



the **dedet**

Department:
Economic Development, Environment and Tourism
MPUMALANGA PROVINCIAL GOVERNMENT

**Basic assessment report in terms of the
Environmental Impact Assessment Regulations, 2010, promulgated
in terms of the National Environmental Management Act, 1998(Act
No. 107 of 1998), as amended.**

File Reference Number:	(For applicant / EAP to complete)
Project Title:	17/2/3/E-45
Name of Responsible Official:	Development of Portion 55 and Part of the Remainder of Portion 39 of the Farm Townlands of Lydenburg 431-JT, Gustav Klingbiel Reserve
	Robyn Luyt
NEAS Reference Number:	(For official use only)
Date Received:	

Kindly note that:

1. Required information must be typed within the spaces provided in the form. The size of the spaces provided is not necessarily indicative of the amount of information to be provided. Tables can be extended as each space is filled with typing.
2. Where applicable **black out** the boxes that are not applicable in the form.
3. An incomplete report may be returned to the applicant for revision.
4. The use of "not applicable" in the report must be done with circumspection because if it is used in respect of material information that is required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the regulations.
5. All reports (draft and final) must be submitted to the Department at the address of the relevant **DISTRICT OFFICE** given below or by delivery thereof to the relevant **DISTRICT OFFICE**. Should the reports not be submitted at the relevant district office, they will not be considered.
6. No faxed or e-mailed reports will be accepted.
7. One copy of the draft version of this report must be submitted to the relevant district office. The case officer may request more than one copy in certain circumstances.
8. **Copies of the draft report must be submitted to the relevant State Departments / Organs of State for comment.** In order to give effect to Regulation 56(7), proof of submission/delivery of the draft documents to the State Departments / Organs of State must be attached to the draft version of this report.
9. Unless protected by law, all information in the report will become public information on receipt by the competent authority. Any interested and affected party should be provided with the information contained in this report on request, during any stage of the application process.
10. All specialist reports must be appended to this document, and all specialists must complete a declaration of independence, which is obtainable from the Department.

SECTION A: BACKGROUND INFORMATION

Project applicant:	Group Five Consortium		
Trading name (if any):	Group Five Consortium		
Contact person:	Paul Le Sueur		
Physical address:	Woodmead North Office Park, 54 Maxwell Drive, Woodmead		
Postal address:	Postnet Suite 500m P/Bag X26, SUNNINGHILL		
Postal code:	2157	Cell:	082 444 2805
Telephone:	011 253 8500	Fax:	086 670 4444
E-mail:	plesueur@g5.co.za		

Environmental Assessment Practitioner:	Seaton Thomson & Associates		
Contact person:	Judy Johnston		
Postal address:	PO Box 936, Irene, Centurion		
Postal code:	0062	Cell:	082 920 6115
Telephone:	012 667 2107	Fax:	012 667 2109
E-mail:	seaton@yebo.co.za		
Qualifications:	B.Sc Town and Regional Planning from University of the Witwatersrand, 1978, with ±30 year's experience, including ±12 years environmental impact assessment, environmental management and environmental planning experience. Have undertaken numerous EIA applications for authorisation under the ECA in all Provinces in SA, including diverse land use development applications, certain infrastructure, filling stations, game lodges in conservation areas.		
Professional affiliations (if any):			

SECTION B: DETAILED DESCRIPTION OF THE PROPOSED ACTIVITY

Describe the activity, which is being applied for, in detail. The description must include the size of the proposed activity (or in the case of linear activities, the length) and the size of the area that will be transformed by the activity.

The Gustav Klingbiel Nature Reserve, Lydenburg, comprises an area of ±2200 hectares, located to the east of and adjoining the eastern boundary of The Heads development, with the R37 forming the southern boundary, Lydenburg. The **application site for assessment purposes**, consists of an area of approximately 25 hectares in extent and comprises of a small area of the Nature Reserve, located immediately to the east of adjoining the eastern boundary of The Heads development, with the R37 forming the southern boundary, Lydenburg. The area for development purposes comprises an area of 7.4 ha **Refer Appendix B: Locality Plan**. The site includes the Lydenburg Museum, which is located in the south eastern corner of the site, adjoining the R37 route.

In a joint agreement with the Thaba Chweu Council, (which is the owner of the land) the applicant intends to develop a **small part of the application** site for the purposes of tourism related facilities, which will include the (upgraded and rehabilitated) museum and related facilities, hotel including spa, conference facilities, bar, restaurants, sports and recreation facilities, tourism related accommodation (self catering lodges), caravan park and related facilities and picnic areas. Development of these facilities will be limited primarily to the area around the existing museum and adjoining the R37 road. Access to the site will be via the existing entrance to the Lydenburg Museum.

The site and development details are set out in more detail in **Appendix A: Basic Assessment Report**

SECTION C: PROPERTY/SITE DESCRIPTION

Provide a full description of the preferred site alternative (farm name and number, portion number, registration division, erf number etc.):

Portion 55 and Part of the Remainder of Portion 39 of the Farm Townlands of Lydenburg 431-JT, (Part of the Gustav Klingbiel Nature Reserve)

Indicate the position of the activity using the latitude and longitude of the centre point of the preferred site alternative. The co-ordinates should be in degrees and decimal minutes. The minutes should have at least three decimals to ensure adequate accuracy. The projection that must be used in all cases is the WGS84 spheroid in a national or local projection. The position of alternative sites must be indicated in Section B of this document.

Latitude (S):		Longitude (E):	
-25°101111	101111	30.°	487221

In the case of linear activities: not applicable

- Starting point of the activity
- Middle point of the activity
- End point of the activity

Latitude (S):		Longitude (E):	
°	'	°	'
°	'	°	'
°	'	°	'

SITE OR ROUTE PLAN

A detailed site or route plan(s) must be prepared for each alternative site or alternative activity. It must be attached as an appendix to this document.

The site or route plans must be at least A3 and must include the following:

- 6.1 a reference no / layout plan no., date, and a legend / land use table
- 6.2 the scale of the plan which must be at least a scale of 1:2000;
- 6.3 the current land use as well as the land use zoning of each of the properties adjoining the site or sites;
- 6.4 the exact position of each element of the application as well as any other structures on the site;
- 6.5 the position of services, including electricity supply cables (indicate above or underground), water supply pipelines, boreholes, street lights, sewage pipelines, storm water infrastructure and telecommunication infrastructure;
- 6.6 all indigenous trees taller than 1.8 metres and all vegetation of conservation concern (protected, endemic and/or red data species);
- 6.8 servitudes indicating the purpose of the servitude;
- 6.9 sensitive environmental elements within 100 metres of the site or sites including (but not limited thereto):
 - watercourses and wetlands;
 - the 1:100 year flood line;
 - ridges;
 - cultural and historical features;
- 6.9 10 metre contour intervals

SITE PHOTOGRAPHS

Colour photographs from the centre of the site must be taken in at least the eight major compass directions with a description of each photograph. Photographs must be attached as an appendix to this form.

FACILITY ILLUSTRATION

A detailed illustration of the activity must be provided at a scale of 1:200 as an appendix for activities that include structures. The illustrations must be to scale and must represent a realistic image of the planned activity. The illustration must give a representative view of the activity.

SECTION D: BASIC ASSESSMENT REPORT

Prepare a basic assessment report that complies with Regulation 22 of the Environmental Impact Assessment Regulations, 2010. The basic assessment report must be attached to this form and must contain all the information that is necessary for the competent authority to consider the application and to reach a decision contemplated in Regulation 25, and must include:

(Checklist
for official
use only)

1.	A description of the environment that may be affected by the proposed activity and the manner in which the geographical, physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity.	
2.	An identification of all legislation and guidelines that have been considered in the preparation of the basic assessment report.	
3.	Details of the public participation process conducted in terms of Regulation 21(2)(a) in connection with the application, including – (i) the steps that were taken to notify potentially interested and affected parties of the proposed application; (ii) proof that notice boards, advertisements and notices notifying potentially interested and affected parties of the proposed application have been displayed, placed or given; (iii) a list of all persons, organisations and organs of state that were registered in terms of regulation 55 as interested and affected parties in relation to the application; and (iv) a summary of the issues raised by interested and affected parties, the date of receipt of and the response of the EAP to those issues;	
4.	A description of the need and desirability of the proposed activity;	
5.	A description of any identified alternatives to the proposed activity that are feasible and reasonable, including the advantages and disadvantages that the proposed activity or alternatives will have on the environment and on the community that may be affected by the activity;	
6.	A description and assessment of the significance of any environmental impacts, including— (i) cumulative impacts, that may occur as a result of the undertaking of the activity or identified alternatives or as a result of any construction, erection or decommissioning associated with the undertaking of the activity; (ii) the nature of the impact; (iii) the extent and duration of the impact; (iv) the probability of the impact occurring; (v) the degree to which the impact can be reversed; (vi) the degree to which the impact may cause irreplaceable loss of resources; and (vii) the degree to which the impact can be mitigated;	
7.	Any environmental management and mitigation measures proposed by the EAP;	
8.	Any inputs and recommendations made by specialists to the extent that may be necessary;	
9.	A draft environmental management programme containing the aspects contemplated in regulation 33;	
10.	A description of any assumptions, uncertainties and gaps in knowledge;	
11.	A reasoned opinion as to whether the activity should or should not be authorised, and if the opinion is that it should be authorised, any conditions that should be made in respect of that authorisation	
12.	Any representations, and comments received in connection with the application or the basic assessment report;	
13.	The minutes of any meetings held by the EAP with interested and affected parties and other role players which record the views of the participants;	
14.	Any responses by the EAP to those representations, comments and views;	
15.	Any specific information required by the competent authority; and	
16.	Any other matters required in terms of sections 24(4)(a) and (b) of the Act.	

The basic assessment report must take into account -

- (a) any relevant guidelines; and
- (b) any departmental policies, environmental management instruments and other decision making instruments that have been developed or adopted by the competent authority in respect of the kind of activity which is the subject of the application.

* In terms of Regulation 22(4), the EAP managing the application must provide the competent authority with detailed, written proof of an investigation as required by section 24(4)(b)(i) of the Act and motivation if no reasonable or feasible alternatives, as contemplated in subregulation 22(2)(h), exist.

Have reasonable and feasible alternatives been identified, described and assessed?	YES	<input checked="" type="checkbox"/>
If NO, the motivation and investigation required in terms of Regulation 22(4) must be attached as an Appendix to this document – n/a		

SECTION E: CONSULTATION WITH OTHER STATE DEPARTMENTS

Provide a list of all State Departments / Organs of State that have been consulted and registered as interested and affected parties, and to whom draft reports have been submitted for comment. **Proof of submission / delivery of the draft report to all State Department / Organs of State must be attached to this document.**

Department:	Department of Water Affairs		
Contact person:	Mr Patrick Ntabeni - Deputy Director: Mpumalanga		
Postal address:	Private Bag X11259, Nelspruit		
Postal code:	1200	Cell:	
Telephone:	013 752 7001	Fax:	
E-mail:	ntabenip@dwaf.gov.za		

Department:	Mpumalanga Tourism and Parks Agency		
Contact person:	Mr Hannes Botha		
Postal address:	P/Bag X11338, Nelspruit		
Postal code:	1200	Cell:	
Telephone:	013 759 5300	Fax:	013 755 3928
E-mail:	nilecrocs@mweb.co.za		

Department:	South African National Roads Agency Limited		
Contact person:	Michael Yorke Hart		
Postal address:	P/Bag X17, LYNNWOOD		
Postal code:	0040	Cell:	
Telephone:	012 426 6227	Fax:	012 348 1512
E-mail:	YorkeHM@nra.co.za		

Department:	Thaba Chweu Local Municipality		
Contact person:	Mr Hubert Shabangu – Acting Senior Manager : Corporate Services		
Postal address:	P O Box 61, LYDENBURG		
Postal code:	1120	Cell:	072 380 0031
Telephone:	013 235 7000	Fax:	
E-mail:	imm@thabachweu.org.za		

SECTION F: APPENDICES

The following appendices must be attached to the basic assessment report as appropriate:

Appendix A: Basic Assessment Report

Appendix B: Locality Plan

Appendix C: Photographs

Appendix D: Facility illustration(s)

Appendix E: Public participation information

Appendix E.01: Proof of site notice

Appendix E.02: Written notices Issued to I&AP

Appendix E.03: Proof of Newspaper Advertisements

Appendix E.04: Communications with I&AP

Appendix E.05: Minutes Meetings

Appendix E.06: Comments and Responses Report

Appendix E.07: Comments from I&AP's on Basic Assessment (BA) Report

Appendix E.08: Comments from I&AP's on amendments to the BA report

Appendix E.09: Copy of the Register of I&AP's

Appendix E.10: Comments from I&AP's on the Application

Appendix E.11: Other

Appendix F: Services Information

Appendix G: Specialist reports

Appendix H: EMP

Appendix I: Other information

APPENDIX A

BASIC ASSESSMENT REPORT

APPENDIX B

LOCALITY PLAN

APPENDIX C

SITE PHOTOGRAPHS

APPENDIX D

APPENDIX D.01

FACILITY ILLUSTRATION / LAYOUT PLAN

APPENDIX D.02

ALTERNATIVE DEVELOPMENT SITES

APPENDIX D.03
SENSITIVITY PLAN

APPENDIX E
PUBLIC PARTICIPATION INFORMATION

APPENDIX E.01
PROOF OF SITE NOTICE

APPENDIX E.02
WRITTEN NOTICES ISSUED TO I&AP

APPENDIX E.03

PROOF OF NEWSPAPER ADVERTISEMENTS

APPENDIX E.04
COMMUNICATIONS WITH I&AP

APPENDIX E.05
MINUTES OF A MEETING

APPENDIX E.06
COMMENTS AND RESPONSES REPORT

APPENDIX E.07

COMMENTS FROM I&AP'S ON BASIC ASSESSMENT REPORT

APPENDIX E.08

COMMENTS FROM I&AP'S ON AMENDMENTS TO THE BA REPORT

Await circulation

APPENDIX E.09
COPY OF THE REGISTER OF I&AP'S

APPENDIX E.10
COMMENTS FROM I&AP'S ON THE APPLICATION

APPENDIX E.11
OTHER
NO OTHER INFORMATION

APPENDIX F
SERVICE INFORMATION
APPENDIX F.01
GUSTAV KLINGBIEL OUTLINE SCHEME REPORT

APPENDIX F.02

GUSTAV KLINGBIEL ELECTRICAL SERVICES REPORT

APPENDIX F.03

GUSTAV KLINGBIEL TRAFFIC ASSESSMENT REPORT

**APPENDIX G
SPECIALIST REPORTS**

APPENDIX G.01

**AN ENVIRONMENTAL REPORT ON THE VEGETATION OF PORTION 55
AND PART OF PORTION 93 FARM TOWNLANDS OF
LYDENBURG**

APPENDIX G.02

FAUNAL SURVEY FOR PORTION 55 AND PART OF PORTION 93 FARM TOWNLANDS OF LYDENBURG

APPENDIX G.03

INVERTEBRATE SURVEY FOR PORTION 55 AND PART OF PORTION 93 FARM TOWNLANDS OF LYDENBURG

APPENDIX G.04
GEOTECHNICAL REPORT

APPENDIX G.05

HERITAGE ASSESSMENT FOR THE KLINGBIEL HOTEL PROJECT, LYDENBURG

APPENDIX H
ENVIRONMENTAL MANAGEMENT PLAN

APPENDIX I

OTHER

APPENDIX I.01

ASSESSMENT CRITERIA

APPENDIX I.02

SEATON THOMSON AND ASSOCIATES COMPANY PROFILE