

**BASIC ENVIRONMENTAL IMPACT  
ASSESSMENT FOR THE**

**OFFICE AND EXHIBITION CENTRE CONSTRUCTION, SANBI  
PRETORIA NATIONAL BOTANICAL GARDEN, PRETORIA.**



**BACKGROUND INFORMATION DOCUMENT  
&  
INVITATION TO COMMENT AND REGISTER  
AS INTERESTED AND AFFECTED PARTY**

Return address for comments:  
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## AIM OF THIS DOCUMENT

The purpose of this document is to ensure that **people interested in or affected by the proposed project** are **provided with information about the proposal, the process being followed and provided with an opportunity to be involved** in the environmental assessment process.

Registering as an **Interested and/or Affected Party (I&AP)** allows individuals or groups the opportunity to **contribute ideas, issues, and concerns regarding the project**. I&APs also have an opportunity to **review all reports and submit comments** on those reports. All comments received are included in the reports submitted to the Competent Authority.

## THE PROPONENT

The South African National Biodiversity Institute (SANBI) leads and coordinates research, and monitors and reports on the state of biodiversity in South Africa. The institute provides knowledge and information, gives planning and policy advice and pilots best-practice management models in partnership with stakeholders. SANBI engages in ecosystem restoration and rehabilitation, leads the human capital development strategy of the sector and manages the National Botanical Gardens as 'windows' to South Africa's biodiversity for enjoyment and education.

## THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

**EOH COASTAL & ENVIRONMENTAL SERVICES (EOH CES)** is specialised in environmental and social impact assessments and environmental management has been appointed by SANBI to conduct the required Basic Assessment for the proposed project. EOH CES was established in 1990 when we were involved as lead consultants for a large mineral mining Environmental Impact Assessment (EIA) in South Africa, and since completing that first EIA, we have expanded our scope of work to provide a wide variety of environmental advisory services to public and private-sector clients both within South Africa and internationally.

## PROJECT DESCRIPTION

As part of ongoing refurbishment at the Pretoria national botanical gardens, and planning for future requirements, SANBI have initiated the construction of a new 427m<sup>2</sup> office and exhibition centre, i.e. the Collections Facility Hub, within the existing national botanical gardens, immediately adjacent their current office block.

The new 427m<sup>2</sup> Collections Facility hub will be constructed with a steel framed structure with a corrugated roof and a combination of shop fronts and brick and mortar walls, with face brick and plaster and a paint finish. The building comprises of 78m<sup>2</sup> of exhibition space and 136m<sup>2</sup> of office space, both with vinyl floor finish. The building also has a tiled floor bathroom and a reception area with a paved walkway leading to the building from both sides. The existing parking facilities and access roads, along with the access control at the gates will be used to control parking and access to the new office block. Figure 1.1 shows the location of the proposed works.



 <b>EOH</b> Coastal & Environmental Services
Drawn by: Gideon Raath
Date: June 2018
EOH project code: P274
<b>1:311 882 64</b>
<b>SANBI PTA BAR:</b> Fine scale location
South African National Botanical Institute
<b>Legend</b>
 Proposed Office Area  Botanical Garden Property

Datum: WGS84
Produced for: SANBI

Figure 1.1: Locality Map of the proposed exhibition centre and office block, within the national botanical gardens.

## RELEVANT LEGISLATION

In terms of Regulation 41 of the Environmental Impact Assessment (EIA) Regulations (2014), as amended (2017), under Section 24(5) of the National Environmental Management Act 1998 (Act No 107 of 1998), as amended, various listed activities are provided for the determination of the magnitude of impacts, and consequently the environmental authorisation process to be followed. The triggered activities are listed under Listing Notices 1 and 3 only, and as such, the proposed development requires a Basic Assessment Process, in terms of the NEMA and EIA regulations, as amended, to be submitted to the Department of Environmental Affairs for environmental authorisation of the proposed works.

### LISTED ACTIVITIES AS TRIGGERED BY THE PROPOSED DEVELOPMENT

<p><b>Listing Notice 1, Activity 27:</b>          The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, <del>except where such clearance of indigenous vegetation is required for—</del>              (i) <del>the undertaking of a linear activity; or</del>              (ii) <del>maintenance purposes undertaken in accordance with a maintenance management plan.</del></p>	<p>The proposed development may require the clearance of approximately 1 hectare (ha) or more of vegetation which may be classified as indigenous.</p>
<p><b>Listing Notice 3, Activity 12:</b>          The clearance of an area of 300 square metres or more of indigenous vegetation <del>except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</del>          c. Gauteng              i. Within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans; or                  a) On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.</p>	<p>The proposed development will require the clearance of approximately 1000m<sup>2</sup> of vegetation which may be classified as indigenous. The development is located within an area classified as a Critical Biodiversity Area (CBA) according to the Gauteng Conservation Plan (2000) and is currently zoned as 'Government Open Space' according to the Tshwane Metropolitan Municipality land zoning (<a href="https://e-gis002.tshwane.gov.za/E_GIS_Web/">https://e-gis002.tshwane.gov.za/E_GIS_Web/</a>).</p>
<p><b>Listing Notice 3, Activity 15:</b>          The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.          c. Gauteng              (i) All areas.</p>	<p>The proposed development will require the transformation of approximately 1000m<sup>2</sup> of land from conservation to institutional use. The development is located within Gauteng and is currently zoned as 'Government Open Space' according to the Tshwane Metropolitan Municipality land zoning (<a href="https://e-gis002.tshwane.gov.za/E_GIS_Web/">https://e-gis002.tshwane.gov.za/E_GIS_Web/</a>).</p>

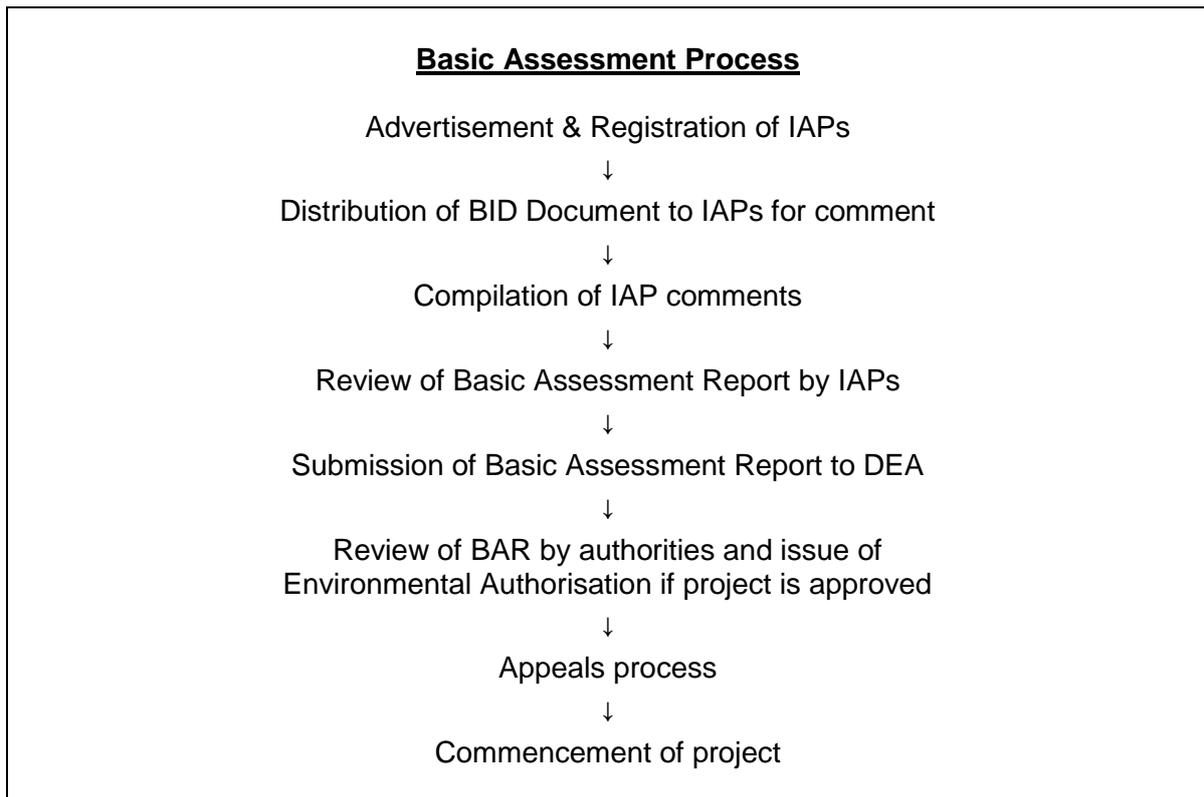
## APPROACH TO THIS BASIC ASSESSMENT

The Basic Assessment (BA) for the proposed project is presently in the planning phase (Figure 1.2). This phase serves primarily to inform the public and relevant authorities about the proposed project and to determine any impacts. These impacts will then be extensively addressed during the environmental impact assessment studies. Only after the full Basic Assessment Report has been submitted will the relevant authorities make a decision.

A Draft Basic Assessment Report (dBAR) will be compiled which will comprehensively describe the activities and impacts that the project may have on the receiving environment, including specialist reports and details from the PPP process. The dBAR and Environmental Management Programme (EMPr) will be published for a 30 day public comment period.

Subsequent to the review and commenting period, a Final BAR will be compiled for submission to Department of Environmental Affairs (DEA). This will include all public comments and response to issues raised by I&APs.

Should the authorities grant approval via an environmental authorisation, all registered I&APs will be notified accordingly and given the opportunity to appeal against the decision, should they so wish.



**FIGURE 1.2: Proposed Basic Assessment Process Including Public Participation.**

## POTENTIAL IMPACTS AND BENEFITS

The following general construction impacts are anticipated for projects such as

- Waste creation and storage
- Possible soil erosion
- Possible water contamination
- Possible impacts to vegetation and faunal habitat
- Dust generation
- Noise increase
- Possible heritage impacts
- Increased traffic

The following specialist studies will be conducted to ascertain any potential impacts, positive and negative, that may occur as a result of the potential authorization of the project, and to propose mitigation measures for the construction and operation phases:

- Heritage Impact Assessment;
- Ecological Impact Assessment; and
- Paleontological Impact Assessment.

## HOW CAN YOU BE INVOLVED?

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

The Public Participation Process will include:

- Advertisements in the local newspapers;
- Notice Boards on site;
- Circulation of the BID (this document) to all I&APs and stakeholders;
- Registration of all I&APs and stakeholders;
- Potential community group meetings (should sufficient interest be shown); and
- Review of all comments by registered I&APs and stakeholders.

If you consider yourself an interested and/or affected person/party, **it is important that you become and remain involved in the public participation process.** In order to do so please follow the steps below in order to ensure that you are continually informed of the project developments and will ensure your opportunity to raise issues and concerns pertaining to the project.

**STEP 1:** Please **register** by responding to our notification and invitation, with your name and contact details (details provided on cover page and below). As a registered I&AP you will be informed of all meetings, report reviews and project developments throughout the EIA process.

**STEP 2:** Please send us any comments, concerns or queries you may have in relation to the proposed office block project activities.

**STEP 3:** Attend meetings that will be held throughout the BAR process. As a registered I&AP, you will be invited to these meetings.

EOH CES is required to engage with all private and public parties that may be interested and/or affected by the proposed office complex project, in order to distribute information for review and comment in a transparent manner.

In the same light, it is important for I&APs to note the following:

1. In order for EOH CES to continue engaging with you, please **ENSURE** that you register on our database by contacting the person below.
2. As the BAR process is regulated by specific review and comment timeframes, it is your responsibility to submit your comments within these timeframes. A 30-day public review period is afforded the public, during which parties must provide their written comment on the documentation.

**I hereby wish to register as an Interested and Affected Party (I&AP) for the proposed SANBI Office block development project**

Name:

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Organization:

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Postal address:

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Email:

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Mobile #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Landline #: \_\_\_\_\_

My initial comments, issues or concerns are:

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Other individuals, stakeholders, organisations or entities that should be registered are:

Name:

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Organization:

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Postal address:

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Email:

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Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Landline #: \_\_\_\_\_

Please return details to: Gideon Raath: Block D, Gillooly's View Office Park  
(EOH Business Park), 1 Osborne Lane, Bedfordview, Johannesburg, 2007.

Tel: (011) 607 8389 (ext: 8389) | Fax: (046) 622 6564 | Email: [gideon.raath@eoh.co.za](mailto:gideon.raath@eoh.co.za)

- a. Please provide information as to how you believe your interests (whether it be socio-economic, cultural, heritage or environmental) will be affected by the proposed office block project?

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- b. Please provide written responses stating your suggestions to mitigate the anticipated impacts of each activity, including the impacts on the socio-economic conditions presented above?

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- c. Please provide any information on current land uses and their location within the area under consideration that you might know of?

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- d. Please provide information on the location of environmental features on site, and how the impacts on infrastructure can be managed, avoided or remedied in your opinion?

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