



# LIMPOPO

PROVINCIAL GOVERNMENT  
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF  
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

Enq: Mr Molepo ME

Tel: 015 293 8827

E-mail: [MolepoME@ledet.gov.za](mailto:MolepoME@ledet.gov.za)

Ref: 12/1/9/1-W231

Olympic Park Trading (Pty) Ltd  
P O Box 68432  
HIGHVELD (Pretoria)  
0169

Attention: Gerald Dros

Tel: 012 345 2997

E-mail: [gerald@gmigroup.co.za](mailto:gerald@gmigroup.co.za)

**ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CONSTRUCTION OF MAHWELERENG SHOPPING CENTRE PHASE 2 ON ERVEN 1, 2, 3 AND 4 IN MAHWELERENG IA TOWNSHIP ON PORTION OF THE REMAINING EXTENT OF THE FARM MACALACASKOP 243 KR WITHIN MOGALAKWENA LOCAL MUNICIPALITY OF WATERBERG DISTRICT**

With reference to the abovementioned application, please be advised that the Department has decided to grant authorisation. The environmental authorisation and reasons for the decision are attached herewith.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations of 2014 as amended, you are instructed to notify all registered interested and affected parties, in writing and within 14 (fourteen) calendar days, of the date of the Department's decision in respect of your application as well as the provisions regarding the lodgement of appeals as provided in the National Appeals Regulations of 2014, as amended.

Should you wish to appeal any aspect of the decision, you must, *inter alia*, lodge an appeal with MEC for Economic Development, Environment and Tourism (LEDET), within 20 calendar days of date when this letter was sent to you, by means of prescribed forms obtainable from LEDET, using one of the following methods:

By post : P O Box 55464, **POLOKWANE**, 0700

By hand : Evidiki Towers, 20 Hans van Rensburg Street, **POLOKWANE**, 0699

Should you decide to appeal, you must serve a copy of your appeal on all registered interested and affected parties and any organ of state interested in this matter.

Yours faithfully

DIRECTOR  
ENVIRONMENTAL IMPACT MANAGEMENT  
DATE: 17/10/2022



Cc: Ecotechnik Environmental Consultants

Attention: Alta Neumann

E-mail: [ecotechnik@mweb.co.za](mailto:ecotechnik@mweb.co.za)

HEAD OFFICE

20 Hans Van Rensburg Street / 19 Biccard Street, Polokwane, 0700, Private Bag X 9484, Polokwane, 0700  
(Switchboard) Tel: +27 15 293 8300 Website: [www.ledet.gov.za](http://www.ledet.gov.za)

YouTube [LimpopoLEDET](https://www.youtube.com/channel/UC...) [LimpopoLEDET](https://twitter.com/LimpopoLEDET) [www.Facebook.com/pages/LEDET](https://www.facebook.com/pages/LEDET) [@LimpopoLEDET](https://www.instagram.com/LimpopoLEDET)

**The heartland of southern Africa - development is about people!**



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REPUBLIC OF SOUTH AFRICA

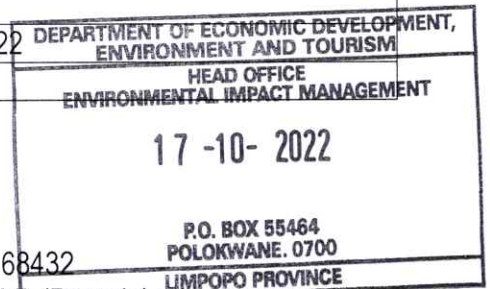
DEPARTMENT OF  
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

## ENVIRONMENTAL AUTHORISATION

**PROJECT DESCRIPTION: THE PROPOSED CONSTRUCTION OF MAHWELERENG SHOPPING CENTRE PHASE 2 ON ERVEN 1, 2, 3 AND 4 IN MAHWELERENG IA TOWNSHIP ON PORTION OF THE REMAINING EXTENT OF THE FARM MACALACASKOP 243 KR WITHIN MOGALAKWENA LOCAL MUNICIPALITY OF WATERBERG DISTRICT.**

**Environmental impact Assessment Process:** Basic Assessment

LEDET Reference	12/1/9/1-W231
NEAS Reference	LIM/EIA/0001493/2022
Amendments	First issue



**Holder of Authorisation:** Olympic Park Trading (Pty) Ltd

**Address:**

Route 21 Corporate Park 63 Regency, Irene  
**PRETORIA**  
0157

P O Box 68432  
**HIGHVELD** (Pretoria)  
0169

**Attention:** Gerald Dros

**Tel:** 012 345 2997

**E-mail:** [gerald@gmigroup.co.za](mailto:gerald@gmigroup.co.za)

**LOCATION OF ACTIVITY:**

Local/nearest Area description (e.g Town, Village, etc)	Location (e.g Farm portion, Erf, etc)	District Municipality	Local Municipality
Mokopane Town	On Erven 1, 2, 3 and 4 in Mahwelereng IA Township on Portion of the Remaining Extent of the farm Macalacaskop 243 KR.	Waterberg	Mogalakwena

**GPS Coordinates:**

Point	Coordinates (taken / confirmed by the Department)			
Centre	South	24°	08'	22.89"
	East	28°	58'	13.82"

### ACRONYMS

**NEMA**

**Regulations**

**EIA**

National Environmental Management Act, 1998 (Act 107 of 1998), as amended.  
EIA Regulations of 8 December 2014, as amended, in terms of Chapter 5 of NEMA.  
Environmental Impact Assessment.

### HEAD OFFICE

20 Hans Van Rensburg Street / 19 Biccard Street, Polokwane, 0700, Private Bag X 9484, Polokwane, 0700  
(Switchboard) Tel: +27 15 293 8300 Website: [www.ledet.gov.za](http://www.ledet.gov.za)

YouTube LimpopoLEDET LimpopoLEDET [www.Facebook.com/pages/LEDET](http://www.Facebook.com/pages/LEDET) @LimpopoLEDET

**The heartland of southern Africa - development is about people!**

**Department** Department of Economic Development, Environment and Tourism.  
**EA** Environmental Authorisation.  
**EMPr** Environmental Management Programme.


Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

### ACTIVITIES AUTHORISED

Notice and description	Activity Number and description	Component in the proposed development/expansion
Notice 1: R. 983 of 2014	Activity 27 – “The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.”	The clearance of indigenous vegetation covering an area of approximately 10 593 m <sup>2</sup> in extent.  The site is approximately 35 293 m <sup>2</sup> with a planned 10 593 m <sup>2</sup> shopping centre.

### CONDITIONS

1. LEDET Departmental standard conditions attached as Annexure 2.
2. The EMPr attached as part of reports for the above development submitted as part of the application for an EA is hereby approved and must be adhered to during the construction and operation phases of the activity.
3. This activity must commence within a period of ten (10) years from the date when the EA was issued. If commencement of the activity does not occur within that period, the EA lapses and a new application for EA must be made in order for the activity to be undertaken. Any request for extension of the validity period of the EA must be lodged with the Department at least 60 days before the expiry date of the EA.

  
**DIRECTOR**  
**ENVIRONMENTAL IMPACT MANAGEMENT**  
DATE: 17/10/2022

DEPARTMENT OF ECONOMIC DEVELOPMENT, ENVIRONMENT AND TOURISM
HEAD OFFICE ENVIRONMENTAL IMPACT MANAGEMENT
17 -10- 2022
P.O. BOX 55484 POLOKWANE. 0700
LIMPOPO PROVINCE

## ANNEXURE 1: REASONS FOR THE DECISION

### 1. Environmental Assessment Practitioner

**Names:** Alta Neumann  
**Company (where applicable):** Ecotechnik Environmental Consultants  
**Telephone Number/Cell Number:** 072 643 4361  
**E-mail:** [ecotechnik@mweb.co.za](mailto:ecotechnik@mweb.co.za)



### 2. Dates of receipt of information

Document	Application Form	Basic Assessment Report
<b>Date of receipt</b>	28 February 2022	Consultation – 28 February 2022 Decision – 01 September 2022
<b>Date of acknowledgement of receipt</b>	09 March 2022	Consultation – 09 March 2022 Decision – 05 September 2022

**Date of Site visit :** 22 March 2022

### 3. List of specialist reports and other information:

Report description	Person (and Company) where applicable, who compiled the report and Date	Location in the BAR
Environmental Screening Report	Ecotechnik Environmental Consultants, 19 February 2022	Attached to application form
Mammal & Herpetofauna Habitat Scan	J.C.P van Wyk, (Galago Environmental), October 2021	Appendix D1 (A)
Flora Scan / Compliance statement	Mrs P. Lemmer, (Galago Environmental), October 2021	Appendix D1 (B)
Terrestrial Ecological Assessment	Mr Bertus Fourie, (Galago Environmental), October 2021	Appendix D1 (C)
Aquatic Ecosystem Delineation	Mr Bertus Fourie, (Galago Environmental), October 2021	Appendix D1 (D)
Heritage Impact Assessment Report	Stephan Gaigher, (G&A Heritage Consultants), October 2021	Appendix D2
Geotechnical Phase 1 Report	J.D van Der Merwe, (Conic North	Appendix D3

	Consulting Engineers), October 2021	
Traffic Impact Study	J.D van Der Merwe, (Conic North Consulting Engineers), March 2021	Appendix D4
Services Report	J.D van Der Merwe, (Conic North Consulting Engineers), December 2021	Appendix D5

#### 4. Key factors considered in making the decision

##### 4.1 Public Participation

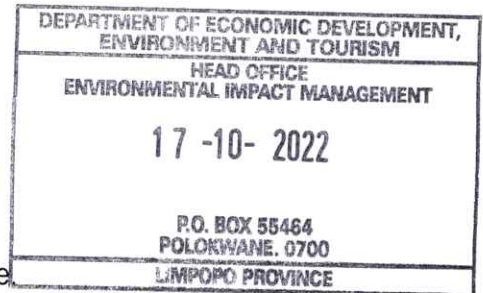
**Name of newspaper:** Bosveld

**Date of advert in the newspaper:** 30 September – 6 October 2021

**Site Notices:** Site notices were placed on strategic places around the site.

**Notification of interested and affected parties about the development:** Notifications were sent by e-mail.

**Issues raised by I&APs; and responses from the EAP and Department:**



Issue	Comment by EAP	Comment by the Department
None	None	None

##### 4.2 Findings

Activity/Report	Finding
Mammal & Herpetofauna Habitat Scan	The report found that the site is of low sensitivity for mammal and herpetofaunal biodiversity.
Flora Scan / Compliance statement	The Marula trees were observed on site and it was concluded that if the layout warrants removal, permits to remove them will first be obtained.
Terrestrial Ecological Assessment	No fatal flaws are evident for the proposed project.
Heritage Impact Assessment Report	The report recommended the relocation of available clusters of graves within the proposed site.
Traffic Impact Study	The report has indicated required access points to the proposed development.
Services Report	Services be designed and installed to the satisfaction of the Mogalakwena Local Municipality.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the EA, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the NEMA and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. The authorisation is accordingly granted.

## ANNEXURE 2

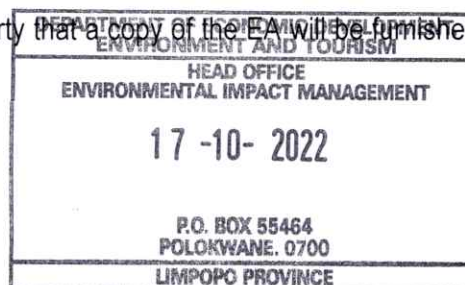
### LEDET DEPARTMENTAL STANDARD CONDITIONS

#### 1. SCOPE OF AUTHORISATION

- 1.1 The holder of the EA shall be responsible for ensuring compliance with the conditions contained in this EA. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the EA.
- 1.2 Any changes to, or deviations from, the project description set out in this EA must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the EA to apply for further authorisation in terms of the Regulations.
- 1.3 The activity, which is authorised, may only be carried out at the property indicated in the EA.
- 1.4 The holder of the EA will be held liable for any damages to the environment and associated costs, which results from any activity related to the construction and/or operation of the proposed project.
- 1.5 Where any of the holder of the EA's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the holder of the EA must notify the Department as soon as the new details become known to the holder of the EA.
- 1.6 The Department reserves the right to monitor and audit the development throughout its full life cycle.
- 1.7 This EA does not negate the holder of the EA's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

#### 2. APPEAL OF AUTHORISATION

- 2.1. The holder of the EA must notify all registered interested and affected party, in writing and within 14 (fourteen) calendar days, of receiving notice of the Department's decision.
- 2.2. The notification referred must –
  - 2.2.1 specify the date on which the EA was issued;
  - 2.2.2 inform all the interested and affected party of the appeal procedure provided for in Chapter 7 of the Regulations;
  - 2.2.3 advise all the interested and affected party that a copy of the EA will be furnished on request; and
  - 2.2.4 give the reasons for the decision.



### 3. APPEAL PROCEDURE

- 3.1 An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority, submit an appeal;
- 3.2 An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs, submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator;
- 3.3 Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; as follows:

Ms Aluwani Khorommbi

**Address:** 20 Hans van Rensburg Street, Evridiki Towers, **POLOKWANE, 0700**

MEC Support Services

Tel: (015) 293 8523 | Fax: (015) 291 1168 | Mobile: 0835721721

Web: [www.ledet.gov.za](http://www.ledet.gov.za)

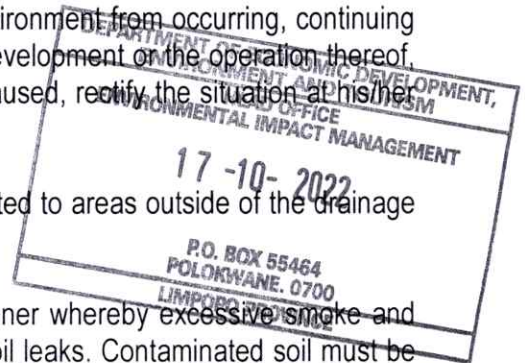


- 3.4 Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Department that issued the decision.

### 4. COMMENCEMENT OF THE DEVELOPMENT

- 4.1 In order to ensure their safety, all employees must be given the necessary personal protective equipment.
- 4.2 This EA must be provided to the site operator and the requirements thereof must be made fully known to him/her.
- 4.3 Appropriate notification signs must be erected at the construction site, warning the public (residents, visitors etc) about the hazards around the construction site and presence of heavy vehicles and machinery.
- 4.4 Hauling routes for construction vehicles and machinery must be clearly marked and appropriate signalling must be posted to that effect. Further, movement of construction vehicles and machinery must be restricted to areas outside of the drainage line/wet area.
- 4.5 Construction must include appropriate design measures that allow surface and subsurface movement of water along drainage lines so as not to impede natural surface and subsurface flows. Drainage measures must promote the dissipation of stormwater run-off.
- 4.6 Vegetation clearing must be kept to an absolute minimum. Mitigation measures must be implemented to reduce the risk of erosion and the invasion of alien species.
- 4.7 The holder of the EA must note that in terms of the National Forest Act (Act No. 84 of 1998); protected plant species (also listed in Limpopo Environmental Management Act, 2003 (Act No. 7 of 2003) must not be cut, disturbed, damaged, destroyed, and their product must not be possessed, collected,

- removed, transported, exported, donated, purchased or sold unless permission is granted by the Department of Environment, Forestry and Fisheries (DEFF).
- 4.8 All construction areas (e. g. material lay down area), topsoil and sub-soils must be protected from contamination or pollution and stockpiling must not take place in drainage lines or where it would impede surface water runoff.
- 4.9 If any soil contamination is noted during the construction and operational phase of the proposed activities, the contaminated soil must be removed to a suitable waste disposal facility and the site must be rehabilitated to the satisfaction of this Department and DWS. The opportunity for the on-site remediation and re-use of contaminated soil must be investigated prior to disposal and this Department must be informed in this regard.
- 4.10 Should infill material be required for any purpose, the use of borrow pits must comply with the provisions of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002) administered by the Department of Mineral Resources and Energy (DMRE).
- 4.11 An integrated waste management approach must be implemented that is based on waste minimisation and must incorporate avoidance, reduction, recycling, re-use and disposal where appropriate. Uncontaminated builders' rubble generated during the construction can be re-used as back filling material on site. Ensure that no refuse or builders rubble generated on the premises is placed, dumped or deposited on adjacent properties or public places and open spaces during or after construction.
- 4.12 Section 28 of the NEMA places a duty of care on the holder of the EA to ensure that reasonable measures are taken to prevent pollution or degradation of the environment from occurring, continuing or recurring. Should any environmental damage result from this development or the operation thereof, the holder of the EA, must within 14 days of the damage being caused, rectify the situation at his/her own expense.
- 4.13 Movement of construction vehicles and machinery must be restricted to areas outside of the drainage lines/wet area.
- 4.14 Construction vehicles must be serviced and maintained in a manner whereby excessive smoke and noise production is reduced to acceptable levels, and to prevent oil leaks. Contaminated soil must be remediated on site or removed to an appropriately authorised landfill site.
- 4.15 Dust and nuisance must be minimised through damping down of unsurfaced areas.
- 4.16 Residents (if any) on the property and surrounding area must be informed if any unusually noisy activities are planned. Noise impacts must be reduced over distance at a rate of 1db (decibel) per 13 metres.
- 4.17 Chemical sanitation facilities or systems such as "toilets" that do not rely on seepage of liquids must be provided with a ratio of one for every 15 workers. These must be placed such that they prevent spills or leaks to the environment and must be maintained according to operating instructions and the contents thereof must be disposed of at an authorised waste water treatment works.
- 4.18 Mixing of cement, concrete, paints, solvents, sealants and adhesive must be done in specified areas on concrete aprons or on protected plastic linings to contain spillage or overflows onto soil to avoid contamination to underground water and environmental damage.





- 4.19 Construction activities must be suspended and a representative of the South African Heritage Resources Agency (SAHRA) and/ or Limpopo Heritage Resources Agency (LIHRA) be contacted immediately in the event of finding or uncovering any subterranean (middens, graves, etc.).
- 4.20 Care must be taken to ensure that the material and excavated soil required for backfilling are free of contamination from hydrocarbons.
- 4.21 The hydraulic fluids or chemicals required during construction must be stored in a concrete lined surface with bund walls and shall be designed in such a manner that any spillage can be contained and reclaimed without any impact on the surrounding environment. Should any spills occur it should be cleaned immediately by removing the spillage together with the polluted solid and dispose it in an authorised disposal site permitted to dispose of such waste. The Regional Office of the Department of Water and Sanitation (DWS) must be notified within 24 hours of an incident that may pollute surface and ground water.

## 5. MANAGEMENT OF THE ACTIVITY

- 5.1 A copy of this EA must be kept at the property / on-site office where the activity (ies) will be undertaken. The EA must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work at the property.
- 5.2 The contents of the EMPr and its objectives must be made known to all contractors, subcontractors, agents and other people working on the site, and any updates or amendments to the EMPr must be submitted to the Department for approval.
- 5.3 Regular monitoring and maintenance of storm water drainage facilities must be conducted at all times and repaired, if damaged, as directed by this Department or any other relevant authority.
- 5.4 The holder of the EA shall note that in terms of Section 19(1) of the National Water Act, 1998 (Act No. 36 of 1998), "An owner of the land, a person in control of land or a person who occupies or uses the land on which- (a) any activity or process is or was performed or undertaken; or (b) any other situation exists, which caused or is likely to cause pollution of a water source must take all reasonable measures to prevent any such pollution from occurring, continuing or recurring". Therefore any pollution incident(s) associated with the proposed project shall be reported to the relevant Regional Office of the Department of Water and Sanitation within 24 hours.

## 6. REPORTING TO THE DEPARTMENT

- 6.1 The holder of the EA must notify the Department, in writing and within 48 (forty eight) hours, if any condition of this EA cannot be or is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance. Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in NEMA and the Regulations.
- 6.2 Fourteen (14) days written notice must be given to the Department that the activity's operational phase will commence. Commencement for the purposes of this condition includes site preparation.



- 6.3 Any complaints received from the registered interested and affected parties (I&APs) during the construction and operational phase of the activity must be attended to as soon as possible and addressed to the satisfaction of all concerned I&APs.
- 6.4 The holder of the authorisation must ensure that an up to date emergency register is kept during the construction and operation of the project. This register must be made available upon request by the Department.
- 6.5 The holder of the EA must notify the Department within thirty (30) days after the completion of the construction activities.
- 7. SITE CLOSURE AND DECOMMISSIONING**
- 7.1 Should the activity ever cease or become redundant, the holder of EA shall undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and competent authority at that time.

