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City of Johannesburg
Environment, Infrastructure & Services Department

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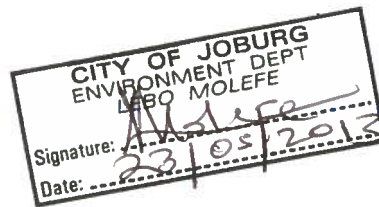
IMPACT MANAGEMENT AND COMPLIANCE

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Attention: De Wet Botha



STEYN CITY PROPERTIES SENSITIVE AREAS PLAN

The Steyn City Properties Sensitive Areas Plan (Plan Ref.: BDJ8/1/EC/0008/2) has reference.

The Environment, Infrastructure and Services Department (EISD) of the City of Johannesburg has reviewed the plan. It is noted that the sensitivities referred to on the plan cover only the watercourse (Jukskei River) that runs along the Steyn City property and its associated wetlands. It is further noted that the plan has identified more hydrological processes than those originally identified during the Environmental Impact Assessment (EIA) process for the different Steyn City townships. The EISD supports the sensitivity plan and proposes that all future planning must take cognisance of the sensitive areas identified in the plan.

All proposed future developments within Steyn City should comply with but not limited to the following:

- 1) Wetland assessment and delineation to be conducted to determine the extent of the wetland. The delineation must be informed through the use of soil augers (soil assessment), faunal and floral assessments. Effort must be made to promote a continuous open space system, incorporating the existing wetlands.
- 2) SDPs to be submitted for future developments must show the location and extent of wetlands and how these are isolated from development. It is imperative that the layout plan and associated development controls are not finalized until a proper wetland delineation study is undertaken by a wetland specialist to determine the exact extent and nature of the wetland on site.
- 3) No development is permitted in the wetland or riparian zone, or within a buffer of 30 m from the outer edge of such wetland or riparian zone or river bank where this is clearly identifiable, or within the 1:100 year floodline, whichever is the greatest.
- 4) No fencing or parking or paving will be permitted within the riparian/wetland areas or the 1:100 floodline or associated buffers.
- 5) An ecological management plan must be compiled to manage the sensitive areas on site. The plan must include but not limited to the following:
 - The management of the primary grassland area reserved for conservation towards Porcupine park
 - The management of river banks to prevent erosion, siltation and ensure stability
 - The management and prevention of pollution of the stream and catchment

6) It is also noted that the Bullfrog buffer as outlined on the sensitivity map falls on the wrong side of the location of the Bullfrog. The department advises that the GDARD be consulted for an amendment to the ROD if there is need to make use of the area.

Storm water management

In addition to retaining the wetland areas on site, the developer will be required to comply with the COJ Catchment Management Policy provisions and the storm water management requirements in respect of on-site attenuation, outside of wetland areas or flood lines.

- The management of storm water must be designed to prevent negative impacts such as erosion and sedimentation, and to ensure environmental protection of downstream areas.
- The storm water management plan should also minimize the generation of surface runoff and storm water through adopting the principles of Water Sensitive Urban Design (WSUDS) and Sustainable Urban Drainage Systems (SUDS) which provide various options such as bio-retention ponds, enhanced swales, and grass lined channels, stone filled infiltration ditches, permeable paving etc.
- Stormwater management structures such as attenuation ponds must be located outside of the 1:100 year floodline, the wetland areas and its buffer zone.
- The storm water management system should meet the following objectives:
 - reproduce as nearly as possible the hydrological conditions at point of discharge that existed prior to development
 - provide for removal of most urban pollutants
 - have a neutral to positive impact on the natural and human environment.

The department acknowledges and appreciates some of the greening interventions which were observed on site such as:

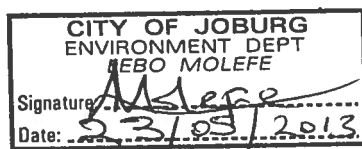
- The search and rescue operation which includes the replanting of trees which were rescued on site.
- Green building initiatives (the club house)
- The use of the Joburg Waste treatment Works for irrigation
- Overall tree planting on site (along the roads and in future open spaces)

It is suggested that the further greening can be considered for the development. These would include but not limited to:

- Rain water harvesting
- Energy efficiency measures that reduce the use and reliance on electricity
- More green buildings

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

Yours faithfully



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