

## NOTICE OF AN APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND WATER USE LICENSE FOR THE DEVELOPMENT OF THABAZIMBI EXTENSION 75 ON PORTION 129 OF THE FARM DOORNHOEK 318KQ, THABAZIMBI LOCAL MUNICIPALITY

Notice is hereby given that Bertie Joubert Eiendomme Lephalale CC proposes to establishment a 2.4 hectare residential township to be known as Thabazimbi Extension 75. The township will comprise 35 erven on Portion 129 of the farm Doornhoek 318KQ. The property is located within the jurisdiction of Thabazimbi Local Municipality along the Medivet Road, next to Zeldri Park (Thabazimbi Ext 32) at GPS coordinates 24°34'16.10"S 27°25'14.52"E.

The project will entail the removal of indigenous vegetation which is a scheduled activity in terms of GNR 327 (activity 27) published under the National Environmental Management Act, 1998 (Act 107 of 1998), Environmental Impact Assessment (EIA) Regulations of 2014 (GNR 326, as amended on 7 April 2017) and requires application for environmental authorisation, through a Basic Assessment (BA) process, to the Limpopo Department of Economic Development, Environment and Tourism (LEDET).

There may also be a requirement for a water-use license (WUL) application to the Department of Water and Sanitation (DWS) for Section 21 (c) and (i) water uses triggered in terms of the National Water Act (Act 36/1998) due to the potential presence of a wetland on the property. The application will be subject to a WULA Procedure in line with the NWA WULA Regulations of 2017.

Naledzi Environmental Consultants (Pty) Ltd has been appointed as the independent environmental assessment practitioner (EAP) to undertake the authorisation processes and will conduct the required public participation process, announced through this advertisement.

Interested and Affected Parties are hereby invited to register on the project database. If you wish to obtain more detail, comment or express concerns, please download the project Background Information Document (BID) and Registration Form from the Naledzi website [www.naledzi.co.za/publicdocuments](http://www.naledzi.co.za/publicdocuments) available from **15 July to 15 August 2022**. Please register and submit your comments together with your name, contact details and interest in the project to the contact person indicated below **on or before 15 August 2022**. Please note only registered I&APs will receive future project notifications / information post the registration phase.

### EAP CONTACT DETAILS:

Naledzi Environmental Consultants Pty Ltd - Marissa Botha,  
**Phone** 084-226-5584 **Email:** [botham@naledzi.co.za](mailto:botham@naledzi.co.za)

Please ensure that your registration and or comment are submitted within the stipulated timeframe.

## KENNISGEWING VAN 'N AANSOEK OM OMGEWINGS MAGTIGING EN WATERGEBRUIK LISENSIE VIR DIE ONTWIKKELING VAN THABAZIMBI UITBREIDING 75 OP GEDEELTE 129 VAN DIE PLAAS DOORHOEK 318KQ, THABAZIMBI PLAASLIKE MUNISIPALITEIT

Geliewe kennis te neem dat Bertie Joubert Eiendomme Lephalale CC van voorneme is om 'n 2.4 hektaar woongebied te ontwikkel genaamd Thabazimbi Uitbreiding 75. Die woongebied sal bestaan uit 33 erwe en sal geleë wees op Gedeelte 129 van die plaas Doornhoek 318KQ. Die eiendom is geleë binne die jurisdiksie van Thabazimbi Plaaslike Munisipaliteit langs die Medivetpad, aangrensend tot Zeldri Park (Thabazimbi Uitbreiding 32) by GPS-koördinate 24°34'16.10"S 27°25'14.52"O.

Die projek sluit in die verwydering van inheemse plantegroei wat 'n geskeduleerde aktiwiteit is ingevolge Staatskennisgewing 327 (aktiwiteit 27) gepubliseer onder die Nasionale Omgewingsbestuurswet, 1998 (Wet 107 van 1998) Omgewingsimpakbepaling (OIE) Regulasies van 2014 (GNR) 326, soos gewysig op 7 April 2017). Die regulasie vereis dat aansoek om omgewingsmagtiging, onderhewig aan 'n Basiese Assessering (BA) proses, ingedien moet word by die Limpopo Departement van Ekonomiese Ontwikkeling, Omgewing en Toerisme (LEDET).

Daar kan moontlik ook 'n vereiste wees vir 'n watergebruik lisensie-aansoek (WLA) by die Departement van Water en Sanitasie (DWS) vir Artikel 21 (c) en (i) watergebruike gelys in terme van die Nasionale Water Wet (Wet 36/1998) (NWW) weens die potensiële teenwoordigheid van 'n vleiland op die eiedom. Die aansoek sal onderhewig wees aan 'n WLA prosedure soos in die 2017 NWW WLA-regulasies uiteengesit.

Naledzi Omgewingskonsultante (Edms) Bpk is aangestel as die onafhanklike omgewings-assesserings-praktisyn (OAP) om die magtigingsprosesse en openbare deelname deur te voer, wat deur hierdie advertensie aangekondig word.

Belangstellende en Geaffekteerde Partye word hiermee uitgenooi om te registreer op die projekdatabasis. Indien u meer besonderhede will bekom, insae lewer of besware aanteken, kan u die projek Agtergrondinligtingsdokument (AID) en Registrasievorm aflaai vanaf die Naledzi-webwerf [www.naledzi.co.za/publicdocuments](http://www.naledzi.co.za/publicdocuments) beskikbaar vanaf 15 Julie tot 15 Augustus 2022. Registreer en rig u insae tesame met u naam, kontakbesonderhede en belang in die projek by die kontakpersoon hieronder aangedui voor of op 15 Augustus 2022. Neem asseblief kennis dat slegs geregistreerde B&GPe in kennis gestel sal word van enige toekomstige projekkenisgewings/inligting na verstryking van die registrasietydperk.

### **KONSULTANT KONTAKBESONDERHEDE:**

Naledzi Environmental Consultants (Edms) Bpk - Marissa Botha,

**Skakel** 084-226-5584 of **E-pos** [botham@naledzi.co.za](mailto:botham@naledzi.co.za)

Maak seker dat u registreer en/of insae lewer binne die vasgestelde tydperk.

Date: 15 July 2022

Dear Interested and Affected Party,

**BASIC ASSESSMENT (BA) PROCESS FOR THE PROPOSED DEVELOPMENT OF  
THABAZIMBI EXTENSION 75, THABAZIMBI LOCAL MUNICIPALITY,  
WATERBERG DISTRICT, LIMPOPO PROVINCE**

**LEDET Ref. no. Pending**

Bertie Joubert Eiendomme Lephalale CC (applicant) proposes to establish a 2.4 hectare residential development to be known as Thabazimbi Extension 75. The development will comprise 33 erven on Portion 129 of the farm Doornhoek 318KQ. The property is located within the jurisdiction of Thabazimbi Local Municipality along the Medivet Road, next to Zeldri Park (Thabazimbi Extension 32) and across from Akasia Park (Thabazimbi Extension 47).

In terms of the NEMA EIA Regulations of 2014 (GNR 326) and its associated listing notices (GNR 327, 324 and 327) the project requires environmental authorisation from the Limpopo Department of Economic Development, Environmental and Tourism (LEDET) through a Basic Assessment (BA) and a public participation process (PPP).

Naledzi Environmental Consultants (Pty) Ltd (Naledzi) has been appointed by the applicant, as the independent environmental assessment practitioner (EAP) to undertake the BA process and will conduct the required PPP for the project.

This letter serves as notification of the project and we draw your attention to the following:

- An invitation to register as an Interested and Affected Party (I&AP)
- The availability of a Background Information Document (BID) for comment

**Register as an I&AP**

You are hereby invited to register as an I&AP on the project and to participate in the process by completing the enclosed Registration and Comment Form included with the attached BID.

**Background Information Document (BID) available for public review**

The enclosed BID provides an overview of the BA process and invites I&APs to participate and register on the process. A period of 30 day from **15 July to 15 August 2022** is provided to review the BID and submit comments and concerns regarding the application.

The BID and associated Registration and Comment Form, is available in English and Afrikaans and can be downloaded from the Naledzi website at [www.naledzi.co.za/publicdocuments](http://www.naledzi.co.za/publicdocuments). Alternatively contact the appointed EAP for a copy of the BID.

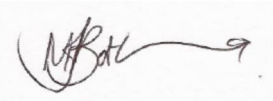
Please send your comments together with your name, contact details and interest in the project to the EAP, Marissa Botha (Naledzi) at [botham@naledzi.co.za](mailto:botham@naledzi.co.za) or contact us on 084-226-5584 for more information. Registrations and comments must be submitted on or before **15 August 2022**.

### **What's next?**

All comments and issues received during the public registration and comment period on the BID will be incorporated into an Issues and Response Report (IRR), and responded to. We will prepare a draft Basic Assessment Report and Environmental Management Programme (EMPr) which will be made available for public review for 30 calendar days. The IRR will be attached to the Draft BAR and made available on the Naledzi website and at public venues. The details of these tasks will be communicated to registered I&APs telephonically or via email.

Thank you for your participation.

Regards,



Marissa Botha (*Pr.Sci.Nat*)  
Naledzi Environmental Consultants (Pty) Ltd  
Unit 112, the Office Park, Erf 352  
Schoeman Street, Polokwane, 0700  
Cell: 084 226 5584  
Email: [botham@naledzi.co.za](mailto:botham@naledzi.co.za)

Datum: 15 Julie 2022

Geagte Belangstellende en Geaffekteerde Party,

**KENNISGEWING VAN N BASIESE OMGEWINGSIMPAK EVALUERINGS (OIE)  
PROSES VIR DIE VOORGESTELDE ONTWIKKELING VAN THABAZIMBI  
UITBREIDING 75, THABAZIMBI PLAASLIKE MUNISIPALITEIT,  
WATERBERG DISTRIK VAN LIMPOPO PROVINSIE**

**LEDET Verwysings nommer. Hangende**

Bertie Joubert Eiendomme Lephale BK is van voorneme om 'n 2.4 hektaar woongebied te ontwikkel genaamd Thabazimbi Uitbreiding 75. Die woongebied sal bestaan uit 33 erwe en geleë wees op Gedeelte 129 van die plaas Doornhoek 318KQ. The eiendom is geleë binne die jurisdiksie van Thabazimbi Plaaslike Munisipaliteit langs die Medivetpad, aangrensend tot Zeldri Park (Thabazimbi Uitbreiding 32) en oorkant Akasia Park (Thabazimbi Uitbreiding 47).

Ingevolge die Nasionale Omgewingsbestuurswet van 1998 en OIE-regulasies van 2014 (SK. 326) en sy gepaardgaande staatskennisgewings (SK. 327, 324 en 327) benodig die projek omgewingsmagtiging vanaf die Limpopo Departement van Ekonomiese Ontwikkeling, Omgewing en Toerisme (LEDET) onderhewig aan 'n Basiese OIE en openbare deelname proses (ODP).

Naledzi Omgewingskonsultante (Edms) Bpk (Naledzi) is aangestel deur Bertie Joubert Eiendomme Lephale CC, as die onafhanklike omgewingsevaluerings-praktisyn (OEP) om die magtigingsproses deur te voer asook die nodige openbare deelname proses.

Hierdie brief dien as kennisgewing van die projek en vestig u aandag op die volgende:

- Die geleentheid om te registreer as 'n Belangstellende en Geaffekteerde Party (B&GP);
- Die beskikbaarheid van 'n Agtergrondinligtingsdokument (AID) vir insae

**Registreer as 'n B&GP**

U word hiermee uitgenooi om te registreer as 'n B&GP op die projek en aan die proses deel te neem deur insae te lewer deur die Registrasie en Insae vorm wat by die aangehegde Agtergrondinligtingsdokument (AID) ingesluit is, te voltooi.

**Agtergrondinligting-dokument (AID) beskikbaar vir publieke insae**

Die aangehegde AID verskaf 'n oorsig van die Basiese OIE-proses en noui B&GPe uit om deel te neem en te registreer vir die proses. 'n Tydperk van 30 dae vanaf 15 Julie tot 15 Augustus 2022 word voorsien om enige insae of besware aan te teken i.v.m die aansoek.

Die AID en gepaardgaande Registrasie- en Insae vorm is beskikbaar in Engels en Afrikaans vanaf die Naledzi-webwerf by [www.naledzi.co.za/publicdocuments](http://www.naledzi.co.za/publicdocuments). Alternatiewelik kan u die OAP skakel vir 'n afskrif van die AID.

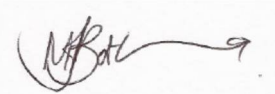
Registreer en rig u insae tesame met u naam, kontakbesonderhede en belang in die projek na die OAP, Marissa Botha (Naledzi) na [botham@naledzi.co.za](mailto:botham@naledzi.co.za) of skakel ons by 084-226-5584 vir meer inligting. Registrasies en insae moet ingestuur word teen 15 Augustus 2022. Neem asseblief ook kennis dat slegs geregistreerde B&GPe in kennis gestel sal word van enige toekomstige projekkennisgewings/inligting na verstryking van hierdie registrasietydperk.

### **Wat is volgende?**

Enige insae of besware wat gedurende die openbare registrasie en insae tydperk ontvang word, sal vervat word in 'n Insae en Terugvoerverslag (ITV) en sal ons daarvolgens terugvoer gee. Die Basiese Omgewingsimpak Evalueringsverslag (BOIEV) en Omgewingsbestuursprogram (OBP) sal binnekort voorberei en beskikbaar gestel word vir publieke insae vir 30-dae op die Naledzi webwerf en by openbare plekke. Die besonderhede daarvan sal telefonies of per e-pos aan geregistreerde B&GPe gekommunikeer word.

Byvoorbaat dankie vir u deelname.

Vriendelike groete,



Marissa Botha (*Pr.Sci.Nat*)  
Naledzi Omgewingskonsultante (Edms) Bpk  
Eenheid 112, the Office Park, Erf 352  
Schoeman Straat, Polokwane, 0700  
Sel: 084 226 5584  
E-pos: [botham@naledzi.co.za](mailto:botham@naledzi.co.za)

# NOTICE OF A BASIC ASSESSMENT PROCESS FOR THE PROPOSED DEVELOPMENT OF THABAZIMBI EXTENSION 75, THABAZIMBI LOCAL MUNICIPALITY, WATERBERG DISTRICT

## BACKGROUND INFORMATION DOCUMENT (BID)

15 July 2022



**Bertie Joubert**  
PROPERTIES / EIENDOMME



### PURPOSE OF BID

The BID provides you as an interested and/or affected party (I&AP) with project information and briefs any potential I&APs about the application procedures to be conducted for the project and indicates how you can become involved in the process through the public participation process, and raise issues that may concern and/or interest you. You can achieve this by:

- Reviewing the BID and registering as an I&AP by completing the attached registration form (page 8)
- Contacting us/ by sending an email/ chatting to us telephonically
- Giving comments, raising issues/concerns about the project within the given timeframes

You can complete a registration form, write a letter, or call or email Naledzi if you wish to register for the project.

**Registrations and comments must be submitted on or before 15 August 2022.**

### CONTACT DETAILS

**Contact:** Marissa Botha

Naledzi Environmental Consultants Pty Ltd  
Unit 112, the Office Park, Erf 352,  
Schoeman Street, Polokwane, 0699  
**Tel:** 084 226 5584  
**Email:** botham@naledzi.co.za  
**www.naledzi.co.za**

### 1. BACKGROUND

Bertie Joubert Eiendomme Lephalale CC proposes to establish a residential township to be known as Thabazimbi Extension 75 on Portion 129 of the farm Doornhoek 318KQ. The property is located within the jurisdiction of Thabazimbi Local Municipality along the Thabazimbi-Marakele Road (D1485), next to Zeldri Park (Thabazimbi Extension 32) and across from Akasia Park (Thabazimbi Extension 47). Refer to **page 6 and 7 for the Locality Plan.**

The project requires environmental authorisation in terms of the National Environmental Management Act (Act 07/1998) and its promulgated EIA Regulations of 2014 (GNR 326, as amended on 7 April 2017) from the Limpopo Department of Economic Development, Environmental and Tourism (LEDET) before it can be commissioned. The application process is subject to a Basic Assessment (BA) process and public participation in line with Regulation 19, 39 and 40-44 of the EIA Regulations.

The project does not require a Water Use License (WUL) under the provision of the National Water Act 36 of 1998 (NWA). There are no wetlands present on or within 500 meters of the site.

Naledzi Environmental Consultants (Pty) Ltd has been appointed by the Bertie Joubert Eiendomme Lephalale CC (applicant), as the independent environmental assessment practitioner (EAP) to undertake the authorisation procedures, and will conduct the public participation process.

The township establishment application was submitted to Thabazimbi Local Municipality (TLM) in 2020 by Urban Edge Town Planners. The TLM is awaiting the outcome of the environmental authorisation process before issuing consent.



## 2. MOTIVATION AND PROJECT DETAILS

The project site is owned by the applicant. The property is zoned for 'Agriculture' and currently lies fallow. By establishing the township, the applicant intends to generate an income from the property while addressing the high demand for housing in Thabazimbi. The intention is to establish a 2.4 hectare residential township comprising 35 stands on Portion 129 of the farm Doornhoek 318KQ which will tap into municipal services except for electricity which would be provided by Eskom.

The township will consist of the following:

- 33 "Residential 1" erven with varying sizes (500m<sup>2</sup> and 700m<sup>2</sup>) for dwellings
- 1 "Special" erf for the purposes of a Guard House/Access Control " of approximately 150m<sup>2</sup>;
- 1 "Private Road" erf for the internal road network with a way width of 5 metres within a 10m road road reserve.

The development density will be low with a ratio of 13.74 units per ha and will be limited to a building height of 2-storeys. The township construction period will be 24 months.

### Engineering Services Requirements:



The township will gain access from the Medivet Road, a public access servitude running parallel to the Thabazimbi-Marakele road, along the south easterly border of the property. The road is scheduled for an upgrade by Thabazimbi Local Municipality to be funded by PPC.



The average daily water demand for the township will be 33 Kilo litres/day for both domestic and garden use. Water will be municipal sourced and supplied from an existing 160mm uPVC pipe along Medivet Road.



The average daily sewage outflow from the township will be 24.75 Kilo litres/day and will drain to the Thabazimbi Waste Water Treatment Work via a connection to the existing rising main sewer line running parallel to the Medivet Road. A pump station will be constructed to operate parallel with the exiting sewer pump station in order not to exceed the capacity of the rising mains.



The property drains in the South-Easterly direction and will connect to the existing storm water system located on Medivet Road, discharging toward the Thabazimbi Airfield.



The township will have an electricity demand of 192 kVA and will be sourced from Eskom through two possible connect points i.e. existing Eskom TS 11kV line (supplied by the Eskom Thabazimbi Combined Substation) located next to the Thabazimbi-Marakele Road or a T-off along Medivet Road.

**See page 8 for the Thabazimbi Extension 75 Layout Plan.**



### 3. BASIC ASSESSMENT PROCESS

The project requires the removal of indigenous vegetation therefore involves undertaking listed activity 27 scheduled under GN R. 327 published under the NEMA EIA Regulations (GN R. 326, 7 April 2017). The triggered activity and its applicability to the project include:

**Activity 27 (GNR 327)** refers to removal of 1 hectare or more indigenous vegetation, but less than 20 hectares. The development will require the removal of 2.4 hectares of veld, widespread indigenous trees (i.e. Rooibos, Geelhaak, Vaalbos, Blouhaak etc) and a protected tree species (i.e. Camelthorn) as listed under section 12 of the National Forest Act 84 of 1998.

An environmental authorisation is required subject to a BA process for listed activities scheduled under GNR 327.

The BA process is a legislative tool used to identify the potential environmental impacts that may occur due to the project and to ensure that these are avoided or mitigated if environmental authorisation is granted. Its main purpose is to inform the competent authority and the public of the environmental consequences of the project through a BA Report and to recommend mitigation measures in an Environmental Management Programme to manage/avoid these. The process comprises the following basic steps (see **Figure 1 on page 4 for a basic illustration of the process**):

- Site sensitivity verification, Specialist Studies
- Engage LEDET
- Provide I&APs opportunity to register on the project database and circulation of the BID
- Publicise the project in the local newspaper and place onsite notices
- Draft the Basic Assessment Report (BAR) and Environmental Management Programme (EMPr)
- Apply for environmental authorisation to the LEDET
- Release the draft BAR and EMPr to registered I&APs for 30 days of public review
- Update the BAR and EMPr based on I&AP comments and submit the final documents to LEDET
- LEDET will review the reports and decide on the application within 107 days.
- I&APs will be notified of the decision and right to appeal the outcome.

The BA process will investigate and gather information about the application site and any potential negative environmental impacts through site investigations, desktop analysis and the use of tools such as Geographic Information Systems including specialist investigations to assess the site as well as information gathered from the public and relevant commenting authorities through the public participation process. The potential impacts will be assessed, ranked and recorded in the BAR and mitigation measures to minimise the negative impacts to acceptable levels recommended.

The EMPr will prescribe the environmental specifications to be adhered to during the construction and operation of the project. The BAR and EMPr will be subject to a 30- day public review before it is submitted to LEDET for decision-making.

### 4. ENVIRONMENTAL SENSITIVITY AND SPECIALIST STUDIES

Based on the EAPs site verification, the following confirmed environmental sensitivity themes are considered applicable to the project site and require the below specialist investigation:

- Terrestrial Biodiversity Study (animals, plants) due to indigenous vegetation removal.
- Heritage and Palaeontological Statement since heritage resources are absent from site.

## BA PROCESS DIAGRAM

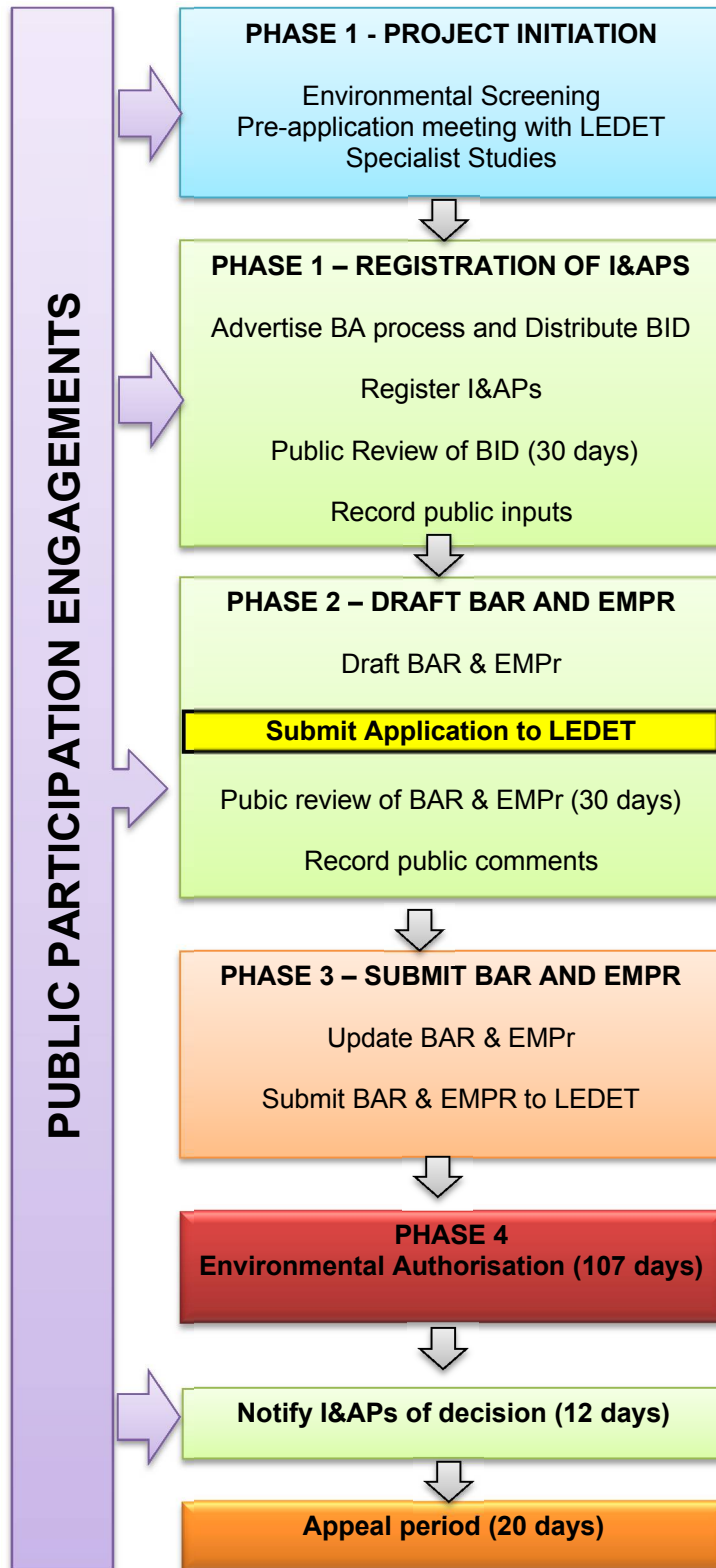


Figure 1: Basic BA Process flow diagram

## 5. PUBLIC PARTICIPATION PROCESS (PPP) PLAN

Public participation is a key requirement of the BA process and needs to be conducted in line with the NEMA EIA Regulations (Regulation 39-44). The PPP aims to engage I&APs and provide an opportunity for the expression of public views on the environmental impacts of the applications. All public issues and views on impacts are documented, addressed and responded to in the BA process and incorporated into environmental reports for consideration by LEDET. It is therefore important that relevant I&APs are identified and involved in the PPP from the beginning of the process to help focus the BA process plan. Naledzi's public participation plan for the project is provided in Table 1 below.

**Table 1: Public Participation Plan for BA process**

1 <sup>ST</sup> ROUND - I&AP REGISTRATION, CIRCULATION OF BID FOR 30-DAY COMMENT	
Date	Notification
The project will be announced to the public through the following means:	
<b>15 July 2022</b>	<ul style="list-style-type: none"> <li>✓ Advertisement in the Platinum Bushvelder, placement of onsite notices</li> <li>✓ The BID (this document) will be available on the Naledzi website: <a href="http://www.naledzi.co.za/publicdocuments">www.naledzi.co.za/publicdocuments</a></li> </ul>
<b>15 July to 15 August 2022</b>	Distribution of the BID to I&APs for 30-days public review and comment
2 <sup>ND</sup> ROUND – RELEASE DRAFT BAR AND EMPR FOR 30-DAY REVIEW AND COMMENT	
Date	Notification
The second round of consultation will entail the following:	
<b>August – September 2022</b>	<ul style="list-style-type: none"> <li>✓ Emailing of notification letters to registered I&amp;APs of the availability of the draft BAR and EMPr</li> <li>✓ Availability of the BAR and EMPR for 30-days public review and comment on the Naledzi website and at public venues</li> </ul>
<b>September 2022</b>	Site inspection with LEDET to confirm the content of environmental reports
<b>February – March 2023</b>	I&APs will be informed of the LEDET decision by email and have an opportunity to review a copy of the decision and to appeal the outcome.

### Invitation to Register as an I&AP

You are invited to register as an Interested and Affected Party (I&AP) for **30 days, from 15 July to 15 August 2022**, the BID is presently available for review and submission of comments regarding the proposed application.

I&APs are requested to please provide their comments together with their name, contact details and an indication of any direct business, financial, personal or other interest which they have in the application, to the **contact person provided on page 1**, within the specified period. The preferred method of communication is either by telephone or email correspondence, which will allow tracking of submissions.

**LOCALITY MAP**  
 Thabazimbi Extension 75 - Portion 129, farm Doornhoek 318JQ




Chief Surveyor General Property Search  
 7/5/2022, 1:41:47 PM

**Legend**

- Parent Farm
- Farm Portion
- Holding
- Public Place
- Street
- Provinces
- Allotment Township
- Application site
- Marakele Road
- Medivet Road



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

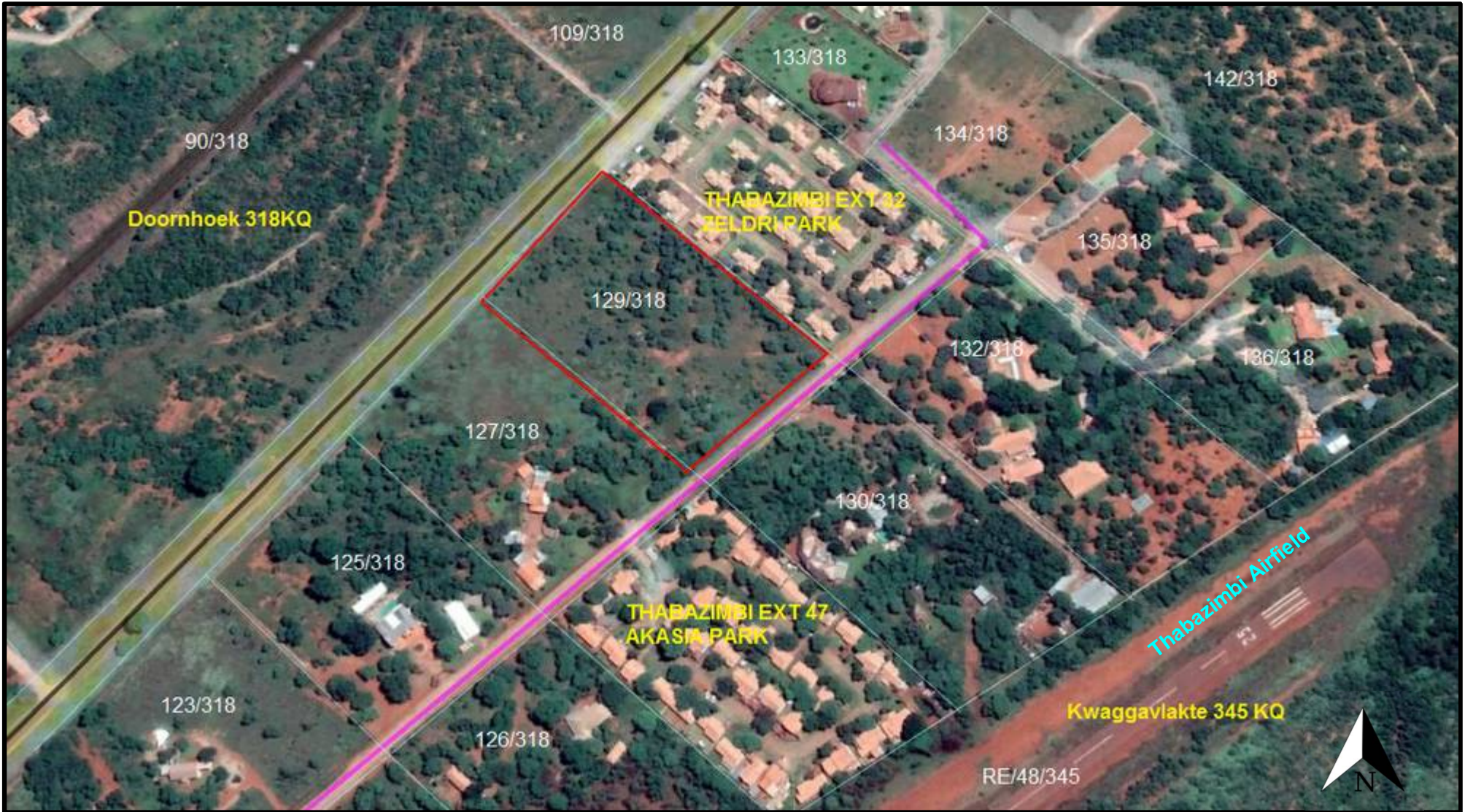
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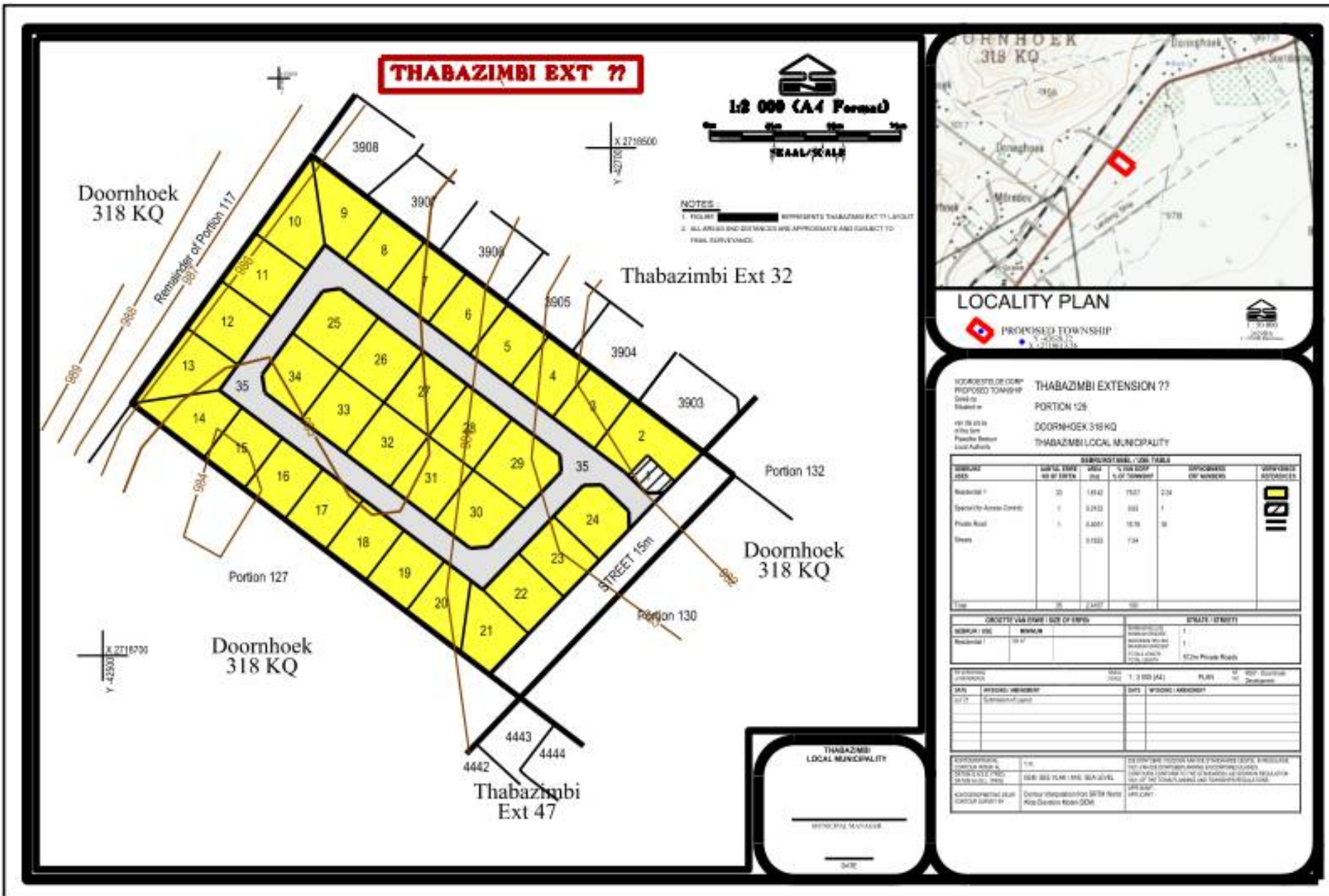
**2: REGIONAL LOCALITY PLAN 1**





**3: LOCALITY PLAN 2 (CLOSE UP OF PROJECT SITE ALONG MEDIVET ROAD)**





4: THABAZIMBI EXTENSION 75 LAYOUT PLAN (COURTESY OF URBAN EDGE TOWN PLANNERS)





## AGTERGROND INLIGTINGS DOKUMENT (AID)

15 Julie 2022



**Bertie Joubert**  
PROPERTIES / EIENDOMME



### DOEL VAN DIE DOKUMENT

Die AID voorsien jou as belanghebbende en/of geaffekteerde party (B&GP) van projekinligting en lig enige potensiële B&GPe in oor die aansoekprosedures wat vir die projek uitgevoer moet word en dui aan hoe jy deur die openbare deelnameproses by die OIE proses kan betrokke raak en insae lewer, indien daar enige kwessies is wat jou raak. Jy kan dit bereik deur:

- Die AID te hersien en te registreer as 'n B&GP deur die aangehegde registrasievorm te voltooi (sien bladsy 8)
- U kan ons kontak deur 'n epos te stuur/telefonies met ons te gesels
- Om insae te lewer, kwessies of besware oor die projek te opper binne die gegewe tydraamwerk.

U kan die registrasievorm voltooi, 'n epos skryf of Naledzi skakel indien u wil registreer op die projek.

**Registrasie en insae moet ingedien word teen 15 Augustus 2022.**

### KONTAK BESONDERHEDE

**Kontak:** Marissa Botha

Naledzi Omgewingskonsultante (Edms) Bpk  
Eenheid 112, the Office Park, Erf 352,  
Schoeman Straat, Polokwane, 0699

**Skakel:** 084 226 5584

**E-pos:** botham@naledzi.co.za

**www.naledzi.co.za**

### 1. INLEIDING

Bertie Joubert Eiendomme Lephalale BK is van voorneme om 'n woongebied te ontwikkel genaamd Thabazimbi Uitbreiding 75 op Gedeelte 129 van die plaas Doornhoek 318KQ. Die eiendom is geleë binne die jurisdiksie van Thabazimbi Plaaslike Munisipaliteit langs die Medivetspad, aangrensend tot Zeldri Park (Thabazimbi Uitbreiding 32) en oorkant Akasia Park (Thabazimbi Extension 47). **Verwys na bladsy 6 en 7 vir Liggings planne.**

Die projek vereis omgewingsmagtigting vanaf die Limpopo Departement van Ekonomiese Ontwikkeling, Omgewing en Toerisme (LEDET) ingevolge die Wet op Nasionale Omgewingsbestuur (Wet 107/1998) ('NOBW') en sy geproklameerde Omgewingsimpak Evalueerings (OIE) Regulasies van 2014 (SK. 326, soos gewysig op 7 April 2017) voordat dit ontwikkel kan word. Die aansoek proses is onderhewig aan 'n Basiese Omgewingsimpak Evalueerings (OIE) proses en openbare deelname soos voorgeskryf in Regulasie 19, 39 en 40-44 van die OIE-regulasies.

Geen watergebruiklisensie (WGL) word benodig vir die projek nie kragtens die bepaling van die Nasionale Waterwet 36 van 1998 (NWA). Daar is geen vleiland op of binne 500 meter van die terrein nie.

Naledzi Omgewingskonsultante (Edms) Bpk is aangestel deur Bertie Joubert Eiendomme Lephalale BK (applikant) as die onafhanklike omgewingsevalueeringspraktisyn (OEP), om die magtigingsproses deur te voer asook die nodige openbare deelname proses.

Die dorpstigtings-aansoek is reeds in 2020 deur Urban Edge Standsbeplanners by Thabazimbi Plaaslike Munisipaliteit (TPM) ingedien. Die TPM wag op die uitslag van die omgewingsmagtigingsproses voordat toestemming tot dorpstigting uitgereik kan word.

## 2. MOTIVERING EN PROJEK BESONDERHEDE

Die applikant is die eienaar van die voorgestelde projekterrein. Die eiendom is gesoneer vir 'Landbou' en is tans onontwikkel. Die applikant beoog om 'n woongebied te ontwikkel om 'n inkomste te genereer uit sy eiendom en terselfdetyd die hoë aanvraag na behuising in Thabazimbi aan te spreek. Die woongebied sal 2.4 hektaar groot wees en bestaan uit 35 erwe op Gedeelte 129 van die plaas Doornhoek 318KQ en sal aansluit by die munisipale dienste, behalwe vir elektrisiteit wat deur Eskom verskaf sal word.

Die woongebied sal uit die volgende bestaan:

- 33 "Residensieel 1" erwe vir wonings met wisselende groottes van 500m<sup>2</sup> en 700m<sup>2</sup>;
- 1 "Spesiale" erf vir 'n Sekuriteitswaghuis/Toegansbeheer van ongeveer 150m<sup>2</sup>;
- 1 "Privaat Pad" erf vir die interne padnetwork met 'n wydte van 5 meter en padreserve van 10 meter.

Die ontwikkelingsdigtheid –verhouding sal 13.74 eenhede per hektaar wees en beperk word tot 'n gebouhoogte van 2-verdiepings. Die konstruksietydperk sal 24-maande duur.

### Ingenieursdienste Vereistes:



Die woongebied sal toegang verkry vanaf die Medivet pad, 'n openbare toegangserwituut wat parallel loop met die Thabazimbi-Marakele pad, langs die suidoostelike grens van die eiendom. Die pad is geskeduleer om opgegradeer te word deur Thabazimbi Plaaslike Munisipaliteit en sal deur PPC gefinansier word.



Die gemiddelde daaglikse wateraanvraag vir die woongebied sal 33 Kilo liter/dag wees vir beide huishoudelike en tuingebruik. Water sal voorsien word deur die plaaslike munisipaliteit vanaf 'n bestaande 160mm uPVC-pyp langs Medivet pad.



Die gemiddelde daaglikse riooluitvloei vanaf die woongebied sal 24.75 Kilo liter/dag wees en sal na die Thabazimbi Rioolwerke dreineer deur middel van 'n aansluiting by die bestaande hoofrioollyn wat parallel loop met die Medivetpad. 'n Pompstasie sal gebou word om in parallel te werk met die uitgaande rioolpompstasie om sodoende dan nie die kapasiteit van die hooflyn te oorskry nie.



Die eiendom dreineer in 'n Suidoostelike rigting en sal aansluit by die bestaande stormwaterstelsel geleë op die Medivetpad, wat afvloei na Thabazimbi-vliegveld.



Die woongebied sal 'n elektrisiteitsaanvraag van 192kVA hê en sal deur Eskom verskaf word deur twee moontlike aansluitingspunte, naamlik die bestaande Eskom TS 11kV-lyn (gevoer deur Eskom Thabazimbi Gekombineerde Substasie) geleë langs die Thabazimbi-Marakele pad of 'n T-aansluiting langs Medivetpad.

**Verwys na bladsy 8 vir die uitlegplan.**

### 3. BASIESE OMGEWINGSIMPAK EVALUERINGS PROSES

Die projek behels die verwydering van inheemse plantegroei en daarom die onderneem van gelysde aktiwiteit 27 soos geskeduleer onder SK. 327 gepubliseer onder die NOBW OIE-Regulasies (SK. 326, 7 April 2017). Die aktiwiteits beskrywing en toepassing op die projek is as volg:

**Aktiwiteit 27 (SK. 327)** verwys na die verwydering van 1 hektaar of meer inheemse plantegroei, maar minder as 20 hektaar. Die ontwikkeling vereis die verwydering van 2.4 hektaar veld, algemene inheemse bome (d.w.s Rooibos, Vaalbos, Geelhaak, Blouhaak) asook beskermde boomspeesies wat gelys onder artikel 12 van die Nasionale Boswet van 1998 (d.w.s Kameeldoringbome).

'n Omgewingsmagtiging word vereis, onderworpe aan 'n Basiese OIE-proses vir die bogenoemde aktiwiteit.

Die Basiese OIE is 'n wetlike instrument wat gebruik word om die potensiële omgewingsimpakte van 'n projek te identifiseer en te verseker dat dit vermy/versag word indien omgewingsmagtiging toegestaan word. Die hoofdoel daarvan is om die bevoegde owerheid en die publiek in te lig oor die omgewingevolge van die projek deur middel van 'n Basiese OIE-verslag en om bestuursmaatreëls in 'n Omgewingsbestuursplan (OBP) aan te beveel om dit te bestuur/vermy. Die proses bestaan uit die volgende basiese stappe (**Verwys na Figuur 1 op bladsy 4 vir 'n illustrasie van die proses**):

- Terreinsensitiwiteitsbepaling, Spesialis Studies
- Vergader met LEDET.
- Bied B&GPe geleentheid om op die projekdatabasis te registreer gedurende die verspreiding van die AID.
- Plaas 'n projek kennisgewing in die plaaslike koerant en op die terrein.
- Stel die Basiese OIE-verslag en OBP op.
- Doen aansoek vir omgewingsmagtiging by LEDET.
- Stel die konsep OIE en OBP beskikbaar aan geregistreerde B&GPe vir 30 dae vir openbare insae;
- Dateer die OIE en OBP verslae op grond van insae verkry vanaf B&GPe en dien dan die finale dokumente in by LEDET.
- LEDET sal binne 107 dae die verslae hersien en 'n besluit neem op die aansoek
- B&GPe sal in kennisgestel word van die besluit en geleentheid gegun word om daarteen te appelleer.

Die basiese OIE-proses sal die terrein evalueer deur inligting in te samel oor die eiendom en enige potensiële negatiewe omgewingsimpakte deur terreinondersoeke, rekenaarontledings en die gebruik van Geografiese Inligtingstelsels, insluitend spesialisondersoeke, asook inligting verkry vanaf publieke en kommentaarlewerende-owerhede, ingesamel deur die openbare deelname proses. Die potensiële impakte sal gerangskik, ge-evalueer, en aangeteken word in the OIE-verslag asook die meegaande bestuursmaatreëls om die negatiewe impakte te minimaliseer tot aanvaarbare vlakke.

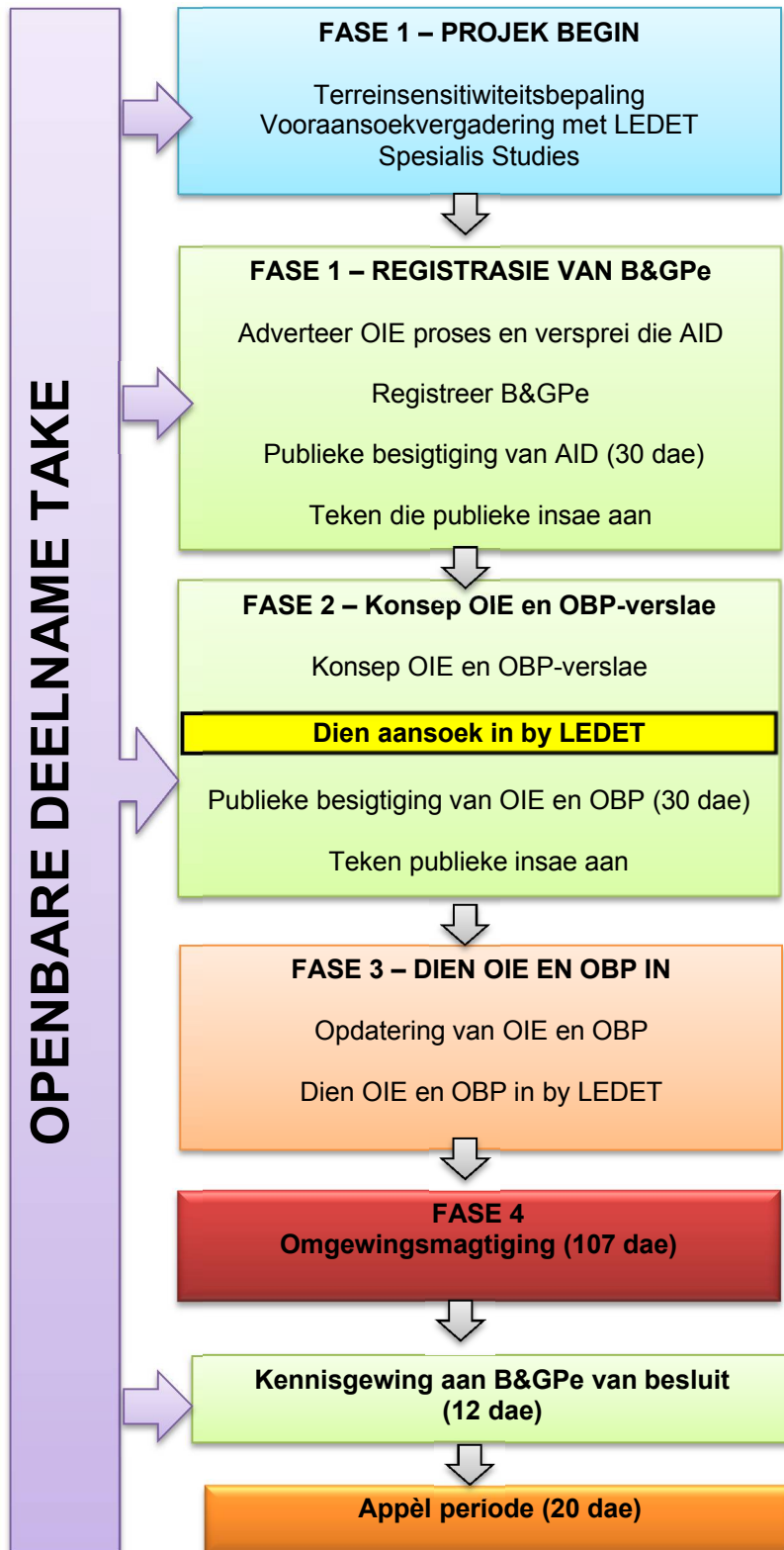
Die OBP-verslag sal die omgewingspesifikasies voorskryf wat tydens die konstruksie en bedryf van die woongebied nagekom moet word. Die OIE en OBP sal onderhewig wees aan 'n 30-dae openbare besigtiging voordat dit aan LEDET voorgelê word vir besluitneming.

### 4. OMGEWINSENSITIWITEIT EN SPESIALIS STUDIES

Gebaseer op die OEP se onlangse terreinondersoek is die volgende omgewingsaspekte en meegaande spesialis studies van toepassing op die terrein:

- 'n Ekologiese Studie (plante en diere) sal gedoen word weens die terrein se inheemse plantegroei;
- Slegs 'n Erfenis- en Paleontologiese verklaring sal van toepassing wees aangesien erfenishulpbronne afwesig is op die terrein.

## BASIESE OIE PROSES DIAGRAM



Figuur 1: Basiese OIE-proses vloedidiagram

## 5. OPENBARE DEELNAME PROSES (ODP)

Openbare deelname is 'n sleutelvereiste van die Basiese OIE-proses en moet uitgevoer word in ooreenstemming met die NOBW OIE-regulasies (Regulasie 39-44). Die doel van die ODP is om B&GPe te betrek en 'n geleentheid te bied om hul menings oor die omgewingsimpakte van die aansoek te lig. Alle openbare insae en sienings oor die impakte word in the Basiese OIE-proses gedokumenteer en daarop gereageer asook in omgewingsverslae geïnkorporeer vir oorweging deur LEDET. Dit is dus belangrik dat relevante B&GPe vanaf die begin van die proses geïdentifiseer en by die ODP betrek word om die fokus van die OIE-prosesplan te help bepaal. Naledzi se openbare deelname plan vir die projek word in Tabel 1 hieronder uiteengesit.

**Tabel 1: Openbare Deelname Plan (ODP)**

<b>1<sup>STE</sup> RONDTE – REGISTRASIE VAN B&amp;GPe, VERSPREIDING VAN AID VIR 30-DAE BESIGTINGSPERIODE</b>	
Datum	Metode van kennisgewing
<b>Die projek sal aangekondig word deur die volgende middele:</b>	
<b>15 Julie 2022</b>	<ul style="list-style-type: none"> <li>✓ Kennisgewing in die 'Platinum Bushvelder' en op die terrein</li> <li>✓ Die AID (hierdie dokument) sal beskikbaar gestel word op Naledzi se webtuiste: <a href="http://www.naledzi.co.za/publicdocuments">www.naledzi.co.za/publicdocuments</a></li> </ul>
<b>15 Julie tot Augustus 2022</b>	Verspreiding van die AID vir 'n 30-dae openbare oorsig en insae periode
<b>2<sup>DE</sup> RONDTE – VRYSTELLING VAN DIE KONSEP OIE EN OBP VERSLAE VIR 'N 30-DAE OPENBARE OORSIG EN INSAE PERIODE</b>	
<b>Die tweede rondte van konsultasie sal die volgende behels:</b>	
<b>Augustus – September 2022</b>	<ul style="list-style-type: none"> <li>✓ E-pos aan geregistreerde B&amp;GPe wat kennis gee van die beskikbaarheid van die Konsep OIE en OBPverslae.</li> <li>✓ Die beskikbaarheid van die OIE en OBP vir 'n 30-dae openbare oorsig en insae period op die Naledzi webtuiste asook by openbare plekke.</li> </ul>
<b>September 2022</b>	Terreinbesoek saam met LEDET om die verslag inhoud te bevestig
<b>Februarie – Maart 2023</b>	B&GPe sal per e-pos in kennis gestel word as LEDET die omgewingsmagtiging uitreik en sal ook die geleentheid gebied word om teen die uitslag van die magtiging te appelleer.

### Uitnodiging om te Registreer as 'n B&GP

U word hiermee uitgenooi om te registreer as B&GP for a periode van 30-dae vanaf 15 Julie tot 15 Augustus 2022. Die AID is tans beskikbaar vir besigtiging en insae oor die voorgestelde aansoek.

B&GPe word versoek om asseblief hul insae tesame met hul naam, kontak besonderhede asook 'n aanduiding van enige direkte besigheidsbelang, finansiële, persoonlike of ander belang wat hulle in die aansoek het, aan die kontakpersoon te verskaf op bladsy 1, binne die gespesifiseerde tydperk. Die voorkeurmetode van kommunikasie is telefonies of per e-pos.



# LOCALITY MAP

## Thabazimbi Extension 75 - Portion 129, farm Doornhoek 318JQ



Chief Surveyor General Property Search

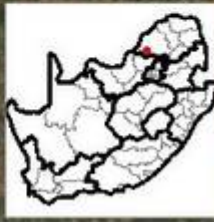
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### Legend

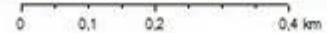
- Parent Farm
- Farm Portion
- Holding
- Public Place
- Street
- Provinces
- Allotment Township
- Application site
- Marakele Road
- Medivet Road



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



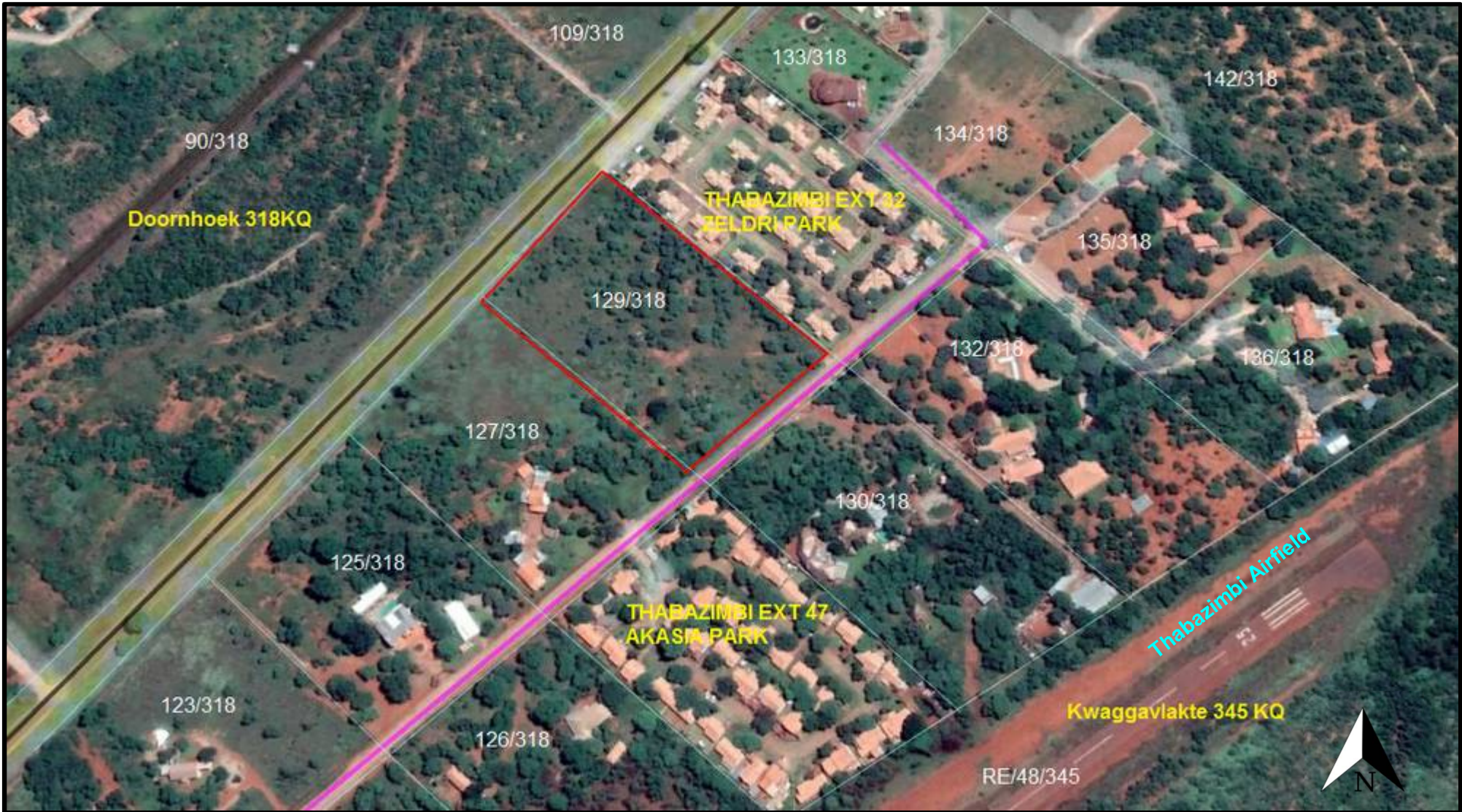
Scale 1:9 028



ArcGIS Web AppBuilder  
Maxar |

**2: STREEKS LIGGINGSPLAN 1 (TE DANKE AAN DIE HOOFLANDMETER GENERAAL GEOGRAFIESE KAARTSTELSEL)**





**3: LIGGINGSPLAN 2 (TERREINLIGGING VAN NABY AANSKOU, TE DANKE AAN GOOGLE EARTH)**





**REGISTRASIE EN INSAE VORM**

**BASIESE OMGEWINGSIMPAK EVALUERINGS PROSES VIR DIE  
VOORGESTELDE ONTWIKKELING VAN THABAZIMBI UITBREIDING 75 OP  
GEDEELTE 129 VAN DIE PLAAS DOORNHOEK 318KQ,  
THABAZIMBI PLAASLIKE MUNISIPALITEIT**

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<b>TITEL (Prof/Mnr, Mev)</b>		<b>NAAM</b>	
<b>VAN</b>			
<b>POSISIE (bv. Direkteur, Eienaar, Sekretaresse)</b>			
<b>ORGANISASIE</b>			
<b>POS ADRES</b>		<b>POS KODE</b>	
<b>TEL NO:</b>		<b>SEL NO:</b>	
<b>FAKS NO:</b>		<b>E-POS:</b>	
<b>BELANG IN DIE SAAK:</b>			
<b>INSAE / BESWARE/BEKOMMERNISSE (Gebruik asseblief 'n aparte bladsy indien nodig)</b>			

Voeg asseblief die volgende van my kollegas/bure by jul lys van B&GPe:

<b>Naam</b>	<b>Organisasie:</b>		
<b>Kontak besonderhede:</b>			
<b>Adres:</b>			
<b>Tel:</b>	<b>Faks:</b>	<b>Sel:</b>	
<b>E-pos:</b>			