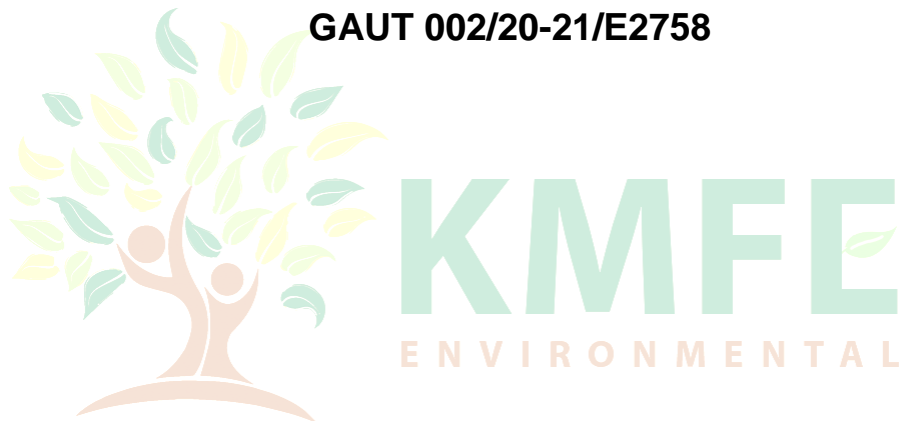




DRAFT SCOPING REPORT

EZEE TILE ADHESIVE MANUFACTURES PROPRIETARY LIMITED – VULCANIA EXTENSION 2 TOWNSHIP

GAUT 002/20-21/E2758



Prepared for: Ezee Tile Adhesive Manufacturers (Pty) Ltd

4 Campbell Road, Driehoek, Germiston, 1401

Prepared by: KMFE Environmental Consultants

38 Dartford Road, Parklands, 7708

23 November 2020



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1. INTRODUCTION

1.1 Background

KMFE Environmental was approached by Ezee Tile Adhesive Manufacturers (Pty) Ltd to apply for an environmental authorisation from the Gauteng Department of Agriculture and Rural Development (GDARD) for a proposed Ezee Tile Adhesive Facility to be constructed on both Erf 178 and 179 in Vulcania Extension 2 Township, Brakpan, Ekurhuleni Metropolitan Municipality as required by South Africa's environmental legislation.

Ezee Tile Adhesive Manufacturers (Pty) Ltd acquired the title deed for Erf 178 from Bainbridge CC on 28 August 2019 and for Erf 179 from Arrabella Properties CC on 5 May 2019. The proposed development site is zoned as industrial. The surrounding land uses include commercial/industrial undertakings (e.g. industrial factories). Previous use of the land was for the manufacturing of precast concrete units. Currently, portions of the development site are being used as a plastic recycling facility.

1.2 Qualifications of the Environmental Assessment Practitioner

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

- (a) details of—
 - (i) the EAP who prepared the report; and
 - (ii) the expertise of the EAP, including a curriculum vitae;

KMFE Environmental was founded in South Africa in 2016. Our company strives to provide focused and elite environmental services – ranging from small to large scale projects. We are determined to provide our clients with supreme advice on environmental best practice, as well as guiding them through environmental authorisations and licensing processes.

The project team includes:

Daisy Kotsedi (Pri.Sci.Nat.) is a Director at KFME Environmental. Daisy has a BSc. Honours and MSc degree in Botany both from Nelson Mandela University. Daisy's research interests include a vast range of environmental conservation and management, estuarine and marine ecology. Daisy has work experience from the



private and public sectors. Daisy has previously worked at Coastal & Environmental Services as an environmental consultant dealing with a variety of environmental impact assessment projects, specialist studies and environmental monitoring. Daisy has also worked for the Department of Environmental Affairs under the estuaries management and marine protected areas units. Daisy has broad experience in research, project management, stakeholder management, policy analysis, marine protected areas and estuarine management.

Siyabulela Mngxekeza (Cert.Sci.Nat.) is a Director at KFME Environmental. He has a BSc. Honours in Environmental Management (UNISA) and M.Phil. Law degree in Environmental- and Human Rights Theory (UWC). Siyabulela has ten years working experience in the environmental sector, which includes data analysis, environmental impact assessment, environmental policy analysis, stakeholder management and report writing. Siyabulela has worked in Nairobi, Kenya for the IOC-Africa's secretariat to conducting audits for the Africa Sub-commission. He has also worked for the Department of Environmental Affairs as an Environmental Production Officer where he provided analytic support to binding international conventions, to project managers, conduct primary and secondary research and produce reports to aid the Department of the Environmental Affairs to reach its goals. Siyabulela has extensive experience in project management, environmental impact assessment, interpretation of environmental legislation, research, policy analysis.

1.3 Environmental Assessment Requirements and Process

An Environmental Impact Assessment (EIA) study is required because certain developmental activities have the potential to change natural and social functions of the environment. These activities are legislated through the National Environmental Management Act (Act No. 107 of 1998) (NEMA), and in terms of the EIA Regulations promulgated under Chapter 5 of the NEMA published in Government Notice Regulation (GN R. 324, 327 and 325) in Government Gazette 40772, dated 7 April 2017.

The proposed Ezee Tile Adhesive Facility includes activities that are listed in the current environmental regulations, therefore the project may not commence without an environmental authorisation from the competent authority i.e. GDARD.

Given that the listed activities from GN R. 327 have been identified in **Table 1**, the application for environmental authorisation requires a **Scoping and Environmental**



Impact Assessment Process. It is important to note that the project may not commence without an environmental authorisation from the competent authority.

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

- (d) a description of the scope of the proposed activity, including—
- (i) all listed and specified activities triggered and being applied for; and

Table 1: Listed activities potentially triggered by the proposed Ezee Tile Adhesive Facility.

Activity Number	Activity Description
GN R327 (14)	The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.
GN R327 (22i)	The decommissioning of any activity requiring – (i) a closure certificate in terms of section 43 of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002).

The competent authority that must consider and decide on the environmental authorisation application in respect of the listed activities above is GDARD, while the City of Ekurhuleni Metropolitan Municipality will decide on the atmospheric emissions license application.

KMFE Environmental will fulfil the roles and responsibilities of the Environmental Assessment Practitioner (EAP) to undertake the EIA and associated public participation process and to submit the required application as well as supporting documentation to the competent authority for consideration and decision-making.

1.4 Structure of the Scoping Report

The Scoping Report, a precursor to the Environmental Impact Assessment, is designed to highlight potential issues, impacts and alternatives of the development. To add legitimacy to this process, it is important to identify all relevant stakeholders and interested and affected parties (I&APs). The structure of the report is based on Appendix 2 of GN R 326, the EIA Regulations (2017) which stipulates the contents of a Scoping Report.



The phases of the Scoping and Environmental Impact Assessment process and legislated timeframes are shown in Figure 1 below:

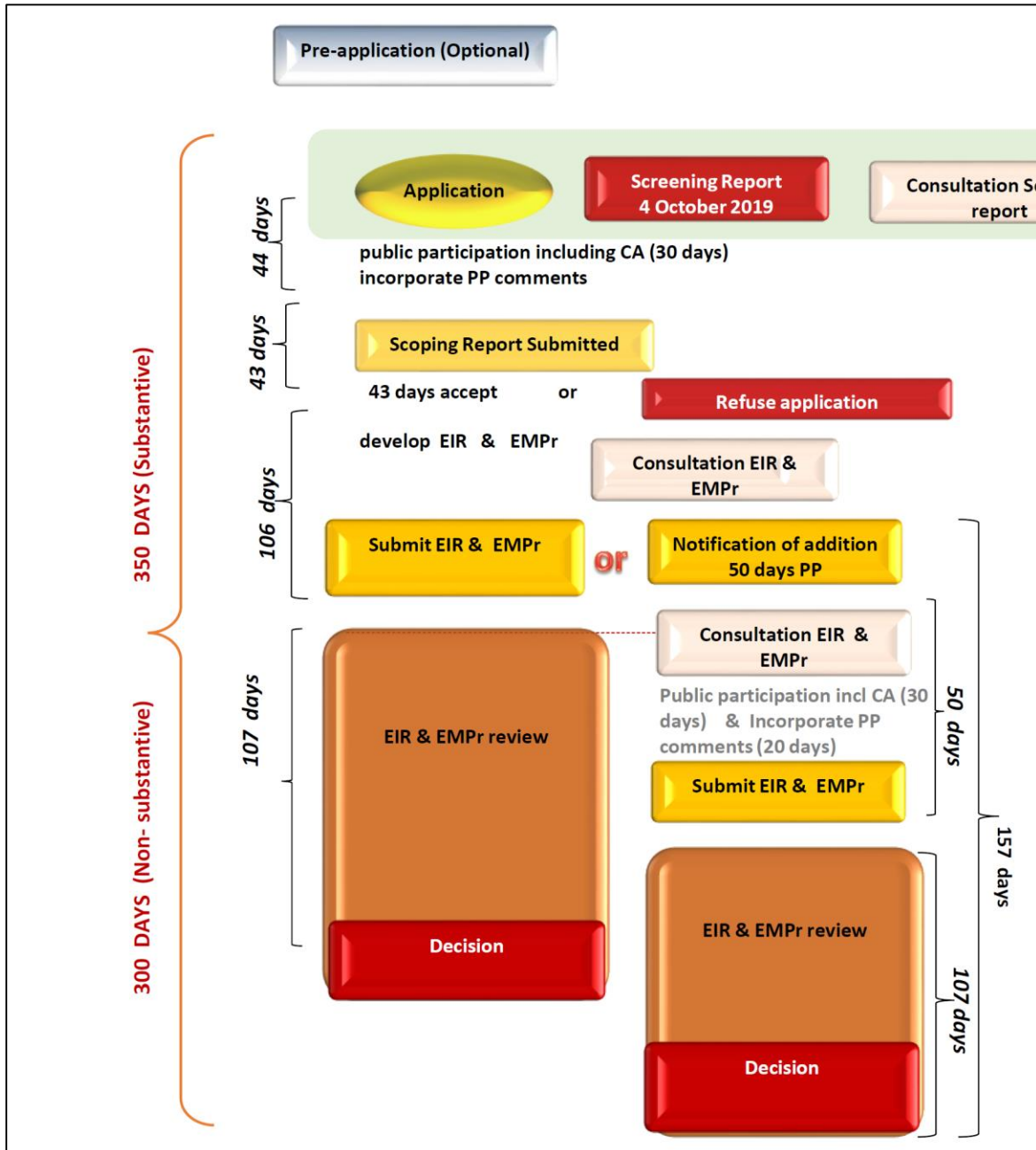


Figure 1: Scoping and EIA procedure and legislated timeframes.



1.5 Limits of current knowledge

This Scoping Report is developed from information that is currently available and understood, therefore, the following gaps and assumptions are taken into consideration;

- I. The Scoping Report is inferred from a project description and design specifications of the proposed Ezee Tile Adhesive Facility which will possibly be altered and refined in the EIA phase;
- II. Due to limited fieldwork and available literature, the description of the environmental, cultural, social and economical aspects will be determined during the EIA phase accompanied by the relevant specialist studies.

2. LOCATION AND SITE DESCRIPTION OF THE PROPOSED DEVELOPMENT

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

- (b) the location of the development footprint of the activity on the approved site as contemplated in the accepted scoping report, 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 the boundary of the property or properties;

The proposed Eezi Tile Adhesive Facility will be developed on both Erf 178 and 179 in Vulcania Extension 2 Township (Brakpan). The coordinates of the proposed development site are 26°15'43.15"S; 28°23'2.76"E. The proposed development will be situated within the Ekurhuleni Metropolitan Municipality, Gauteng Province of South Africa. The SG digit codes are as follows: Erf 178 (A2190/83) and Erf 179 (A2191/83), respectively.





Figure 2: Locality map of the proposed Eeze Tile Adhesive Facility.

3. PROJECT DESCRIPTION

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

- (d) a description of the scope of the proposed activity, including—
- (ii) a description of the associated structures and infrastructure related to the development;

The current understanding of the project includes the following:

The construction of a facility (19 047.5 m² in size) for the manufacturing of cement, sand, paint, grout, tiles, adhesives and construction chemicals.

The proposed development will possibly comprise of the following elements:

- Adhesive (2880m²)
- Raw material store (2639.4 m²)
- Grout (1920 m²)
- Wet plant production (1412 m²)
- Construction chemicals (1080 m²)
- Warehouse (3360 m²)
- Circulation (973.8 m²)
- Operational office (77.3 m²)



- Guard House (65 m²)
- Offices and Training (520 m²)
- PLC Office (43 m²)
- War room (69.2 m²)
- Toilets (98.7 m²)
- Laboratory 1 (128 m²)
- Maintenance (172 m²)
- Laboratory 2 (120 m²)
- Sales/dispatch office (120.3 m²)
- Dispatch future warehouse (2520 m²)
- Compressor 1 (49 m²)
- Canteen and change room (288 m²)
- Security platform (24.2 m²)
- Manager's office (27.7 m²)
- Compressor 2 (47.5 m²)
- Pallet store (250 m²)
- Pump room (34.9 m²)
- Returns (94.4 m²).

The following activities will also take place prior to- and during construction on the disturbed site:

- Decommissioning of the fuel tank onsite;
- The disturbed areas (i.e. oil spills, solid waste, used recycling material) will be rehabilitated;
- Current paving will be crushed and reused;
- Existing structures will be removed (except for the substation);
- Trees will be planted along the boundaries facing the schools;
- Entrance to the site will be refurbished.

NB: Ezee Tile Adhesive Manufacturers has acquired a sand resource at another site and therefore, sand will not be dried at this proposed site.



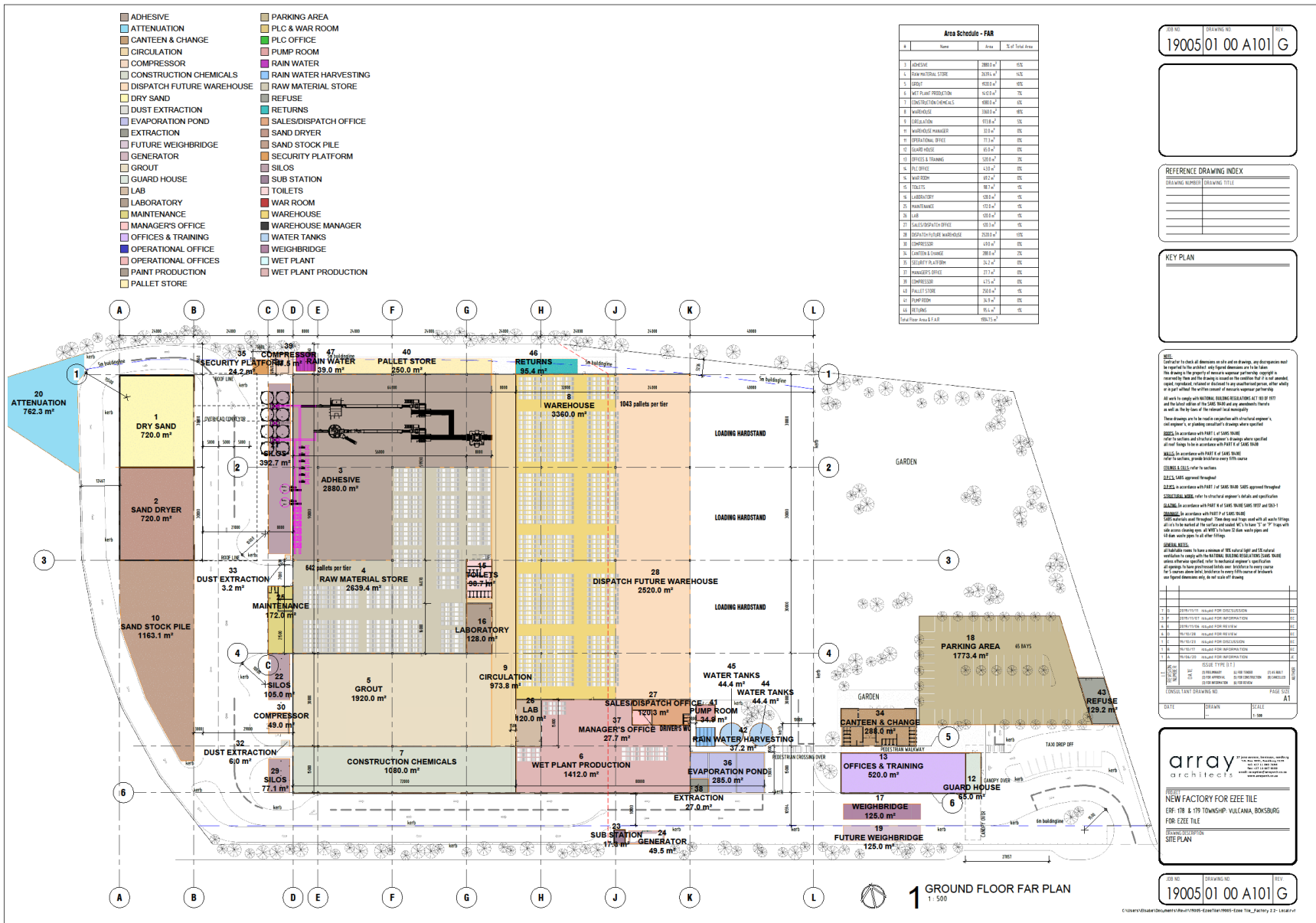


Figure 3: Site plan for the proposed Ezee Tile Adhesive Facility.



4. LEGISLATION

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

(e) a description of the policy and legislative context within which the development is proposed including an identification of all legislation, policies, plans, guidelines, spatial tools, municipal development planning frameworks and instruments that are applicable to this activity and are to be considered in the assessment process;

There are many legal requirements (national, provincial and local government spheres) to which the Ezee Tile Adhesive Facility must adhere to for the construction and placement of the proposed development and related infrastructure. Therefore, the Ezee Tile Adhesive Facility is required to include and integrate environmental principles and values into all planning and implementation procedures taken for development purposes.

Table 2: Key legislations that apply to the proposed Ezee Tile Adhesive Facility.

Environmental legislation, policy or guideline	Implications for proposed Ezee Tile Adhesive Facility
Constitution Act (108 of 1996)	Obligation to ensure that the proposed development will not result in pollution and ecological degradation; and Obligation to ensure that the proposed development is ecologically sustainable while demonstrating economic and social development.
National Environmental Management Act (NEMA) (107 of 1998)	The principles, liability and implications related to NEMA must be adhered to by the developed. Additionally, the developer must ensure that potential impacts are eliminated or mitigated. The development will most likely to require a Scoping and EIR in terms of the listed activities in the 327 of NEMA 2017 EIA regulations.
National Environmental Management: Biodiversity Act (10 of 2004)	To ensure the protection of species and ecosystems that warrant protection.
National Environmental Management: Waste Act (59 of 2008)	The purpose of this Act relates to the proper disposal of solid waste. The Act also provides for waste-related activities where a Waste License is required: This includes the treatment of sewage.
National Water Act (No. 36 of 1998)	Provides details of measures intended to ensure the comprehensive protection of all water resources, including the water reserve and water quality.
Gauteng polices	
Gauteng Provincial Environmental Framework	The development needs to be aligned with the overall provincial environmental framework.



Environmental legislation, policy or guideline	Implications for proposed Ezee Tile Adhesive Facility
City of Ekurhuleni Metropolitan Municipality Policies and By-laws	
City of Ekurhuleni Integrated Development Plan (2018/19 to 2020/21)	The proposed development needs to be aligned with the overall municipal developmental framework.
City of Ekurhuleni Metropolitan Spatial Development Framework (2015)	The developer must be mindful of the developmental vision, planning principles and structuring elements of Ekurhuleni.
Ekurhuleni Bioregional Plan (2014)	The proposed development has to be aligned with the municipal land use planning, natural resource management and environment assessments/authorisations to avoid negative impacts on biodiversity.
Ekurhuleni Environmental Framework (2007)	The proposed development must comply with the environmental attributes of Ekurhuleni to identify possible environmental opportunities and constraints.
Ekurhuleni Biodiversity and Open Space Strategy (2009)	The objectives of the framework are to ensure that the developer is mindful of the open space needs of the population of Ekurhuleni to fulfil their physical and psychological needs, integrates conservation planning of Ekurhuleni in the proposed development, considers the amount of land needed for development in a manner that is both equitable and objective and integrates to the proper functioning of Ekurhuleni.



5. NEED AND DESIRABILITY

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

(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;

Ezee Tile, a subsidiary of Italtile, is a one-stop-shop for architects, interior designers and commercial developers that are procuring tile adhesive.¹ Building materials are a key input for residential and commercial building, as well as large civil engineering projects. The construction materials trade, with sales nearing R200 billion in 2019, employs over 45,000 people and has important linkages with downstream mining and manufacturing.²

Due to poor economic conditions, restrained consumer spending and limited public and private sector investment the South African tile industry has been experiencing difficulties.³ Revenue in the retail and hardware segments of the market has been affected by constrained consumer spending, while increasing costs have eroded profit margins, particularly among manufacturers.⁴

The tile sector is reliant on the construction industry which is dependent on slow infrastructure development. Building material retailers have described their operating environment as challenging and their revenue growth, which averaged over 10% in 2016, has declined in the past two years (2017 to 2018).⁵ Despite the tough conditions, major tile players like Italtile grew its store network consisting of CTM, Italtile Retail, TopT and **Ezee Tile** by 9% to 176 in 2018 and will open 10 to 15 more in 2019/20.⁶

¹ ITALTILE integrated annual report (2019) available at <http://italtile-reports.co.za/annual-reports/iar-2019/pdf/iar-hires-new.pdf> (Accessed August 2020).

² ITALTILE integrated annual report (2019).

³ Young B 'The tile industry' (2015) WHO OWNS WHOM African Business information.

⁴ Young B (2015).

⁵ Bekker D (2020) 'Wholesale and Retail Trade in Construction Materials' WHO OWNS WHOM African Business information.

⁶ Bekker D (2020).



6. ALTERNATIVES

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

- (h) a full description of the process followed to reach the proposed preferred activity, site and location of the development footprint within the site, including—
- (i) details of all the alternatives considered;
 - (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 **[identified for]** which have informed the identification of each alternative, including the nature, significance, consequence, extent, duration and probability of **[the]** such identified impacts, including the degree to which these impacts—
 - (aa) can be reversed;
 - (bb) may cause irreplaceable loss of resources; and
 - (cc) can be avoided, managed or mitigated;

One of the objectives of the Scoping Reports is to investigate alternatives to the proposed project. This includes assessing alternative sites, layout or design technologies and the No-Go alternative. The various alternatives for the Ezee Tile Adhesive Facility are assessed below.

6.1 Property on which or location where the activity is proposed to be undertaken

The land was acquired by the applicant for a specific objective of setting up an adhesive facility, therefore, no other locations other than Erf 178 and Erf 179 were considered.

6.2 Type of activity to be undertaken

No other activity other than to construct an adhesive facility and to decommission the fuel tank onsite will be considered in the EIA.

6.3 Design or layout of the activity

The design or layout of the activity for this project might be modified to ensure different options to minimise environmental impacts. Different options will be considered in the EIA Phase.



6.4 Technology to be used in the activity

The technology for this project might be modified to ensure different options to minimise environmental impacts. Different options will be considered in the EIA Phase.

6.5 Operational aspects of the activity

The operational aspects of this project might be modified to ensure different options to minimise environmental impacts. Different options will be considered in the EIA Phase.

6.6 No-Go alternative

The No-Go alternative, in this case, involves Ezee Tile Adhesive Manufacturers not developing an adhesive facility. Should the No-Go alternative be selected, this will impact on the construction materials trade, which had sales nearing R200 billion in 2019 and provided about 45 000 job opportunities. This would be disastrous for the South African economy since it has decreased by 1.2% in the first quarter due to the COVID-19 pandemic.



7. PUBLIC PARTICIPATION PROCESS

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

- (h) a full description of the process followed to reach the proposed preferred activity, site and location of the development footprint within the site, including—
- (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 manner in which the issues were incorporated, or the reasons for not including them;

A Public Participation Process (PPP) is conducted as part of the EIA process. This process aims to allow everyone interested in, or likely to be affected by the proposed development to provide input into the process. The involvement of I&APs is crucial to ensure that all relevant issues are raised and assessed in the EIA process.

The PPP includes:

- Placing advertisement(s) in the local newspaper;
- Notice board onsite;
- Circulation of the Background Information Document (BID) to all identified I&APs;
- Stakeholder notification letter(s);
- I&AP register; and
- Comments and responses (review of the report(s) by all registered I&APs and GDARD).



7.1 Newspaper advertisement

An advertisement on the proposed development was placed in the Brakpan Herald on 4 September 2020.

Friday, September 4, 2020
News | Brakpan Herald | 3

News Briefs

Don't surrender someone else's pet

The Brakpan SPCA has recently experienced an increase in animals being fraudulently surrendered as strays or from so-called owners.

In most cases these animals belong to other family members or someone residing on the same property. "We will never turn any animal away regardless of the circumstances. However, the staggering increase in animals being brought in under false pretences is becoming alarming," said Brakpan SPCA manager Tamaryn Lombard.

The society urges members of the public to rather phone the SPCA for advice should there be concerns with an animal not belonging to them, whether they are abused, neglected or simply just a nuisance to them as they open themselves up to the liability of legal action by the actual owners, as well as cause unnecessary trauma for the animals.

If you have any complaints regarding the welfare of any animal, contact the SPCA:

- Office: 011 742 2007
- Emergencies only: 083 696 9052
- WhatsApp: 083 696 9052
- Email: manager@brakpanspca.co.za

All complaints will be attended to regardless of the nature of the complaint and if you wish to receive feedback, remember to include your contact details. Complaints to the SPCA always remain anonymous and are treated as confidential, including your contact details.

Bring jou kant, skenk bloed



Inwoners wat wil bloed skenk kan môreoggend (Saterdag) vanaf 9vm tot 3nm 'n draai by VC Super Spar in Dalview gaan maak.

Die Suid Afrikaanse Nasionale Bloeddiens (SANBD) moedig mense aan om, ten spyte van Covid-19, steeds bloed te skenk maar Saterdag se bloedskenking sessie dra 'n spesiale boodskap.

Die Herald het onlangs berig oor die 12-jarige Simoné Wasserman wat weens 'n kroniese sieketoeestand 'n gebrekkige immuunstelsel het.

Dit lei daartoe dat sy elke vier weke medikasie, wat Polygam genoem word, moet ontvang.

Hierdie medikasie word gebruik om die liggaam se natuurlike verdedigingstelsel (immuunstelsel) te versterk om sodoende die risiko van infeksie by persone met 'n verswakte immuunstelsel te verlaag.

Die medikasie word vervaardig uit gesonde menslike bloed met 'n hoë vlak van sekere teenliggaampies, wat help om infeksies te beveg.

Polygam kan van enige bloedgroep vervaardig word.

Simoné se ma, Melanie Wasserman (45), het tydens die eerste onderhoud aan die Herald gesê dat dit sedert Covid-19 bitter moeilik is om Polygam te bekom.

"As gevolg van Covid-19 glo ek dat mense in die algemeen minder bloed skenk," het Melanie vertel.

Sedert die onthoud, sowat 'n maand gelede, kon Simoné nog net een dosis medikasie ontvang.

Sy het ook nie weer terug gekeer na Laerskool Die Arent nie, aangesien daar te veel kommer bestaan oor haar verswakte immuunstelsel en die risiko van infeksie.

"Die bloedskenkingsessie is dus ter bewussmaking van die absolute noodsaaklikheid om bloed te skenk," het Melanie gesê.

"Dit is nie net my kind wat afhankelijk is van bloed nie daar is derduisende mense wat bloed vir een of ander rede moet ontvang.

"Om bloed te skenk is om lewe te gee en ek wil graag almal uitnooi om Saterdag te gaan bloed skenk by die VC Spar," het Melanie gesê.

Shoot-out ends in arrests after supermarket robbery

Ordinary morning calm was violently shattered by the sounds of gunfire on Wednesday, last week, as a car chase and shoot-out erupted between a gang of suspected business robbers and security company personnel following the robbery of a Voortrekker Road supermarket.

The chase came to an end in Brenthurst and two men were arrested.

According to Capt Pearl van Staad, spokesperson for the Brakpan SAPS, the supermarket was robbed at 7.50am.

Cellphones, cigarettes, sim cards, speed point machines and an undisclosed amount of cash were stolen at gunpoint and the robbers made their getaway in a blue Toyota Conquest.

"Personnel from Secure Tech Security responded to the panic button alarm from the supermarket and SAPS was alerted," she said.

"A shoot-out ensued between the suspects and security personnel."

No injuries were reported, but a Secure Tech Security vehicle sustained damage from gunfire. The Toyota Conquest was brought to a halt in Brenthurst and two men were nabbed.

The three other suspects ran off into a nearby veld and evaded capture.

The Toyota Conquest was seized and all the stolen goods were recovered.

A black 9mm pistol was also seized.

The arrested men face charges of business robbery, attempted murder and possession of stolen property.

Brakpan Police Station commander Brig Fredl Jonck applauded all those involved in the apprehension of the suspects.

As well as Secure Tech Security, this included members from the CPF, Brakpan Police, Caxton Local Media and the Herald.

Have your say on new rental tariffs

The City of Ekurhuleni is conducting public consultations on new rental tariffs for council-owned rental housing stock as resolved by council on July 25, 2020.

The new rental tariffs propose escalation of rent payable to be capped at a maximum margin of 5.9 per cent per annum for 2020/2021 and 2021/2022.

For more information about council-owned rental housing or to view the proposed tariffs, members of the public may visit the city's website at www.ekurhuleni.gov.za or the following link: <https://www.ekurhuleni.gov.za/about-the-city/campaigns-public-participation-for-council-stock-tariffs.html>

The tariffs are also available to view at the city's human settlement offices in the customer care centres.

All comments and inputs on the rental housing tariffs must be emailed to rental.comments@Ekurhuleni.gov.za

The closing date for comments is September 22 at 4pm.



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Isabel Correia (Owner)



Isabel Correia
Biokineticist

Eve Davis will help you with all your advertising needs.
Tel: 087 286 9108 | email: eved@caxton.co.za

082 872 1522
61 van der Walt Street,
Dalview, Brakpan.




NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT

EZEE TILE ADHESIVE FACILITY - VULCANIA EXTENSION 2 TOWNSHIP (EKURHULENI METROPOLITAN MUNICIPALITY)

Proponent:
Ezee Tile Adhesive Manufacturers (Pty) Ltd proposes to develop an Ezee Tile Adhesive Facility and to decommission a gas tank at Vulcania Extension 2 Township (Brakpan, Gauteng). The proposed development will be situated within the Ekurhuleni Metropolitan Municipality.

Environmental Authorisation Process:
The proposed project requires a FULL SCOPING AND EIA due to the following activities listed in terms of the Environmental Impact Assessment Regulations (2017) published under the National Environmental Management Act (Act No. 107 of 1998 as amended):

- Listing Notice 1 (GN R327): activity 14 and 22i and
- Listing Notice 2 (GN R325): activity 6

and therefore requires an environmental authorisation from Gauteng Department of Agriculture and Rural Development (GDARD).

Other possible triggers:

- An atmospheric emissions license from the City of Ekurhuleni Metropolitan Municipality.

KMFE Environmental on behalf of Ezee Tile Adhesive Manufacturers (EAP) will fulfil the role and responsibilities of Environmental Assessment Practitioner (EAP) to undertake the Environmental Impact Assessment and the associated public participation process and to submit the required application and supporting documentation to GDARD for consideration and decision-making.

Invitation to Participate:
To register as an Interested and/or Affected Party and to obtain further information related to the proposed project, please submit your name, contact details and comments to the contact person below:
Mr Sibabulela Mngpekeza
Email: info@kmfe.co.za
Post: Private Bag X9190, Cape Town, 8000
Cell: 073 851 3898 / 083 365 7077



ALL UNWANTED GOODS WELCOMED

We Pawn, Buy & Sell

532a / 391 Voortrekker Rd, Brakpan
Vee: 062 474 2758
Deshi: 062 310 5872

TRADING HOURS
Monday - Friday: 9am - 5pm
Saturday / Public Holidays: 9am - 2pm



7.2 Notice board onsite



7.3 Background Information Document



PURPOSE OF THIS DOCUMENT

- The purpose of this Background Information Document is to provide people affected by and interested in the proposed project with information about this project, the process being followed and to provide them with an opportunity to be involved in the EIA process.
- Interested and Affected Parties (I&APs) may raise issues of concern. These will be examined and included in the KMFE Reports.
- The involvement of I&APs is crucial to ensure that all relevant issues are raised and assessed in the EIA process
- The findings of the EIA will be provided to the Gauteng Department of Agriculture and Rural Development (GDARD) situated within the Ekurhuleni Metropolitan Municipality to make a final decision making, as to whether or not the project should go ahead and if so under what conditions.

WHY GET INVOLVED?

- A Public Participation Process (PPP) is being conducted as part of the environmental impact assessment process.
- The PPP aims to allow everyone interested in, or likely to be affected by the proposed development to provide input into the process.

BACKGROUND

KMFE Environmental was approached by Ezee Tile Adhesive Manufacturers (Pty) Ltd to apply for environmental authorisation from the Gauteng Department of Agriculture and Rural Development (GDARD) for a proposed Ezee Tile Adhesive Facility to be constructed on both Erf 178 and 179 in Vulcania Extension 2 Township, Brakpan, Ekurhuleni Metropolitan Municipality (Figure 1), as required by South Africa's environmental legislation.

Ezee Tile Adhesive Manufacturers (Pty) Ltd acquired the title deed for Erf 178 from Bainbridge CC on 28 August 2019 and for Erf 179 from Arrabella Properties CC on 5 May 2019. The coordinates of the proposed development site are 28°15'43.15"S; 28°23'2.76"E. The proposed development site is zoned as industrial. The surrounding land uses include commercial/industrial undertakings (e.g. factories producing industrial products). Previous use of the land was for the manufacturing of precast concrete units. Currently, portions of the development site are being used as a plastic recycling facility.



Figure 1: Location of Proposed Ezee Tile facility.

KMFE will investigate the proposed development site in order to assess the nature of potential impacts. Impacts to be considered include environmental failure and risks of the "no-go" alternative. Besides, impacts relating to the construction and construction-related activities will be assessed.

Potential impacts include:

- Air pollution
- Waste management




BACKGROUND INFORMATION DOCUMENT

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INVITATION TO
COMMENT:
EZEE TILE ADHESIVE FACILITY

- The Public Participation Process will include:
 - Advertisement in the local newspaper;
 - Notice board on site;
 - Circulation of the BID (this document) to all identified I&APs;
 - Comments period (review of the report by all registered I&APs and GDARD).

RETURN ADDRESS FOR COMMENTS

To register as an I&AP and to obtain further information related to the proposed project, please submit your name, contact details and comments to the contact below:

Postnet Suite #55
Private Bag X9190
Cape Town
8000
Cell: 073 851 3898 / 083 365 7077
Email: info@kmfe.co.za

SCOPE OF WORK

The current understanding of the project includes the following:

The construction of a facility (19 047.5 m² in size) for the manufacturing of cement, sand, paint, grout, tiles, adhesives and construction chemicals.

The proposed development will possibly comprise of the following elements:

- Adhesive (2880m²)
- Raw material store (2639.4 m²)
- Grout (1920 m²)
- Wet plant production (1412 m²)
- Construction chemicals (1080 m²)
- Warehouse (3360 m²)
- Circulation (973.8 m²)
- Operational office (77.3 m²)
- Guard House (65 m²)
- Offices and Training (520 m²)
- PLC Office (43 m²)
- War room (69.2 m²)
- Toilets (98.7 m²)
- Laboratory 1 (128 m²)
- Maintenance (172 m²)
- Laboratory 2 (120 m²)
- Sales/dispatch office (120.3 m²)
- Dispatch future warehouse (2520 m²)
- Compressor 1 (49 m²)
- Canteen and change room (288 m²)
- Security platform (24.2 m²)
- Manager's office (27.7 m²)
- Compressor 2 (47.5 m²)
- Pallet store (250 m²)
- Pump room (34.9 m²)
- Returns (94.4 m²)

The following activities will also take place prior to- and during construction on the disturbed site:

- Decommissioning of the petrol tank onsite;
- The disturbed areas (i.e. oil spills, solid waste, used recycling material) will be rehabilitated;
- Current paving will be crushed and reused;
- Existing structures will be removed (except for the substation);
- Trees will be planted along the boundaries facing the schools;
- Entrance to the site will be refurbished.



BACKGROUND INFORMATION DOCUMENT

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INVITATION TO
COMMENT:
EZEE TILE ADHESIVE FACILITY

LISTED ACTIVITIES APPLICABLE

The proposed project requires a **FULL SCOPING AND EIA** due to the following activities listed in terms of the Environmental Impact Assessment Regulations (2017) published under the National Environmental Management Act (Act No. 107 of 1998 as amended):

Activity Number	Activity Description
GN R327 (14)	The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.
GN R327 (22i)	The decommissioning of any activity requiring – (i) a closure certificate in terms of section 43 of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002)
GN R325 (6)	The development of facilities or infrastructure for any process or activity which requires a permit or licence or an amended permit or licence in terms of national or provincial legislation governing the generation or release of emissions, pollution or effluent, excluding— (i) activities which are identified and included in Listing Notice 1 of 2014; (ii) activities which are included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the National Environmental Management: Waste Act, 2008 applies; (iii) the development of facilities or infrastructure for the treatment of effluent, polluted water, wastewater or sewage where such facilities have a daily throughput capacity of 2 000 cubic metres or less; or (iv) where the development is directly related to aquaculture facilities or infrastructure where the wastewater discharge capacity will not exceed 50 cubic metres per day.

Other possible triggers:

An atmospheric emissions license from the City of Ekurhuleni Metropolitan Municipality

APPROACH TO FULL SCOPING AND EIA REPORT

Deliverables	Months									
	1	2	3	4	5	6	7	8	9	10
Preparation and submission of application forms to Competent Authority										
Site visit										
Commencement of the public participation process (advert, signage, meetings, etc.)										
Draft Scoping Report										
Public review of Scoping Report										
Submission of Final Scoping Report to Competent Authority										
Draft Environmental Impact Report (EIR) & EMPr										
Public review of Environmental Impact Report										
Submission of Environmental Impact Report to Competent Authority										
Competent Authority review										



7.4 Stakeholder notification letter



18 September 2020

Dear Stakeholder

NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT

SCOPING AND EIR FOR THE PROPOSED EZEE TILE ADHESIVE FACILITY VULCANIA EXTENSION 2 TOWNSHIP (EKURHULENI METROPOLITAN MUNICIPALITY)

This letter serves to inform you of the intention to conduct an environmental impact assessment (EIA) process in terms of Regulation 41(2) published in Government Notice No. 982 of the National Environmental Management Act, 1998 (Act 107 of 1998) (as amended). You are hereby invited to register as an Interested and Affected Parties (I&APs) to register for the project.

Ezee Tile Adhesive Manufacturers (Pty) Ltd intends to apply for an environmental authorisation from the Gauteng Department of Agriculture and Rural Development (GDARD) for a proposed Ezee Tile Adhesive Facility to be constructed on both Erf 178 and 179 in Vulcania Extension 2 Township, Brakpan, Ekurhuleni Metropolitan Municipality.

The proposed project requires a FULL SCOPING AND EIA due to the following listed activities in terms of the Environmental Impact Assessment Regulations (2017) published under the National Environmental Management Act (Act No. 107 of 1998 as amended):

Activity Number	Activity Description
GN R327 (14)	The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.
GN R327 (22i)	The decommissioning of any activity requiring – (i) a closure certificate in terms of section 43 of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002)
GN R325 (6)	The development of facilities or infrastructure for any process or activity which requires a permit or licence or an amended permit or licence in terms of national or provincial legislation governing the generation or release of emissions, pollution or effluent, excluding— (i) activities which are identified and included in Listing Notice 1 of 2014; (ii) activities which are included in the list of waste management activities published in terms of section 19 of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) in which case the National Environmental Management: Waste Act, 2008 applies; (iii) the development of facilities or infrastructure for the treatment of effluent, polluted water, wastewater or sewage where such facilities have a daily throughput capacity of 2 000 cubic metres or less; or (iv) where the development is directly related to aquaculture facilities or infrastructure where the wastewater discharge capacity will not exceed 50 cubic metres per day.



PHONE: +27 73 851 3898 / +27 83 365 7077 EMAIL: INFO@KMFE.CO.ZA WEB: WWW.KMFE.CO.ZA



Other possible triggers:

An atmospheric emissions license from the City of Ekurhuleni Metropolitan Municipality

KMFE Environmental on behalf of Ezee Tile Adhesive Manufacturers will fulfil the role and responsibilities of Environmental Assessment Practitioner (EAP) to undertake the Environmental Impact Assessment and the associated public participation process and to submit the required application and supporting documentation to GDARD for consideration and decision-making

The involvement of I&APs is crucial to ensure that all relevant issues are raised and assessed in the EIA process

To register as an I&AP and to obtain further information related to the proposed project, please submit your name, contact details and comments to the contact below:

Postnet Suite #55
Private Bag X9190
Cape Town
8000
Cell: 073 851 3898 / 083 365 7077
Email: info@kmfe.co.za

Your participation is valued and will be appreciated.

Yours sincerely,

Siyabulela Mngxekeza (Director)

Signature: *Siyabulela Mngxekeza*

Date: 18 September 2020



7.5 I&AP register

INTERESTED & AFFECTED PARTIES (I&AP) DATABASE					
Organisation	Name	Email	Postal address	Tel	Cell
Ekurhuleni City Manager	Imogen Mashazi	city.manager@ekurhuleni.gov.za		(011) 999 0760	
Ekurhuleni Ward 105 Councillor	Stefanie Ueckermann	Stefanie.ueckermann@gmail.com	29 Myra, Casseldale, Springs		(076) 541 9717
Gauteng Department of Agriculture and Rural Development	Tjatja Mosia	Tjatja.Mosia@gauteng.co.za	P.O Box X8769, Johannesburg, 2000	(011) 240 3384	
Department of Mineral Resources and Energy	Tebogo Lentswe / Lister Mbowane	Tebogo.Lentswe@dmre.gov.za / Lister.Mbowane@dmre.gov.za	Private Bag X19, Arcadia, 0007	(012) 406 7585 / (012) 406 7631	
Surrounding landowners					
Organisation	Name	Email	Postal address	Tel	Cell
Die Anker Hoerskool		hoof.anker@gmail.com	129 Tweedy St, Brenthurst, Brakpan, 1542	(011) 813 4160	
Dito Surface Furnishing		admin@ditosurfacefurnishing.co.za	95 Uranium Road, Vulcania, Brakpan, 1554	(011) 363 0224	
DP&J Engineering PTY (Ltd)	Christiaan	christiaan@dpjeng.co.za	Unit 12b, Industrial Complex, 1 Uranium Rd, Vulcania, Brakpan, 1554	(011) 813 0236	
Rashuma Consulting			No 1, Unit 12 Uranium Rd, Vulcania, Brakpan, 1554	(011) 896 1248	
Vulcania Industrial Park				(087) 997 1418	
East Rand Plastics	N. Northmann	nnorthmann@erp.co.za ; jdreyer@erp.co.za	87 Uranium Rd, Vulcania, Brakpan, 1540	(011) 817 9000	
Metal Coating Specialist	Louis	Louis@metals.co.za	107 Uranium Rd, Vulcania, Brakpan, 1554	(071) 206 2310	
Lonmin Brakpan	Suzette Pennels	suzette.pennels@sibanyestillwaters.com	1 Platinum Rd, Vulcania, Brakpan, 1554	(011) 365 6548	(083) 260 5498
Demimax PTY Ltd			109 Neutron Rd, Vulcania, Brakpan, 1554	(011) 813 0149	
Mutch Transport (Pty) Ltd	Anton	anton@mutch.co.za / smitty@mutch.co.za	Cnr First and Springs Road, Vulcania, Brakpan, 1554	(011) 743 1111	
MADE Steel Pty Ltd					
Mpact Corrugated Brakpan	L. Pretorius	lpretorius@mpact.co.za	1 Molecule Rd, Vulcania, Brakpan, 1554	(011) 812 7400	
Registered (I&APs)					
Organisation	Name	Email	Postal address	Tel	Cell
	Michelle Hosford	michelleH@L2B.co.za			(086) 083 6337
	Rene Booysen	rene.booysen@sibanyestillwater.com	1 Platinum Rd, Vulcania, Brakpan, 155		(072) 186 2092



7.6 Comments and responses

No comments have been received yet at this stage.



8. ENVIRONMENTAL DESCRIPTION

8.1 Climate

Vulcania is a suburb situated in Brakpan which forms part of the Ekurhuleni Municipality. Ekurhuleni has a subtropical highland climate⁷. The average annual temperature in Brakpan is 15.6°C. The rainfall in this region is approximately 703 mm per year.

8.2 Geography

The region lies on a highveld plateau at approximately 1 600m in altitude. Three high elevation points have been identified namely: Gillooly's Ridge, Bill Stewart Side and Fisher's Side at a height of 1 772m with the lowest point of 1 552m. Ekurhuleni has various wetlands, pans and rivers. Even though it is highly urbanised, the region has a high potential for agricultural land.

8.3 Soils

The soil class within the proposed development consists of freely drained, structureless soils. This area may have restricted soil depth, excessive drainage, high erodibility and low natural fertility.

8.4 Vegetation

The proposed Eezi Tile Adhesive Facility falls within the Soweto Highveld Grassland i.e. Gm 8⁸ (Figure 3). The Soweto Highveld Grassland is mostly found in Gauteng and Mpumalanga provinces. It extends further westwards along the southern edge of the Johannesburg Dome as far as Randfontein. In southern Gauteng, it includes the surrounds of Vanderbijlpark and Vereeniging as well as Sasolburg in the northern Free State.

The vegetation type has a conservation status of **endangered** and only a minority of patches are statutorily conserved (Waldrift, Krugersdorp, Leeuwkuil, Suikerbosrand, Rolfe's Pan Nature Reserves) or privately conserved (Johanna Jacobs, Tweefontein,

⁷ Conradie, D.C.U 'South Africa's Climate Zones: Today, Tomorrow (2012) International *Green Building Conference and Exhibition* 1-9.

⁸ Mucina, L. and Rutherford, M.C. The vegetation of South Africa, Lesotho and Swaziland. *Strelitzia* 19 (2006) South African National Biodiversity Institute. Pretoria.



Gert Jacobs, Nikolaas and Avalon Nature Reserves, Heidelberg Natural Heritage Site). Approximately half of the vegetation is already transformed by cultivation, urban sprawl, mining and building of road infrastructure. Some areas have been flooded by dams (Grootdraai, Leeukuil, Trichardtsfontein, Vaal, Willem Brummer). Erosion for this vegetation type is generally very low (93%).



Figure 4: The proposed Ezee Tile Adhesive Facility (red frame) within the Soweto Highveld Grassland (Gm 8).

8.5 Gauteng Environmental Provincial Management Framework

According to the Gauteng Environmental Provincial Management Framework, the proposed development site falls within Zone 5 - Industrial and large commercial focus zone (Figure 3). This zone intends to streamline non-polluting industrial and large scale commercial activities such as warehouses etc. in areas that are already used for such purposes and areas that are severely degraded but in proximity to required infrastructure.



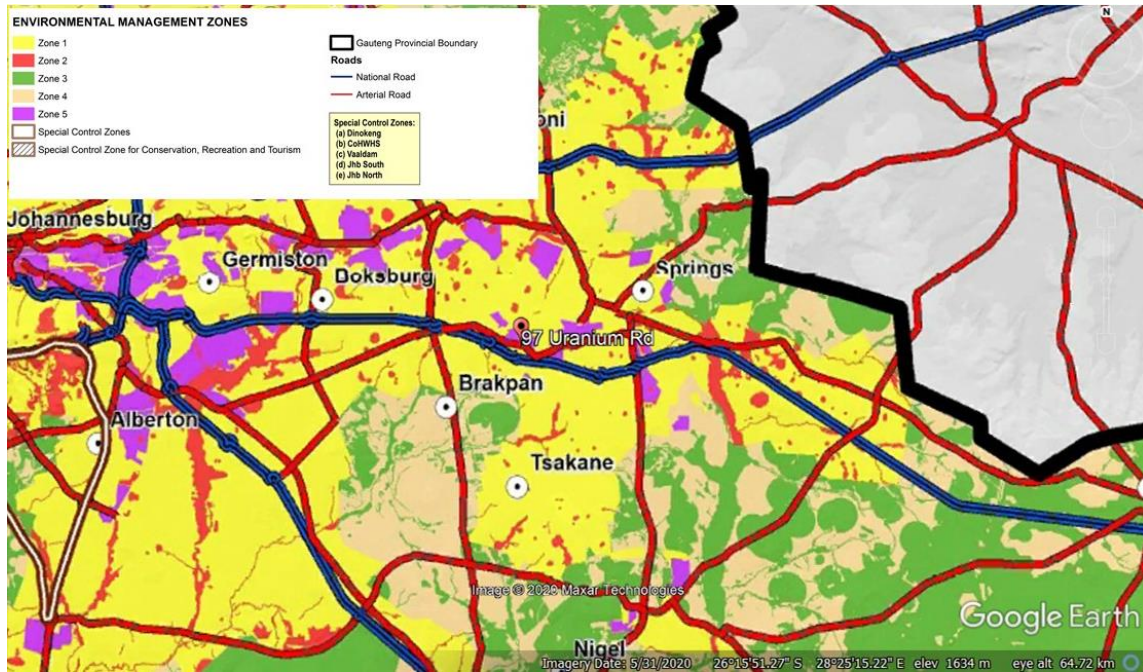


Figure 5: Gauteng Environmental management zones indicated the proposed site in red GPEMF, 2014.

8.6 Socio-economic environment

8.6.1 Socio-economic overview of the Ekurhuleni Municipality

The economy of the City of Ekurhuleni comprises of four main sectors i.e. finance and business services, manufacturing, community services and government and to a lesser extent, the trade and hospitality industry. From 2000 to 2015, there has been a decline in the manufacturing sector by 7.6% and an increase of 6.5% in the finance and business services sector. The revitalisation of the manufacturing sector has been prioritised as a key strategic focus area for the municipality due to its continuing decline⁹.

In 2015, Ekurhuleni contributed R301 billion (21.43%) to the Gauteng Province Gross Domestic Product (GDP). The municipality contributes 7.51% to the GDP of South Africa. Over the years, this contribution to the GDP has slightly declined and this decline is consistent with the decline in the manufacturing sector of the municipality.

⁹ Integrated Development Plan of City of Ekurhuleni 2017/18 to 2020/21



The City of Ekurhuleni has an estimated population of 3 379 104 and houses 6% of the population of South Africa according to the 2016 Community Survey. Ekurhuleni population has been predicted to grow to approximately 3.7 million in 2020 which constitutes an annual growth rate of 1.8%. As a result, the spatial plans of the municipality and basic service delivery will be impacted.

In 2020, the unemployment rate in Ekurhuleni is 31.8% as compared to 29.7% in 2015. This unemployment rate is higher than the average unemployment rate of the Gauteng province.

8.6.2 Land use

Land cover patterns in the Ekurhuleni Municipality are characterised by high levels of habitat loss and urban development, with only 36% of the municipality in a natural state and 64% severely or irreversibly modified.¹⁰ The irreversibly modified pattern of land use consists of 35% of urban development, 23% intensive agriculture and 7% mining.

8.7 Site observations

The surrounding land uses that were observed include:

- industrial area;
- residential area; and
- school.

¹⁰ Geo Terra Image (2009). Gauteng Land Cover Dataset. Version5 October 2009.





Figure 6: Surrounding land uses. Residential area (red frame); school (yellow frame) and industrial area (green frame).

The proposed development will be located in an industrial area which is transformed by hardened surfaces. The site is adversely impacted by the construction and operation of the Watson Concrete (Wacrete) and the plastic recycling facility.

Currently, there is no vegetation on the existing site as it has already been transformed by the previous land uses. The surrounding vegetation consists of short grasslands, devoid of shrubs or herbaceous species. No bush or indigenous trees species were observed. No endangered fauna species were identified onsite.

The following images were captured during a site visit on 18 November 2019 at Erf 178 and 179 which is the proposed construction site of Eezi Tile Adhesive Facility in Vulcania Extension 2 Township, Brakpan.





Figure 7: Plastic waste from the recycling facility.



Figure 8: Waste from the recycling facility.



Figure 9: Crude oil stored onsite.



Figure 10: Oil spillage onsite.





Figure 11: Oil spillage along the servitude line.



Figure 12: Proposed development site fully paved.



Figure 13: Current site in use.



Figure 14: Fuel tank onsite.



9. ENVIRONMENTAL ISSUES AND POTENTIAL IMPACTS

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

- (h) a full description of the process followed to reach the proposed preferred activity, site and location of the development footprint within the site, including—
- (vi) the methodology used in [determining] identifying and ranking the nature, significance, consequences, extent, duration and probability of potential environmental impacts and risks associated with the alternatives;
 - (vii) 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 the geographical, physical, biological, social, economic, heritage and cultural aspects;

This section outlines the potential impacts that have been identified for each phase of the development (i.e. planning and design, construction and operation).

The methodology used for assessing the potential impacts of this project during its developmental phases is included in Chapter 10 (Plan of Study for Impact Assessment) to be further assessed during the EIR phase.

9.1 Potential impacts and risks associated with the development

Impacts resulting from the development of the Ezee Tile Adhesive Facility and the No-Go alternative are identified in the tables below. The positive impact means that the impact will be beneficial to the environment. The negative impact means that the impact will not be beneficial to the environment.

Table 3: Potential impacts during the planning and design phase.

PHASE: PLANNING & DESIGN	
IMPACT CAUSE/SOURCE	NATURE OF IMPACT
1. Legal	Positive
1.1 The proposed development must ensure compliance with all relevant environmental legislations and policies.	
2. Disturbance and loss of vegetation	Positive
2.1 The proposed development will not result in the loss of vegetation since the proposed site is heavily degraded already.	
3. Impacts on the surface water and underground water	Negative



PHASE: PLANNING & DESIGN	
IMPACT CAUSE/SOURCE	NATURE OF IMPACT
<p>3.1 Inadequate control of stormwater drainage could result in uncontrolled stormwater runoff which can result in flooding, erosion and contamination of groundwater resources.</p> <p>3.2 Design and location of sanitation facilities must circumvent leakage into the development site.</p> <p>3.3 Failure to adequately store hazardous substances used onsite could lead to the contamination of surface and groundwater.</p>	
4. Water sustainability and usage	Positive
4.1 The development will contribute to the sustainable use of water (the use of rainwater for irrigation, water-saving taps will be installed along with dual flushing toilets and waterless urinals).	
5. Waste management	Negative
5.1 Improper management of waste could result in accumulation of solid waste and the contamination of surface and groundwater.	
6. Air pollution	Positive
6.1 The proposed development needs to comply with the Air Quality Act in order not to impact on the quality of ambient air.	
7. Heritage impacts (cultural heritage & archaeology)	Negative
7.1 Failure to research the heritage importance of the proposed development site during the planning phase could lead to the loss of important local heritage assets	
8. Decommissioning of the fuel tank	Negative
8.1 Failure to adequately remove the fuel tank could lead to the release of obnoxious fumes in the atmosphere, the leakage of hazardous substances contaminating the surface and groundwater and possible explosion onsite.	
9. Traffic and transport	Negative/Positive
9.1 The proposed development could potentially lead to increased traffic.	
10. Energy consumption and climate change	Positive
10.1 The proposed development envisages to minimise its climate change footprint by installing solar geysers and motion-activated lighting.	
11. Socio-economics	Positive
11.1 The proposed development will contribute to the local economy by creating job opportunities.	
12. Aesthetics	Negative/Positive



PHASE: PLANNING & DESIGN	
IMPACT CAUSE/SOURCE	NATURE OF IMPACT
12.1 The design and placement of the development could alter the characteristics of the landscape (The development could be visually intrusive). 12.2 The developer intends to rehabilitate the degraded nature of the site (e.g. oil spills, solid waste and used recycling material).	

Table 4: Potential impacts during the construction phase.

PHASE: CONSTRUCTION	
IMPACT CAUSE/SOURCE	NATURE OF IMPACT
1. Disturbance and loss of ecology	Negative
1.1 During the establishment of the construction site, unrestrained removal of vegetation could result in loss of nesting grounds.	
2. Generation, storage and disposal of hazardous waste	Negative
2.1 Unmonitored spillages and leakage of toxic substances can result in the contamination of surface- and groundwater.	
2.2 Soil pollution caused by incorrect concrete/cement mixing techniques.	
2.3 Soil pollution caused by fuel or oil spillages from poorly maintained machinery.	
3. Waste management	Negative
3.1 Littering resulting from throwing away of waste generated onsite.	
3.2 Unpleasant odours as a result of poor waste management.	
3.3 Loss of aesthetics onsite.	
4. Stormwater management	Negative
4.1 Runoff of stormwater containing contaminants and litter by pollute the surrounding environment.	
5. Noise pollution	Negative
5.1 Noise to be generated due to normal construction activities.	
6. Dust pollution	Negative
6.1 Generation of dust due to construction activities and transportation of material leading to air pollution.	
7. Construction activities and behaviour of construction workers	Negative
7.1 Health and safety risks associated with construction work (Injuries, COVID-19 protocols).	
8. Removal of hardscaping onsite	Negative



PHASE: CONSTRUCTION	
IMPACT CAUSE/SOURCE	NATURE OF IMPACT
8.1 The removal of hardscaping could result in soil erosion. 8.2 Invasive plant species could accidentally be introduced to the site and escalate the growth of invasive plant species.	
9. Traffic and transport	Negative
9.1 During construction, an increased number of construction vehicle could result in congestion and traffic-related risks.	
10. Construction- related employment opportunities (Socio-economics)	Positive
10.1 Creation of employment opportunities for local people and SMMEs.	
10.2 Skills transfer from the contractor to the members of the local community.	

Table 5: Potential impacts during the operational phase.

PHASE: OPERATIONAL	
IMPACT CAUSE/SOURCE	NATURE OF IMPACT
1. Atmospheric emissions	Negative
1.1 Possible exposure of employees to fugitive emissions.	
2. Waste management	Negative
2.1 Waste generated by the operations and maintenance of the facility.	
3. Loss of sense of place	Negative
3.1 Loss of sense of place by neighbours (eg.schools) due to the intrusion of the proposed development in the area.	
4. Traffic and transport	Negative
4.1 Traffic congestion due to increased motor vehicles associated with the proposed development.	
5. Impact on the Local Economy	Positive
5.1 The positive effects of the local economy due to jobs created for the community.	



Table 6: Potential impacts associated with the No-Go alternative.

NO-GO ALTERNATIVE	
IMPACT CAUSE/SOURCE	NATURE OF IMPACT
1. Loss of socio-economic benefits	Negative
1.1 The job opportunities and economic opportunities associated with the project would be lost if the project does not commence.	
2. Lack of space on the developmental footprint	Negative
2.1 By not removing the fuel tank onsite, the space available for the development of the Ezee Tile Adhesive Facility will be minimised.	



10 PLAN OF STUDY FOR IMPACT ASSESSMENT

In accordance with GN R 326, the EIA Regulations (2017) in Appendix 2, a Scoping Report must contain

[(i)] (h) a plan of study for undertaking the environmental impact assessment process to be undertaken, including—

- (i) a description of the alternatives to be considered and assessed within the preferred site, including the option of not proceeding with the activity;
- (ii) a description of the aspects to be assessed as part of the environmental impact assessment process;
- (iii) aspects to be assessed by specialists;
- (iv) a description of the proposed method of assessing the environmental aspects, [including a description of the proposed method of assessing the environmental aspects] including aspects to be assessed by specialists;
- (v) a description of the proposed method of assessing duration and significance;
- (vi) an indication of the stages at which the competent authority will be consulted;
- (vii) particulars of the public participation process that will be conducted during the environmental impact assessment process; and
- (viii) a description of the tasks that will be undertaken as part of the environmental impact assessment process;
- (ix) identify suitable measures to avoid, reverse, mitigate or manage identified impacts and to determine the extent of the residual risks that need to be managed and monitored.

[[j]] (i) an undertaking under oath or affirmation by the EAP in relation to—

- (i) the correctness of the information provided in the report;
 - (ii) the inclusion of comments and inputs from stakeholders and interested and affected parties; and
 - (iii) any information provided by the EAP to interested and affected parties and any responses by the EAP to comments or inputs made by interested or affected parties;
- (k) (j) an undertaking under oath or affirmation by the EAP in relation to the level of agreement between the EAP and interested and affected parties on the plan of study for undertaking the environmental impact assessment;
- (l) (k) where applicable, any specific information required by the competent authority; and
- (m) (l) any other matter required in terms of section 24(4)(a) and (b) of the Act.

This Section outlines the Plan of Study for the environmental impact assessment in line with the above mentioned legislative requirements. The potential impacts and issues of concerns identified in **Section 9** need to be investigated. The significance of potential



impacts will be determined as informed by a specialist study (if needed) and inputs from the project team members.

10.1 Key tasks to be undertaken in the EIA phase

- Address comments from GDARD and registered I&APs with respect to the Final Scoping Report.
- Commission specialist studies to assess potentially significant issues identified in the Scoping phase and integrate findings in the Environmental Impact Assessment Report (EIAR) including mitigation measures.
- Develop an Environmental Management Programme (EMPr).
- Indicate EAP’s opinion on whether or not the proposed development must be authorised.
- Provide an environmental impact statement.
- Circulate draft EIAR and EMPr for public comment, address and integrate the comments received in the Final EIAR and Comments and Response Report.
- Submit final reports to GDARD for consideration and decision-making.
- Notify registered I&APs of GDARD’s decision on environmental authorisation and the right to appeal.

10.2 The methodology used to assess the impacts

Table 7: Impact assessment methodology

Nature of the impact		
Positive	+	The impact will be beneficial to the environment (a benefit).
Negative	-	The impact will not be beneficial to the environment (a cost).
Magnitude		
Minor (no sensitivity)	2	Zero impact. Environmental, social, cultural and economic activities can continue unchanged.
Low (Low sensitivity)	4	The impact is negligible, mitigation easily achieved. Environmental, social, cultural and economic activities can continue unchanged.
Moderate (medium sensitivity)	6	The impact is notable; mitigation is both feasible and fairly easily possible. Environmental, social, cultural and economic activities are changed but can be continued (albeit in a different form). Modification of proposed development design may be required.



High (high sensitivity)	8	The impact is considerable, no possible mitigation can offset the impact effects, or mitigation is difficult, expensive, time-consuming or some combination of these. Environmental, social, cultural and economic activities are disrupted to such an extent that these come
Very high (very high sensitivity)	10	Impact severe; no possible mitigation can offset the impact effects. Environmental, social, cultural and economic activities halted. Impact on pristine CBA.
Extent		
Site only	1	Effect limited to the site and its immediate surroundings.
Local	2	Effect limited to within 3-5 km of the site.
Regional	3	Activity will have an impact on a regional scale.
National	4	Activity will have an impact on a national scale.
International	5	Activity will have an impact on an international scale.
Duration		
Immediate	1	The effect occurs periodically throughout the life of the activity.
Short term	2	The effect lasts for a period of 0 to 5 years.
Medium-term	3	The effect continues for a period between 5 and 15 years.
Long term	4	The effect will cease after the operational life of the activity either because of a natural process or by human intervention.
Permanent	5	Where mitigation either by natural process or by human intervention will not occur in such a way or in such a time span that the impact can be considered transient.
Probability of Occurrence		
Improbable	1	Less than 20% chance of occurrence.
Low	2	Between 20 and 50% chance of occurrence.
Medium	3	Between 50 and 70% chance of occurrence.
High	4	Between 70% and 90% chance of occurrence.
Definite	5	Greater than 90% chance of occurrence; despite any mitigation measures.
Significance rating		



Significance rating of potential impacts illustrates the importance of the impacts, whether it be negative or positive. The significance of impacts is determined as:

Significance points: Magnitude + Duration + Scale) x Probability

Significance of potential NEGATIVE impacts

Low (limited influence on the decision)	0 - 30	The impact is reasonably small and will require minimum or no mitigation.
Medium (possible influence on the decision, if not mitigated)	>30 - 60	The impact is noticeable and will require mitigation.
High (influence on decision regardless of migration)	>60 - 100	The impact is considerable and definitely has an influence on the environment and must be mitigated, where possible.

Significance of potential POSITIVE impacts

Low	0 - 30	The impact will have a minor positive effect on the environment.
Medium	>30 - 60	The impact is counteractive on the existing negative impacts and will have a neutral effect on the environment.
High	>60 - 100	The impact will enhance the environmental status quo.



10.3 Public Participation Process

In the EIAR phase, KMFE Environmental will continue to interact with I&APs and the database will be continuously updated. Comments and queries received will be addressed in the Comments and Responses report, which will be attached to the Draft EIAR.

Additionally, KMFE Environmental will continue engaging with communities in close proximity to the project site, key authorities in local-, provincial- and national government throughout the project phases.

Registered I&APs, Ekurhuleni Municipality and GDARD will be notified of the availability of the Draft EIAR for public comment through mail (postal and electronic) and telephonically. The report will also be available on the KMFE website.¹¹ The Draft EIAR will be subjected to a 30 day public comment period and a public meeting will be held if required. This will be followed by an amendment of the Draft EIAR based on the comments received. The final EIAR will be submitted to GDARD for consideration and decision-making.

Upon receiving a decision from the competent authority, the registered I&APs will be notified of the decision by means of mail (postal and electronic) and telephonically, including all details of the appeal procedure.

¹¹ www.kmfe.co.za



11 CONCLUSIONS AND RECOMMENDATIONS

The proposed project involves the construction of a facility (19 047.5 m² in size) for the manufacturing of cement, sand, paint, grout, tiles, adhesives and construction chemicals as well as the decommissioning of a fuel tank onsite. **It must be noted that sand will not be dried at this proposed site as Ezee Tile Adhesive Manufacturers has acquired a sand resource at another site.**

KMFE Environmental is of the opinion that due environmental process has been followed during the Scoping phase and the associated Public Participation Process. No fatal flaws have been identified from the key issues during the Scoping phase, however, these key issues will be addressed and assessed in full detail during the EIAR phase. Mitigation measures will be identified for the inclusion in the EMPr.

Subsequent to the public review period of the Draft Scoping Report, any issues put forward by I&APs and GDARD will be captured in the Final Scoping Report which will be submitted to GDARD for consideration and decision-making. Upon acceptance of the Final Scoping Report, the EIAR phase will commence.

