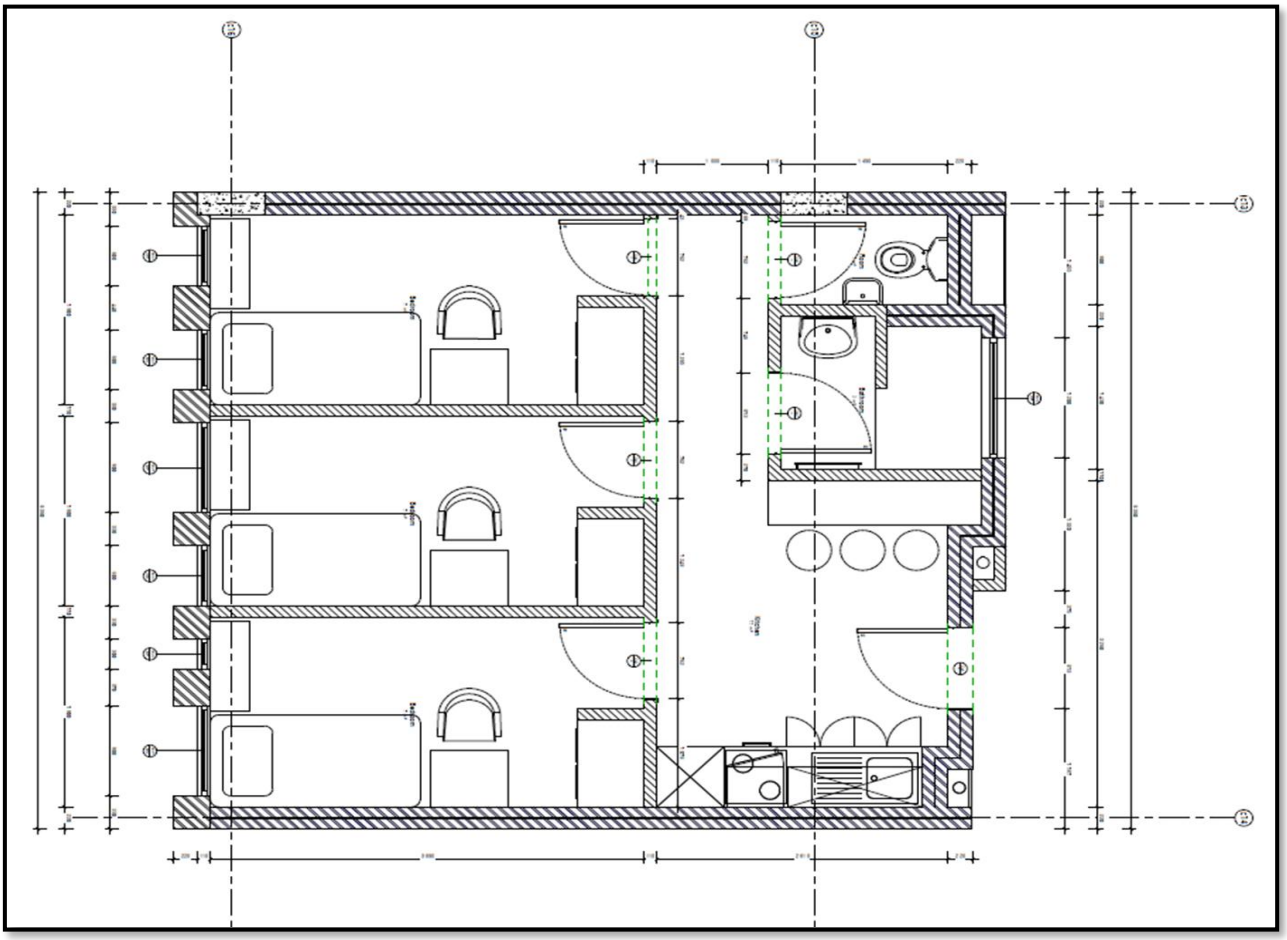

Figure 2: Illustration of a Single Student Room

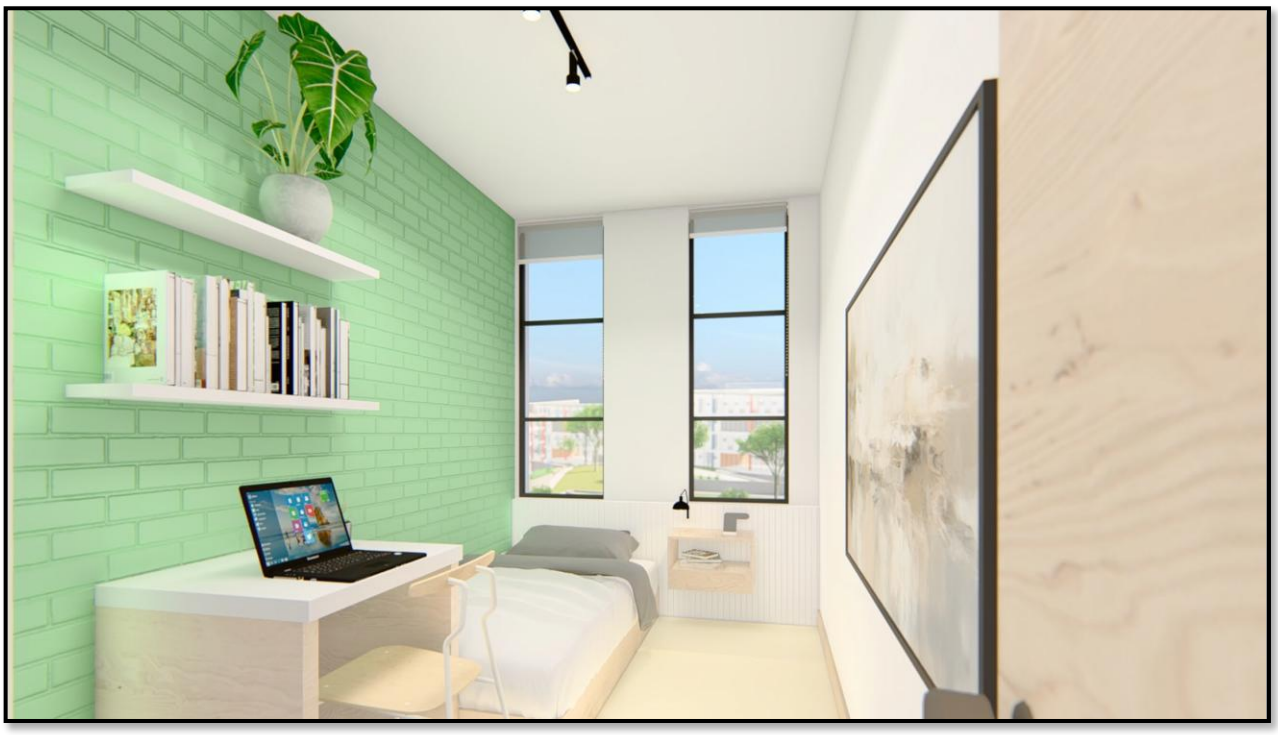

Figure 3: Single Room in 3D Imagery

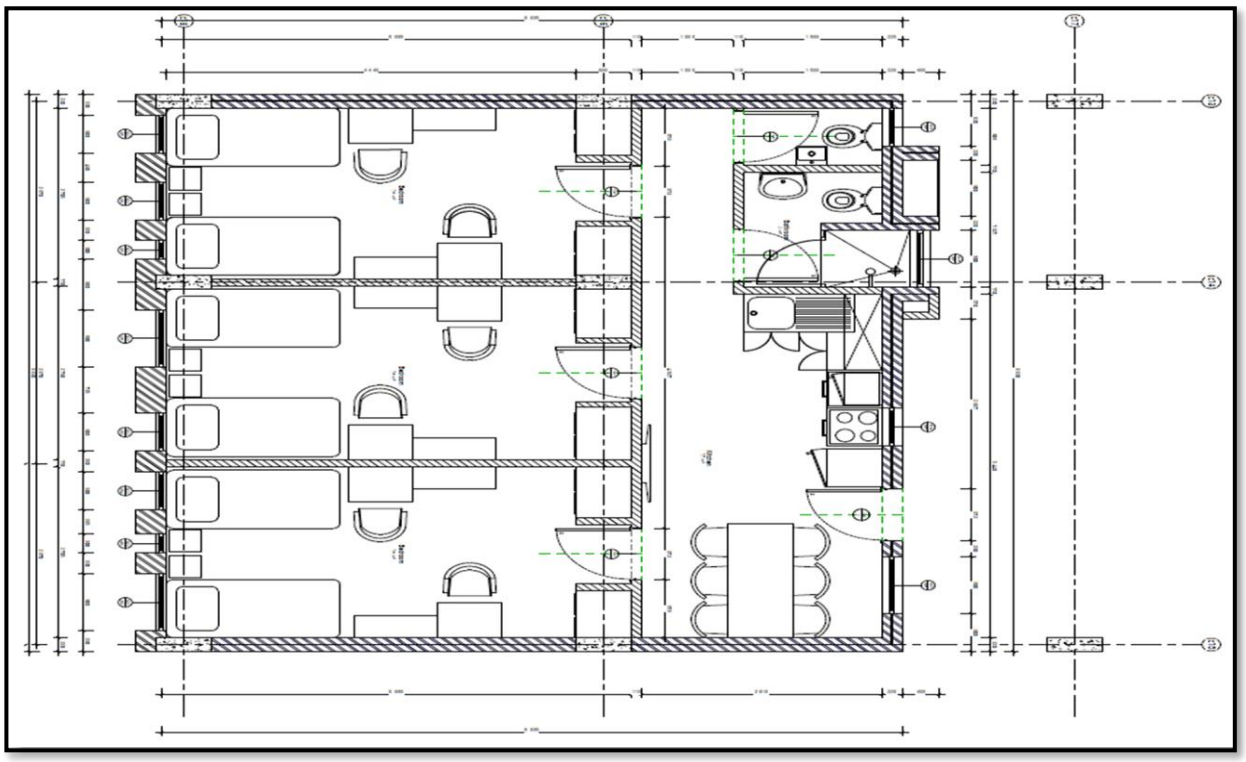

Figure 4: Illustration of a Double-Shared Student Room

Figure 5: 3D Imaginary of the Double Sharing Room

Project Description & Locality

Selahle Consultancy and Projects (Pty) Ltd (SCP) has been appointed by Govhani Student Accommodation to undertake the Environmental Impact Assessment process for the Proposed Construction of a Student Accommodation and Associated Infrastructure in Soshanguve, Block M, within the jurisdiction of the City of Tshwane Metropolitan Municipality. The study area is located on Portion 7 (Portion 2 to 102 of Erf 1305) of the Farm Rietgat 611 JR. The proposed development triggers a Basic Assessment process in accordance with the EIA Regulations, 2014 (as amended), which are promulgated under the National Environmental Management Act, 1998 (Act No.107 of 1998).

The proposed development triggers Environmental Impact Assessment Regulations Listing Notice 1 and Listing Notice 3 of 2014, published under GN R325 and GN R327, respectively. The triggered activities are discussed herein:

Table 1: Listed Activities

Activity No(s)	Listed Activity	Description of the project activity that triggers the listed activity
Listing Notice 1 of the EIA Regulations, 2014, as amended		
Activity 27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation.	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation.
Listing Notice 3 of the EIA Regulations, 2014, as amended		
Activity 12(c)(ii)	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan (c) Gauteng- (ii) Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan	The clearance of an area of 300 square metres or more of indigenous vegetation within the critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan.

The proposed study area measures approximately 4.2 hectares, and the proposed development will entail the following associated infrastructures:

- Canteen
- Recreational area
- Laundry area
- Refuse area
- Parking
- Security facilities
- Sport Facility

The proposed site can be accessed by travelling along Flower Street, and the coordinates to the site are: **25º32'00.47" S, 28º05'24.99" E,** see the locality in Figure 1 below:

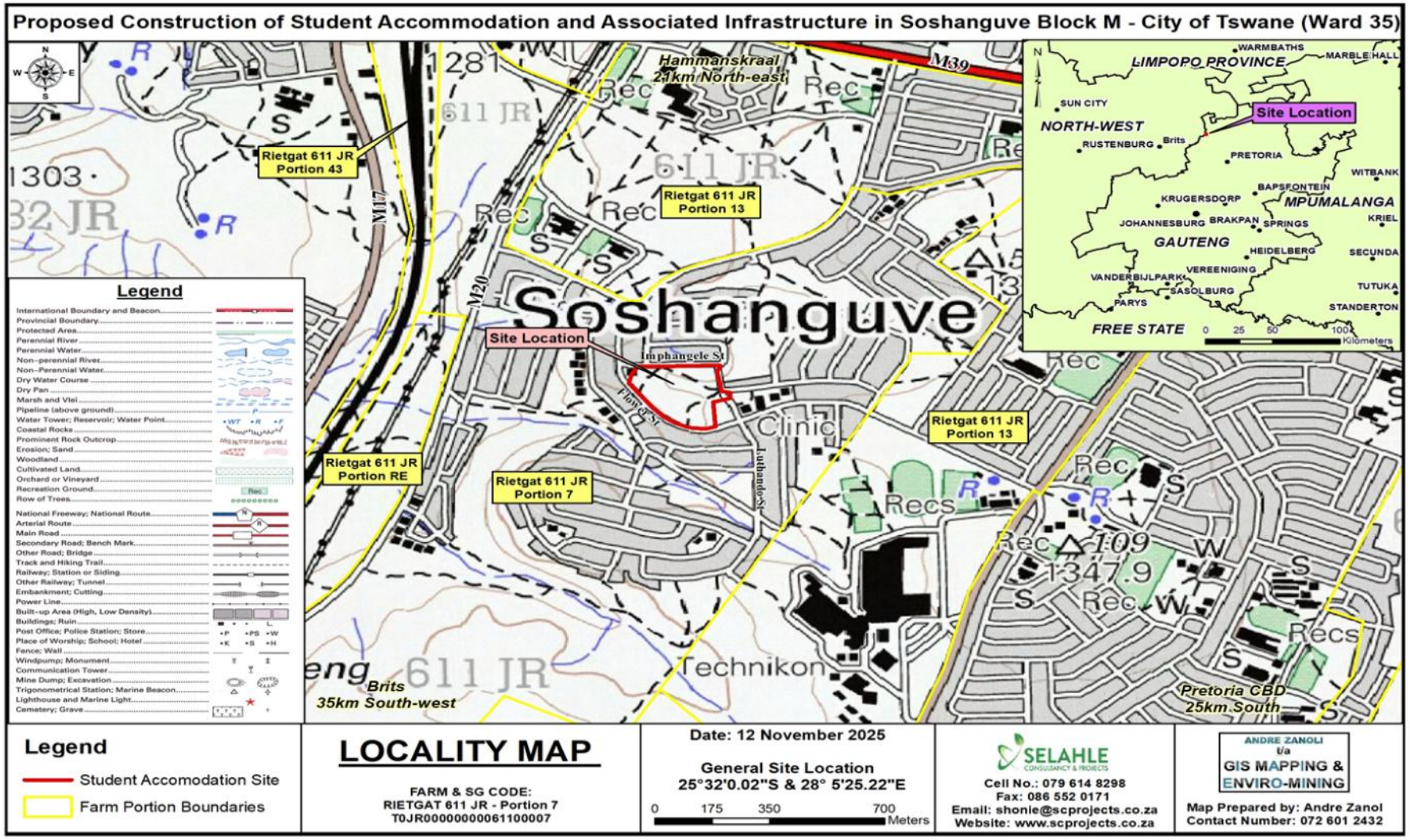

Figure 6: Locality Map

Legislative Requirements

The most important legislation applicable to the proposed project is listed below:

- National Environmental Management Act (No. 107 of 1998) [as amended]
  - Section 28: Duty of Care and responsibilities to minimise and remediate environmental degradation.

- EIA Regulations, 2014 (Government Notices 982) [as amended]
  - The EIA regulations prescribe the manner and content of the Basic Assessment and Public Participation Processes to be followed, as well as the content of the Environmental Management Programme.

- Gauteng Ridge Guidelines 2001, as amended in 2019.

- Gauteng Provincial Environmental Management Framework (2021)

- Procedures for the Assessment and Minimum Criteria for Reporting on Identified Environmental Themes in Terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation.

Alternatives

"alternatives", in relation to a proposed activity, means different means of meeting the general purposes and requirements of the activity, which may include alternatives to –

(a) The type of activity to be undertaken.

An applicant proposes constructing 27 four-storey accommodation blocks with a capacity for 2505 beds on a 4.3-hectare site in Soshanguve Block M, Pretoria. The site is zoned "Residential 4", and is compatible with the proposed use and has access to municipal services.

(b) The technology to be used in the activity and the operational aspects of the activity

Energy saving techniques will be adopted, such Incorporation of rooftop PV solar to power selected lighting and plug points, LED lighting and energy-efficient appliances.

(c) Location Alternative

There have been no alternative properties or locations identified for the proposed development. The current site is the only feasible and available land on which the applicant can undertake the proposed activities.

(d) Design Alternative

The proposed 27 four storey blocks layout shows that the design is clustered around the associated infrastructures which it reduces the footprint and preserves green corridors.

e) Layout alternative

The applicant's preferred layout is suitable because the site has already been disturbed by human activities, resulting in a modified Class 3 ridge that is fragmented with no connection to the any remaining ridges or watercourses. The design also allows for the retention of some existing trees to create recreational open space. According to the Terrestrial Biodiversity study by The Biodiversity Company (Pty) Ltd, the ridge is fragmented with a moderate sensitivity rating, and

no Species of Conservation Concern were found during the site inspection indicating that the proposed development can proceed.

Public Participation

The Public Participation Process was undertaken as part of the Basic Assessment Process for the Proposed Construction of a Student Accommodation in Soshanguve Block M. The process was in terms of Regulation 40 – 44 of the EIA Regulations, 2014 (as amended), published under the National Environmental Management Act (Act No. 107 of 1998, as amended).

The Public Participation Process commenced from 12 September 2025 until 13 October 2025, as per the aforementioned Regulation. This was regarded as the first phase of the PP process and for the Basic Assessment Process. The activities that were undertaken to satisfy the need for public participation were:

- Distribution of Notification letters, Background Information Document (BID): 12 September 2025 – 13 October 2025
- Erection of Site Notices on: 19 September 2025
- Placement of advert in the Local Newspaper: 12 September 2025
    - Noweto Newspaper publication

Furthermore, the Draft Basic Assessment Report (DBAR) will be circulated amongst the Organ of State, Local Municipalities, Stakeholders and Interested and Affected Parties. A minimum period of thirty (30) days for review and comment will be afforded to all parties to comment on the BAR report.

Specialist Studies

In accordance with the Procedures for the Assessment and Minimum Criteria for Reporting in identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation, which were promulgated in Government Notice No. 320 of 20 March 2020 (i.e. “the Protocols”), Nine (09) Specialist Studies and a Compliance Statement were undertaken for the proposed development. The studies and the findings for each specialist are detailed herein below:

1. Archaeological and Cultural Heritage Study

The Archaeological and Cultural Heritage Impact Assessment conducted by Vhubvo Consultancy CC revealed that the proposed site for the student accommodation and associated infrastructure in Soshanguve Block M does not contain any archaeological, historical, or cultural heritage resources of significance. The site is largely disturbed by human activities such as informal dumping and surface erosion, which have degraded its archaeological potential. Field surveys and desktop studies confirmed the absence of visible heritage materials such as graves, stone tools, or historic structures within the project footprint. However, the study noted that archaeological resources are sometimes located below ground level and may only become evident during earthworks.

It was therefore recommended that a Chance Find Procedure (CFP) be implemented during construction. This requires all work to stop immediately should any artefacts, graves, or human remains be uncovered, and the discovery reported to the Provincial Heritage Resources Authority Gauteng (PHRAG), the South African Police Service (SAPS), and a qualified archaeologist. The developer must ensure that site workers receive induction on identifying archaeological materials and

understanding the reporting protocol. The report concluded that there are no heritage constraints that prevent the development, provided that the Chance Find Procedure and the requirements of the National Heritage Resources Act (Act 25 of 1999) are fully adhered to.

2. Agricultural Compliance Statement

The Agricultural Impact Assessment Compliance Statement prepared by KMG Environmental Solutions Services found that the proposed development area has low agricultural potential. The soil profile is shallow, sandy, and poorly structured, with low fertility and limited capacity for water retention, making it unsuitable for crop cultivation or commercial agriculture. The site lies within an already urbanised area of Soshanguve, surrounded by residential and institutional land uses, which further reduces its agricultural significance. The study, therefore determined that transforming the land for urban development will not result in the loss of agriculturally productive land.

The report concluded that the project complies with the Agricultural Protocol (Government Notice 320 of 2020) and confirmed that the area is of very low agricultural sensitivity. Recommended mitigation measures include implementing stormwater control systems to minimise erosion, rehabilitating disturbed areas through revegetation, and preventing contamination of the surrounding land during construction. The proposed student accommodation project is therefore considered appropriate and will not compromise the region's agricultural resources.

3. Engineering Report

The Engineering Report assessed the availability and capacity of municipal infrastructure required to service the proposed student accommodation. Findings confirmed that the site is well-located within Soshanguve and can be supported by existing municipal water, sanitation, electrical, and road networks. The engineering design review indicated that minor infrastructure extensions or upgrades may be necessary to ensure optimal supply, but no major off-site works are required. The soil and ground stability were found to be adequate for structural development, and no significant engineering constraints were identified that would delay construction.

The study recommended that the design incorporate energy-efficient building systems such as LED lighting, smart metering, and renewable-ready electrical infrastructure. Furthermore, stormwater must be effectively managed through an on-site drainage network designed in accordance with municipal standards to prevent surface flooding. The engineering specialist concluded that the project is technically feasible and compliant with all relevant municipal design guidelines, provided that the proposed infrastructure is constructed and maintained according to approved engineering drawings.

4. Geotechnical study

The Geotechnical Investigation determined that the site consists primarily of transported sandy soils overlying residual soils derived from weathered rock formations. These soils exhibit moderate compressibility and variable bearing capacity, which are generally suitable for construction if appropriate foundation designs are adopted. No evidence of dolomitic activity, sinkholes, or major geological hazards was observed. The study concluded that the development poses a low geotechnical risk and that the site conditions are stable for the intended use.

It was recommended that conventional strip or raft foundations be used depending on load distribution, and that all excavation and filling activities be conducted under strict supervision by a

geotechnical engineer. Any unsuitable or loose materials must be removed and replaced with compacted fill. Erosion and surface water control measures should be implemented to prevent soil instability. The report further advised that if unexpected sub-surface conditions are encountered during construction, the geotechnical engineer should reassess foundation requirements to ensure long-term stability.

5. Roads and Stormwater Study

The Roads and Stormwater Study found that the existing local road network surrounding the proposed site is capable of accommodating the additional traffic volumes generated by the student accommodation project. The surrounding roads are in fair condition and are connected to the main major routes in Soshanguve, providing good accessibility. The study also assessed the stormwater runoff patterns and determined that proper drainage and attenuation systems are necessary to prevent downstream flooding during heavy rainfall events.

It recommended the installation of a comprehensive stormwater management system that incorporates underground pipes, surface channels, and attenuation ponds to manage peak runoff flows. Regular maintenance of drainage infrastructure was emphasised to ensure efficiency. On the road network, minor improvements such as signage, safe pedestrian walkways, and access control points were proposed. These measures will ensure that both vehicular and pedestrian movement around the site remains safe and efficient, reducing the potential for traffic congestion and flooding.

6. Socio-Economic Assessment

The Socio-Economic Assessment indicated that the student accommodation project will yield significant positive social and economic benefits for the Soshanguve community. The area faces high unemployment and a shortage of quality student housing for Tshwane University of Technology (TUT) students. The development will provide approximately 2,000 beds, creating safe, formal accommodation and reducing reliance on informal housing. It will also stimulate local business activities and increase demand for services such as food, retail, and transport.

The project is expected to create approximately 250 temporary jobs during the construction phase and 60 permanent operational jobs once completed. The report recommended that local labour and SMMEs be prioritised for procurement and employment to maximise community benefits. To mitigate minor negative effects such as noise, waste, and traffic during construction, a strict Environmental Management Programme (EMPr) must be enforced. The study concluded that the project aligns with local development objectives and will contribute positively to education, employment, and urban revitalisation.

7. Terrestrial Biodiversity Assessment

The Terrestrial Biodiversity Assessment revealed that the site overlaps with a Class 3 Ridge, a sensitive ecological landscape that has already undergone 35–65% transformation due to human activity. The site consists mainly of Norite Koppies Bushveld, a habitat of medium ecological importance that supports various fauna and flora and plays an essential role in maintaining biodiversity within an already fragmented landscape.

Although the national Screening Tool flagged the area as “Very High” sensitivity, the Site Ecological Importance (SEI) assessment found that the PAOI (Project Area of Influence) contains areas ranging

from very low to medium sensitivity, with the natural portions of the ridge being the most sensitive. Importantly, no Species of Conservation Concern (SCC), plant or animal that were recorded or expected on site.

The study concludes that no fatal flaws exist for the development provided that the natural areas of the Class 3 ridge are avoided, and mitigation measures are fully applied. For natural, untransformed parts of the ridge, only low-impact activities with an ecological footprint of 5% or less may be allowed, and even these are discouraged if development can be accommodated on flatter areas abutting the ridge. For already transformed portions of the ridge, no further development is allowed where 4 ha or more of contiguous natural habitat remains intact, to prevent further fragmentation.

The study recommends measures such as keeping development outside the sensitive ridge portions, controlling alien invasive vegetation, restricting construction to authorised access routes, protecting faunal movement corridors, and implementing stormwater, erosion, and spill-management plans. Overall, the residual impact is expected to be moderately high–low during construction, but low during operation, provided that all natural ridge areas are excluded from development, and rehabilitation is done accordingly.

8. Traffic Impact Assessment

The Traffic Impact Assessment evaluated the anticipated vehicular movement resulting from the student accommodation and associated infrastructure. The analysis showed that the development would generate an estimated 51 vehicle trips during the morning peak hour and 75 during the afternoon peak hour, which the existing road network can accommodate with minor adjustments. The nearby intersections currently operate within acceptable capacity levels, though improvements could enhance safety and flow efficiency.

The report recommended converting the Aubrey Matlala / Flower Street intersection into a three-way stop and upgrading the Commissioner / Flower Street intersection to a signalised control. It further advised implementing dedicated pedestrian pathways, loading bays, and pick-up/drop-off zones within the site to manage student movement safely. During construction, this Traffic Management Plan should be adopted to minimise congestion and ensure safety for all road users. The study concluded that the development would have a low traffic impact if the proposed measures are implemented.

9. Visual Impact Assessment

The Visual Impact Assessment concluded that the project area is already urbanised, with existing residential and institutional structures. The visual character of the surroundings will not drastically change with the construction of the student accommodation, though a temporary visual intrusion will occur during the construction phase. The development design, including building height and layout, is consistent with the area's visual landscape, and once completed, it will blend with the existing urban form.

It was recommended that landscaping, vegetation buffers, and visually compatible building finishes be implemented to soften the appearance of the development. Construction debris and waste should be managed to minimise visual disturbance. Lighting should be designed to prevent glare, especially toward neighbouring properties. With these mitigation measures, the visual impact was assessed as

moderate during construction and low during operation, indicating that the project will integrate with the surrounding environment.

10. Water and Sanitation Study

The Water and Sanitation Study confirmed that the City of Tshwane's existing municipal infrastructure can adequately service the proposed development. The site will be connected to the municipal water supply and sewage network, with sufficient capacity available for the projected demand. The study found no groundwater dependence or contamination risks, and the quality of the municipal supply meets SANS standards. The proposed infrastructure will therefore ensure reliable water and sanitation services for the student accommodation.

The study recommended installing water-saving devices, low-flow fixtures, and dual-flush systems to promote resource efficiency. The sewage system should be regularly maintained to prevent blockages or leaks. It also advised that stormwater be separated from the wastewater network to prevent overloading during rainfall. The inclusion of rainwater harvesting systems was proposed to enhance sustainability further.

11 Geotechnical Assessment Study

A geotechnical Assessment was undertaken by Rocksoil Consult (Pty) Ltd where a total of 21 test pits were excavated across accessible portions of the site using a Tractor Loader Backhoe (TLB). The test pit depths ranged between approximately 0.55 m and 2.50 m, with an average depth of about 1.14 m, indicating that large portions of the site are underlain by shallow competent material. The test pits were profiled, photographed and selectively sampled, allowing the specialist to identify the dominant soil and rock materials present across the site.

The investigation confirmed that the site is generally underlain by thin transported soils, including reworked topsoil and talus material, overlying residual granophyre and completely to highly weathered granophyre. Bedrock was encountered at very shallow depths (0.12 m to 1.0 m), with the overlying soils described as loose to medium dense and moderately pin holed, and exhibiting slight collapse under conditions of load and moisture. No groundwater was recorded during the investigation; however, the specialist notes that perched seasonal seepage may occur during extended wet periods.

The site is further characterised by the presence of numerous rock outcrops, residual boulders, undulating shallow bedrock, and variable slopes, including areas with gradients exceeding 12°, all of which contribute to the geotechnical sensitivity of the area. The upper soil horizons show medium erodibility, particularly where surface runoff has the potential to concentrate.
Based on these conditions, the specialist identified several geotechnical constraints that must be taken into account during project planning and design. These include collapsible and compressible soils, shallow bedrock that will influence foundation depths, potential seasonal seepage, erodible surface soils, moderate to severe excavation difficulty, and corrosive soil conditions that may affect buried metal infrastructure. Despite these constraints, the specialist concludes that the site is considered geotechnically suitable for the proposed development, subject to the implementation of appropriate engineering and construction controls.

The specialist recommends that foundations be designed in accordance with the variable subsurface conditions encountered on-site. Suitable foundation options include deepened strip footings founded on competent weathered granophyre, stiffened strip footings, stiffened or cellular raft foundations, or soil raft systems with lightly reinforced strip footings in areas underlain by collapsible or compressible materials. Conventional strip footings may be used where shallow competent rock is present. The excavations in areas of shallow rock and boulders may require the use of ripping equipment or heavy-duty machinery, and all manned excavations deeper than 1.5 m must be adequately supported and inspected for stability. To address erosion and seepage risks, the specialist further recommends the implementation of effective stormwater management measures, including appropriate surface and subsurface drainage, slope protection, and erosion control interventions.

The specialist further recommends that a Phase 2 Geotechnical Investigation be undertaken during the construction phase. This follow-up investigation will involve open-trench inspections to confirm actual subsurface conditions, refine foundation designs as necessary, verify compaction standards, and ensure that all foundation levels are placed on competent material. This step is considered critical due to the variable and shallow rock conditions observed across the site.

Overall, the geotechnical assessment concludes that the site is suitable for the proposed development, provided that the above recommendations and engineering controls are fully incorporated into the design and construction processes.

Environmental Assessment Practitioner's Statement:

It is the opinion of the Environmental Assessment Practitioner (EAP) that the proposed development is viable and should proceed. The following reasons substantiate the viability of the projects:

1. **Fragmented Ridge**

The proposed development is located in Soshanguve Block M township, where part of Block M is located within the Class 3 Ridge. The residential township, roads, schools, churches, small-scale businesses and light industries are the major causes of the fragmented ridge; hence, the ridge is considered to have moderate sensitivity. Furthermore, there are no watercourses or any other sensitive features that connect to the Ridge, also no Species of Concern were observed by the Terrestrial Biodiversity specialist.

2. **Alignment with Zone 1 of the Gauteng Provincial Environmental Management Framework**

The proposed development aligns with the Gauteng Provincial Environmental Management Framework (GPEMF) Urban Development Zone 1, whose intention is to streamline urban development activities and to promote development infill, densification and concentration of urban development within the urban development zones.

3. **Preferred Layout**

The extent of the proposed development is 4,32 Ha; however, the development footprint is 3.72 Ha, therefore, site clearance will be for the entire study area, but will only be limited to the development footprint. Furthermore, the applicant proposes to retain a portion of the existing indigenous trees from the study area, which will serve as a recreational area for the students, and will be regarded as an open area (refer to Figure 1 above).

4. Findings from the Terrestrial Biodiversity Specialist

The Terrestrial Specialist indicated that there were no species of concern in the study area, meaning that there would be no species that would be threatened by the proposed development. The impacts that were assessed were rated at medium sensitivity, meaning that with proper mitigation, the project is viable. It is the opinion of the EAP to concur with this finding, although the specialist indicated that development should occur outside the Ridge, the ridge in question, as mentioned above, is fragmented due to human activities, and it remains at medium sensitivity.

5. Socio-Economic

The Socio-economic assessment study indicated that the proposed project is expected to create approximately 250 temporary jobs during the construction phase and 60 permanent jobs during the operational phase once completed. The proposed project will yield significant positive social and economic benefits for the Soshanguve community. The area faces high unemployment and a shortage of quality student accommodation for Tshwane University of Technology (TUT) students.

Should the Environmental Assessment (EA) for the proposed development be granted, it means the proposed development will respond to three key factors that encompass the student's life, which are safety, secure residence and transport.

The proposed Govhani Student Accommodation project is regarded as environmentally acceptable and a socio-economic beneficial project. The development aligns with national (IDP), provincial (GPEMF), and municipal (SDF) planning frameworks and contributes to the broader objectives of sustainable urban development and social upliftment within the Soshanguve area.

ACRONYMS & ABBREVIATIONS

CA	Competent Authority
CBA	Critical Biodiversity Area
CRR	Comment & Response Report
DBAR	Draft Basic Assessment Report
DWS	Department of Water and Sanitation
EA	Environmental Authorisation
EAP	Environmental Assessment Practitioner
ECA	Environment Conservation Act, 1989 No. 73 of 1989)
EMPr	Environmental Management Programme
ESA	Ecological Support Area
GDEnv	Gauteng Department of Environment
GNR	Government Notice Regulation
HIA	Heritage Impact Assessment
I&AP	Interested and Affected Party
IAP	Invasive Alien Plants
IDP	Integrated Development Plan
IEM	Integrated Environmental Management
NDP	National Development Plan
NEMA	National Environmental Management Act, 1998 (Act No. 107 of 1998)
NEMBA	National Environmental Management: Biodiversity Act, (Act No. 10 of 2004)
NFEPA	National Freshwater Ecosystem Priority Area
NHRA	National Heritage Resources Act, 1999 (Act No. 25 of 1999)
NWA	National Water Act, 1998 (Act No. 36 of 1998)
PPP	Public Participation Process
SAHRA	South African Heritage Resources Agency
SANBI	South African National Biodiversity Institute
SANS	South African National Standards
SCP	Selahle Consultancy & Projects
SDF	Spatial Development Framework
SEA	Strategic Environmental Assessment
WULA	Water Use License Application

INFORMATION REQUIRED BY THE COMPETENT AUTHORITY

The Environmental Impact Assessment (EIA) Regulations, promulgated in terms of the National Environmental Management Act (NEMA, Act no. 107 of 1998 as amended) dated 8th of December 2014, were amended in April 2017. In terms of Appendix 1 (3) of the EIA Regulations (2014 and subsequent 2017 amendments), a Basic Assessment Report (BAR) must contain the information that is necessary for the competent authority to consider and come to a decision on the application and must include –

SCOPE OF ASSESSMENT & CONTENT OF BASIC ASSESSMENT REPORTS	
a) Details of - (i) The EAP who prepared the report; and (ii) The expertise of the EAP, including a curriculum vitae.	Page XV
b) The location of the activity, including – (i) The 21-digit Surveyor General code of each cadastral land parcel. (ii) Where available, the physical address and farm name; and (iii) Where the required information in items (i) and (ii) is not available, the coordinates of (iv) the boundary of the property or properties.	Page iv, v & and Section 10
c) A plan that locates the proposed activity, or activities applied for as well as associated structures and infrastructure at an appropriate scale, or, if it is – (i) A linear activity, a description, and coordinates of the corridor in which the proposed activity or activities is to be undertaken; or (ii) On land where the property has not been defined, the coordinates within which the (iii) activity is to be undertaken.	Section B & Page iv
d) A description of the scope of the proposed activity, including – (i) All listed and specified activities triggered and being applied for; and (ii) A description of the activities to be undertaken, including associated structures and (iii) infrastructure.	Section B
e) A description of the policy and legislative context within which the development is proposed including: (i) An identification of all legislation, policies, plans, guidelines, spatial tools, municipal development planning frameworks, and instruments that are applicable to this activity and have been considered in the preparation of the report; and (ii) How the proposed activity complies with and responds to the legislation and policy. (iii) context, plans, guidelines, tools frameworks, and instruments.	Section A
f) A motivation for the need and desirability for the proposed development including the need and desirability of the activity in the context of the preferred location.	Section D
g) A motivation for the preferred site, activity, and technology alternative.	Section B

SCOPE OF ASSESSMENT & CONTENT OF BASIC ASSESSMENT REPORTS	
h) A full description of the process followed to reach the proposed preferred alternative within the site, including – (i) Details of all the alternatives considered. (ii) Details of the public participation process undertaken in terms of regulation 41 of the Regulations, including copies of the supporting documents and inputs; (iii) A summary of the issues raised by interested and affected parties, and an indication of the way the issues were incorporated, or the reasons for not including them; (iv) The environmental attributes associated with the alternatives focusing on the geographical, physical, biological, social, economic, heritage and cultural aspects; (v) The impacts and risks which have informed the identification of each alternative, including the nature, significance, consequence, extent, duration and probability of such identified impacts, including the degree to which these impacts – (vi) aa. Can be reversed. (vii) bb. May cause irreplaceable loss of resources, and cc. Can be avoided, managed or mitigated; (viii) The methodology used in identifying and ranking the nature, significance, consequences, extent, duration and probability of potential environmental impacts and risks associated (ix) with the alternatives; (x) Positive and negative impacts that the proposed activity and alternatives will have on the environment and on the community that may be affected focusing on geographical, physical, biological, social, economic, heritage and cultural aspects; (xi) The possible mitigation measures that could be applied and level of residual risk; (xii) The outcome of the site selection matrix; (xiii) If no alternatives, including alternative locations for the activity were investigated, the motivation for not considering such; and (xiv) A concluding statement indicating the preferred alternatives, including the preferred (xv) location of the activity.	Section B Section B, D
i) A full description of the process undertaken to identify, assess and rank the impacts the activity will impose on the preferred location through the life of the activity, including – (i) A description of all environmental issues and risks that were identified during the environmental impact assessment process; and (ii) An assessment of the significance of each issue and risk and an indication of the extent to which the issue and risk could be avoided or addressed by the adoption of mitigation (iii) measures.	Section C, D

SCOPE OF ASSESSMENT & CONTENT OF BASIC ASSESSMENT REPORTS	
j) An assessment of each identified potentially significant impact and risk, including – (i) Cumulative impacts; (ii) The nature, significance and consequences of the impact and risk; (iii) The extent and duration of the impact and risk; (iv) The probability of the impact and risk occurring; (v) The degree to which the impact and risk can be reversed; (vi) The degree to which the impact and risk may cause irreplaceable loss of resources; and (vii) The degree to which the impact and risk can be avoided, managed or mitigated.	Section C, D, E
k) Where applicable, a summary of the findings and impact management measures identified in any specialist report complying with Appendix 6 to these Regulations and an indication as to how these findings and recommendations have been included in the final report.	Page vii
l) An environmental impact statement which contains – (i) A summary of the key findings of the environmental impact assessment; (ii) A map at an appropriate scale that superimposes the proposed activity and its associated structures and infrastructure on the environmental sensitivities of the preferred site indicating any areas that should be avoided, including buffers; and (iii) A summary of the positive and negative impacts and risks of the proposed activity and (iv) identified alternatives.	Section D
m) Based on the assessment, and where applicable, impact management measures from specialist reports, the recording of the proposed impact management outcomes for inclusion in the EMPr.	Section C, D, E
n) Any aspects which were conditional to the findings of the assessment either by the EAP or specialist which are to be included as conditions of the authorisation.	Section C, D, E
o) A description of any assumptions, uncertainties, and gaps in knowledge which relate to the assessment and mitigation measures proposed.	Section C, D, E
p) A reasoned opinion as to whether the proposed activity should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be made in respect of that authorisation.	Section D, E
q) Where the proposed activity does not include operational aspects, the period for which the environmental authorisation is required, the date on which the activity will be concluded, and the post-construction monitoring requirements finalised.	Section E
r) An undertaking under oath or affirmation by the EAP in relation to – (i) The correctness of the information provided in the reports; (ii) The inclusion of comments and inputs from stakeholders and I&APs; (iii) The inclusion of inputs and recommendations from the specialist reports where relevant; and (iv) Any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested and affected (v) parties.	Appendix 1

SCOPE OF ASSESSMENT & CONTENT OF BASIC ASSESSMENT REPORTS	
s) Where applicable, details of any financial provision for the rehabilitation, closure, and ongoing post-decommissioning management of negative environmental impacts.	N/A
t) Any specific information that may be required by the competent authority.	N/A
u) Any other matters required in terms of section 24 (4)(a) and (b) of the Act.	N/A

DETAILS OF THE EAP

Table 2: Details of EAP

Name of the Environmental Assessment Practitioner	Shonisani Selahle
Tel No:	011 026 2560 / 079 569 5277
Fax No:	086 685 9567
Email:	shonie@scprojects.co.za / admin@scprojects.co.za

EXPERTISE OF THE EAP

- EAPASA Registered EAP: 2020/2646
- SACNASP Registered Scientist: 134271
- SACPCMP Registered Safety Manager: CHSM/1372/2025

Qualifications

- BSc Honours in Environmental Management - (UNISA) 2025
- N. Dip in Geology – (TUT) 2010
- NOSA, Implementation of ISO 45001:2018 & ISO 14001:2015

Summary of the EAP's experience

Shonisani Selahle is an Environmental Consultant with over 14 years of experience in applying the principles of Integrated Environmental Management and implementing environmental legislation in various development projects and initiatives across Southern Africa. She has coordinated and managed several diverse projects and programs related to the Environment and Waste within both the public and private sectors for national and international companies. She has a great understanding of relevant legislation about environmental management (NEMA, ECA, NWA, MPRDA, etc).

Curriculum Vitae Shonisani Selahle

- Ability to carry out international environmental legislation research to interpret and incorporate it in proposals/EIAs/Bas.
- Understanding and implementation of World Bank Guidelines and Equator Principles into EIA reports.
- Technicalities of EIA Guidelines (Pre-consultation; Exemption of Environmental Authorisation, Environmental Screening Studies, Feasibility Studies, Fatal Flaw Studies, Basic Assessment, EIA, Scoping, EIA Public Participation and Appeals).
- Ability to undertake Environmental Authorisation Amendments (Minor and Substantive) Application.
- Ability to carry out Occupational Health and Safety Compliance Monitoring and Audits in terms of the Occupational Health and Safety Act and Construction Regulations.

- Ability to do EIA Reports independently and incorporate specialist input into reports.
- Ability to compile Environmental Management Plans.
- Ability to coordinate Public Participation from call to register to compile issues and response Reports.
- Ability to undertake EIA's/BAs for Renewable energy projects.
- Ability to carry out Environmental Control Officer (ECO) duties (site inspection and site/client auditing) and work independently.
- Ability to liaise with clients and authorities.
- Ability to undertake site rehabilitation using Bioremediation methods for contaminated sites,
- Ability to carry out Occupational Health and Safety Audits.
- Ability to apply Construction Health and Safety Permits with swift responses from the Department of Employment and Labour.
- Ability to implement ISO 45001:2018 and ISO 18001:2015 standards per project description for companies.

TABLE OF CONTENTS

List of Figures

List of Tables

GAUTENG PROVINCE
ENVIRONMENT
REPUBLIC OF SOUTH AFRICA

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, 2014 (2025 VERSION 1)

Kindly note that:

1. This **Basic Assessment Report** is the standard report required by the Gauteng Department of Environment in terms of the EIA Regulations, 2014.
2. This application form is current as of April 2025. It is the applicant's responsibility to check for any updated versions published by the competent authority.
3. A draft Basic Assessment Report must be submitted, for purposes of comments within a period of thirty (30) days, to all State Departments administering a law relating to a matter likely to be affected by the activity to be undertaken.
4. **A draft Basic Assessment Report must be submitted, for purposes of comments within thirty (30) days, to a Competent Authority (uploaded to the EIA online system) empowered in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended to consider and decide on the application. The EIA online system can be accessed at https://eia.gauteng.gov.za.**
5. **A copy (PDF) of the final report and attachments must be uploaded to the EIA online system. The EIA online system can be accessed at https://eia.gauteng.gov.za.**
6. **Draft and final reports submitted in terms of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) must be emailed to environmentsue@gauteng.gov.za.**
7. 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.
8. Selected boxes must be indicated by a cross and, when the form is completed electronically, must also be highlighted.
9. An incomplete report may lead to an application for environmental authorisation, or a Waste Management License being refused.
10. Any report that does not contain a titled and dated full-colour large-scale layout plan of the proposed activities including a coherent legend, overlain with the sensitivities found on site may lead to an application for environmental authorisation or a Waste Management License being refused.
11. The use of “not applicable” in the report must be done with circumspection because if it is used for material information that is required by the competent authority for assessing the application, it may result in the application for environmental authorisation or Waste Management License being refused.
12. The applicant must fill in all relevant sections of this form. Incomplete applications will not be processed. The applicant will be notified of the missing information in the acknowledgement letter that will be sent within 10 days of receipt of the application.
13. Unless protected by law, and 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.
14. Although pre-application meetings with the Competent Authority is optional, applicants are advised to have these meetings before submission of the application to seek guidance from the Competent Authority.
15. **Please note that your submission will be acknowledged within 10 days of receipt. If you do not receive an acknowledgement from the Department within this period, kindly follow up using our central email address: environmentenquiries@gauteng.gov.za**

DEPARTMENTAL DETAILS

Gauteng Department of Environment
Attention: Environmental Support Services of the Environmental Branch
P.O. Box 8769
Johannesburg
2000

(For official use only)

NEAS Reference Number:						
File Reference Number:						
Application Number:						
Date Received:						

If this BAR has not been submitted within 90 days of receipt of the application by the competent authority and permission was not requested to submit within 140 days, please indicate the reasons for not submitting within time frame.

This BAR will be submitted within the legislated timeframe

Is a closure plan applicable for this application and has it been included in this report? **No**

if not, state reasons for not including the closure plan.

This application is for a new activity/development and there are no plans to decommission the infrastructure in the near future and therefore a closure plan will not be attached to this basic assessment report.

Has a draft report for this application been submitted to a competent authority and 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 the State Departments referred to above attached to this report including their full contact details and contact person? **Yes**

If no, state reasons for not attaching the list.

N/A

Have State Departments including the competent authority commented? **No**

If no, why?

The Draft BAR is currently being released for a 30-day review period. Following the review period, any comments received will be incorporated into the Final BAR, which will be submitted to the Gauteng Department of Environment (GDEnv) for decision-making. An application for EA, as well as the relevant public participation Process documentation accompany the Draft BAR.

SECTION A: ACTIVITY INFORMATION

1 PROPOSAL OR DEVELOPMENT DESCRIPTION

Project title (must be the same name as per application form):

The proposed construction of a student accommodation and associated infrastructure in Soshanguve, Block M, within the jurisdiction of the City of Tshwane Metropolitan Municipality, Gauteng Province

Select the appropriate box

The application is for an upgrade of an existing development		The application is for a new development	X	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

N/A

If yes, have you applied for the authorisation(s)?	NO
If yes, have you received approval(s)? (attach in appropriate appendix)	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:
National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended).	National & Provincial	1998
Environmental Impact Assessment Regulations (GN. R. 982 2014, as amended)	National & Provincial	2014
Occupational Health and Safety Act (Act No: 58 of 1993)	National & Provincial	1993
National Environmental Management Act: Air Quality, 2004	National & Provincial	2004
National Environmental Management Act: Biodiversity Act (Act No: 10 of 2004)	National & Provincial	2004
Minimum Requirements for Biodiversity Assessments	Provincial	2014

Title of legislation, policy or guideline:	Administering authority:	Promulgation Date:
National Heritage Resources Act 25 of 1999	National & Provincial	2000
National Water Act (Act No: 36 of 1998)	National & Provincial	1998
DEA Guidelines on Public Participation	National & Provincial	2012
DEA Guidelines on Need and Desirability	National & Provincial	2004
DEA Guidelines on Alternatives	National & Provincial	2004
National Building Regulations and Building Standard Act, 1977 (Act No. 103 of 1977)	National & Provincial	1977
Gauteng Provincial Environmental Management Framework	Provincial	2015
Gauteng Ridge Guidelines	Provincial	2019
National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008)	National & Provincial	2008

Description of compliance with the relevant legislation, policy or guideline:

Legislation, policy of guideline	Description of compliance
National Environmental Management Act No.107 of 1998 as amended	A Basic Assessment process is required to obtain authorisation for the activities, as per the EIA Regulations (2014) promulgated in terms of NEMA. The proposed development triggers Activity No. 27 of Listing Notice 1 and Activity 12 of Listing Notice 3 of the Environmental Impact Assessment Regulations, 2014 (as amended), published under the National Environmental Management Act (NEMA), 1998 (Act No. 107 of 1998, as amended). Listing Notice 1, Activity 27 states: *"The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation,"* The proposed development of Student Accommodation will result in the clearance of approximately 4.32 hectares of indigenous vegetation. Listing Notice 3, Activity 12 states: "*The clearance of an area of 300 square metres or more of indigenous vegetation (ii) within critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans"* The proposed development falls within the Ecological Support Areas (ESA) as identified in the C-Plan 4.0, there will be a

	clearance of an area of 300 square meters or more of indigenous vegetation within the ESA
Municipal Systems Act, 2000 (Act 32 of 2000)	By-Laws, Policies and Legislation would be adhered with.
National Heritage Resources Act, 1999 (25 of 1999)	The SAHRA is the relevant competent authority for protection of archaeological and paleontological resources. The heritage study was conducted, and no archaeological materials were observed during the site inspection.
National Environmental Management Act: Biodiversity Act (Act No: 10 of 2004)	The Act provides for the management and conservation of South Africa's biodiversity within the framework of the NEMA. Based on the Terrestrial Biodiversity study conducted for the proposed student accommodation site it has confirmed that no flora or fauna Species of concern were confirmed.
Gauteng Minimum Requirements for Biodiversity Assessments	The biodiversity assessment study conducted for the proposed development has been compiled in accordance with the minimum requirements for the Biodiversity Assessment guideline.
DEA Guidelines on Need and Desirability	The need and desirability of this activity is discussed in this basic assessment report.
DEA Guidelines on Alternatives	According to the regulations and this guideline, it is mandatory to investigate different alternatives and the no-go option as part of the assessment.
National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008)	No waste management license would be required for the construction or operational phases of the proposed activity. Only a limited amount of solid construction waste will be stored and handled on the site.
National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)	During the construction phase, dust and the generation of noise can become a significant factor, especially to the surrounding landowners. However, the development must be well planned and the mitigating measures proposed in the EMPr must be successfully implemented so that the proposed development's contribution to air pollution and the generation of air pollution can become less significant.
Gauteng Provincial Environmental Management Framework	The EMF aims to guide the protection and enhancement of environmental assets and natural resources along with development patterns, to ensure sustainable environmental management and development patterns within and around the Gauteng Province. The development site is in Zone 1 of the EMF Environmental Management Zones.
Gauteng Ridge Guidelines	The Ridge Guidelines serve to balance development needs with environmental protection, ensuring that Gauteng's ridges, as critical ecological and aesthetic assets, are sustainably managed. The portion of the proposed student accommodation falls within the Class 3 ridge.

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.

Please describe the process followed to reach (decide on) the list of alternatives below

The study area for the proposed Student Accommodation was chosen because the area is currently experiencing urban growth. The development is situated in proximity to the Tshwane University of Technology campuses (North and South), it is therefore in a prime location for Student Accommodation development.

Provide a description of the alternatives considered

No.	**Alternative type**, either alternative: site on property, properties, activity, design, technology, energy, operational or other(provide details of "other")	**Description**
1	Proposal (Preferred Alternative)	The applicant proposes the construction of 27 four-storey student accommodation blocks, providing a base bed capacity of 2 505 beds on a 4.3-hectare site located on Portion 7 of the Farm Rietgat 611 JR (Portion 2 to 102 of Erf 1305), Soshanguve Block M, Pretoria. The proposed development will include supporting infrastructure such as a canteen, recreational area, laundry facilities, refuse area, parking bays, and security facilities. The property is zoned Residential 4, which aligns with the proposed land use and is adequately serviced with municipal water, sewer, and electricity.
2	Site/Location Alternative	There have been no alternative properties or locations identified for the proposed development. The current site is the only feasible and available land on which the applicant can undertake the proposed activities. This is

		primarily due to the nature and purpose of the project which is the establishment of student accommodation located approximately 3 km southwest of the TUT Soshanguve Main Campus and 800 m northwest of the TUT South Campus. The site was specifically selected for its strategic proximity to the Tshwane University of Technology campuses, making it ideal for student housing as it significantly reduces the need for student transportation. Furthermore, the property is situated within a developed urban environment characterized by high-density residential land use, suitable with the intended development. Therefore, no alternative properties or locations have been investigated for this application.
3	Design Alternative	The proposed 27 four storey blocks layout shows that the design is clustered around the associated infrastructures which it reduces the footprint and preserves green corridors. Thereby promoting safety, accessibility and enhance quality of life.
4	Technology Alternative	Energy saving techniques will be adopted, such Incorporation of rooftop PV solar to power selected lighting and plug points, LED lighting and energy-efficient appliances, a Sustainable stormwater management system with kerb inlets, channels and infiltration systems, thereby reducing carbon footprint and utility consumption.
5	Layout Alternative	The layout provided by the client is the preferred layout and it consist of a Class 3 Ridge which is fragmented and the rest of it is fully developed because no watercourse or any other sensitive features connects to the Ridge. The layout is designed in a way that some of the indigenous trees won't be removed, however they will be retained which will be used for on the recreational area which will also serve as an open space. Furthermore, the Terrestrial Biodiversity study conducted by The Biodiversity Company (Pty) Ltd confirmed that the Ridge is fragmented and the sensitivity is rated Moderate and during the site inspection no Species of Concern (SCC) were observed, furthermore, the study has highlighted a developable area which leads to the proposed development to be feasible. .

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

N/A

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:

	Size of the activity:
Proposed activity *(Total environmental (landscaping, parking, etc.) and the building footprint)*	4.3 Hectares
Alternatives:	
Alternative 1 (if any)	N/A
Alternative 2 (if any)	N/A

Ha/ m^2

or, for linear activities:

	Length of the activity:
Proposed activity	N/A
Alternatives:	
Alternative 1 (if any)	N/A
Alternative 2 (if any)	N/A

m/km

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

	Size of the site/servitude:
Proposed activity	N/A
Alternatives:	
Alternative 1 (if any)	N/A
Alternative 2 (if any)	N/A

Ha/m^2

5 SITE ACCESS

Proposal

Does ready access to the site exist, or is access directly from an existing road?	YES
If NO, what is the distance over which a new access road will be built	m

Describe the type of access road planned:

The proposed study area can be accessed through Imphangele Street and Flower Street in Soshanguve Block M, Pretoria.

Include the position of the access road on the site plan (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 1

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

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

Describe the type of access road planned:

The proposed study area can be accessed through Imphangele Street and Flower Street in Soshanguve Block M, Pretoria.

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

Alternative 2

Does ready access to the site exist, or is access directly from an existing road?	YES
If NO, what is the distance over which a new access road will be built	m

Describe the type of access road planned:

The proposed study area can be accessed through Imphangele Street and Flower Street in Soshanguve Block M, Pretoria.

Include the position of the access road on the site plan. (if the access road is to traverse a sensitive feature the impact thereof must be included in the assessment).

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

Section A 6-8 has been duplicated | 0 | Number of times

(only complete when applicable)

6 LAYOUT 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 to this document. The site or route plans must indicate the following:

- the layout plan is printed in colour and is overlaid with a sensitivity map (if applicable);
- layout plan is of acceptable paper size and scale, e.g.
  - A4 size for activities with development footprint of 10sqm to 5 hectares;
  - A3 size for activities with development footprint of > 5 hectares to 20 hectares;
  - A2 size for activities with development footprint of >20 hectares to 50 hectares);
  - A1 size for activities with development footprint of >50 hectares);
- The following should serve as a guide for scale issues on the layout plan:
  - A0 = 1: 500
  - A1 = 1: 1000
  - A2 = 1: 2000
  - A3 = 1: 4000
  - A4 = 1: 8000 (±10 000)
- shapefiles of the activity must be included in the electronic submission on the CD's;
- the property boundaries and Surveyor General numbers of all the properties within 50m of the site;
- the exact position of each element of the activity 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, sewage pipelines, septic tanks, storm water infrastructure;
- servitudes indicating the purpose of the servitude;
- sensitive environmental elements on and within 100m of the site or sites (including the relevant buffers as prescribed by the competent authority) 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);

- Where a watercourse is located on the site at least one cross section of the water course must be included (to allow the position of the relevant buffer from the bank to be clearly indicated)

FOR LOCALITY MAP (NOTE THIS IS ALSO INCLUDED IN THE APPLICATION FORM REQUIREMENTS)

- the scale of locality map must be at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map;
- the locality map and all other maps must be in colour;
- locality map must show property boundaries and numbers within 100m of the site, and for poultry and/or piggery, locality map must show properties within 500m and prevailing or predominant wind direction;
- for gentle slopes the 1m contour intervals must be indicated on the map and whenever the slope of the site exceeds 1:10, the 500mm contours must be indicated on the map;
- areas with indigenous vegetation (even if it is degraded or infested with alien species);
- locality map must show exact position of development site or sites;
- locality map showing and identifying (if possible) public and access roads; and
- the current land use as well as the land use zoning of each of the properties adjoining the site or sites.

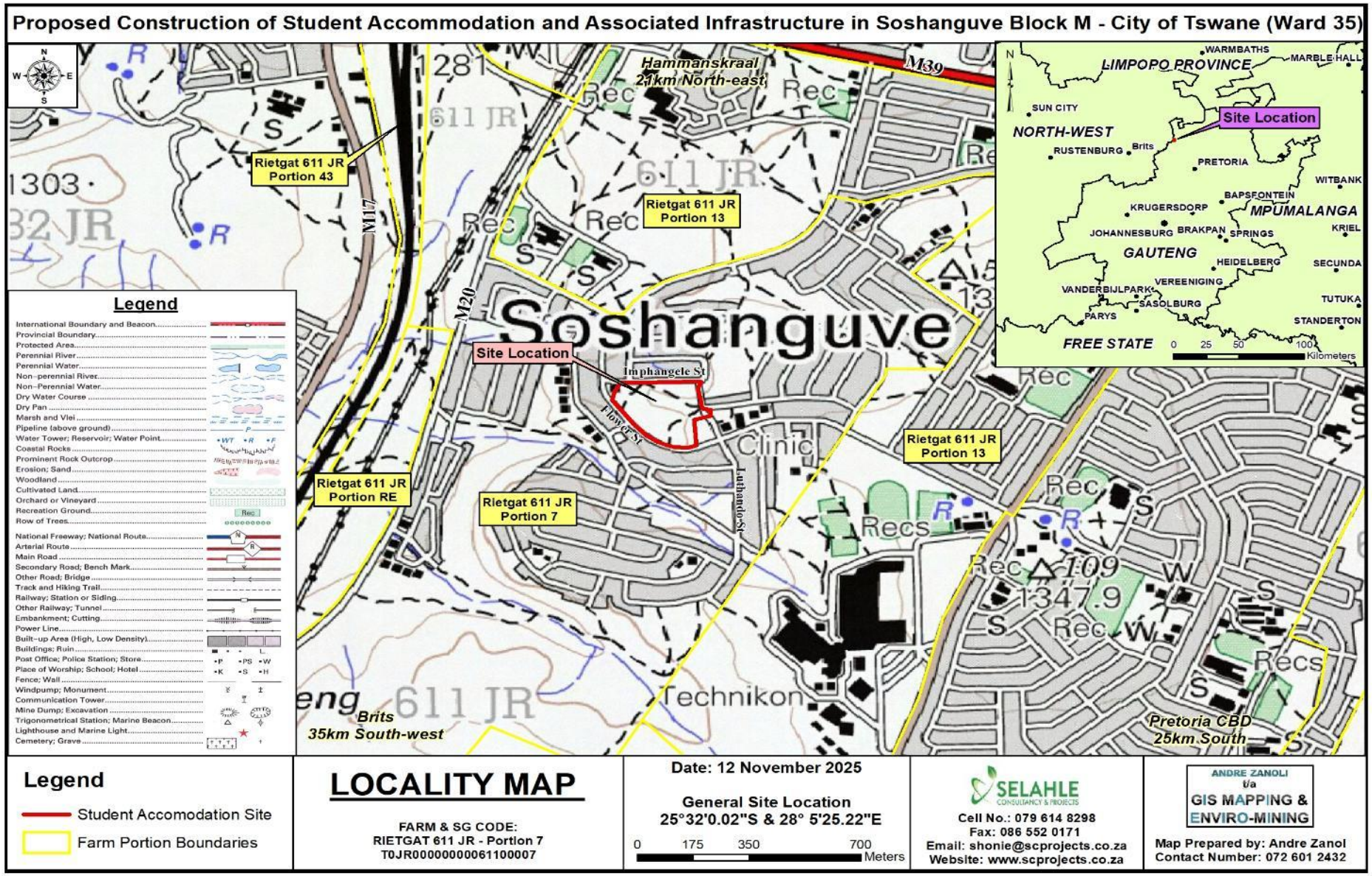

Figure 7: Locality Map

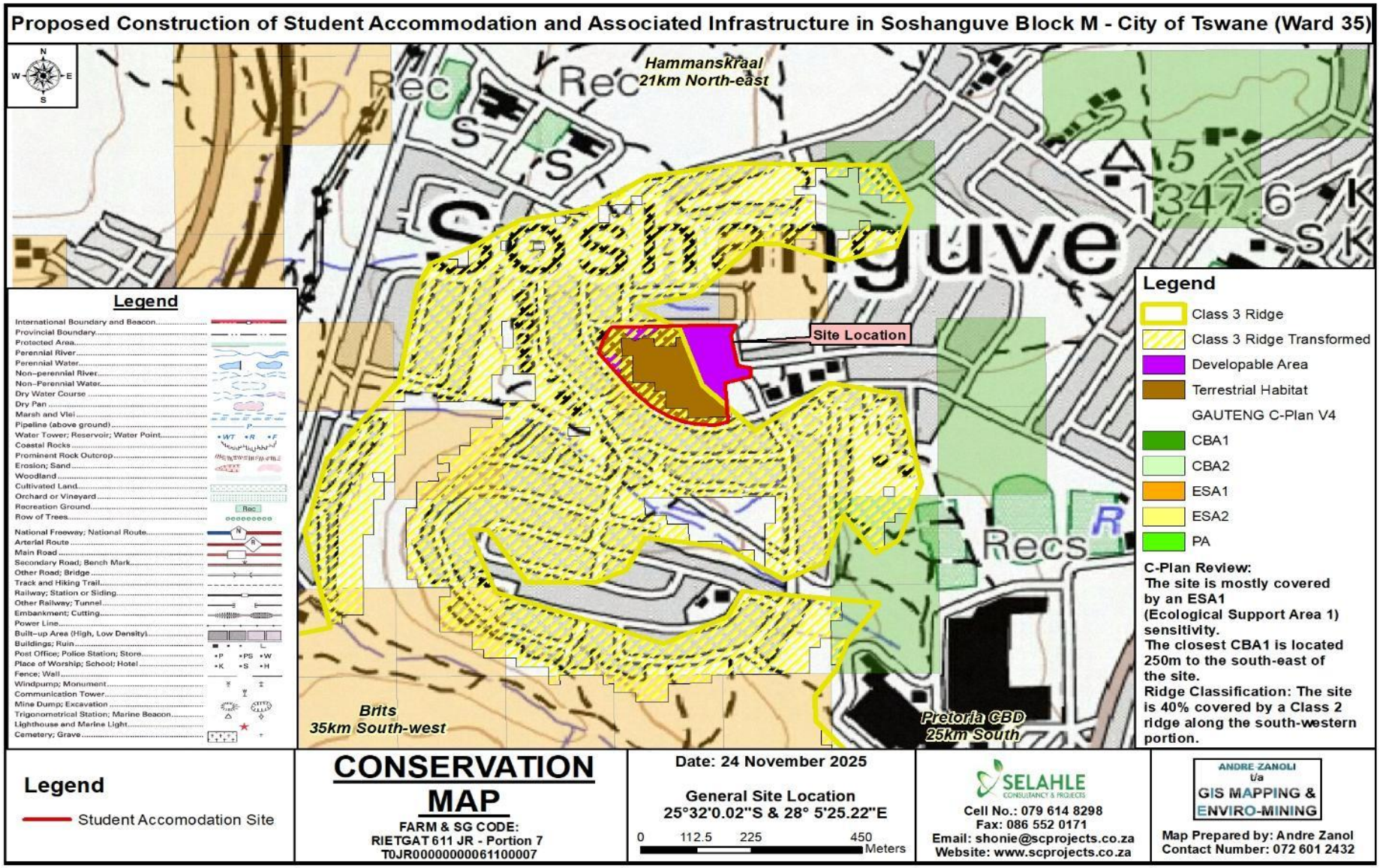

Figure 8: Conservation Map

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. Site Photographs are appended in **Appendix B**

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. This is appended hereto as **Appendix C**

SECTION B: DESCRIPTION OF RECEIVING ENVIRONMENT

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

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	0	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 alterative 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	0	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.

Section B - Section of Route	☐	(complete only when appropriate for above)
Section B – Location/route Alternative No.	☐	(complete only when appropriate for above)

9 PROPERTY DESCRIPTION

Property description: (Including Physical Address and Farm name, portion etc.)	The proposed study area is located on Portion 7 of the Farm Rietgat 611 JR (Portion 2 to 102 of Erf 1305) in Soshanguve Block M, Pretoria under the jurisdiction of the City of Tshwane Metropolitan Municipality, Gauteng Province. The physical address of the proposed development is Cnr Mphangele & Flower Street, Soshanguve M.

10 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):**
	25°32'00.47"	28° 05'24.99"

In the case of linear activities:

Alternative:	**Latitude (S):**	**Longitude (E):**
• Starting point of the activity	**N/A**	**N/A**
• Middle point of the activity	**N/A**	**N/A**
• End point of the activity	**N/A**	**N/A**

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 ☐

The 21-digit Surveyor General code of each cadastral land parcel

PROPOSAL	T	0	J	R	0	0	0	0	0	0	0	0	0	6	1	1	0	0	0	0	0

11 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 X**	Steeper than 1:5

12 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

13 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)		NO
Dolomite, sinkhole or doline areas		NO
Seasonally wet soils (often close to water bodies)		NO
Unstable rocky slopes or steep slopes with loose soil		NO
Dispersive soils (soils that dissolve in water)		NO
Soils with high clay content (clay fraction more than 40%)		NO
Any other unstable soil or geological feature		NO
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):**
º	º

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):**
º	º

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):**

o	o

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

14 AGRICULTURE

Does the site have high potential agriculture as contemplated in the Gauteng Agricultural Potential Atlas (GAPA 4)?	NO

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

15 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** **% =80**	**Natural veld with heavy alien infestation** **% =20**	Veld dominated by alien species % =	Landscaped (vegetation) % =
Sport field % =	Cultivated land % =	Paved surface (hard landscaping) % =	Building or other structure % =	Bare soil % =

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

If YES, specify and explain:

N/A

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

If YES, specify and explain:

N/A

Are there any special or sensitive habitats or other natural features present on the site?	YES

If YES, specify and explain:

A portion of the proposed development site falls within Class 3 Ridge, as per the Ridge Guidelines issued by the Gauteng Department of Environment (GDEnv). According to these guidelines, Class 3 Ridges are those that have been transformed by 35% or more but by less than 65% as a result of human activities. Based on this classification, the proposed development activities are permitted on the identified site, as the area is already significantly transformed. However, in accordance with the Ridge Guidelines, no further development exceeding 4 hectares in extent may be permitted once the proposed student accommodation has been completed, to prevent additional cumulative transformation of the Ridge.

Was a specialist consulted to assist with completing this section		YES	
If yes complete specialist details			
Name of the specialist:	Sarah Newman		
Qualification(s) of the specialist:	Msc. in Entomology		
Postal address:	777 Peridot street Juskie Randburg		
Postal code:	2153		
Telephone:	N/A	Cell:	081 319 1225
E-mail:	sarah@thebiodiversitycompany.com	Fax:	086 527 1965
Are any further specialist studies recommended by the specialist?			NO
If YES, specify:	N/A		
If YES, is such a report(s) attached?			NO
If YES list the specialist reports attached below			
N/A			

Signature of specialist:		Date:	17/10/2025

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

16 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. River, stream, wetland	3. Nature conservation area	4. Public open space	**5. Koppie or ridge**
6. Dam or reservoir	7. Agriculture	8. Low density residential	**9. Medium to high density residential**	10. Informal residential

11. Old age home	12. Retail	13. Offices	14. Commercial & warehousing	15. Light industrial
16. Heavy industrial[AN]	17. Hospitality facility	**18. Church**	**19. Education facilities**	20. Sport facilities
21. Golf course/polo fields	22. Airport[N]	23. Train station or shunting yard[N]	24. Railway line[N]	25. Major road (4 lanes or more)[N]
26. Sewage treatment plant[A]	27. Landfill or waste treatment site[A]	28. Historical building	29. Graveyard	30. Archeological site
31. Open cast mine	32. Underground mine	33.Spoil heap or slimes dam[A]	34. Small Holdings	
Other land uses (describe):				

NOTE: Each block represents an area of 250m X 250m, if your proposed development is larger than this please use the appropriate number and orientation of hashed blocks

NORTH

		5		**1**
		9		
5	**9**	Site	**9,18**	**5**
		9		
34		**5**		**19**

WEST EAST

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 "[A]" and with an "[N]" respectively.

Have specialist reports been attached	NO
If yes indicate the type of reports below	
N/A	

17 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 student accommodation development is located in Soshanguve Ward 35, situated in the northern part of Pretoria within the City of Tshwane Metropolitan Municipality, Gauteng Province. The site is within a well-established residential and commercial area of Soshanguve, which forms part of a broader mixed-use urban area characterised by a combination of residential houses, educational institutions, retail centres, and small-scale business activities.

The area is primarily occupied by low- to middle-income households, with a significant portion of the population being students and young adults due to the proximity of Tshwane University of Technology (TUT) Soshanguve North and South Campuses. This proximity has contributed to a steady demand for student accommodation and has influenced the social and economic character of the community, giving rise to various informal rental housing developments and small businesses catering to student needs. Soshanguve Ward 35 is serviced by key infrastructure such as water supply, electricity, sanitation, and road networks. The area is well connected through public transportation systems, including taxis and buses, which provide reliable access to educational institutions and commercial areas within Soshanguve.

The local economy is moderately active, driven by small-scale retail, informal trading, enterprises, and public sector employment. The student population significantly contributes to local economic activity through renting accommodation, food services, transport, and other amenities. The planned development is therefore expected to complement and strengthen existing local economic trends by creating employment opportunities during both construction and operational phases, and by stimulating growth in nearby businesses that provide goods and services to students. The community of Soshanguve is diverse and characterised by a strong sense of social unity and community involvement. Public facilities such as schools, clinics, places of worship, and recreational spaces play an important role in maintaining community well-being. However, like many township areas, Soshanguve continues to face socio-economic challenges such as high unemployment, poverty, and informal settlements. Despite these challenges, the area exhibits resilience and steady growth, particularly through youth-driven educational initiatives supported by local institutions.

In conclusion, Soshanguve Ward 35 presents a socially and economically active environment supported by its proximity to tertiary institutions. The proposed student accommodation development aligns with the area's character and is anticipated to yield positive socio-economic benefits by improving access to safe housing for students, enhancing local business opportunities, and contributing to the overall urban development of Soshanguve.

18 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?	[redacted] NO

If YES, explain:

N/A

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:

The Phase I Archaeological and Cultural Heritage Impact Assessment for the proposed construction of Student Accommodation and Associated Infrastructure in Soshanguve Block M was undertaken by Vhubvo Consultancy CC. The study confirmed that no archaeological materials or heritage resources were observed during the field survey. However, the applicant is reminded that archaeological materials are often buried underground. Therefore, should any such materials be unearthed accidentally during construction, the Provincial Heritage Resources Authority Gauteng (PHRAG) must be notified immediately, and all construction activities must cease within a minimum radius of 10 metres from the point of discovery. The area should be clearly demarcated using danger tape. A professional archaeologist or PHRAG official must then be contacted to assess the find and provide further guidance. Furthermore, the applicant is reminded that any discovery of human remains must be reported immediately to the South African Police Service (SAPS), a PHRAG representative, and a professional archaeologist. It is important to note that any attempt to conceal, remove, or tamper with archaeological materials or human remains is illegal and punishable by law under Sections 35(4) and 36(3) of the National Heritage Resources Act (Act No. 25 of 1999).

Will any building or structure older than 60 years be affected in any way?	[redacted] NO

Is it necessary to apply for a permit in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	[redacted]	NO

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

SECTION C: PUBLIC PARTICIPATION (SECTION 41)

The Environmental Assessment Practitioner must conduct public participation process in accordance with the requirement of the EIA Regulations, 2014.

19 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.

Was the draft report submitted to the local authority for comment?	YES	[redacted]

This is a Draft Basic Assessment Report, and it will be submitted to the local authority. All comments received will be included in the Comments and Response Report (CRR).

If yes, has any comments been received from the local authority?	[redacted]	NO

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

This is a Draft Basic Assessment Report and it will be submitted to the local authority. All comments received will be included in the Comments and Response Report (CRR).

If "NO" briefly explain why no comments have been received or why the report was not submitted if that is the case.

The DBAR will be made available to the public for review and comment and all registered I&APs will be notified via email about the availability of the DBAR and where it can be accessed. The Registered stakeholders and the Interested & Affected Parties will be informed about the submission of the Draft Basic Assessment Report to the authority, and later about the decision given.

Furthermore, the DBAR will also be available on the Selahle Consultancy website, so easy download.

20 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?	NO

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

N/A

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

The BAR report will be distributed to relevant stakeholders for comments. Any comments received will be included in the Comment and Response Report (CRR).

21 GENERAL PUBLIC PARTICIPATION REQUIREMENTS

The Environmental Assessment Practitioner must ensure that the public participation process 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 flawed.

The EAP must record all comments and respond to each comment of the public / interested and affected party before the application report 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.

The Public Participation Process was undertaken as part of the Basic Assessment Process for the proposed development. The process was undertaken to ensure compliance with the requirements in terms of Regulation 19(1) and 40-44 of the EIA Regulations, 2014 (as amended), published under the National Environmental Management Act (Act No. 107 of 1998, as amended).

The PPP was conducted between **12 September 2025 to 13 October 2025**, and documents that were submitted to the Organs of State, Stakeholders, and Interested & Affected Parties were:

Notification letters of invitation to participate in the process were sent out to all Interested and Affected Parties, Organs of State, and other Stakeholders, as well as the adjacent landowners. The letters contained project information and a locality map showing the proposed development. These notification letters were distributed between **12 September 2025 to 13 October 2025**.

- Background Information Documents that were accompanied by the comment sheet were distributed to all Interested and Affected Parties, Organs of State, and other Stakeholders between **12 September 2025 to 13 October 2025.**
- A mandatory advertisement to announce the intention to conduct a BA process was published in the Noweto Newspaper in the edition that was published on **12 September 2025.**

- Site Notices were erected around the study area on **19 September 2025.**

Hand-delivered BID documents to immediate Organs of State, Stakeholders and I&APs that could not be reached face to face were contacted via e-mail about the proposed development.

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 as required in terms of the regulations

Appendix 3 – Proof of newspaper advertisements

Appendix 4 –Communications to and from interested and affected parties

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

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 alterative 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	**0**	times

(complete only when appropriate)

Section D Alternative No.	**0**	(complete only when appropriate for above)

22 WASTE, EFFLUENT, AND EMISSION MANAGEMENT

22.1 Solid waste management

Will the activity produce solid construction waste during the construction/initiation phase?	YES ■
If yes, what estimated quantity will be produced per month?	5 m^3

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

The solid construction waste (such as sand, gravel, concrete and waste material) that cannot be used for filling, landscaping and rehabilitation and other litter and waste generated during the construction phase will be removed from the site and disposed of safely and responsibly at a registered landfill site. All hazardous waste is to be disposed of at the approved hazardous waste facility.

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

To a registered landfill site within the City of Tshwane Municipality

Will the activity produce solid waste during its operational phase?	YES	NO
If yes, what estimated quantity will be produced per month?	1 m^3	

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

The waste will be integrated into the municipal waste, and collection services will be provided to the development once a week.

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	NO

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

No official confirmation has been received yet. This may be sorted later, but prior to construction.

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.

N/A

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:

During the construction phase, the Environmental Control Officer (ECO) will monitor the separation of waste to ensure effective implementation of the Environmental Management Programme (EMPr). Used cement bags will be collected in designated containers and disposed of at a registered landfill site, with disposal slips retained on-site for record-keeping and inspection purposes. Plastic materials will be removed from general waste stockpiles and placed in separate containers to promote recycling. Recycling bins will be strategically placed in designated areas, including the eating area, to encourage workers to separate waste responsibly. In addition, environmental awareness sessions and toolbox talks will be conducted to educate workers on proper waste management practices and the importance of recycling, thereby fostering a culture of environmental responsibility on-site.

22.2 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?	m^3	
If yes, has the municipality confirmed that sufficient capacity exist for treating / disposing of the liquid effluent to be generated by this activity(ies)?		NO

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?	m^3	

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

N/A

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

22.3 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?	Approx. 26,183.7m^3
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.

N/A

22.4 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?	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.	N/A

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

Dust will be generated during the construction phase of the project, due to the movement of construction vehicles and construction activities on site. The dust emissions will have a short-term impact duration, and therefore a limited impact in terms of severity and extent. Appropriate dust suppression measures will be implemented to reduce the impacts as required and will be monitored by the appointed Environmental Control Officer.

22.5 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:

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

N/A

If yes, have you applied for the water use permit(s)?		NO
If yes, have you received approval(s)? (attached in appropriate appendix)		NO

22.6 POWER SUPPLY

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

Renewable Energy and Municipality

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

N/A

22.7 ENERGY EFFICIENCY

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

Based on the service report the electricity supply will be from the Municipality, which has an estimated total electrical load of 2,428 kVA. Power will be supplied through an 11,000V medium-voltage (MV) network, which will be stepped down to 400V low-voltage (LV) using strategically placed mini-substations across the site. These substations will feed electrical distribution kiosks that provide power to individual building blocks and dwelling units. Each kiosk will house circuit breakers and split prepaid meter controllers to prevent tampering and ensure efficient power management.

Each student unit will have a local distribution board equipped with a 60A single-phase breaker, earth leakage protection, and separate circuits for the geyser, stove, lighting, and power outlets. Wiring will be neatly embedded within PVC conduits in the brickwork. Lighting systems throughout the facility will include decorative linear fittings in shared spaces, surface-mounted spotlights in student rooms, and moisture-proof fittings in bathrooms. A lighting simulation indicated efficient illumination levels averaging 128 lux with a low power density of 2.59 W/m². External and security lighting will include post-top pole lights spaced approximately 20 metres apart for parking areas and bulkhead fittings along walkways and building perimeters to enhance safety at night.

Each unit will be fitted with a prepaid electric meter to monitor consumption and encourage responsible energy use, with top-ups managed by the facilities manager. The development also incorporates a comprehensive earthing and lightning protection system designed to achieve a resistivity of ±1 ohm, ensuring safety and compliance. High-efficiency wall-mounted heater panels will be installed in student rooms, with two heaters sharing a 10A circuit breaker to prevent overload and reduce energy use. In addition, all underground cables crossing paved or road areas will be protected using uPVC sleeves and manholes installed by the civil contractor during earthworks.

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

A rooftop photovoltaic (PV) solar system will supply electricity to selected low-consumption equipment, including lighting and specific plug points in student rooms, while excluding high-demand appliances such as geysers and heaters. The PV system will include inverters and battery storage, ensuring a continuous supply even during outages. Further energy-saving measures include the use of LED light fittings across the development, smart metering for consumption monitoring, and circuit design that limits load per outlet to prevent wasteful energy use. The system is also designed to allow future integration of solar-powered water heating systems to further enhance sustainability.

SECTION E: IMPACT ASSESSMENT

The assessment of impacts must adhere to the minimum requirements in the EIA Regulations, 2014, 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 as well as the impacts of not implementing the activity (Section 24(4)(b)(i).

23 ISSUES RAISED BY INTERESTED AND AFFECTED PARTIES

Summarise the issues raised by interested and affected parties.

The Draft Basic Assessment Report (DBAR), which will be distributed to all Interested and Affected Parties (I&APs) to afford them an opportunity to raise issues, comments and concerns. All concerns will be recorded and addressed in the draft Basic Assessment Report (DBAR).

Summary of response from the practitioner to the issues raised by the interested and affected parties (including the manner in which the public comments are incorporated or why they were not included) (A full response must be provided in the Comments and Response Report that must be attached to this report):

The comments received would be included and addressed in the Comment and Response Report (CRR).

24 IMPACTS THAT MAY RESULT FROM THE CONSTRUCTION AND OPERATIONAL PHASE

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

NATURE
Include a brief description of the impact of environmental parameter being assessed in the context of the project. This criterion includes a brief written statement of the environmental aspect being impacted upon by a particular action or activity.
GEOGRAPHICAL EXTENT
This is defined as the area over which the impact will be expressed. Typically, the severity and significance of an impact have different scales and as such bracketing ranges are often required. This is often useful during the detailed assessment of a project in terms of further defining the determined.

1	Site	The impact will only affect the site
2	Local/district	Will affect the local area or district
3	Province/region	Will affect the entire province or region
4	International and National	Will affect the entire country
PROBABILITY		
This describes the chance of occurrence of an impact		
1	Unlikely	The chance of the impact occurring is extremely low (Less than a 25% chance of occurrence).
2	Possible	The impact may occur (Between a 25% to 50% chance of occurrence).
3	Probable	The impact will likely occur (Between a 50% to 75% chance of occurrence).
4	Definite	Impact will certainly occur (Greater than a 75% chance of occurrence).
REVERSIBILITY		
This describes the degree to which an impact on an environmental parameter can be successfully reversed upon completion of the proposed activity.		
1	Completely reversible	The impact is reversible with implementation of minor mitigation measures
2	Partly reversible	The impact is partly reversible but more intense mitigation measures are required.
3	Barely reversible	The impact is unlikely to be reversed even with intense mitigation measures.
4	Irreversible	The impact is irreversible and no mitigation measures exist.
IRREPLACEABLE LOSS OF RESOURCES		
This describes the degree to which resources will be irreplaceably lost as a result of a proposed activity.		
1	No loss of resource.	The impact will not result in the loss of any resources.
2	Marginal loss of resource	The impact will result in marginal loss of resources.
3	Significant loss of resources	The impact will result in significant loss of resources.
4	Complete loss of resources	The impact is result in a complete loss of all resources.
DURATION		
This describes the duration of the impacts on the environmental parameter. Duration indicates the lifetime of the impact as a result of the proposed activity		

1	Short term	The impact and its effects will either disappear with mitigation or will be mitigated through natural process in a span shorter than the construction phase (0 – 1 years), or the impact and its effects will last for the period of a relatively short construction period and a limited recovery time after construction, thereafter it will be entirely negated (0 – 2 years).
2	Medium term	The impact and its effects will continue or last for some time after the construction phase but will be mitigated by direct human action or by natural processes thereafter (2 – 10 years).
3	Long term	The impact and its effects will continue or last for the entire operational life of the development, but will be mitigated by direct human action or by natural processes thereafter (10 – 50 years).
4	Permanent	The only class of impact that will be non-transitory. Mitigation either by man or natural process will not occur in such a way or such a time span that the impact can be considered transient (Indefinite).
CUMULATIVE EFFECT		
This describes the cumulative effect of the impacts on the environmental parameter. A cumulative effect/impact is an effect which in itself may not be significant but may become significant if added to other existing or potential impacts emanating from other similar or diverse activities as a result of the project activity in question.		
1	Negligible Cumulative Impact	The impact would result in negligible to no cumulative effects
2	Low Cumulative Impact	The impact would result in insignificant cumulative effects
3	Medium Cumulative impact	The impact would result in minor cumulative effects
4	High Cumulative Impact	The impact would result in significant cumulative effects
INTENSITY/ MAGNITUDE		
Describes the severity of an impact		
1	Low	Impact affects the quality, use and integrity of the system/component in a way that is barely perceptible.
2	Medium	Impact alters the quality, use and integrity of the system/component but system/ component still continues to function in a moderately modified way and maintains general integrity (some impact on integrity).

3	High	Impact affects the continued viability of the system/ component and the quality, use, integrity and functionality of the system or component is severely impaired and may temporarily cease. High costs of rehabilitation and remediation.
4	Very high	Impact affects the continued viability of the system/component and the quality, use, integrity and functionality of the system or component permanently ceases and is irreversibly impaired (system collapse). Rehabilitation and remediation often impossible. If possible rehabilitation and remediation often unfeasible due to extremely high costs of rehabilitation and remediation.

SIGNIFICANCE

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. This describes the significance of the impact on the environmental parameter. The calculation of the significance of an impact uses the following formula:

(Extent + probability + reversibility + irreplaceability + duration + cumulative effect) x magnitude/intensity.

The summation of the different criteria will produce a non-weighted value. By multiplying this value with the magnitude/intensity, the resultant value acquires a weighted characteristic which can be measured and assigned a significance rating.

Points	Impact Significance Rating	Description
6 to 28	Negative Low impact	The anticipated impact will have negligible negative effects and will require little to no mitigation.
6 to 28	Positive Low impact	The anticipated impact will have minor positive effects.
29 to 50	Negative Medium impact	The anticipated impact will have moderate negative effects and will require moderate mitigation measures.
29 to 50	Positive Medium impact	The anticipated impact will have moderate positive effects.
51 to 73	Negative High impact	The anticipated impact will have significant effects and will require significant mitigation measures to achieve an acceptable level of impact.
51 to 73	Positive High impact	The anticipated impact will have significant positive effects.
74 to 96	Negative very high impact	The anticipated impact will have highly significant effects and are unlikely to be able to be mitigated adequately. These impacts could be considered "fatal flaws".

74 to 96	Positive Very high impact	The anticipated impact will have highly significant positive effects.

ENVIRONMENTAL RATING SIGNIFICANCE KEY:

NEGATIVE IMPACTS

SIGNIFICANCE	RATING	FINAL RATING SCORE / VALUE RANGE
Very Significant	Very High	74 – 96
Significant	High	51 – 73
Increasing Significance	Medium	29 – 50
Insignificant	Low	6 – 28

POSITIVE IMPACTS

SIGNIFICANCE	RATING	FINAL RATING SCORE / VALUE RANGE
Very Significant	Very High	74 – 96
Significant	High	51 – 73
Increasing Significance	Medium	29 – 50
Insignificant	Low	6 – 28

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.

Table 3: Proposal Construction Phase

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Dust	Positive Low	▪ The liberation of dust into the surrounding environment shall be effectively controlled using, inter alia, water spraying and/or other dust-allaying agents, such as dust nets. ▪ Machinery or equipment used on the site must not constitute a pollution hazard in respect of air pollution via excessive exhaust fumes. This shall be inspected regularly by the contractor and rectified immediately. ▪ No open fires will be allowed to be made on site. ▪ Implement a programme of stakeholder communication that includes community engagement ▪ before and during work on site. ▪ Provide a complaint register on site where complaints can be made. This register should enable effective communication of complaints details of steps taken to resolve complaints. ▪ Clearly display the contact details of the environmental site office and manager at the site entrance.	Negative Low	Increase in dust irritation to nearby residents and developments. Air pollution and reduced visibility for other road users.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ Construction activities should be limited to 07:00 to 17:00 daily. ▪ Ensure an adequate water supply on the site for effective dust particulate matter suppression. ▪ Always impose and regulate a speed limit of 30 km/h on the site. ▪ Ensure that all vehicles are switched off when stationary- no vehicles should be idling for extended period. ▪ Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery-powered equipment where practicable.		
Non-compliance with Ridge Guidelines	Negative High	▪ Adhere to GDARD Ridge Guidelines and relevant EMPr requirements ▪ Obtain necessary environmental authorisations and permits prior to construction. ▪ Appoint an Environmental Control Officer (ECO) to monitor compliance.	Negative Low	Legal non-compliance and possible fines or project suspension. Potential withdrawal of environmental authorisation.
Traffic	Negative High	▪ Place adequate advance warnings (Turning Trucks) along the site access road. ▪ Manage the increase in construction traffic in terms of congestion, road	Positive Low	The construction phase is likely to generate additional traffic in terms of construction vehicles and heavy vehicles delivering materials to the site.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		surface damage, safety concerns, dust and erosion. ▪ Only designated roads should be used for construction vehicles; and ▪ Ensure drivers and operators of equipment are familiar with the safety policies and regulations.		
Stormwater run-off	Negative Medium	▪ Permeable paving should be used to reduce runoff and increase infiltration and groundwater recharge. ▪ As much water as possible should be retained on site to be reused again for irrigation and habitat creation. ▪ Natural storm water must flow freely, either as sheet flow or where necessary in open grass swales, to allow for infiltration and retention. Natural veld grass must be left undisturbed as far as possible, to allow natural drainage. ▪ Where feasible the use of vegetated swales should be used to accommodate surface runoff, to increase infiltration into the soil. ▪ Effective stormwater management should be a priority during the	Positive Low	Contaminated water would runoff the site and eventually into the nearby watercourse.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		construction phase. This should be monitored as part of the EMPr.		
Soil Erosion, loss of topsoil, loss of soil quality, soil pollution, soil contamination	Negative Medium	▪ All surface run-offs shall be managed in such a way so as to ensure erosion of soil does not occur. ▪ All surfaces that are susceptible to erosion shall be covered with a suitable vegetative cover as soon as construction is completed. ▪ No vehicles are allowed to move across any wet areas (e.g. drainage line), other than those specifically designated as access, which could cause erosion scouring and compaction. ▪ Straw bales should be placed and adequately secured on all downhill locations where erosion may occur to prevent washouts and to retain siltation and topsoil from the site. ▪ The area being cleared of vegetation for the construction activities must be limited to a minimum. Only the footprint of the structure may be cleared.	Positive Low	Further degradation of the soil, increase in soil erosion and contamination.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ Drip trays must be used under all standing heavy machinery. ▪ Absorbents and clean-up materials and kits should be standard equipment present on the construction site. ▪ Proper spill and leaks management guidelines and procedures should be part of the standard procedures of the construction team. ▪ The contractor to procure a spill kit and use it during the construction phase of the project. ▪ Fuel must be stored in a secure area in a steel tank supplied and maintained by the fuel suppliers. Leakage of fuel must be avoided. ▪ An adequate bund wall, 110% of volume, must be provided for fuel and diesel areas to accommodate any spillage or overflow from these substances. The area inside the bund wall must be lined with an impervious lining to prevent infiltration of the fuel into the soil. Firefighting equipment must be present at this site.		

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Fauna and Flora Direct mortality of fauna species, Emigration of fauna, Reduced dispersal/migration of fauna, Disruption/alteration of ecological life cycles due to noise, light and dust and Loss of SCCs and/or protected species	Negative High	▪ Clearly mark construction zones to prevent impact on surrounding areas, using physical barriers like safety tape and signs instead of painted lines. ▪ Prior to vegetation clearing activities, the area to be cleared should be walked on foot by 1-2 individuals to create a disturbance for fauna to move off. Disturbance must occur as soon before vegetation clearing as possible and no unnecessary disturbance to the area is permitted. ▪ Any tortoises present should be removed from the affected areas before the start of site clearing/ construction and relocated to safe areas of natural habitat outside the Project Area of Influence (PAOI). ▪ Any fauna threatened by the construction activities should be removed safely by an appropriately qualified environmental officer or removal specialist.	Positive Low	Snaring and hunting of present fauna on site would be practised by untrained employees, and this will impact the existing ecosystems. Further degradation of the area. Erosion and increase of the proliferation of invasive species.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ Construction should take place during the dry season (May -July) as much as feasible, especially considering the fauna and their movement. ▪ Safely relocate any wildlife at risk from construction activities with the help of a qualified environmental officer or specialist. ▪ Wildlife-permeable fencing with holes large enough for mongoose and other smaller mammals should be installed, the holes must not be placed in the fence where it is next to a major road as this will increase road killings in the area. ▪ Conduct excavations progressively and cover any open holes overnight to prevent wildlife from falling in. Inspect these areas before backfilling. ▪ Focus work on one area at a time to reduce the extent of on-site activities, allowing wildlife to relocate as the project progresses.		

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		This helps smaller animals find refuge in nearby undisturbed areas. ▪ Minimise the time between clearing an area and starting development to prevent wildlife from returning to disturbed sites. ▪ Conduct excavations progressively and cover any open holes overnight to prevent wildlife from falling in. Inspect these areas before backfilling. ▪ Implement noise and light mitigation measures for any nighttime construction activities to minimise disturbances to nocturnal species expected in the area.		
Loss of indigenous vegetation and habitat	Negative Medium	▪ No littering by construction workers is permitted. Any litter will be collected and removed off-site to a registered waste site. ▪ Stockpiles of vegetation are only to be located in areas approved by the ECO and may not exceed 2m in height.	Positive Low	Re-introduction of alien invasive species.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ Methods of stacking must take cognisance of the possible creation of a fire hazard. ▪ No burning of stockpiled vegetation is permitted. ▪ None of these species may be introduced and they must all be controlled. ▪ The alien plants on site will be removed during construction. ▪ Care must be taken to avoid the introduction of alien plant species to the site and surrounding areas. (Particular attention must be paid to imported material).		
Alien invasive plant species proliferation	Negative Medium	▪ The alien plants on site will be removed during construction. ▪ Care must be taken to avoid the introduction of alien plant species to the site and surrounding areas. (Particular attention must be paid to imported material). ▪ Alien vegetation re-growth must be controlled throughout the entire site during the construction period.	Negative Low	Proliferation of the alien invasive plant species. Further degradation of the natural habitat.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ Restrict construction to already disturbed or low-sensitivity portions of the ridge. ▪ Areas which have been disturbed will be quickly colonised by invasive alien species. An ongoing management plan must be implemented for the clearing/eradication of alien species.		
Hydrology	Positive Low	▪ Cover any wastes that are likely to wash away or contaminate stormwater ▪ Ensure handling, transport and disposal of hazardous substances are adequately controlled and managed. ▪ Provide containment areas for potential pollutants at construction camps, refuelling depot and concrete batching plants. ▪ Cement mixing shall be done only at specifically selected sites. After construction activities ended, the cement shall be crushed and removed from the site. This mixing area shall then be ripped and rehabilitated.	Negative Low	Groundwater contamination might occur through seepage of hazardous materials into the soil through stormwater runoff.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Groundwater Pollution (improper siting, poor design, faulty construction, and incorrect operation and maintenance)	Negative High	▪ Areas with high water tables and shallow impermeable layers should be avoided due to insufficient unsaturated soil thickness to ensure sufficient treatment. ▪ Soil permeability must be adequate ▪ to ensure proper treatment of septic system effluent.	Positive Low	Groundwater contamination might occur through seepage of hazardous materials into the soil through stormwater runoff.
Noise Pollution	Negative Low	▪ All plant and construction equipment to be kept in good repair to ensure that point source noise emissions are reduced. ▪ Work outside the regular working hours (weekdays 8am – 5pm) must be approved, and adjacent property owners must be notified. ▪ Strive for compliance with the relevant South African National Standards (e.g. SANS 10103) and other noise control legislation such as the Occupational Health and Safety Act (Act No. 85 of 1993).	Positive Low	During the construction phase, there will be an increase in the ambient noise level on-site and on surrounding properties.
Land pollution, degradation	Negative Medium	▪ Rubble and general construction waste on site should be removed at regular intervals.	Positive Low	Land Pollution due to the improper handling of waste during the construction phase.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ All waste must be separated according to type and stored in separate drums, adequately marked according to waste sort. ▪ The Contractor shall prevent littering and the random discard of solid waste on the site. ▪ Provision of adequate numbers of litter bins throughout the development; and Implementation of an appropriate collection and disposal strategy to ensure regular removal of waste to a permitted waste disposal facility. ▪ Hazardous waste not to be mixed with general waste and be disposed of at permitted site. ▪ Records of all waste being taken off site must be recorded and kept as evidence. ▪ Concrete must only be mixed on mortarboards (where small quantities of onsite mixing are required) or other impermeable surfaces, and not directly on the ground.		The remaining concrete mixture can degrade the environment if not properly managed. Cement and liquid concrete are hazardous to the natural environment on account of the high pH of the mixed material, and the chemicals contained therein.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ The visible remains of concrete, either solid or from washings, shall be physically removed immediately and disposed of as waste, (washing of visible signs into the ground is not acceptable). ▪ All excess aggregate shall also be removed and suitably disposed of.		
Traffic during construction	Negative Medium	▪ A road safety programme should be implemented in order to inform all relevant parties of the possible risks of the construction site. ▪ Two (2) accesses to the development are proposed; one to the north of the site at the existing intersection between Imphangele Street and Maplankeng Street, and the other access to the east of the site at the exiting intersection between two unnamed class5(b) roads ▪ Develop an information campaign regarding the hazards associated with increased heavy vehicle traffic, and precautionary measures to be taken by the Construction Company.	Positive Low	Should the mitigation not be implemented, the increased traffic would cause a drastic traffic impact to the local employees around the proposed study area, causing a hindrance of traffic flow during peak hours.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ Heavy trucks should be directed to deliver all construction material after peak hours each day (i.e. 09:00-15:00) ▪ The working area (disturbance corridor) and all exposed trenches must be fenced off with barrier netting and danger tape. ▪ Excavated earth material should not be dumped/ stockpiled in the road in any way that will obstruct traffic flow. ▪		
Employment Creation	Positive High	▪ The proposed development will create more employment opportunities during the construction phase.	Positive High	Status Quo
Crime, Safety and Security	Positive Low	▪ No construction activities are to be allowed after hours during weekdays or over weekends. ▪ Only a limited number of two-night watchmen are to be allowed on the property to ensure the safety of equipment stored on site overnight.	Negative Low	There would be an increase in the probability of crime in the area, especially at the site.
Visual Impacts	Negative Medium	▪ Keep the construction sites and camps neat, clean and organised to portray a tidy appearance.	Negative Low	Rubble would be left continually on site.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ Remove rubble and other construction rubbish off-site as soon as possible or place it in containers to keep the construction site free from additional unsightly elements. ▪ Any reflective construction material must be stored and placed in such a manner that it does not reflect sunlight towards the surrounding properties.		

Table 4: Operational Phase

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Proposal Technology	Positive High	▪ Making use of energy saving techniques, i.e., energy saving light bulbs, installation of dual (gas/electrical) stoves, showers, water heat pump instead of individual geysers per unit. The solar panels would be installed on the roof of the car parking as well as the roof of the units to be developed. Insulation of hot water pipes and hot water storage tanks (if any); and Insulation of windows, walls, ceilings and roofs of permanent structures.	Very High (Positive)	The occupiers of the proposed development would suffer from the loadshedding, which is currently deemed a National State of disaster.
Traffic	Positive Medium	▪ All vehicular traffic on site should adhere to standard road safety measures.	Negative Medium	Traffic will be increased during peak times.
Visual Impact	Negative High	▪ Structures that are to be erected should be aesthetically pleasing and blend into the area as far as possible to minimise the visual impact.	Positive Medium	When there is no construction of the student accommodation, it would not be aesthetically pleasing for surrounding residents.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		▪ Buildings must always be maintained in good standing. ▪ Remove litter and maintain facilities and landscaped areas to a high standard. ▪ Design buildings to blend with the natural ridge environment.		Visual scarring of the ridge and loss of scenic quality. Reduction in the aesthetic and cultural value of the area.
Surface & Groundwater Pollution (improper siting, poor design, faulty construction, and incorrect operation and maintenance)	Negative Medium	▪ Areas with high water tables and shallow impermeable layers should be avoided because there is insufficient unsaturated soil thickness to ensure sufficient treatment. ▪ Soil permeability must be adequate to ensure proper treatment of septic system effluent. ▪ All structures and infrastructure must be designed in such a manner that surface water runoff is limited and no concentrated flows are created.	Negative Low	Waste and contaminated water can be washed into the stream/watercourse. groundwater contamination might occur through seepage of hazardous materials into the soil through stormwater runoff.

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
Waste management	Negative Medium	▪ The waste bins shall be cleared by municipal services on a weekly basis. ▪ During municipal strikes special arrangements must be made to have the waste removed via private waste removal services. ▪ Several waste bins must be provided and clearly marked, or colour coded according to industry standards to allow for recycling of waste into separate bins. ▪ Domestic waste should be placed in a watertight container and disposed of on a regular basis.	Positive Low	Waste on site and burning of waste if there is no plan when there are municipality strikes or no waste collection. If there is no separation at source, there will be more waste going to landfills.
Fauna and flora	Positive Low	▪ Maintenance activities to ensure that there is no invasion by alien vegetation. ▪ Run-off water should be diverted to storm water management services and infrastructures. Implement a vegetation clearance plan	Negative Low	Impact on the existing ecosystems and. Erosion and increase of the proliferation of invasive species might occur

Potential impacts:	Significance rating of impacts (positive or negative):	Proposed mitigation:	Significance rating of impacts after mitigation:	Risk of the impact and mitigation not being implemented
		and rehabilitate disturbed areas with indigenous species.		

Describe any gaps in knowledge or assumptions made in the assessment of the environment and the impacts associated with the proposed development.

From an environmental point of view, the activity is considered viable, and no fatal flaw exists. It is recommended that all mitigation measures be implemented to reduce the anticipated impacts. Although the site is located on a ridge, the ridge has been significantly degraded by human activities, such as residential houses, local business, industrialisation, etc.

25 IMPACTS THAT MAY RESULT FROM THE DECOMISSIONING 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.

The proposed development will not have any impacts that would allow for decommissioning as the proposed development is a need to curb the accommodation crisis that is currently faced by the Tshwane University of Technology. Though the number of the proposed beds are not what is expected, however, this reduces the pressure by certain percentage. Therefore, demolition in this instance is not viable.

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

▪ Terrestrial Biodiversity study ▪ Agricultural Compliance Statement ▪ Socio-Economic Assessment Study ▪ Visual Impact Study ▪ Heritage Impact Study ▪ Water & Sanitation Report ▪ Roads & Stormwater Study ▪ Traffic Impact Study ▪ Geotechnical Study

Where applicable indicate the detailed financial provisions for rehabilitation, closure and ongoing post decommissioning management for the negative environmental impacts.

N/A

26 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 refer to the combined effect of the proposed development together with existing or reasonably foreseeable future developments in the area. The Soshanguve region has undergone significant transformation over the years, characterized by urban expansion,

infrastructure upgrades, and educational institutional growth, particularly around the Tshwane University of Technology campuses.

The proposed Govhani Student Accommodation project, situated within a developed urban environment, will contribute gradually to existing levels of noise, traffic, and visual alteration. However, these impacts are expected to remain within acceptable limits given that the development is compatible with the area's Residential 4 zoning and supported by municipal infrastructure.

Cumulatively, the project contributes positively to the urban landscape by promoting densification and infill development in line with the City of Tshwane SDF and the Gauteng Provincial Environmental Management Framework (GPEMF), which both encourage development within serviced nodes rather than on greenfield sites.

However, it should also be noted that if the proposed development is to be approved, it means that that the Class 3 ridge that is identified on site will be lost along with its habitat which it is characterised as moderately transformed due to past or ongoing human activities such as informal paths, adjacent developments and vegetation clearing, it should be considered that even though it is fragmented it still provides important ecological function such as soil stability and erosion control, Habitat for some indigenous fauna and flora and it also connects to remaining natural areas.

The development will lead to losing the last batch of the Ridge will impact the flora that could accommodate certain species which will lead to the loss of its ecological function impacting the ecosystem, below are the anticipated cumulative impacts that may occur due to the proposed development:

- Loss of remaining natural groundcover and indigenous plants.
- Limiting movement of small mammals, birds, and reptiles.
- The proposed development may increase the risk of alien invasive plants taking over the remaining indigenous vegetation.
- Permanent change to the natural ridge profile due to buildings and associated infrastructure.
- Disturbance to fauna from increased noise, and frequent movement.
- Increased traffic due to student's transport going in and out of the student residence.

Although, the proposed development is viable it should be noted that the preferred alternative (Proposal) must never be altered because it has been designed in a way that the development footprint will not cover the entire site there will an opening of the open spaces and the retaining of indigenous trees which will serve as preserving the fauna and also the impacts must be mitigated in accordance to the Environmental Management Programme (EMPr) and best Environmental practices.

27 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.

It is the opinion of the Environmental Assessment Practitioner (EAP) that the proposed development is viable and should proceed. The following reasons substantiate the viability of the projects:

1. **Fragmented Ridge**

The proposed development is located in Soshanguve Block M township, where part of Block M is located within the Class 3 Ridge. The residential township, roads, schools, churches, small-scale businesses and light industries are the major causes of the fragmented ridge; hence, the ridge is considered to have moderate sensitivity. Furthermore, there are no watercourses or any other sensitive features that connect to the Ridge, also no Species of Concern were observed by the Terrestrial Biodiversity specialist.

2. **Alignment with Zone 1 of the Gauteng Provincial Environmental Management Framework**

The proposed development aligns with the Gauteng Provincial Environmental Management Framework (GPEMF) Urban Development Zone 1, whose intention is to streamline urban development activities and to promote development infill, densification and concentration of urban development within the urban development zones.

3. **Preferred Layout**

The extent of the proposed development is 4,32 Ha; however, the development footprint is 3.72 Ha, therefore, site clearance will be for the entire study area, but will only be limited to the development footprint. Furthermore, the applicant proposes to retain a portion of the existing indigenous trees from the study area, which will serve as a recreational area for the students, and will be regarded as an open area (refer to Figure 1 above).

4. **Findings from the Terrestrial Biodiversity Specialist**

The Terrestrial Specialist indicated that there were no species of concern in the study area, meaning that there would be no species that would be threatened by the proposed development. The impacts that were assessed were rated at medium sensitivity, meaning that with proper mitigation, the project is viable. It is the opinion of the EAP to concur with this finding, although the specialist indicated that development should occur outside the Ridge, the ridge in question, as mentioned above, is fragmented due to human activities, and it remains at medium sensitivity.

5. **Socio-Economic**

The Socio-economic assessment study indicated that the proposed project is expected to create approximately 250 temporary jobs during the construction phase and 60 permanent jobs during the operational phase once completed. The proposed project will yield significant positive social and economic benefits for the Soshanguve community. The area faces high unemployment and a shortage of quality student accommodation for Tshwane University of Technology (TUT) students.

Should the Environmental Assessment (EA) for the proposed development be granted, it means the proposed development will respond to three key factors that encompass the student's life, which are safety, secure residence and transport.

The proposed Govhani Student Accommodation project is regarded as environmentally acceptable and a socio-economic beneficial project. The development aligns with national (IDP), provincial (GPEMF), and municipal (SDF) planning frameworks and contributes to the broader objectives of sustainable urban development and social upliftment within the Soshanguve area.

28 IMPACT SUMMARY OF THE PROPOSAL OR PREFERRED ALTERNATIVE

Table 5: Impact Summary of the Preferred Alternative

Impact	Before mitigation	After mitigation
Proposal/ Preferred Alternative	High (Positive)	Very high (Positive)
Dut	Medium	Medium
Non-compliance with Ridge Guidelines	High	Low
Traffic	Medium	Low
Stormwater Runoff	High	Low
Soil Erosion, loss of topsoil, loss of soil quality, soil pollution, soil contamination	High	Low
Flora & Fauna	High	Low
Loss of indigenous vegetation and habitat	High	Low
Alien invasive plant species proliferation	High	Low
Hydrology	High	Medium
Noise Pollution	High	Medium
Land pollution, degradation	High	Medium
Employment Creation	High (Positive)	High (Positive)
Crime, Safety and Security	Medium	Low
Visual Impacts	High	Medium
OPERATIONAL PHASE		
Proposal Technology	Medium	Low
Traffic	Medium	Low
Visual Impact	Low	Low
Surface & Groundwater Pollution (improper siting, poor design, faulty construction, and incorrect operation and maintenance)	Medium	Low
Waste management	Medium	Low
Flora & Fauna	Medium	Low

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.

After assessing the environmental impacts in terms of both biophysical and socio-economic aspects, the proposal alternative was identified as the preferred option, as it poses the least impact on the environment and is socio-economically justifiable. Additionally, the proposed development site is considered more feasible due to its social acceptability and economic viability. Potential impacts on the ecological environment will be mitigated through the implementation of the Environmental Management Programme (EMPr) during the construction phase.

29 SPATIAL DEVELOPMENT TOOLS

Indicate the application of any spatial development tool protocols on the proposed development and the outcome thereof.

National Development Plan (NDP)

The National Development Plan (NDP) 2030 provides a policy framework that looks beyond current constraints confronting the nation to the transformation imperatives that are needed to support accelerated economic growth over the next 20 to 30 years, focussing specifically on addressing poverty and reducing inequality.

A number of key spatial principles are outlined in Chapter 8 of the NDP, 'Sustainable Human Settlements'. They include spatial justice, spatial resilience, spatial sustainability, spatial efficiency and spatial quality. Of specific relevance to the SDF Review process are the NDP's human settlement targets, as set out in Chapter 8, which focus on transforming human settlements and the national space economy. These spatial targets include:

- Upgrade all informal settlements on suitable, well-located land by 2030.
- More people living closer to their places of work.
- Better quality public transport.
- More jobs in proximity to townships

To achieve these targets the NDP advocates strong measures to prevent further development of housing in marginal locations (far from urban amenities including jobs and access to infrastructure, hard and soft), increased urban densities to support sustainable public transport, incentivising economic activity in and adjacent to townships; and engaging the private sector in the low income and gap housing markets. This development is in line with the targets of the NDP.

Gauteng Provincial Environmental Management Framework (GPEMF)

The Gauteng Provincial Environmental Management Framework (GPEMF) is a legal instrument in terms of the Environmental Management Framework Regulations, 2010. The regulations are designed to assist environmental impact management, including EIA processes, spatial planning and sustainable development.

The objectives of the policy are:

- To ensure efficient urban development (including associated service infrastructure) in defined selected areas with lower environmental concerns and high development demand to help facilitate the implementation of Gauteng Growth and Management Perspective, 2014.
- To facilitate the optimal use of current industrial, mining land and other suitable derelict land for the development of non-polluting industrial and large commercial developments.
- To protect Critical Biodiversity Areas (CBAs) within urban and rural environments.

- To ensure the proper integration of Ecological Support Areas (ESAs) into rural land use change and development.
- To use ESAs as defined in municipal bioregional plans in spatial planning of urban open space corridors and links within urban areas.
- To focus on the sustainability of development through the implementation of initiatives such as:
  - Energy efficiency programmes, plans and designs
  - Waste minimisation, reuse and recycling
  - Green infrastructure in urban areas and
  - Sustainable Urban Drainage Systems (SUDS)

Spatial Development Framework (SDF)

The Spatial Development Framework (SDF) thus seeks to address issues in Pretoria's spatial and social landscape:

- Increasing pressure on the natural environment and green infrastructure.
- Urban sprawl and fragmentation.
- Spatial inequalities and the job-housing mismatch.
- Securitisation and gated developments and disconnected street networks (low intersection densities).
- Inefficient residential densities and land use diversity.
- In terms of the Gauteng EMF, the site is Environmental Management Zoned 1, which is an urban development zone.
- The primary intention of GPEMF Zone 1 is to streamline urban development activities in it and to promote development infill, densification and concentration of urban development within the urban development zones

30 RECOMMENDATION OF THE 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 as bound by professional ethical standards and the code of conduct of EAPASA).	YES [redacted]

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

None

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 EAP recommend the following specific conditions to be included as part of the positive Decision to be issued:

- The implementation of the mitigation measures contained in the EMPr to achieve maximum advantage from beneficial impacts, and sufficient mitigation of adverse impacts.

- All the guidelines and mitigations as supplied in the relevant specialist report must be taken into consideration and forms extension of the EMPr and conditions of the Environmental Authorisation.
- All declared weeds and invaders must be removed from the site on an ongoing basis and in phases.
- The areas to be protected must be fenced/ protected in an acceptable manner (as approved by the ECO) prior to the construction phase.
- An environmental awareness training programme for all staff members must be put in place by the Contractor. Before commencing with any work, all staff members must be appropriately briefed about the EMPr and relevant occupational health and safety issues.
- An ECO must be commissioned to implement the EMPr during the construction phase.
- Where possible, skilled and unskilled labour should be sourced from the local community.
- Construction activities must be kept to usual working hours.
- The parking area must be monitored and maintained throughout its operational life.
- If any heritage items are unearthed, construction work must cease, and SAHRA and PRHA-G must be contacted.

31 THE NEEDS AND DESIREBILITY OF THE PROPOSED DEVELOPMENT (As Per Notice 792 of 2012, or the updated version of this guideline)

The proposed construction of Student Accommodation in Soshanguve, Block M, is driven by the growing demand for affordable and adequate housing facilities for students attending nearby tertiary institutions such as the Tshwane University of Technology (TUT) Soshanguve Campus and other colleges within the area. The existing accommodation options are insufficient to meet the increasing student population, resulting in overcrowding and forcing many students to seek housing in areas far from their campuses. This situation leads to high transport costs, long travel times, and safety concerns, which negatively impact students' academic performance and overall well-being.

The desirability of the proposed development lies in its ability to provide a safe, accessible, and well-managed housing facility that meets the specific needs of students. It will also support the City of Tshwane's strategic spatial development objectives by promoting infill and densification within an already serviced urban area, thereby optimising existing infrastructure and limiting urban sprawl. Furthermore, the development aligns with national and provincial housing and education policies that aim to create inclusive, sustainable, and supportive environments for learning and youth development.

32 THE PERIOD FOR WHICH THE ENVIRONMENTAL AUTHORISATION IS REQUIRED (*consider when the activity is expected to be concluded*)

The Environmental Authorisation will be required for a period of 10 years, to ensure that all construction activities are completed.

33 ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPR)

(must include post construction monitoring requirements and when these will be concluded.)

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 (this list is inclusive, but not exhaustive):

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) – *(must include a scaled layout plan of the proposed activities overlain on the site sensitivities indicating areas to be avoided including buffers)*

Appendix B: Photographs

Appendix C: Facility illustration(s)

Appendix D : Route position information

Appendix E : Public participation information

Appendix F: Water use license(s) authorisation, SAHRA information, service letters from municipalities, water supply information

Appendix G: Specialist reports

Appendix H: EMPr

Appendix I: Other information

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.

REFERENCE

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