

ALTMAN INVESTMENTS (PTY) LTD

KGASWANE COUNTRY LODGE

**BASIC ASSESSMENT REPORT
FOR THE PROPOSED EXPANSION OF KGASWANE
COUNTRY LODGE ON PORTIONS 21 AND 85 OF THE FARM
BOSCHFONTEIN 330JQ, RUSTENBURG, NORTH WEST
PROVINCE**

REFERENCE: 14/12/16/3/3/1/1964

**NOVEMBER 2018
(FINAL)**



Address: P.O. Box 1322, Ruimsig, 1732

Tel: 082 850 5482

Fax: 086 692 8820

info@hydroscience.co.za

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Appendix F: Specialist declarations

- None – specialist reports included were done for original application and are only included for completeness.

Appendix G: Specialist reports

- Ecological fauna and flora habitat survey: Reinier Terblanche, 2008
- Visual assessment: Newtown Landscape Architects (NLA), 2008

Appendix H: Impact assessment

- See Appendix J (forms part of EMP)

Appendix I: Public participation

Public participation report

1. Proof of site notice (included in report)
2. Written notices
3. Proof of newspaper advertisement (Rustenburg Herald)
4. Communication to and from I&APs
5. Minutes of meetings
6. Comments and response report (included in report)
7. Comments from I&APs on BAR

8. Comments from I&APs on amendments to the BAR
9. Copy of register of I&APs (included in report)
10. Comments from I&APs on application (none)

Appendix J: EMPr

Appendix K: EAP details

- Company profile – HydroScience
- CV – Paulette Jacobs
- Professional registrations (SACNASP, WISA, IAIAA)
- Project list (North West Province NEMA applications only)

Appendix L: Other information

- Applicant information
 - Company: Altman Investments (Pty) Ltd
 - Registration number: 1997/003608/07; registered on 13 March 1997
 - Director: Jan Kaptein Ntemane (I.D. 721226 5344 08 9)
- Property information
 - Property owner: Altman Investments (Pty) Ltd (1997/003608/07)
 - Portion 21 of the farm Boschfontein 330JQ: Title deed: T124850/2005; Size: 4.4103ha
 - Portion 85 of the farm Boschfontein 330JQ: Title deed: T15894/2008; Size: 6.8849ha

LIST OF ACRONYMS AND ABBREVIATIONS AND DEFINITIONS

AIS	Alien and Invasive Species Regulations (2014)
BBBEE	Broad-based Black Economic Empowerment
Biodiversity	Diversity of genes, species and ecosystem on earth, and the ecological and evolutionary processes that maintain this diversity.
Biosphere Reserve	An ecosystem with plants and animals of unusual scientific and natural interest. It is a title given by UNESCO to help protect these ecosystems and associated species etc.
BPDM	Bojanala Platinum District Municipality (district municipality in which Rustenburg is located)
BPG	Best Practice Guidelines
BSP	Biodiversity Sector Plan (North West, 2015)
CARA	Conservation of Agriculture Resources Act, 1983 (Act 43 of 1983)
CBA	Critical Biodiversity Area (terrestrial and aquatic areas required to meet biodiversity targets for ecosystems, species or ecological processes, as identified in a systematic biodiversity plan)
CBD	Central Business District (centre of a town/city)
CRSA	Constitution of the Republic of South Africa, 1996 (Act 108 of 1996) – Section 24 relates to environment
CSIR	Council for Scientific and Industrial Research
DEA	Department of Environmental Affairs (national authority responsible for environmental protection and implementation of NEMA)
DWS	Department of Water and Sanitation (national authority responsible for water protection and implementation of NWA, custodian of South Africa's water resources)
EAP	Environmental Assessment Practitioner (independent consultant administering NEMA processes on behalf of applicant)
ECA	Environment Conservation Act, 1989 (Act 73 of 1989) – preceded NEMA
ECO	Environmental Control Officer
EIA	Environmental Impact Assessment (process required in terms of NEMA to obtain authorisation for listed activities)
EMF	Environmental Management Framework (Magaliesberg Protected Environment)
EMP	Environmental Management Programme/Plan

ESA	Ecological Support Area (terrestrial and aquatic areas that are not essential for meeting biodiversity targets but play an important role in supporting the ecological functioning of one or more Critical Biodiversity Areas; or in delivering ecosystem services.
GIS	Geographic Information System
GNR	Government Notice Regulation (notices published in Government Gazette in terms of already promulgated laws, legislated by government)
GNR 324	Amendment of GNR 985 - Listing 3 deals with activities requiring environmental authorisation due to sensitive locations
GNR 325	Amendment of GNR 984 - Listing 2 deals with activities requiring environmental authorisation due to expected higher environmental impact – requires full EIA (scoping and EIA)
GNR 326	Amendment of GNR 982 - EIA regulations – procedures / requirements
GNR 327	Amendment of GNR 983 - Listing 1 deals with activities requiring environmental authorisation due to expected lower environmental impact – requires Basic Assessment only
GPS	Global Positioning System
HIA	Heritage Impact Assessment
IAIA	International Association of Impact Assessment
I&APs	Interested and Affected Parties (as identified during the Public Participation Process)
IDP	Integrated Development Plan
IRP	Integrated Resource Plan
mamsl	Metres Above Mean Sea Level
Listed Activities	Activities identified in terms of NEMA Sections 24 and 24D which require environmental authorisation prior to commencement due to their potential environmental impacts. See GNR 324, 325, 326, 327
LUMS	Land Use Management Scheme
MAE	Mean Annual Evaporation
MAP	Mean Annual Precipitation
MBR	Magaliesberg Biosphere Reserve
MLF	Magaliesberg Landowners Forum
MPE	Magaliesberg Protected Environment
NEMA	National Environmental Management Act, 1998 (Act 107 of 1998) – overarching environmental legislation in South Africa

NEM:AQA	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
NEM:BA	National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004)
NEM:PAA	National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003)
NEM:WA	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
NFEPA	National Freshwater Ecosystems Priority Area
NHRA	National Heritage Resources Act, 1999 (Act 25 of 1999)
NWA	National Water Act, 1998 (Act 36 of 1998)
NW	North West (one of nine provinces in South Africa)
NW READ	North West Provincial Government: Department of Rural, Environment and Agricultural Development (Provincial authority responsible for environmental protection and implementation of NEMA)
PRECIS	National Herbarium Pretoria (PRE) Computerised Information System
PPP	Public Participation Process
QDGC	Quarter Degree Grid Cell
RLM	Rustenburg Local Municipality (local authority in whose jurisdiction the project is located)
SACNASP	South African Council for Natural Scientific Professions (body for the registration of professional natural scientists)
SAHRA	South African Heritage Resources Agency (authority responsible for implementation of NHRA)
SAHRIS	South African Heritage Resources Information System (electronic system onto which reports are loaded for comments from SAHRA)
SANBI	South African National Biodiversity Institute
SANS	South African National Standards
SDF	Spatial Development Framework
SDP	Site Development Plan
SHEQ	Safety, Health, Environment & Quality
SoE	State of the Environment Report
SPLUMA	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)
UNESCO	United Nations Educational, Scientific and Cultural Organisation
WISA	Water Institute of Southern Africa

WWTW

Wastewater Treatment Works (a regional / municipal treatment plant to handle bulk volumes)

1 ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

1.1 Details

Company:	HydroScience CC
Registration Number:	2008/056910/23 14 March 2008
Postal address:	P.O. Box 1322 Ruimsig 1732
Physical address:	C4 Cascades Office Park Corner of Wasbank and Weiling Streets Little Falls Johannesburg
Telephone number:	+ 27 (0) 82 667 5056
Fax number:	+ 27 (0) 86 692 8820
Contact person:	Ms Paulette Jacobs I.D. 680526 0104 08 4 + 27 (0) 82 850 5482 paulette@hydroscience.co.za
Professional registration:	South African Council for Natural Scientific Professions (SACNASP): 400005/07
Membership:	Water Institute of Southern Africa (WISA): 24906 International Association of Impact Assessment (IAIAsa): 5266

1.2 Experience and expertise

HydroScience CC was established in 2008 after Ms Paulette Jacobs acted as an independent consultant (sole proprietor) since 2000. HydroScience is an environmental, water and waste management solutions provider. Refer to Appendix K for a company profile.

Ms Paulette Jacobs obtained her qualifications from the Rand Afrikaans University in Johannesburg and has been in the water, waste and environmental field for the last 28 years, first in research for seven (7) years at the Council for Scientific and Industrial Research (CSIR) and since then in consulting (Pulles, Howard and De Lange Water Quality Management Consultants, SRK Consulting, sole proprietor, HydroScience). Refer to Appendix K for Curriculum Vitae (CV) of Ms Paulette Jacobs. Ms Paulette Jacobs assisted Department of Water Affairs and Forestry (now Department of Water and Sanitation, DWS) to compile the Best Practice Guidelines for water resource protection in the mining industry and has successfully completed many Water Use Licence (WUL) Applications in terms of the National Water Act (NWA), 1998 (Act 36 of 1998) as well as Environmental Impact

Assessments (EIA) in terms of the National Environmental Management Act, 1998 (Act 107 of 1998) as amended for the industrial, retail, commercial/business and residential sectors to obtain environmental authorisations, Atmospheric Emissions Licenses (AEL) and Waste Management Licenses (WML) over the last 16 years. Refer to Appendix K for a project list of applications for environmental authorisation in the North West Province.

1.3 Supporting information

Appendix K contains:

- Company profile: HydroScience
- Curriculum vitae: Ms Paulette Jacobs
- Professional affiliations: Ms Paulette Jacobs
- Project list: North West Province NEMA applications

1.4 Assumptions, limitations, disclaimer and copyright

The findings, results, observations, conclusions and recommendations given in this report are based on the author's best scientific and professional knowledge as well as available information at the time of compilation (September 2018). The report is based on review and assessment techniques which are limited by time and budgetary constraints relevant to the type and level of investigation undertaken (Basic Assessment process) and HydroScience and its staff reserve the right to modify aspects of the report if and when new information may become available from changes in legislation, on-going research or further work in this field, or pertaining to this investigation.

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Altman Investments (Pty) Ltd and Kgaswane Country Lodge are responsible for the implementation of recommendations and HydroScience cannot and will not take responsibility for the actions or lack thereof.

1.5 Declaration of independence

I, **Paulette Jacobs**, declare that –

- I act as an independent environmental, water and waste consultant in this investigation;
- I have expertise in water, waste and environmental management, including knowledge of the relevant Acts, Regulations and any guidelines that have relevance to the investigation;
- I have performed the work relating to this investigation in an objective manner, even if this results in views and findings that are not favourable to any party involved;
- I have included the specialist studies provided to me in Appendices as well as summarised findings and recommendations in this report;
- I have recorded and included comments received from stakeholders and interested and affected in the report;
- I undertake to disclose all material information in my possession that reasonably has or may have the potential to influence this investigation, unless access to that information is protected by law, in which case it will be indicated that such information exists;
- I do not have any vested interest (either business, financial, personal or other) in the investigation other than fair remuneration for work performed; and
- I will provide the parties with access to all information at my disposal regarding the investigation, whether such information is favourable or not.

Signature: Paulette Jacobs

2 APPLICANT / PROPONENT

2.1 Details

Company:	Altman Investments (Pty) Ltd
Registration Number:	1997/003608/07 13 March 1997
Postal address:	Postnet suite 11170 Private Bag X82329 Rustenburg 0300
Physical address:	Portions 21 and 85 of the farm Boschfontein 330JQ
Email address:	jan@nhluvuko.com
Telephone number:	+ 27 (0) 14 537 8900
Contact person:	Jan Kaptein Ntemane (Director) Identity number: 721226 5344 08 9 Cellular number: 082 901 6799 or 082 460 2036
Industry:	Tourism and hospitality

2.2 Supporting information

Appendix L contains details on the applicant and properties

3 PROPERTY

3.1 Locality details

Province:	North West
District Municipality:	Bojanala Platinum District Municipality (BPDM)
Local Municipality:	Rustenburg Local Municipality (RLM) P.O. Box 16 Rustenburg 0300 Tel: 014 590 3185 Fax: 014 590 3070 <u>Contact person:</u> Ms Kelebogile Mekgoe Cellular number: 072 585 9460 Email: kmekgoe@rustenburg.gov.za
Ward:	36 Ward councillor: Cllr P. Tsienyane
Closest town:	Rustenburg is located 17km north of the property
Topographical QDGS:	2527 CD
Property description:	Farm: Boschfontein 330JQ Portions: 21 and 85
Surveyor General Code:	T0JQ00000000033000021 T0JQ00000000033000085
Coordinates (WGS84):	25 ⁰ 46' 43.37" South 27 ⁰ 15' 20.83" East
Description:	The site is conveniently located along and just north of the R24 between Rustenburg and Magaliesburg as well as north east of Olifantsnek Dam.
Other establishments in the area	To the east of the site is the Protea Hotel Hunters Rest and to the north is Kgaswane Mountain Resort to the north.

See Figure 3.1 below.

3.2 Property details

Property ownership:	Altman Investments (Pty) Ltd (1997/003608/07) Title deeds: T124850/2005 (portion 21) T15894/2008 (portion 85)
Sizes:	Total: 11.2952 ha Portion 21: 4.4103 ha Portion 85: 6.8849 ha Total development area: ± 8ha Natural area: ± 3ha (including a rocky ridge) Expansion footprint: ±0.3ha
Access:	Property is located directly north of the R24. Current access is directly from the R24. Access may be moved in future due to SANRAL road safety requirements.
Status quo:	Kgaswane Country Lodge is an existing facility along the R24 between Magaliesburg and Rustenburg in the area of Olifantsnek Dam. The existing development and structures were authorised by the North West Department of Rural, Environment and Agricultural Development (NW READ) in 2009. This project, therefore, only deals with the expansion of the lodge to accommodate more guests.
Existing authorisation:	REC 009/08NW from NW READ.
Existing Structures:	<ul style="list-style-type: none"> • Reception block - building with reception area and offices including driveway and parking. • Workers accommodation and store at the end of the reception area driveway. • Conference block - building with conference hall, kitchen, toilets and offices including driveway and parking. • Restaurant block – restaurant or dining area, spa, smaller dining areas or breakaway rooms, kitchen including driveway and parking. • Family accommodation block – to accommodate two (2) families. • Three (3) accommodation blocks with a total of 44 en-suite rooms (12 + 12 + 20). <p>See Figure 3.2 below.</p>
Zoning:	RLM: 14/4/1/863 (24528). “Special” for purposes of resort to include conference and functional facility, chapel and offices.

Surrounding land use / character:	<p>Natural and nature conservation areas (MPE, MBR, Kgaswane Mountain Reserve) – site and to south east, north and west.</p> <p>Agriculture (smallholdings) east</p> <p>Dam (Olifantsnek dam) < 200m south</p> <p>Tourism & hospitality directly east (Protea Hotel – Hunters Rest and Golf Course).</p> <p>Tourism & hospitality directly north (Kgaswane Mountain Resort).</p> <p>Residential (Olifantsnek area with school) south west</p>
Water environment:	<p>Water Management Area (WMA): Limpopo</p> <p><u>Closest river:</u> Hex river is ± 600m south east from the site.</p> <p><u>Closest dam:</u> Olifantsnek Dam is ± 115 m south from site.</p> <p>No wetlands on site (Reinier Terblanche, 2008)</p>
Sensitivity:	<p>Magaliesberg Protected Environment (MPE): Property is located within the MPE.</p> <p>Magaliesberg Biosphere Reserve (MBR): Property is located within the core.</p> <p>Critical Biodiversity Area (CBA): Property is located within CBA2.</p>

3.3 Supporting information

Appendix A includes locality maps (A3 versions)

- Topographical (1:50 000 2527CD)
- Google earth™ – zoomed out
- Google earth™ – zoomed out

Appendix B includes other maps:

- Terrestrial sensitivity (on Google image)
- Terrestrial sensitivity – Critical Biodiversity Area (CBA) 2
- Aquatic sensitivity – Hex River ± 600m south east from site; Olifantsnek Dam ± 115 m south from site
- Magaliesberg Biosphere Core and Buffer Zones relative to site – site located in core.

Appendix C includes photographs of existing structures / features on site as well as expansion areas.

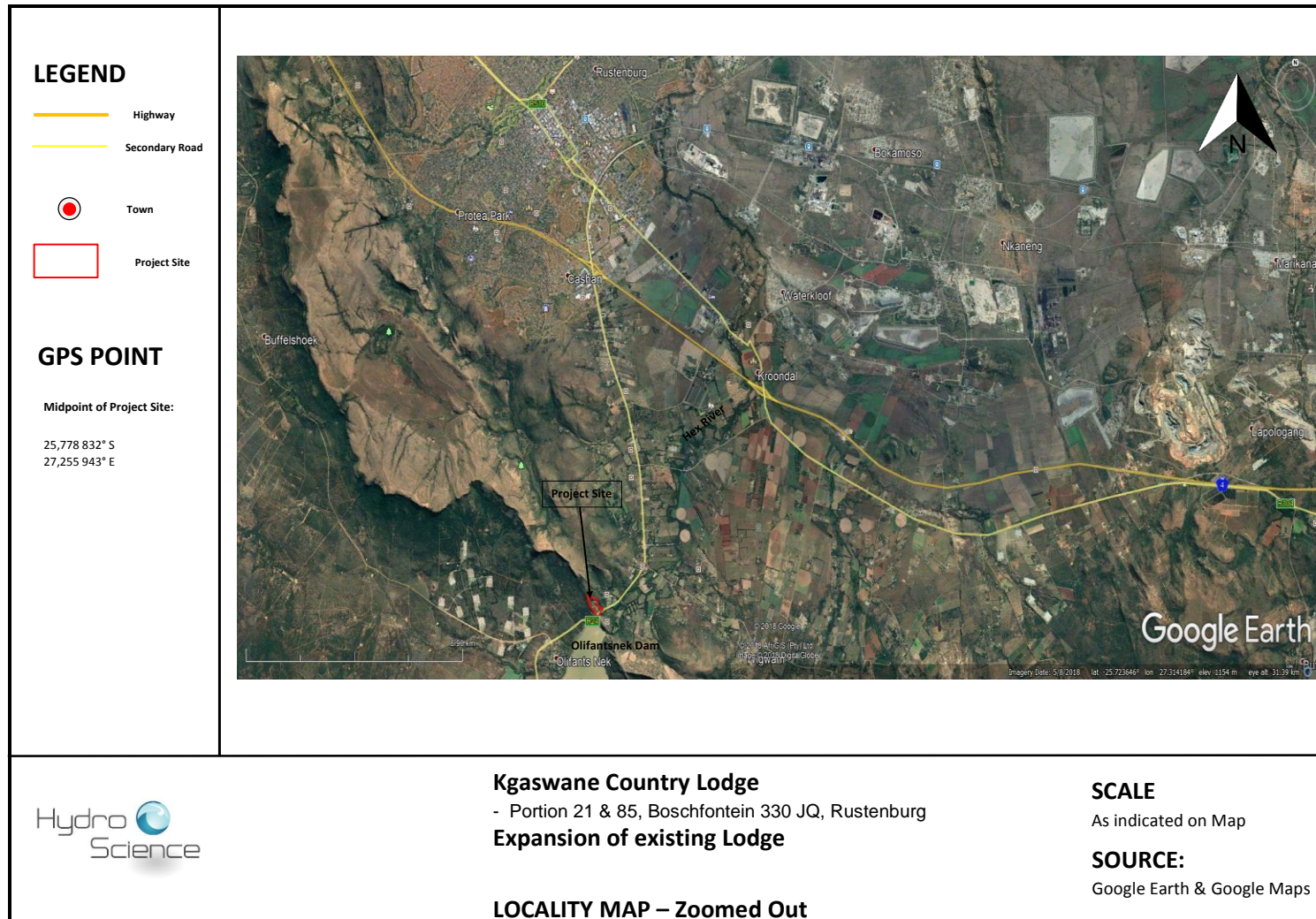


Figure 3-1: Regional locality map (Google earth™)

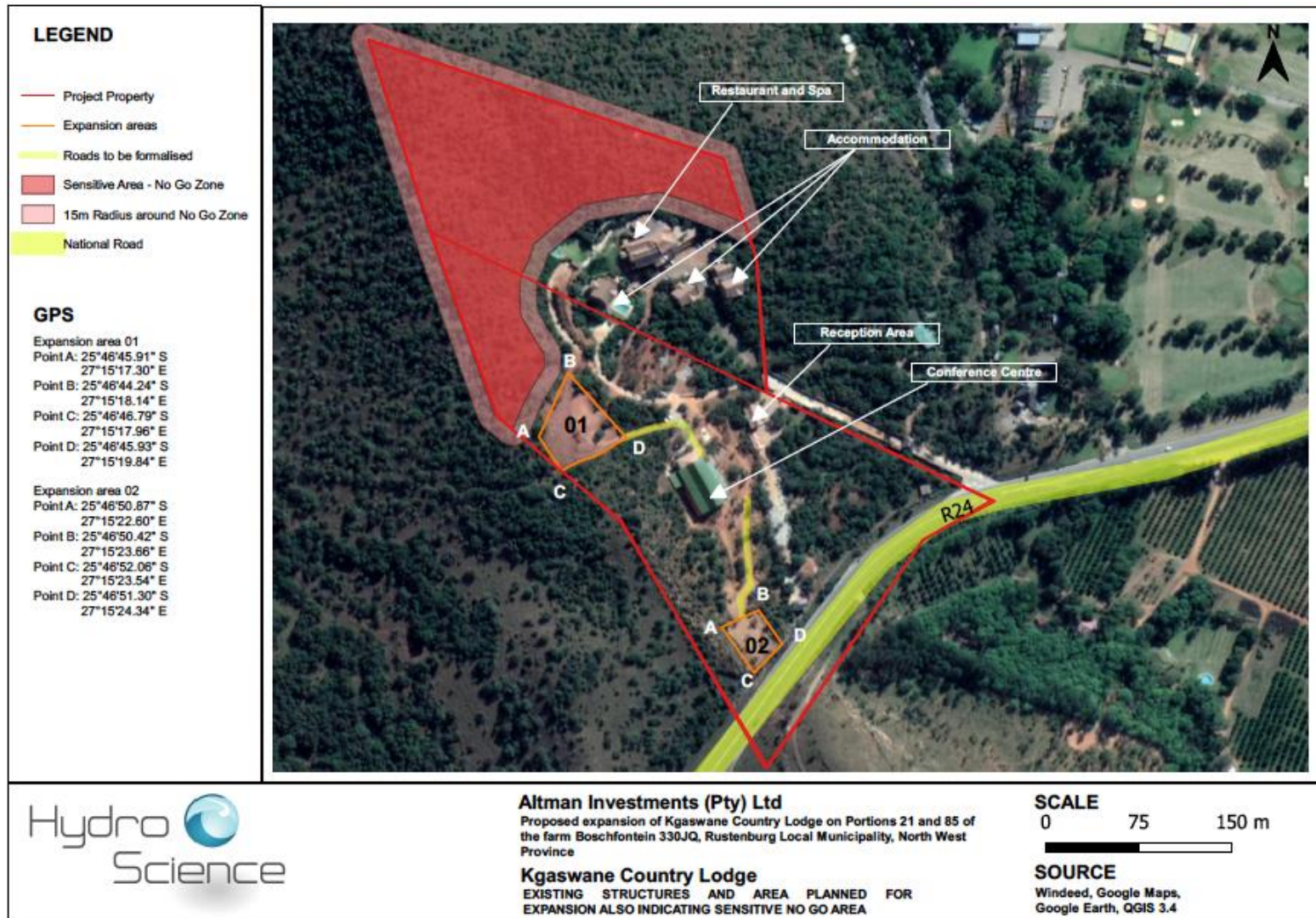


Figure 3-2: Site layout (google earth™)

4 PROJECT

4.1 Details

Project title:	Proposed expansion of Kgaswane Country Lodge on Portions 21 and 85 of the farm Boschfontein 330JQ, Rustenburg, North West Province.
Existing authorisation:	REC 009/08NW from NW READ to cover existing facility and structures.
Type of industry / sector:	Sector 7: Recreation and hospitality industry related infrastructure Tourism & strengthening linkages between cultural industries and tourism Tourism and hospitality industry.
Planned structures / expansion:	<p>Activity 17 of GNR 985 as amended in GNR 324: For the expansion, another 2 – 3 accommodation blocks will be established to accommodate a further 150 en-suite rooms (100 + 50 or 50 + 50 + 50).</p> <p>These two / three blocks will be within the footprint of the existing disturbances and will therefore not go into areas currently still natural (to the north of the site). It is planned that the two / three blocks will be located within areas where some vegetation clearance has already taken place since these currently serve as overflow parking areas.</p> <p>Possible construction phase activities that may occur during the proposed expansion on-site include:</p> <ul style="list-style-type: none"> • Clearance of vegetation (Activity 12 of GNR 985 as amended in GNR 324); • Earthworks (levelling, stabilising slopes etc.); • Delivery of construction equipment and material to the site; • Movement of construction vehicles and equipment on site and around the site; • Services installation (connections to water supply, installation of sewage conservancy tanks etc.); • Additional internal roads to be established / formalised giving access to accommodation from existing roads (Activity 4 of GNR 985 as amended in GNR 324); • Storm water infrastructure; and • Construction of accommodation blocks. <p>Expansion areas are located on Portion 85.</p>

Access:	Direct access from R24 on the south of the property. Access location may change based on SANRAL discussions.
Emissions expected:	<p>During the construction phase, emissions may be expected from:</p> <p>Exhausts of construction vehicles to and from the site and construction equipment exhausts.</p> <p>Dust generation as a result of ground clearance (removal of vegetation), construction works (earth works) and associated vehicle movement.</p> <p>During the operational phase, emissions released into the atmosphere would be from vehicle exhausts visiting the facility.</p>
Noise expected:	<p>During the construction phase (short term), construction vehicles and equipment will definitely disturb the ambient environment.</p> <p>During the operational phase, an increase in the number of visitors / guests, will increase the noise levels in the area. Aside from vehicular traffic increasing, ambient noise levels will also increase due to visitors and workers talking as well as music playing during functions.</p> <p>Noise levels will comply with municipal bylaws on noise during the operational phase.</p>
BBBEE:	100% black male owned 100% black employees
Employment opportunities:	Development phase: 200 Permanent during operational phase: 70
Capital investment:	R 17 million
Accommodation requirements:	Existing: 44 en-suite rooms plus two (2) family rooms Additional planned as part of expansion: 150 en-suite rooms
Expansion description:	<p><u>Roads (Activity 4):</u> Roads are existing internal gravel roads to parking overflow areas which will be upgraded to provide access to new expansion areas. This project does not include any external or public road construction / upgrades.</p>

	<p>Road lengths: Access road to expansion area 1: 76m Access road to expansion area 2: 97m</p> <p>Road 1: Start: 25° 46' 46.39" S; 27° 15' 22.02" E End: 25° 46' 45.92" S; 27° 15' 19.90" E Road 2: Start: 25° 46' 47.50" S; 27° 15' 23.25" E End: 25° 46' 50.60" S; 27° 15' 23.16" E</p> <p>Both roads start at the conference block.</p> <p><u>Expansion areas (Activity 12):</u> Expansion areas have already been 99% cleared and are currently used as overflow parking areas. Further disturbance to surrounding vegetation will be restricted.</p> <p>Sizes: Expansion area 1: 0.2808ha Expansion area 2: 0.1236ha Total: 0.4044ha Percentage of property: 3.5% Percentage of disturbed area: 5%</p> <p>Location: Area 1: 25° 46' 45.91" S; 27° 15' 17.30" E 25° 46' 44.24" S; 27° 15' 18.14" E 25° 46' 46.79" S; 27° 15' 17.96" E 25° 46' 45.93" S; 27° 15' 19.84" E</p> <p>Area 2: 25° 46' 50.87" S; 27° 15' 22.60" E 25° 46' 50.42" S; 27° 15' 23.66" E 25° 46' 52.06" S; 27° 15' 23.54" E 25° 46' 51.30" S; 27° 15' 24.34" E</p> <p>Centre points: Area 1: 25° 46' 45.84" S; 27° 15' 18.31" E Area 2: 25° 46' 51.31" S; 27° 15' 23.51" E</p> <p><u>Accommodation (Activity 17):</u> The expansion areas will provide accommodation in another 150 on-suite rooms.</p> <p>Expansion area 1: 100 on-suite rooms Expansion area 2: 50 on-suite rooms</p>
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4.2 Specialist studies

No cultural heritage study was conducted as part of the initial development application (reason unknown) and no cultural heritage study was conducted for this expansion project since the character of the site will not change (National Heritage Resources Act, 1999 (Act 25 of 1999) and the expansion areas have already been cleared.

The following specialist studies were undertaken as part of the initial development project and are still relevant though additional maps were compiled in terms of sensitivities which have subsequently been compiled / updated and are now applicable (CBA areas and MBR):

- Ecological fauna and flora habitat survey by Renier Terblanche in September 2008. The study was conducted 10 years ago and therefore terrestrial sensitivity maps were updated in terms of the latest information and the site was found to be located within a CBA2 area and within the MBR core area. **Note that the expansion areas are already cleared areas (currently used for overflow parking) and therefore no ecology study was done on the expansion areas (this project) due to the fact that these are void of vegetation.** The study found the following:
 - Savanna biome – dense with a high concentration of tree species; high diversity of plant species but these species are all common and widespread.
 - Gold Reef Mountain Bushveld.
 - Rocky ridge in a fair condition of conservation.
 - No wetlands.
 - Drainage line in north east.
 - Disturbed in north-eastern part and adjacent to R24 with a number of exotic tree species and weeds as well as buildings.
 - No red data, threatened, near-threatened or data deficient plant species found.
 - No red data or high conservation priority mammals were found or are likely to be found (not in their range) on the site.
 - The site does fall within the range of distribution of a number of red data bird species though none were found and it does not form part of their breeding habitat.
 - “No red listed or any fauna or flora of confirmed particular conservation importance appears to be present on the site.”
- Visual assessment by Newtown Landscape Architects in September 2008. **Note that the expansion (new buildings) will be between existing buildings and therefore no visual impact assessment study was done for the expansion.**
 - The study was also conducted 10 years ago but still relevant since the new structures will be established between existing structures and not higher up to the north of the site.

4.3 Need and desirability

Addressing need and desirability is a way of ensuring sustainable development. Therefore the project must be ecologically sustainable and socially and economically justifiable.

Mr Jan K. Ntemane (lodge manager) has had to show possible clients and guests away and refer them to other tourism facilities because Kgaswane Country Lodge has inadequate capacity to accommodate the need and requirement for accommodation in this area.

Kgaswane Country Lodge is located in the Rustenburg-Olifantsnek Corridor, which is aimed at the development of the tourism industry (societal priority and benefit).

Economic investment by applicant:	R17 million
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BBBEE:	100% black male owned 100% black employees
Job creation:	Development phase: 200 people Permanent during operational phase: 70 people Unemployment rate is around 30% in Rustenburg.
Location:	<u>Sensitivity:</u> MPE, MBR core, CBA2 <u>Motivation:</u> Existing lodge. Expansion project only.
Rustenburg Land Use Management Scheme (LUMS), 2005:	Tourism and accommodation is restricted in CBA2 and MPE though this is an existing facility that has proven to be sustainable over the past 10 years. It is assumed that the property has existing land use rights for tourism and hospitality. <u>Zoning:</u> RLM Ref: 14/4/1/863 (24528). "Special" for purposes of resort to include conference and functional facility, chapel and offices.
Rustenburg Spatial Development Framework (SDF), North West, 2010:	Tourism plays an increasingly important role within the Rustenburg municipal area. The typical Bushveld climate and vegetation of the municipal area, as well as the unique topography of the Magaliesberg, offer several opportunities for tourism. Rustenburg is ideally situated as a gateway to many of the regional tourist destinations. RLM contributes 21.6% of the total provincial economic production in the tourism sector and it accounts for 21.3% of employment. Rustenburg is identified as a tourism node and specifically the Rustenburg-Olifantsnek Corridor where this site is located. In terms of provincial SDF, the project will accelerate growth and development and promote sustainable development.
RLM Environmental Management Framework (EMF)	<u>Environmental Management Zone:</u> Conservancy Management Zone In MPE and MBR core. Outside urban edge. Conservancy management zone is characterised by protected areas, open spaces, tourism areas and areas of conservation importance. This project is tourism. Manage to prevent degradation of natural resources, promote biodiversity protection and conservation etc. This project is managed through limiting additional disturbances in undisturbed areas – conservation of undisturbed areas to promote biodiversity protection. Compatible land uses: recreational, resorts, lodges

	<p>and tourism accommodation, heritage sites and low density private residences. This project falls under resorts, lodges and tourism accommodation. Allow species movement and ecological connectivity by maintaining undisturbed area (remaining ridge and northern section of site) undisturbed – no development.</p> <p>Incompatible land use: informal settlements, industrial, retail, commercial facilities, high density development, sub-division, agricultural activities & mining. None of these applicable to this project.</p>
BPDM EMF (NW READ 33/2016) and CEM 2017/052 (final draft 2018):	<p>Located in Zone H.</p> <p>Consider management plan for activities in this zone.</p> <p>Avoid non-conservation related activities in this zone.</p> <p>Consider Biosphere development guidelines.</p> <p>Specialist studies for non-conservation related activities.</p> <p>Non-conservation activities require specialist studies to be considered.</p> <p>Specialist studies conducted in 2008 considered entire site and surroundings. The expansion is planned within the existing development footprint area.</p>
MPE EMF and Plan:	<p>Site is located within MPE.</p> <p>The area is classified as sensitive to highly sensitive though the habitat survey conducted in 2008 found the site to not be ecologically sensitive, except the rocky ridge in the north east.</p>
North West Biodiversity Sector Plan, 2015:	<p>Site is located within MPE, MBR core and CBA2.</p> <p>Tourism and accommodation is restricted in CBA2 and MPE and high impact tourism / recreational and accommodation is not permitted or an actively discouraged activity.</p> <p>Land uses are to not compromise the specific biodiversity objectives of the area. The expansion project will not compromise the specific biodiversity objectives of the area.</p> <p>Locate infrastructure within already modified areas as is the case with this expansion project.</p>
Integrated Resource Plan 2010 – 2030 (IRP)	<p>Tourism and strengthening linkages between cultural industries and tourism.</p>

4.4 Service provision

Water supply:	There is no municipal water supply to this area.
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	<p>Water is supplied from Rand Water via Rainbow Farms pipeline (see agreement in Appendix E).</p> <p>Quantity in agreement: 200m³</p>
<p>Solid waste management:</p>	<p><u>Waste types during construction:</u></p> <ul style="list-style-type: none"> • Biodegradable/organic waste: Soil and vegetation cover that will be removed (vegetation clearance and earthworks) resulting in garden type biodegradable waste. • General waste: Waste generated by builders on site (food containers, plastic, paper etc.). <p><u>Waste types during operation:</u> Typical household/office type waste consisting of:</p> <ul style="list-style-type: none"> • Domestic waste (for possible recycling off site ensure separation on site) - Glass; Plastics; Paper; Metals (cans); • Biodegradable waste - Food waste; Garden waste (possible removal off site to composting facility); and Paper (possible recycling). • Small quantities of hazardous waste diluted in the waste stream - Chemicals (mainly household chemicals used for cleaning purposes); Hydrocarbon spillages due to guest's vehicles and deliveries. <p><u>Requirements:</u> No special handling or disposal methods will be required and landfill/landbuild is adequate due to the wide-ranging general nature of waste produced.</p> <p><u>Municipal services:</u> There are no municipal solid waste removal services in this area.</p> <p><u>Handling on site:</u> Waste is collected and stored (bins / bags) and removed from site by Kgaswane Country Lodge Maintenance bakkies. Waste is removed twice a week and disposed to the Boitekong municipal landfill site.</p> <p><u>Destination:</u> Waste will feed into the municipal waste stream at the Biotekong municipal landfill site.</p>
<p>Wastewater (sewage) management:</p>	<p>There are no municipal sewage management services in this area.</p> <p>Current: Septic tanks and French drains.</p> <p>Upgrade due to expansion: Conservancy tanks will be installed and pumped by honey sucker (Deonak)</p>

	to be disposed to the Rustenburg's Paardekraal Wastewater Treatment Works (WWTW).
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4.5 Supporting information

Appendix D contains a site development plan (SDP).

Appendix E contains details in terms of service provision.

Appendix G contains copies of the original specialist studies. The expansion areas are already cleared areas so not further specialist studies were conducted.

5 LEGAL FRAMEWORK

5.1 Constitution of the Republic of South Africa (CRSA)

The Constitution of the Republic of South Africa (CRSA), 1996 (Act 108 of 1996) places a duty on the State to protect the environment. Section 24 states that:

“Everyone has the right

- a. to an environment that is not harmful to their health or well-being; and
- b. to have the environment protected, for the benefit of present and future generations, through reasonable legislative and other measures that
 - i. prevent pollution and ecological degradation;
 - ii. promote conservation; and
 - iii. secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development.”

The right in the CRSA is given effect in several articles of national legislation including the National Environmental Management Act (NEMA), 1998 (Act 107 of 1998) as amended.

5.2 National Environmental Management Act (NEMA)

The National Environmental Management Act (NEMA), 1998 (Act 107 of 1998) as amended is the overarching environmental legislation.

5.2.1 Sustainable development

The principle of Sustainable Development has been established in the CRSA and given effect by the NEMA. Section 1(29) of NEMA states that sustainable development means the integration of social, economic and environmental factors into the planning, implementation and decision-making process so as to ensure that development serves present and future generations. Thus, Sustainable Development requires that:

- The disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimised and remedied.
- That pollution and degradation of the environment are avoided, or, where they cannot be altogether avoided, are minimised and remedied.
- That the disturbance of landscapes and sites that constitute the nation’s cultural heritage is avoided, or where it cannot be altogether avoided, is minimised and remedied.
- That waste is avoided, or where it cannot be altogether avoided, minimised and re-used or recycled where possible and otherwise disposed of in a responsible manner.
- That a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions.
- Negative impacts on the environment, on people’s environmental rights be anticipated; and, prevented, and where they cannot altogether be prevented, are minimised and remedied.

Duty of care is addressed in Section 28 of the NEMA.

In terms of sustainable development, the rocky ridge in the north east of the site with its ecosystem and potential biological diversity will be left untouched and the expansion (additional structures) will be limited to the southern portion of the site within the already disturbed areas and footprint.

5.2.2 NEMA regulations

Government Notice Regulation (GNR) 982, 983, 984 and 985 of 4 December 2014 contain the latest regulations pertaining to Environmental Impact Assessment (EIA) under sections 24(5), 24M and 44 of the NEMA. These were amended / updated on 7 April 2017 under GNR 324, 325, 326 & 327.

Previous EIA regulations under NEMA were published in 2010 and 2006. Before NEMA, environmental authorisation was obtained under the Environment Conservation Act (ECA), 1989 (Act 73 of 1989).

The existing facility was authorised under the 2006 EIA regulations (Activity 1d of GNR 386 of 21 April 2006). Reference REC009/08NW from NW READ.

GNR 982 as amended / updated in GNR 326 stipulate requirements in terms of processes to be followed and information to be included in documentation.

GNR 983 as amended / updated in GNR 327 as well as GNR 984 as amended / updated in GNR 325 was considered and no applicable activities were identified.

All activities identified for this project, which require environmental authorisation, are contained in GNR 985 as amended / updated in GNR 324 due to its location in a sensitive area (MPE, CBA2, MBR).

5.2.3 Legal standing

The following listed activity was authorised in 2009 for the existing facility:

GNR & Date	Activity Number and Description	Project Description
GNR 386 21 April 2006	Activity 1(d) - The construction of facilities or infrastructure, including associated structures or infrastructure, for – (a) resorts, lodges, hotels or other tourism and hospitality facilities in a protected area contemplated in the National Environmental Management: Protected Areas Act (NEMPAA), 2003 (Act No. 57 of 2003)	Existing facility including: <ul style="list-style-type: none"> • 47 en-suite rooms • Conference block • Reception • Office block • Restaurant • Massage parlour Authorisation: REC009/08NW Applicability: Lodge in MPE.

5.2.4 Listed activities applicable for expansion

The following listed activities require environmental authorisation:

GNR & Date	Activity Number and Description	Project Description
GNR 985 of 4 December 2014 as amended in GNR 324 7 April 2017	Activity 4: The development of a road wider than 4 metres with a reserve less than 13.5 metres. h. North West iv. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority.	More roads may be required to provide access to the new accommodation facilities. Roads need to be 7m wide and the total length will not exceed 800m. These roads will be established from existing roads.
GNR 985 of 4 December 2014 as amended in GNR 324 7 April 2017	Activity 12: The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. h. North West iv. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority.	More than 300m ² indigenous vegetation will be cleared on the site which is identified as critical biodiversity area (CBA) 2, within the Magaliesberg Protected Environment (MPE) and within the core of the Magaliesberg Biosphere Reserve (MBR).
GNR 985 of 4 December 2014 as amended in GNR 324 7 April 2017	Activity 17: The expansion of a resort, lodge, hotel, tourism or hospitality facilities where the development footprint will be expanded and the expanded facility can accommodate an additional 15 people or more. h. North West iv. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority.	The lodge will be expanded for accommodation in another 150 en-suite rooms.

5.3 National Environmental Management: Biodiversity Act (NEMBA)

5.3.1 Commitment to biodiversity conservation

Although South Africa became a signatory to the Convention of Biological Diversity in 1998, the more recent enactment of national legislation has affirmed our country's commitment to biodiversity and conservation as required in the CRSA. The National Environmental Management: Biodiversity Act (NEMBA), 2004 (Act 10 of 2004) has been promulgated by the South African President and was published in the Government Gazette in June 2004 (Volume 467; No. 26426). One of the objectives of this Act is to provide for the management and conservation of South Africa's biodiversity within the framework of the NEMA and to ensure the sustainable use of indigenous biological resources.

The Act, in protecting biodiversity, deals with:

- the protection of threatened ecosystems and species;
- the control of alien invasive species;
- the control of genetically modified organisms; and
- regulates bioprospecting.

As with NEMA, NEMBA incorporates and gives effect to international agreements relating to biodiversity.

5.3.2 Protection of threatened ecosystems and species

Ecosystems that are Critically Endangered, Endangered or Vulnerable can be listed in terms of Section 52 of the Act as threatened ecosystems at both national and provincial level. For example, Critically Endangered ecosystems are defined in the Act as being 'ecosystems that have undergone severe degradation of ecological structure, function or composition as a result of human intervention and are subject to an extremely high risk of irreversible transformation'. Importantly, any land-use change application occurring within an ecosystem listed as Critically Endangered or Endangered will automatically require environmental authorisation.

Threatened or Protected Species Regulations of 2013 (GNR388 of 2013): Part 2 of NEMBA provides for listing of species that are threatened or in need of protection to ensure their survival in the wild, while regulating the activities, including trade, which may involve such listed threatened or protected species and activities which may have a potential impact on their long-term survival. In February 2007, the Minister of Environmental Affairs and Tourism published a list of Critically Rare, Endangered, Vulnerable and Protected Species, according to Section 56(1) of the Act, which was updated again in 2013.

5.3.3 Control of alien invasive species

The list of alien and invasive species are intended to provide a legal framework to manage and control alien species that are considered invasive and that have the potential to threaten biodiversity, water resources and agricultural potential. NEMBA has identified all species that should be considered as alien or invasive species, as well as the restricted activities relating to each species. It is now required by law (from 1 October 2014), for landowners to investigate the type and extent of alien invasive species growing on their property and to implement an effective control and eradication management plan.

5.3.4 Applicability

Control of alien invasive species:

Refer to Alien and Invasive Species Regulations, 2014 (GNR598). An alien eradication programme will be established to control alien and invader vegetation found on the property (refer to EMPr in Appendix J).

Protection of threatened ecosystems and species:

Biosphere Reserves are geographical areas representing priority terrestrial, aquatic and coastal ecosystems that promote the conservation and sustainable utilisation of biodiversity. Biosphere Reserves are nominated by national governments all over the world and are internationally recognised by declaration through the United Nations Educational, Scientific and Cultural Organisation (UNESCO). The Magaliesberg Biosphere Reserve (MBR) (see Figure 5.1 below) was listed by UNESCO in June 2015 and covers almost 358 000 ha; 58 000 ha make up the core area, 110 000 ha the buffer area and 190 000 ha the transitional area. ***The property is located within the Core Area of the MBR.***

The Magaliesberg Mountain Range that forms part of the MBR extends 120 km eastward from Rustenburg in the north west to the Hartbeespoort Dam and beyond to Pretoria in the Gauteng Province. Besides the range's unique biomes, namely the central grassland plateau and the sub-Saharan savanna, it has a rich biodiversity and is regarded as an important biodiversity area (NW READ, 2015). The mountain is both a refuge and important habitat to various large vertebrates, such as the Cape vulture, leopard and brown hyaena. ***The property is located within the Magaliesberg Protected Environment (MPE).***

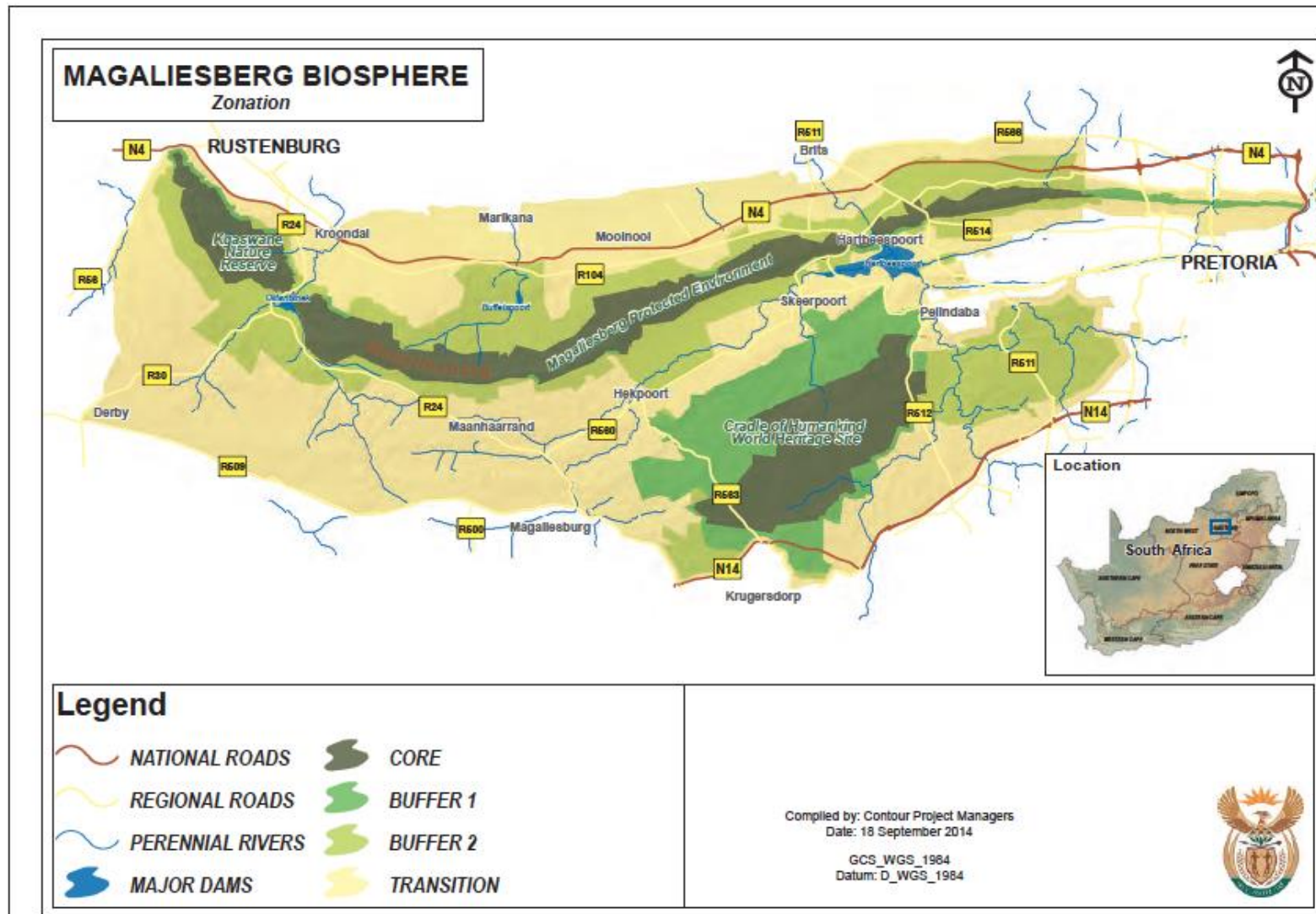


Figure 5-1: Magaliesberg Biosphere Reserve (<http://magaliesbergbiosphere.org.za>)

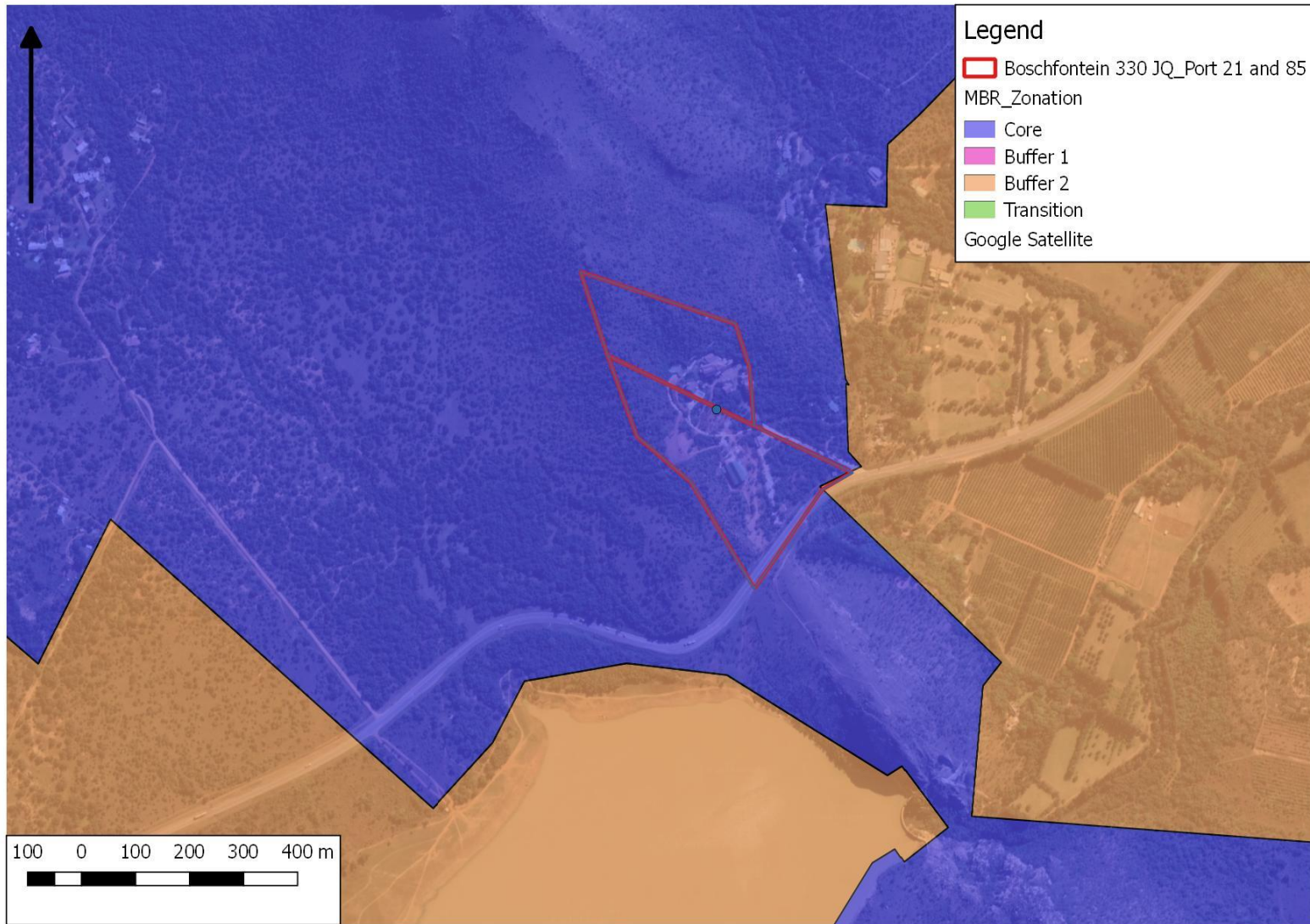


Figure 5-2: Location of property in Magaliesberg Biosphere Reserve Core Area

5.4 National Environmental Management: Protected Areas Act (NEMPAA)

The National Environmental Management: Protected Areas Act (NEM:PAA), 2003 (Act 57 of 2003) provides protection for ecologically viable areas representative of South Africa's biodiversity. The Magaliesberg Mountain Range, is a protected area in terms of the NEM:PAA.

The Environmental Management Framework (EMF) and Plan for the Magaliesberg Protected Environment (MPE) is aimed at addressing the requirements of an EMF as contemplated in the 2014 EIA Regulations, as well as the basic components of a Management Plan for a protected area as described in Section 41 of the NEM:PAA.

The Management Plan component is specifically applicable to the MPE, whereas the EMF considers the interaction of the MPE with its surrounding areas.

The site is located within the MPE.

5.5 National Environmental Management: Waste Act (NEMWA)

5.5.1 Applicability

In terms of the National Environmental Management: Waste Act (NEMWA), 2008 (Act 59 of 2008), the following is of relevance to this project:

- GNR 926 of 29 November 2013. National Norms and Standards for the Storage of Waste. ***The storage of material on the site has to comply with these Norms and Standards.***
- The RLM does not provide waste collection services to the area and Kgaswane Country Lodge maintenance therefore collects solid waste from the site for transport and disposal to the Boitekong waste disposal facility.

5.6 National Water Act (NWA)

5.6.1 Water uses

The National Water Act (NWA), 1998 (Act 36 of 1998) Section 21 defines water use as:

- (a) taking water from a water resource.
- (b) storing water.
- (c) impeding or diverting the flow of water in a watercourse.
- (d) engaging in a stream flow reduction activity contemplated in section 36.
- (e) engaging in a controlled activity identified as such in section 37(1) or declared under section 38(1).
- (f) discharging waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit.
- (g) disposing of waste in a manner which may detrimentally impact on a water resource.
- (h) disposing in any manner of water which contains waste from, or which has been heated in, any industrial or power generation process.
- (i) altering the bed, banks, course or characteristics of a watercourse.
- (j) removing, discharging or disposing of water found underground if it is necessary for the efficient continuation of an activity or for the safety of people.
- (k) using water for recreational purposes.

5.6.2 Legal requirements

The NWA states in Section 22 (1) that a person may only use water –

- (b) without a licence –
 - (i) if that water use is permissible under Schedule 1;
 - (ii) if that water use is permissible as a continuation of an existing lawful use; or
 - (iii) if that water use is permissible in terms of a general authorisation issued under section 39;
- (c) if the water use is authorised by a licence under this Act; or
- (d) if the responsible authority has dispensed with a licence requirement under subsection (3).

5.6.3 Applicability

Section 21 (a):

Borehole on site.

Since the water supply is from the existing Rainbow Farms pipeline, water use from the borehole will only be for emergency situations, which is covered under Schedule 1 and therefore only requires registration with DWS.

Schedule 1 of the NWA states:

- (1) A person may, subject to this Act -*
- (d) in emergency situations, take water from any water resource for human consumption or fire fighting;*

Section 21(g):

Sewage conservancy tanks may require registration with DWS.

5.7 Conservation of Agricultural Resources Act (CARA)

5.7.1 Legislation and requirements

Conservation of agricultural potential:

The aim of the Conservation of Agricultural Resources Act (CARA), 1983 (Act 43 of 1983) is to provide for control over the utilization of the natural agricultural resources of the Republic in order to promote the conservation of the soil, the water sources and the vegetation and the combating of weeds and invader plants; and for matters connected therewith.

To achieve this aim, the following objectives are included:

- To provide for the conservation of the natural agricultural resources of the Republic by the maintenance of the production potential of land;
- The combating and prevention of erosion and weakening or destruction of the water sources, and
- The protection of the vegetation and the combating of weeds and invader plants.

Agricultural land is considered to be of a high agricultural potential if it may be cultivated in terms of Part 1 of the regulations of CARA.

Combating weeds and invader plants:

In 1984, regulations were passed in terms of the CARA, regulations declaring about 50 species “weeds” or “invader plants”. On 30 March 2001, the Minister of Agriculture promulgated an amendment to these regulations. This amendment then contained a more comprehensive list of species that are declared weeds and invader plants dividing them into three (3) categories. These categories are as follows:

- Category 1: Declared weeds that are prohibited on any land or water surface in South Africa. These species must be controlled, or eradicated where possible.
- Category 2: Declared invader species that are only allowed in demarcated areas under controlled conditions and prohibited within 30m of the 1:50 year flood line of any watercourse or wetland.
- Category 3: Declared invader species that may remain, but must be prevented from spreading. No further planting of these species is allowed.

5.7.2 Applicability

Agricultural potential:

This is only the expansion of an existing development.

Combating weeds and invader plants:

In terms of the amendments to the regulations under the CARA, landowners are legally responsible for the control of alien species on their properties.

An alien eradication programme will be established to control alien and invader vegetation. Also refer to Section 5.5.3 for NEMBA.

5.8 National Heritage Resources Act (NHRA)

5.8.1 Legislation

The National Heritage Resources Act (NHRA), 1999 (Act 25 of 1999) requires protection of the following cultural heritage resources:

- a. Archaeological artifacts, structures and sites older than 100 years;
- b. Ethnographic art objects (e.g. prehistoric rock art) and ethnography;
- c. Objects of decorative and visual arts;
- d. Military objects, structures and sites older than 75 years;
- e. Historical objects, structures and sites older than 60 years;
- f. Proclaimed heritage sites;
- g. Grave yards and graves older than 60 years;
- h. Meteorites and fossils; and
- i. Objects, structures and sites of scientific or technological value.

The national estate includes the following:

- a. Places, buildings, structures and equipment of cultural significance;
- b. Places to which oral traditions are attached or which are associated with living heritage;
- c. Historical settlements and townscapes;
- d. Landscapes and features of cultural significance;
- e. Geological sites of scientific or cultural importance;
- f. Archaeological and paleontological importance;
- g. Graves and burial grounds;
- h. Sites of significance relating to the history of slavery; and
- i. Movable objects (e.g. archaeological, paleontological, meteorites, geological specimens, military, ethnographic, books etc.).

5.8.2 Requirements

A Heritage Impact Assessment (HIA) is the process to be followed in order to determine whether any heritage resources are located within the area of concern (to be developed) as well as the possible impact of the development thereon. An Archaeological Impact

Assessment only looks at archaeological resources. A Palaeontological Impact Assessment may be requested by South African Heritage Resources Agency (SAHRA) and will then form part of the HIA. However, it is a different field of study and has to be done by a palaeontologist.

A HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length;
- b. The construction of a bridge or similar structure exceeding 50m in length;
- c. Any development or other activity that will change the character of a site and exceed 5 000m² or involve three (3) or more existing erven or subdivisions thereof;
- d. Re-zoning of a site exceeding 10 000 m²; or
- e. Any other category provided for in the regulations of the SAHRA or a provincial heritage authority.

5.8.3 Applicability

A HIA was therefore not conducted because this is an expansion project which will not change the character of the site.

5.9 Other documents

The following documents were also considered:

- Rustenburg Strategic Environmental Assessment (SEA), 2003. Old document but still has useful information.
- Rustenburg Land Use Management Scheme (LUMS), 2005 in terms of land uses.
 - Tourism and accommodation is restricted in CBA2 and MPE.
- Rustenburg Spatial Development Framework (SDF), North West, 2010 to determine if the project is in line with spatial development plans and environmental management frameworks developed by the municipality.
 - Tourism plays an increasingly important role within the Rustenburg Municipal Area. The typical Bushveld climate and vegetation of the Municipal Area, as well as the unique topography of the Magaliesberg, offer several opportunities for tourism.
 - Rustenburg is ideally situated as a gateway to many of the regional tourist destinations.
- MPE Environmental Management Framework (EMF) and Plan. The area is classified as sensitive to highly sensitive.
- North West Biodiversity Sector Plan, 2015 since the project is located within the MPE and MBR core and classified as CBA2.
 - Tourism and accommodation is restricted in CBA2 and MPE and high impact tourism / recreational and accommodation is not permitted or an actively discouraged activity. Land uses to not compromise the specific biodiversity objectives of the area, to locate infrastructure within already modified areas.
- Department of Environmental Affairs (DEA), 2017. Integrated Environmental Management Guideline. Guideline on need and desirability. ISBN 978-0-9802694-4-4.
- DEA, 2017. Public participation guideline in terms of NEMA, 1998 EIA regulations. ISBN 978-0-9802694-2-0.

6 ENVIRONMENTAL SETTING

6.1 Socio-economic Environment

6.1.1 Overview

Province:	North West
District Municipality:	Bojanala Platinum District Municipality (BPDM) The RLM with the Local Municipalities of Madibeng, Kgetlengriver, Moses-Kotane and Moretele forms part of the BPDM. The BPDM is responsible for the planning and administration of district-wide infrastructure provision and development matters (RLM, 2010).
Local Municipality:	Rustenburg Local Municipality (RLM) The RLM is responsible for the planning and administration of infrastructure and development located within the boundaries of the Municipality. This includes the preparation (or preparation on their behalf) of all legally required documents for the planning, provision and control of infrastructure and spatial development. These include a Spatial Development Framework (SDF), Integrated Development Plan (IDP), Integrated Transport Plan, Water Services Development Plan, Disaster Management Plan and others (RLM, 2010). Area: 342 061ha Natural areas: 208 171ha (60.9%)

RLM is accessible to major South African urban centres such as Johannesburg and Tshwane (Pretoria), both of which are located approximately 120 km from Rustenburg (RLM, 2010).

Rustenburg is linked to the above urban centres through an extensive regional road network. The most notable of these is the N4 freeway or Platinum Corridor, which links Rustenburg to Tshwane (Pretoria) to the east and Swaruggens and Zeerust to the west. The R24 links Rustenburg to the N14 and Johannesburg to the south and the Pilanesberg to the north (RLM, 2010).

Three (3) administrative bodies operate and have jurisdiction within the RLM or part thereof. These are the BPDM, the RLM, and the Royal Bafokeng Administration (Rustenburg Local Municipality, 2010).

6.1.2 Population

The total population has increased from 395 000 in 2001 to nearly 450 000 in 2007. This represents an increase of 13.6% over this period and thus implies an annual growth rate of approximately 2.3%. A notable feature is that the growth in the number of households

(25,6%) was nearly double that of the population figures, translating into a household growth rate of 4.3% per annum. This figure may imply that many extended households who have possibly lived in single dwellings have established themselves as separate households over this period, hence the large growth in households. A further possible explanation may be that many of the single male population employed by the mining sector in the area may have been joined by their families over the analysis period. Approximately 84% of the RLM population can be classified as urbanized, residing in either urban or rural settlements. Only 10% of the total population lives on farms (RLM, 2010).

According to the 2001 census information, a total of 80 818 people have relocated in the period between 1996 and 2001. This represents approximately 20% of the 2001 population. These migration movements, however, also include movements within the provincial boundaries. The total number of people relocating between 2001 and 2007 was 10 7862 (representing approximately 24% of the 2007 population). The majority of the population in RLM who relocated, represents internal movements within the province. Internal relocations within the province accounted for 64% of all migration to Rustenburg in the period 1996 to 2001 and increased to 72% over the period 2001 to 2007. The main source of immigrants from outside the provincial boundaries over the period 1996 to 2001 was from the Eastern Cape and Gauteng, both representing 11% of immigrants to the Rustenburg area. These two (2) provinces also remained the main source of immigrants over the period 2001 to 2007 during which 8% of immigrants originated from Gauteng and 6% from the Eastern Cape (RLM, 2010).

Age Structure

The population profile is dominated by people in the young economically active age category from 21 to 35. Nearly 33% of the total population falls within this age category, a figure substantially higher than the comparative District figures. This pattern may be the result of the high concentration of economic activities and hence employment opportunities in the Rustenburg area, thus attracting a significant proportion of the population in the economically active age categories. The comparative figures for 2001 and 2007 also indicate that the proportion of the population in the age category between 21 and 35 has further increased. The proportion of the population between 41 and 55 years of age have also increased notably over the same period (RLM, 2010)

Gender Composition

The gender structure is male dominated with approximately 57% of the total population represented by males. This is probably associated with the economic characteristics of the area which is dominated by the mining sector. The economic analysis clearly indicates that the vast majority of employment opportunities in the mining sector is occupied by male population, thus resulting in the gender structure (RLM, 2010).

Education

It is generally recognized that the skills profile of a particular area has a significant influence on the economic performance and growth of that region. Significant progress has been made with the eradication of adult illiteracy (decreasing from proximately 12% to 6.7%). The majority of the adult population have only completed some form of secondary education as highest qualification (representing just over 40% of the total adult population). Although some progress has been made with the percentage of adults who have completed a certificate or diploma (6% by 2007) and those with degrees (2.2% of the 2007 population) this still represents a very low proportion of the adult municipal population (RLM, 2010).

Employment and Occupation

The dominance of the mining sector in the local economy of the RLM indicates that more than 50% of the employed economically active population were involved in the mining sector by 2007. The total number of people employed in this sector has increased from 57 212 in 2001 to 64 861 by 2007. The most notable other sectors is the wholesale and retail trade sector which by 2007 accounted for 10.8% of the employed population (13 962 people) and the community, social and personal services sector representing 12% of the employed population (15 490 people). This information also indicates that the proportional contribution of the various economic sectors to employment have not dramatically changed between 2001 and 2007. A further important aspect to note is that, despite the large rural areas in the RLM, the agricultural sector only accounted for 3.4% of the employed population by 2007 (RLM, 2010). Retrenchments in the mining industry subsequent to these figures are not available but have resulted in a large increase in unemployment.

Economic Structure

The economic structure relating to formal employment is hugely different between the male and female sector of the population. Unlike its male counterparts, the mining sector only accounted for 11.1% of the employed female population by 2007. Although still a relatively low figure, it did however increase notably from the 7.7% in 2001. The main sources of employment for the employed economically active female population is the wholesale and retail trade sector (20.7% in 2007) and the community, social and personal services sector (30.5%). The total number of women employed in these two sectors respectively in 2001 and 2007 is 5 925 and 8 725. A total of 4 180 women are employed in the financial and business services sector which represents a significant 14.6%. Conversely, the male population is substantially dominated by the mining sector with more than 61% of the employed male population involved within the mining sector (translating to a total of 61 672 males employed in this sector by 2007). The most notable other economic sector as source of employment for the male population is the wholesale and retail trade sector (8% of the male population). The low percentage (2.6%) of the male population involved in the agricultural sector is also notable (RLM, 2010).

The spatial concentration of economic activities are concentrated mainly along the mining belt stretching from Marikana in the east through Rustenburg up to the Boschoek area in the north western parts of the municipality. The levels of economic activity in the north eastern and southern parts of the municipality are very insignificant compared to the rest of the municipal area. This area also coincides with the highest levels of accessibility to employment (in excess of 25 000 employment opportunities within a 30 minute driving time) in the central parts of the municipality. In contrast, the estimated number of employment opportunities within 30 minutes driving time in the north eastern and southern parts of the municipality is generally below 1 000. This information implies that the economic strength of the municipality is not equally spread across the municipal area and is largely associated with the location of the mining activities in the central and northern parts of the municipal area (RLM, 2010).

Unemployment

The estimated unemployment rates in the RLM have decreased from 31.8% in 2001 to 28.2% in 2007. These figures are substantially lower than the comparative district unemployment rate, which decreased from 40.8% to 33.7% over the same period. A further notable feature is the significant differences between the levels of unemployment between the male and female population. The unemployment rate of the male population in 2007 was 18.1%, compared to the 46.3% of the female population (more than double the unemployment rate of the male population) (RLM, 2010). Subsequent retrenchments in the mining industry have resulted in a large increase in unemployment.

6.1.3 Land use

The southern part of RLM is characterized by protected areas, open spaces, tourism areas and areas of conservation. This zone must be managed in a way that will prevent natural resources degradation and promote biodiversity protection and conservation. Land uses for this zone must be planned so as to maintain the desired state for the area. Various types of commercial and industrial development are proposed in the Municipal and Local Spatial Development Frameworks to support spatial economic development opportunities within the municipal area (RLM, 2010).

Magaliesberg Mountain Range

The Magaliesberg Mountain Range traverses the Municipal Area south of Rustenburg from east to north-west. This mountain range has influenced the existing settlement pattern due to the fact that it has limited urban expansion in a south-westerly direction. The result is that urban expansion has mainly occurred in a northern and north-eastern direction (RLM, 2010).

The urban pattern that was shaped by the centrality function of Rustenburg, the Magaliesberg buffer, the accessibility of major roads and the impact of the mining belt, is radial with Rustenburg as the core area and three (3) urban corridors extending from it in a northerly, north easterly and westerly direction. It is evident that the major towns located within the Municipal Area are functionally linked to Rustenburg. This functional linkage expresses itself by the movement of people between these towns and the economic opportunities located in Rustenburg. These functional linkages extend over socio-political boundaries such as the Bafokeng Magisterial Boundary (RLM, 2010)

6.1.4 The project

The CRSA allows justifiable economic and social development.

Accessibility: The property is located along and to the north of the R24 between Rustenburg and Magaliesburg.

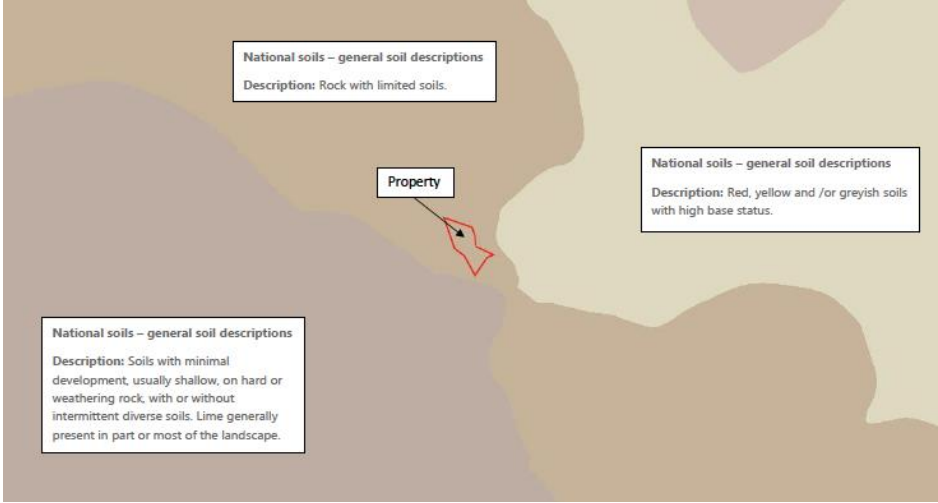
Services: The area is not serviced by the RLM. Refer to Section 4.4 for service provision.

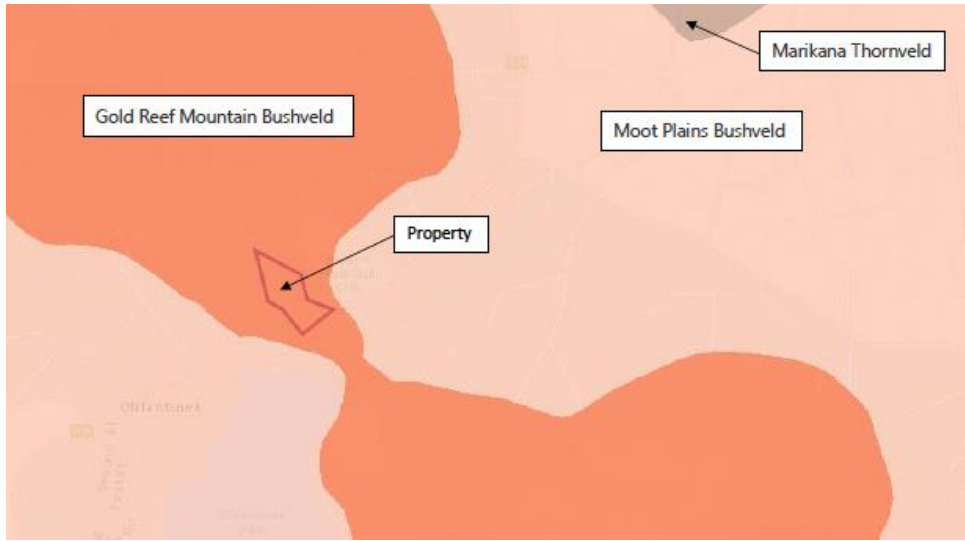
Financial investment: The expansion will result in a R 17 million capital investment.

Job creation: The expansion project will create 200 jobs during the construction phase and 70 permanent jobs during the operational phase.

Tourism: RLM contributes 21.6% of the total provincial economic production in the tourism sector and it accounts for 21.3% of employment. Rustenburg is identified as a tourism node and specifically the Rustenburg-Loifantsnek Corridor where this site is located.

6.2 Biophysical environmental overview

<p>Climate: Precipitation:</p>	<p>Summer Rainfall Climatic Zone Weather Bureau section number: 0511. Rainfall zone: A2F. Highveld summer rainfall pattern with thunderstorms between October and March. Dry period from May to September. Mean Annual Precipitation (MAP): 672mm (1921 – 1989) Hail: Periodic. Frost: 15 – 30 days/annum - expected from mid-April to September.</p>
<p>Climate: Evaporation:</p>	<p>Evaporation zone: 3B Mean Annual Evaporation (MAE): 1 759mm (1942 – 1979)</p>
<p>Climate: Temperature:</p>	<p>Temperature varies between extremes of -6°C and 40°C with an average of 19°C. Summer (October to March): 16°C - 31°C with a daily average of 23°C. Winter: 3°C - 24°C with a daily average of 12°C. Average annual temperature: 18.7°C</p>
<p>Topography:</p>	<p>Highest point on property: 1 318 metres above mean sea level (mamsl); northern corner. Lowest point on property: 1 222 mamsl; south eastern corner. Gradient: Fall of 96m over roughly 582 m. 1:6 ridgeline</p>
<p>Geology:</p>	<p>1:250 000 Geological Series 2526 Rustenburg Magalies Quartzite (Vm)</p>
<p>Soil:</p>	<p>Rocky slopes with rock and limited soil. Erosion potential.</p>  <p>The soil map displays three distinct soil types in different colors: a light tan area at the top, a greyish-brown area on the left, and a reddish-brown area on the right. A red outline labeled 'Property' is located on the boundary between the light tan and reddish-brown areas. Three text boxes provide descriptions for each soil type.</p> <p>National soils – general soil descriptions Description: Rock with limited soils.</p> <p>National soils – general soil descriptions Description: Red, yellow and /or greyish soils with high base status.</p> <p>National soils – general soil descriptions Description: Soils with minimal development, usually shallow, on hard or weathering rock, with or without intermittent diverse soils. Lime generally present in part or most of the landscape.</p> <p>No dolomite, sinkholes or doline areas.</p>

<p>Surface Water Environment:</p>	<p><u>Water Management Area (WMA):</u> 1. Limpopo (previously Crocodile (West) and Marico) Sub-management area: Elands Elands River catchment: tributaries of the Koster, Selons and Hex rivers.</p> <p><u>Mean Annual Runoff (MAR):</u> 20 – 50mm</p> <p><u>Closest river:</u> Hex river</p> <ul style="list-style-type: none"> • ± 600m south east from the site. • Origin: Kgaswane Mountain Reserve catchment. • Tributary of the Elands River, which is a tributary of the Crocodile River, which is a tributary of the Limpopo River. • Existing impacts: Sewage overflows compromise water quality. <p><u>Closest dam:</u> Olifantsnek Dam</p> <ul style="list-style-type: none"> • ±115m south of the property. • Hex River drainage catchment. • Fed by the Rooikloofspruit, Sterkstroom Spruit and Hex River in the south. • Irrigation dam completed in 1929. • Catchment: 492km² • Drains into Bospoort dam in north, which drains into the Vaalkop Dam approximately 45km north east of Rustenburg. Both Bospoort and Vaalkop dams provide potable water to Rustenburg and surrounds. • Birding hot spot (water birds) <p>No water is or will be used from the surface water environment.</p>
<p>Fauna and Flora:</p>	<p>Gold Reef Mountain Bushveld</p>  <p>Refer to Appendix G for habitat survey.</p> <ul style="list-style-type: none"> • Savanna biome – dense with a high concentration of tree species; high diversity of plant species but these species are all common and widespread. • Gold Reef Mountain Bushveld.

	<ul style="list-style-type: none"> • Rocky ridge in a fair condition of conservation. • No wetlands. • Drainage line in north east. • Disturbed in north-eastern part and adjacent to R24 with a number of exotic tree species and weeds as well as buildings. • No red data, threatened, near-threatened or data deficient plant species found. • No red data or high conservation priority mammals were found or are likely to be found (not in their range) on the site. • The site does fall within the range of distribution of a number of red data bird species though none were found and it does not form part of their breeding habitat. • “No red listed or any fauna or flora of confirmed particular conservation importance appears to be present on the site. <p>No <i>Aloe peglerae</i> found.</p> <p>Groundcover:</p> <ul style="list-style-type: none"> • 20% natural good condition. • 10% natural with scattered aliens (near natural). • 15% parking and roads (transformed) • 55% buildings and structures (transformed)
<p>Sensitivity:</p>	<p><u>Magaliesberg Protected Environment (MPE):</u> 1977: Proclaimed as Nature Area in terms of Physical Planning Act, 1967. 1989: Referred to Protected Natural Environment. 1994: Administrators Notice 127 Protected Area Category: Type 2 Size: 27 061ha Management: NW READ Property is located within the MPE.</p> <p><u>Magaliesberg Biosphere Reserve (MBR):</u> Protected Area Category: Type 4 Size: 220 178ha Property is located within the core.</p> <p><u>Critical Biodiversity Area (CBA):</u> Property is located within CBA2.</p> <p><u>Kgaswane Mountain Reserve:</u> 1967: Proclamation in Government Gazette 3256, 15 February 1967, Administrators Proclamation Number 62. Size: 5 492ha Management: NW Park Board Natural beauty, hiking trails, camping site etc. located to the north of the site. Large variety of faunal and floral species including species with a high conservation status or “Red Data” species.</p>

6.3 Supporting information

Appendix G contains copies of the original specialist studies.

7 ALTERNATIVES

7.1 Site alternative

7.1.1 Preferred site

The preferred site alternative is Portions 21 and 85 of the farm Boschfontein 330JQ. The site is conveniently located along and just north of the R24 between Rustenburg and Magaliesburg as well as north east of Olifantsnek Dam. To the east of the site is the Protea Hotel Hunters Rest. The existing lodge is located on this property.

7.1.2 Alternative sites

No alternative sites have been considered for this project since it is an expansion of an existing lodge.

7.2 Land use alternative

7.2.1 Preferred land use – Tourism and hospitality

The preferred land use is tourism and hospitality since the site is the location of an existing lodge – Kgaswane Country Lodge.

7.2.2 Farming

The site is not suitable for agricultural purposes and this option was therefore not further considered due to the following:

- Existing lodge occupying more than 50% of the site; and
- Steep slopes and rocky areas.

7.2.3 Conservation

Due to the location in the MPE and MBR core as well as proximity to Kgaswane Mountain Reserve, conservation is a possible use. The existing lodge however, prevents this site from being used for conservation only. The rocky ridge areas will be conserved. This option was therefore not further considered.

7.3 Layout alternatives

7.3.1 Preferred layout

The layout was guided by areas available in the already disturbed portion of the property as well as the prevention of intrusion into areas which are still natural (rocky ridge and northern section of property etc.).

The preferred layout is to reduce the disturbance and limit the areas of expansion to already disturbed areas (overflow parking). To further reduce the footprint, it was suggested to have two (2) additional accommodation blocks. One with 50 en-suite rooms and another with a 100 en-suite rooms.

7.3.2 Alternative layout

Three (3) additional accommodation blocks, each with 50 en-suite rooms, which will require further disturbances and increased footprints.

7.4 Sewage management

7.4.1 Status quo

The site currently makes use of septic tanks and French drains.

Septic tank

- The first step of an on-site sewage treatment system that feeds into a secondary system such as a French drain.
- The CSIR (Division of Building Technology) produced a detailed septic tank systems document in 1996 (Project: BOU/R9603).
- The most important factor in the performance of a septic tank is the rate at which sewage moves through the tank. This controls the retention time of the liquid inside the tank and therefore the extent of treatment through biological activity.
- Other factors considered for performance includes storage capacity, tank geometry and configuration, loading pattern, inlet and outlet arrangement, number of compartments and importantly, maintenance.
- Generally it is a watertight tank.
- The separation and sedimentation of suspended solids is a mechanical process.
- Sludge layer at bottom (solids and partially decomposed matter), floating scum on top and clear liquid in between.
- Organic matter in the sludge and scum is degraded (over time) by anaerobic bacteria (bacteria functioning in an environment lacking oxygen).
- Stores scum and solids, which still needs removal over time.
- Due to bacterial action, volatile organic acids are formed which are converted to carbon dioxide (CO₂), methane (CH₄) and water (H₂O). The septic tank therefore requires ventilation to allow gasses to escape.
- Sludge (at bottom) becomes compacted.
- The septic tank is therefore responsible for partial digestion of organic matter through an anaerobic (without oxygen) bacteriological degradation (break-down) process.
- A septic tank discharges clarified liquid to a second component for further treatment (French drain).
- A septic tank should be equipped with a facility to remove grease.
- No foreign material (other than grey water, black water, soaps and detergents and toilet paper) can enter a septic tank as it will not be able to handle/digest other material. Therefore measures should be put in place to prevent such material from entering the system – responsible use or a grit/screen prior to inlet of septic tank.

French drain:

- A very basic wastewater treatment method used on farms for example due to the distance from formal WWTW, the lack of municipal services and infrastructure, distance from other water users who may be impacted and limited treatment capacity required (low loading from limited number of people).
- Disposal system for liquid / effluent from septic tank.
- Subsurface soil absorption system.
- Large number of micro-organisms from septic tanks needs further treatment prior to disposal.

- Percolation into soil is common for small volumes.
- Soil suitability as a long-term absorption field to be considered.
- Consists of a layers system of sand, gravel and porous material.

This option was not considered the best practicable option due to the following:

- Duty of care and environmental responsibility considerations (this is a very basic system with limited treatment and more suitable for households on farms).
- The occupancy rate (nearly 200 rooms) results in a higher loading than that generally considered for this type of systems.
- Additional capacity (septic tanks) may be required resulting in additional construction.
- Ventilation required on septic tanks due to gas generation.
- Possible odours generated.

7.4.2 Preferred option - Conservancy tanks

The sewage / wastewater generated is contained in a watertight tank. The tank is then pumped / emptied by a honeysucker at regular intervals to remove the content for off-site disposal to a Wastewater Treatment Works (WWTW).

7.4.3 Motivation for selected option

Alternatives considered in terms of Sewage Management:

- Link to the municipal sewer: Not possible since municipal services do not extend to this area.
- Septic tanks and French drains as is currently the case: From an environmental perspective, this option was considered not viable due to the increase in the number of people and therefore the increase in sewage load disposed to the environment.
- Conservancy tanks: Selected option – tanks will be pumped by Deonak for disposal to the Rustenburg's Paardekraal Wastewater Treatment Works (WWTW).

7.5 Access

The R24 falls under the jurisdiction of the South African National Roads Agency Limited (SANRAL). Kgaswane Country Lodge has been in discussion with SANRAL in terms of future access and road safety considerations.

R24 is a class 2 mobility route with access to be spaced at 600 – 800m intervals. Access to a road such as the R24 must serve the surrounding area and cannot be exclusive to an individual development.

The access to Kgaswane Country Lodge may be moved in future based on SANRAL requirements.

7.6 No-go alternative

The no-go alternative will result in the expansion of the lodge not proceeding and the lodge will continue operating as is currently the case with only 44 en-suite rooms (20 + 12 + 12) and 2 family rooms as was originally authorised (REC 009/08NW). The expansion will not proceed and the applicant will have to continue showing guests away or find another property to accommodate additional guests (address the need). This property is however, within a tourism corridor and area.

The cumulative impact due to the expansion is negligible. The establishment of the lodge was a more significant impact than any expansion.

8 PUBLIC PARTICIPATION PROCESS

Newspaper advertisement:	Rustenburg Herald Date of publication: 14 September 2018 Page: 17 Distribution: 32 000 copies/weekly Refer to Appendix I of BAR: Public Participation Report Appendix 3
Site notices:	Date placed: 10 September 2018 Size: 805 X 605 mm Number of notices: 2 Location 1: Entrance gate to lodge 25° 46' 47.7" South; 27° 15' 25.4" East Location 2: Wall of lodge facing R24 25° 46' 47.1" South; 27° 15' 29.7" East Refer to Appendix I of BAR: Public Participation Report pages 4 – 7.
Interested and Affected Parties (I&APs):	32 I&APs registered including: <ul style="list-style-type: none"> • 5 neighbours • ROCLA • MLF • KWEF • RLM (6 people) • Ward councillor • BPDM (2 people) • NW READ (5 people) • DAFF (2 people) • DEA • PHRA (SAHRA) • MBR board Refer to Appendix I of BAR: Public Participation Report Table 1, pages 9 -14.
Comments received:	Yes. Refer to Appendix I of BAR: Public Participation Report Table 2, pages 15 onwards.
Comments relate to:	Noise Visibility Road safety

9 IMPACT ASSESSMENT

Refer to Appendix J.

10 ENVIRONMENTAL MANAGEMENT PROGRAMME

Refer to Appendix J.

11 CONCLUSIONS & RECOMMENDATIONS

11.1 EAP Opinion

It is the opinion of the EAP that the project may continue based on the following:

- Ecological sustainability:
 - The site is located within the MPE, MBR core and CBA2 indicating ecological sensitivity and land use (tourism and accommodation) in contrast with the land uses recommended for these areas.
 - However, this is an existing approved lodge (approved by NW READ under REC 009/08NW and approved by RLM under 14/4/1/863 (24528)) for this purpose and this project only deals with expansion.
 - The expansion will be in an already disturbed area, between existing buildings / structures / facilities in the southern portion of the property. The northern part of the property remains untouched and natural.
 - The new accommodation blocks will be established on already disturbed and partially cleared footprints currently used for overflow parking.
 - The ecologist indicated: “No red listed or any fauna or flora of confirmed particular conservation importance appears to be present on the site.”
 - The lodge is not visible from natural areas frequented by tourists (Kgaswane Mountain Reserve etc.). Refer to visual assessment.
- Economic growth and social development:
 - The proposed expansion will create jobs.
 - The proposed expansion will contribute to the economy of the area.
 - The proposed expansion will contribute to tourism development in the area.

11.2 Conditions

The project should only be authorised under the following conditions:

- No disturbance to the rocky ridge in the north east of the property.
- No disturbance in area north of the current development area – currently undisturbed area.
- Minimise further disturbances on the property.
- Install conservancy tanks and arrange for removal of wastewater (pump with honeysucker) for off-site disposal to Rustenburg’s Paardekraal WWTW.
- Rehabilitation of areas disturbed with indigenous vegetation and alien invasive control programme.
- Implement waste separation and recycling.
- Implement energy efficiency measures.
- Compliance with EMPr.