

APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION



**KWAZULU-NATAL PROVINCE**  
ECONOMIC DEVELOPMENT, TOURISM  
AND ENVIRONMENTAL AFFAIRS  
REPUBLIC OF SOUTH AFRICA

	(For official use only)
Provincial Reference Number:	
NEAS Reference Number:	KZN/EIA/
Date Complete application Received by Department:	
Date Received by District:	
Application fee paid on:	

## APPLICATION FOR ENVIRONMENTAL AUTHORIZATION

Submitted in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998)(NEMA) and regulation 6 (1) and 16 (1) of the Environmental Impact Assessment (EIA) Regulations, 2014.

### PROJECT TITLE

Proposed Mixed-Use Development with associated infrastructure on Portion 1, 3, 4, 5, 7 and 8 of Erf 2054 Hilton, within uMngeni Municipality

### DISTRICT MUNICIPALITY

UMgungundlovu District

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## IMPORTANT INFORMATION

### PLEASE NOTE:

1. Any new Environmental Authorisation process initiated after 8 August 2022 requires all activities associated with the investigation, assessment and preparation of an impact assessment report to be undertaken by an Environmental Assessment Practitioner [EAP] who is registered with EAPASA in accordance with the S24H Regulations, 2016 (as amended). It is the responsibility of the applicant to ensure that they appoint an EAP that is in good standing and registered with EAPASA.
2. It is the responsibility of the applicant to confirm that the Department is the competent authority to which this application must be submitted (refer to NEMA section 24C).
3. This form is current as of **October 2022**. It is the responsibility of the Applicant / Environmental Assessment Practitioner ("EAP") to ascertain whether subsequent versions of the form have been released by the Department.
4. The application must be typed within the spaces provided in the form. The size of the space provided is not necessarily indicative of the amount of information required. A legible font type and size must be used when completing this form. The font size should not be smaller than 10pt.
5. Where required, place a tick (✓) in the box you select.
6. Incomplete applications or applications that do not meet the requirements in terms of Regulation 16 of the 2014 NEMA EIA Regulations will not be accepted.
7. The use of the phrase "not applicable" in the form must be done with circumspection. Should it be done in respect of material information required by the competent authority for assessing the application, it may result in the rejection of the application as provided for in the Regulations.
8. An application for Environmental Authorisation/Amendment lapses if the applicant fails to meet any of the timeframes prescribed in terms of the EIA Regulations, 2014, as amended.

### PRE-APPLICATION MEETING

9. This Department requires that a pre-application meeting be held at the discretion of the relevant district office. Kindly liaise with the relevant district office to determine if a pre-application meeting is required for this application, before it is submitted. The Head Office Registry may be contacted on **033 - 264 2898 / 2906** for details of the relevant district office for this application.

- Provide details of the Pre-Application Meeting below (if applicable):

Date of Pre-Application Meeting	Time and Venue of Pre-Application Meeting
18 November 2022	13:00-14:00; Teams Meeting

- If a Pre-application meeting was held, the minutes of the Pre-Application Meeting **MUST BE ATTACHED** as **Appendix 1**, to this application (refer to the List of Appendices).

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### SCREENING TOOL

10. A report generated by the national web-based environmental screening tool as required in terms of regulation 16(1)(b)(v) of the environmental impact assessment regulations, 2014 is required to be appended as an **Appendix**, in order for an application to be considered.

### SUBMISSION OF COMBINED APPLICATIONS FOR ENVIRONMENTAL AUTHORIZATION

1. If applicable, written confirmation that the Department has granted permission for the combination of applications for an environmental authorization in terms of the provisions of sub-regulation 11(1) of the EIA Regulations, 2014, must be attached to this application form.

### FEES APPLICABLE FOR APPLICATIONS FOR ENVIRONMENTAL AUTHORIZATIONS

2. The following fees for the consideration and processing of applications for an environmental authorization will be applicable from **01 April 2014** (refer to the Annexure in Government Notice No.141 dated 28 February 2014):

Application	Fee
Application for an environmental authorization subject to a <b>Basic Assessment</b> in terms of the EIA Regulations	R2 000.00
Application for an environmental authorization subject to a <b>Scoping and Environmental Impact Report</b> in terms of the EIA Regulations	R10 000.00

3. Where an applicant is required to pay fees for an application for environmental authorization as contemplated in this form, this must be made by means of a bank deposit or electronic fund transfer into the bank account of this Department (refer to section 8).
4. **UPDATED: Payment reference number for applications for environmental authorizations and banking details** for the Department:

Reference number (only reference number to be used for environmental authorization applications):	04010057
Account name:	KwaZulu-Natal Provincial Government - Economics
Bank name:	Standard Bank
Type of account:	Business Cheque Account
Branch code:	057525
Account number:	00052106160

5. Proof of payment of fees (if applicable) for an environmental authorization application must be attached as an **Appendix** to this application form and submitted with it. Proof of payment is either a stamped deposit slip or an electronic fund transfer payment advice.

### INSTANCES WHERE FEES FOR APPLICATIONS FOR ENVIRONMENTAL AUTHORIZATIONS ARE NOT APPLICABLE

6. Where an application is for a community based project funded by a government grant or the application is made by an organ of state, the fees for considering and processing applications for

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an environmental authorization do not apply (refer to regulation 2 in Government Notice No.141 dated 28 February 2014).

7. Where an applicant is not required to pay a fee as contemplated in this form, a **written motivation** (with proof of funding if a government grant is applicable) must be attached as an **Appendix** to this application form and submitted with it.
8. If you have any queries regarding the EIA process or fees applicable for applications for environmental authorizations please contact the Head Office of this Department. (see below).

### COMMENTS BY THE DEPARTMENT

9. According to sub-regulation 40(1) of the EIA Regulations the Department, as the competent authority, **MUST during the public participation process be given a period of at least 30 days to comment** on the basic assessment report, EMPr, scoping report or environmental impact assessment report as applicable.

### HEAD OFFICE REGISTRY DETAILS

10. The original applications with original signatures must be hand delivered or posted to the Head Office Registry of this Department at the address provided below:

**Postal address:**

**Head Office**  
**KwaZulu-Natal Department of Economic Development, Tourism & Environmental Affairs**  
**Private Bag X9152**  
**PIETERMARITZBURG**  
**3200**

**Physical address:**  
**270 Jabu Ndlovu Street**  
**PIETERMARITZBURG**  
**3201**

**Contact Person:** Ms Zama Mbanjwa / Ms. Jackie Ndlovu

**Telephone No:** 033 - 264 2898 / 2906  
**Cellular No.:** 081 - 271 9541 / 081 – 521 2652

**Email:** [Zama.Mbanjwa@kznedtea.gov.za](mailto:Zama.Mbanjwa@kznedtea.gov.za) / [Jacky.Ndlovu@kznedtea.gov.za](mailto:Jacky.Ndlovu@kznedtea.gov.za)

11. All documentation delivered to Head Office must be delivered during the official Departmental Office Hours visible on the Departmental premises.
12. All EIA related documents (includes application forms, reports or any EIA related submissions) that are faxed; emailed; delivered to Security or placed in the Departmental Tender Box or Job Application Box will NOT be accepted, only hardcopy submissions are accepted.
13. Should a specialist report or report on a specialised process be submitted at any stage for any part of this application, the declaration of interest of the specialist must also be submitted.

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14. Unless protected by law, all information filled in on this application will become public information on receipt by this Department. Any interested and affected party must be provided with the information contained in this application on request, during any stage of the application process.
15. Please note an exemption application (if applicable) must be finalized before lodging an application for environmental authorization with the Department.
16. If an Environmental Assessment Practitioner (EAP) has not been appointed at the time of the submission of this application form, the declaration from the EAP must be included in the Basic Assessment Report.

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### LIST OF APPENDICES

		SUBMITTED (tick (✓) the relevant option)	
Appendix 1	Minutes of the Pre-Application Meeting held with the Department.	YES	N/A
Appendix 2	Written consent from the land owner or the person in control of the land (Regulation 39(1) (If the applicant is not the land owner and Regulation 39(2) does not apply).	YES	N/A
Appendix 3	Correspondence from the Department confirming the Listing Notice 3 activities triggered (if applicable)	YES	N/A
Appendix 4	Approval by the Department that a combined application in terms of Regulation 11 of the EIA Regulations, 2014 may be submitted (if applicable)	YES	N/A
Appendix 5	A description of the location of the development footprint and a plan which locates the proposed activity/ ies (Regulation 16 (1) (vi) (vii)	YES	
Appendix 6	Proof of payment of environmental authorization fees (if applicable). Proof of payment includes a stamped deposit slip or an electronic fund transfer payment advice.	YES	N/A
Appendix 7	A written motivation explaining why the payment of environmental authorization fees are not applicable (an application for a community based project funded by a government grant or an application by an organ of state).	YES	N/A
Appendix 8	A report generated from the national web based environmental screening tool, as contemplated in Regulation 16(1)(b)(v) of the EIA Regulations, 2014 is <u>compulsory</u> when submitting an application for environmental authorisation in terms of regulation 19 and 21 of the EIA Regulations, 2014 from 04 October 2019	YES	
Appendix 9	Proof of the consultant's EAPASA Registered EAP Certification. Any new Environmental Authorisation process initiated after 8 August 2022 will require registration with EAPASA in accordance with the S24H Regulations, 2016 (as amended).  If not applicable, Proof must be provided by the consultant to show that the consultant was appointed before 8 August 2022.	YES	N/A

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## PROJECT DESCRIPTION

Please provide a **detailed** description of the project.

The residential component will include a high percentage of "Residential 1" housing and "Residential 3" housing with densities as approved by the Umgneni Municipality. The development includes show grounds, reservoir, hospitality and agricultural open space. The layout of the development will also accommodate an environmental component (active open space and passive open space).

### (a) Strategic Infrastructure Projects

	Tick (✓) the relevant option	
	YES	NO
Does the project form part of any of the Strategic Infrastructure Projects (SIPs) as described in the National Development Plan, 2011?		

## 1. BACKGROUND INFORMATION

### Project applicant:

Trading name (if any):	Mount Verde (Pty) Ltd	
Contact person:	Andre Voigt	
Physical address:	Weir Dr, Mount Verde Estate	
	Hilton, Pietermaritzburg	
Postal address:	P.O Box 1300, Hilton	
	Mount Verde Estate, Pietermaritzburg	
Postal code:	3245	
Telephone:	(033) – 343 4303	
Cellular	N/A	
E-mail:	property@voigtsgroup.co.za	

**PLEASE NOTE: The following information is required for each site (location) on which the project will be undertaken:**

**Owner or person in control of the land:** (if the applicant is not the owner or the person in control of the land or Regulation 39(2) in the EIA Regulations 2014 does not apply)

Contact person:		
Postal address:		
Postal code:		
Telephone:	(     ) -	
Cellular:		
E-mail:		

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District Municipality:	UMgungundlovu District	
Local Municipality:	uMngeni Municipality	
In instances where the project includes more than one local or district municipality, please provide a list.		
Contact person at Local Municipality: Marc Hamilton		
Postal address:	P.O BOX 5	
Postal code:	3290	
Telephone: Cellular:	033 239 9284	
	N/A	
E-mail:	Marc.hattingh@umngeni.go.za	
In instances where there is more than one local authority involved, please include details of local authorities with their contact details in an Appendix.		

Property description/physical address:

Portion 1, 3, 4, 5, 7 and 8 of Erf 2054 Hilton, within uMngeni Municipality
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(Farm name, portion etc.) Where a large number of properties are involved (e.g. linear activities), please attach a full list in an Appendix to the application.

Nearest town/s:  
Directions to the physical address:

The development site is located 450 metres east of Hilton Gardens in Pietermaritzburg.
Regional access to the development area is provided via N4 while local access is provided via Mount Verde Drive which is an extension of Weir Drive

Current land-use

Agricultural residential
--------------------------

zoning:

Rural residential
-------------------

In instances where there is more than one current land-use zoning, please attach a list of current land use zonings in the Appendix and also indicate which portions are relevant to this application.

Is a change of land-use or a consent use application required?  
Must a building plan be submitted to the local authority?

Tick (✓) the relevant option	
YES	NO
YES	NO



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Locality map:

An A3 locality map must be attached to the back of this document, as Appendix 9. The scale of the locality map must be relevant to the size of the development (at least 1:50 000. For linear activities of more than 25 kilometres, a smaller scale e.g. 1:250 000 can be used. The scale must be indicated on the map.) The map must indicate the following:

- an accurate indication of the development footprint for the project in relation to known landmarks such as towns/villages, as well as the positions of the alternative sites, if any;
- road access from all major roads in the area;
- road names or numbers of all major roads as well as the roads that provide access to the site(s);
- all roads within a 1km radius of the site or alternative sites; and
- a north arrow;
- a legend; and
- GPS co-ordinates for each activity (indicate the position of the activity/ies). The co-ordinates should be in degrees, minutes and seconds.

### Site identification and linkage

Please indicate all the Surveyor-General 21 digit site reference numbers for all sites (including portions of sites) that are part of the application.

N	0	F	T	0	0	0	0	0	0	0	0	1	8	0	8	1	0	0	0	0	4

(if there are more than 6, please expand the list with the rest of the numbers)  
 (These numbers will be used to link various different applications, authorizations, permits etc. that may be connected to a specific site)

Please provide the **geographical coordinates** for the site:

Latitude/Longitude	Degrees	Minutes	Seconds
South	29°	32'	26.41"
East	30°	19'	26.70"

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### 2. ACTIVITIES APPLIED FOR

- a. For an application for authorization that involves more than one listed or specified activity that, together, make up one development proposal, all the listed activities pertaining to this application must be indicated.

Indicate the Activity Number:	Provide the relevant Activity (ies) as set out in Listing Notice 1, 2 & 3(GN R327, GNR325& GNR324)	Describe each listed activity as per the project description (and not as per wording of the relevant Government Notice) <sup>1</sup> :
Activity 9	GN. R327	The development will include bulk transportation of water and stormwater
Activity 10	GN. R327	The development will require the upgrading of bulk infrastructure on and off the site
Activity 12	GN. R327	The development of infrastructure exceeding 100 square metres within 32 metres of a wetland
Activity 19	GN. R327	Development of infrastructure exceeding 10 cubic metres within a wetland
Activity 24	GN. R327	The proposed development will include the development of a road
Activity 25	GN. R327	The development will require infrastructure for the treatment of sewage with a daily throughput capacity of more than 2 000 cubic metres but less than 15 000 cubic metres
Activity 15	GN. R325	Clearance of vegetation of more than 20 hectares will be required for the proposed development
Activity 6	GN. R324	The development will consist of facilities that sleep 15 people or more
Activity 12	GN. R324	Clearance of vegetation of more than 300 sqm or more will be required for the proposed development

**Please note** that any authorization that may result from this application will only cover activities specifically applied for.

<sup>1</sup>Please note that this description should not be a repetition of the listed activity as contained in the relevant Government Notice, but should be a brief description of activities to be undertaken as per the project description, i.e. describe the components of the desired development.

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### 3. NATIONAL SECTOR CLASSIFICATION IN TERMS OF REGULATION 9 OF THE EIA REGULATIONS, 2014

Please indicate which sector the project falls under in terms of Regulation 9 of the EIA Regulations, 2014:

<b>Select the applicable sector by ticking (✓) the relevant block / s in the table below:</b>	
Infrastructure /Transport Services/Roads - Public	
Infrastructure /Transport Services/Roads - Private	
Infrastructure /Transport Services/Rail - Public	
Infrastructure /Transport Services/Rail - Private	
Infrastructure /Transport Services/Airport/Runways/Landing Strip/Helipad - Commercial	
Infrastructure /Transport Services/Airport/Runways/Landing Strip/Helipad - Private	<b>X</b>
Infrastructure /Transport Services/Airport/Runways/Landing Strip/Helipad - Public Services	
Infrastructure /Transport Services - Ports	
Infrastructure /Transport Services - Inland Waterways	
Infrastructure /Transport Services - Marina	
Infrastructure /Transport Services - Canal	
Infrastructure /Localised infrastructure - Infrastructure in the Sea/Estuary/Littoral Active Zone/Development Setback/100M Inland/or coastal public property.	
Infrastructure /Localised infrastructure - Zip Lines & Foefie Slides	
Infrastructure /Localised infrastructure - Cableway or Funiculars	
Infrastructure /Localised infrastructure - Billboards	
Infrastructure /Localised infrastructure/Storage/Dangerous Goods/Hydrocarbon - Gas	
Infrastructure /Localised infrastructure/Storage/Dangerous Goods/Hydrocarbon - Petroleum	
Infrastructure /Localised infrastructure/Storage/Dangerous good – Chemicals	
Utilities Infrastructure/Pipelines/water - Fresh/Storm Water	<b>X</b>
Utilities Infrastructure/Pipelines/water - Waste Water	<b>X</b>
Utilities Infrastructure/Pipelines/Dangerous Goods - Chemicals	
Utilities Infrastructure/Pipelines/Hydrocarbon – Petroleum	
Utilities Infrastructure/Pipelines/Hydrocarbon - Gas	
Utilities Infrastructure/Telecommunications/ Radio Broadcasting - Tower	
Utilities Infrastructure/Telecommunications/ Radio Broadcasting - Mast	
Utilities Infrastructure/Telecommunications/ Radio Broadcasting - Receivers	
Utilities Infrastructure - Marine Cables	
Utilities Infrastructure/Electricity /Generation/Non Renewable/Hydrocarbon - Petroleum	

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Utilities Infrastructure/Electricity /Generation/Non Renewable/Hydrocarbon - Coal	
Utilities Infrastructure/Electricity /Generation/Non Renewable - Nuclear	
Utilities Infrastructure/Electricity /Generation/Renewable - Hydro	
Utilities Infrastructure/Electricity /Generation/Renewable/Solar - PV	X
Utilities Infrastructure/Electricity /Generation/Renewable/Solar - CSP	
Utilities Infrastructure/Electricity /Generation/Renewable - Wind	
Utilities Infrastructure/Electricity /Generation/Renewable - Biomass/ biofuels	
Utilities Infrastructure/Electricity /Generation/Renewable - Wave	
Utilities Infrastructure/Electricity /Distribution and Transmission - Power line	
Utilities Infrastructure/Electricity /Distribution and Transmission- Substation	
Utilities Infrastructure/Gas /Distribution and Transmission- Compressor Station	
Services/Waste Management Services/Disposal facilities - Hazardous	
Services/Waste Management Services/Disposal facilities - Nuclear	
Services/Waste Management Services/Disposal facilities - General	
Services/Waste Management Services/Treatment facilities - Hazardous	
Services/Waste Management Services/Treatment facilities - General	
Services/Waste Management Services/Storage Facilities - General	
Services/Waste Management Services/Storage Facilities - Hazardous	
Services/Waste Management Services/Storage Facilities - Nuclear	
Services/Burial and cemeteries - Cemeteries	
Services/Burial and cemeteries - Cremators	
Services/Water services/Storage - Dams	
Services/Water services/Storage - Reservoirs	
Services/Water services - Desalination	
Services/Water services - Treatment & Waste Water	X
Services - Hospitality	
Mining - Prospecting rights	
Mining - Mining Permit	
Mining - Mining Right	
Mining/Exploration Right - Gas or Oil Marine	
Mining/Exploration Right - Gas or Oil Terrestrial	
Mining/Production Right - Gas or Oil Marine	
Mining/Production Right - Gas or Oil Terrestrial	
Mining/Underground gasification of coal - Oil	

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Mining/Beneficiation - Hydrocarbon	
Mining/Beneficiation - Mineral	
Agriculture/Forestry/ Fisheries - Crop Production	
Agriculture/Forestry/ Fisheries - Animal Production	
Agriculture/Forestry/ Fisheries - Afforestation	
Agriculture/Forestry/ Fisheries/Aquaculture/Inland- Alien	
Agriculture/Forestry/ Fisheries/Aquaculture/Inland- Indigenous	
Agriculture/Forestry/ Fisheries/Aquaculture/Marine - Alien	
Agriculture/Forestry/ Fisheries/Aquaculture/Marine - Indigenous	
Agriculture/Forestry/ Fisheries - Agro-Processing	X
Transformation of land - Indigenous vegetation	
Transformation of land - From open space or Conservation	
Transformation of land - From agriculture or afforestation	X
Transformation of land - From mining or heavy industrial areas	
Any activities within or close to a watercourse	X
Any activity in an estuary, on the seashore, in the littoral active zone, or in the sea.	
Activity requiring permit or licence in terms of National or Provincial legislation governing the release or generation of emissions - Emissions	
Activity requiring permit or licence - Marine Effluent	
Activity requiring permit or licence - Fresh Water Effluent	
Release of Genetically Modified Organisms	

#### 4. STATE DEPARTMENTS CONSULTED

Please indicate to which State departments reports related to your application will be forwarded to provide comments in terms of section 24 0 (2) of NEMA:

**Please note:** details of the relevant contact person and the address of the State department must be provided. Add the names and other details for State departments not listed.

Tick (✓) relevant option/s		Name of Department	Contact person	Address
YES	NO			
✓		Department of Economic Development, Tourism & Environmental Affairs	David Maritz	David.Maritz@kznedtea.gov.za
✓		Ezemvelo KZN Wildlife	Andy Blackmore	andyb@kznwildlife.gov.za
✓		KZN Amafa & Research Institute	John Pakwe	John.pakwe@amafainstitute.org.za
✓		Department of Water & Sanitation	Nonku Mokoena	mokoenan@dws.gov.za
✓		Department of Agriculture & Rural	Z.N. Dlamini	hodpa@kzndae.gov.za

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Tick (✓) relevant option/s		Name of Department	Contact person	Address
YES	NO			
		Development		
✓		Department of Cooperative Governance and Traditional Affairs	Tando Tubane	HODPA@kzncogta.gov.za
✓		Department of Transport	Judy Reddy	Judy.Reddy@kzntransport.gov.za
✓		Department of Health	Sandile Bhengu	Sandile.Bhengu@kznhealth.gov.za
✓		Department of Human Settlements,	Luyanda Kafile	Luyanda.Kafile@kzndhs.gov.za

Mount Verde EIA - I&AP Register		
Name	Organization	Email
MacDonnel	MacDonnel Councillor	<a href="mailto:anmacd@cybertrade.co.za">anmacd@cybertrade.co.za</a>
Andy Blackmore	EKZN Wildlife Manager - Planning	<a href="mailto:andyb@kznwildlife.com">andyb@kznwildlife.com</a>
Ashantia Nerissa Pillay	Ezemvelo KZN Wildlife	<a href="mailto:nerissa.pillay@kznwildlife.com">nerissa.pillay@kznwildlife.com</a>
Ashantia Nerissa Pillay	Ezemvelo KZN Wildlife	-
Ballito Umhlali Ratepayers	BURRA (WESSA KZN Region) The Chair	
Clr Ndlela	Clr Ndlela Ward 6 Councillor	<a href="mailto:mlamlin@kwadukuza.gov.za">mlamlin@kwadukuza.gov.za</a>
David Maritz	KZN Department of Economic Development, Tourism and Environmental Affairs Control Environmental Officer: EDTEA	<a href="mailto:David.Maritz@kznedtea.gov.za">David.Maritz@kznedtea.gov.za</a>
J Banda	Councillor Councillor	
Jan Van der Vegte	uMngeni Municipality	<a href="mailto:Jan.VanDerVegte@umngeni.gov.za">Jan.VanDerVegte@umngeni.gov.za</a>
Jannie Cronje	Umsunguli consultants	<a href="mailto:jannie@umsunguli.co.za">jannie@umsunguli.co.za</a>
Kashrina Sookraj	KZN Department of Economic Development, Tourism and Environmental Affairs EDTEA: EIA	<a href="mailto:Kashrina.Sookraj@kznedtea.gov.za">Kashrina.Sookraj@kznedtea.gov.za</a>
Kate Janse Van Rensburg	The Local Ward Councillor for Ward 7	<a href="mailto:Cllr.jansevanrensburg@umngeni.gov.za">Cllr.jansevanrensburg@umngeni.gov.za</a>
Kate Janse Van Rensburg	The Local Ward Councillor for Ward 7	<a href="mailto:smoutyk@gmail.com">smoutyk@gmail.com</a>
Malcolm Moses	KZN Department of Economic Development, Tourism and Environmental Affairs ILEMBE EDTEA	<a href="mailto:Malcolm.Moses@kznedtea.gov.za">Malcolm.Moses@kznedtea.gov.za</a>
Marc Hattingh	Umngeni Municipality	<a href="mailto:marc.hattingh@umngeni.gov.za">marc.hattingh@umngeni.gov.za</a>
Miss. N.M. Mokoena	KZN Department of Water & Sanitation DWS	<a href="mailto:mokoenan@dws.gov.za">mokoenan@dws.gov.za</a>
Mr. S.S. Mnyango	KZN Department of Water & Sanitation DWS	no
Mrs Carolyn Schwegman	WESSA KZN Region EIA Co-ordinator	<a href="mailto:afromatz@telkomsa.net">afromatz@telkomsa.net</a>
Ms Ann McDonnell	Ward 6 Committee Councillor	<a href="mailto:anmc@telkomsa.net">anmc@telkomsa.net</a>
Ms. K. Moodley	KZN Department Agriculture, Forestry & Fisheries DAFF	<a href="mailto:KarenM@daff.gov.za">KarenM@daff.gov.za</a>
Nontsikelelo Mbanjwa	KZN Department of Economic Development, Tourism and Environmental Affairs ILEMBE EDTEA	<a href="mailto:Nontsikelelo.Mbanjwa@kznedtea.gov.za">Nontsikelelo.Mbanjwa@kznedtea.gov.za</a>
O. A.Ogunnaike	KZNEDTEA Land use Management Cedall	<a href="mailto:boyo.ogunnaike@kzndard.gov.za">boyo.ogunnaike@kzndard.gov.za</a>
Sanele Vilakazi	Umngeni Water	<a href="mailto:sanele.vilakazi@umngeni.co.za">sanele.vilakazi@umngeni.co.za</a>

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SANRAL	SA Nat Roads Agency	<a href="mailto:mohammedr@nra.co.za">mohammedr@nra.co.za</a>
SASA	SA Sugar Association The Manager	
Teresa Duggan	uMngeni Municipality: Economic Development & Planning Portfolio Committee	<a href="mailto:Cllr.Duggan@umngeni.gov.za">Cllr.Duggan@umngeni.gov.za</a>
The Chair	BURRA (WESSA KZN Region) Ballito Umhlali Ratepayers	
Zotha Zondo	uMngeni Municipality	<a href="mailto:Zotha.Zondo@umngeni.gov.za">Zotha.Zondo@umngeni.gov.za</a>

**Please note that: The EAP must request comments from** all relevant State departments and remind such departments that failure to submit comments with 30 days will, in terms of sub-regulation 3(4) of the EIA Regulations, 2014 be regarded as no comments..

### 5. ECONOMIC AND SOCIAL INFORMATION

Details on the anticipated socio-economic values associated with the proposed project MUST be provided below:

Anticipated CAPEX value of the project on completion	R2 Billion
What is the expected annual turnover to be generated by or as a result of the project?	R2 Billion
New skilled employment opportunities created in the <u>construction</u> phase of the project	258
New skilled employment opportunities created in the <u>operational</u> phase of the project	1000
New un-skilled employment opportunities created in the <u>construction</u> phase of the project	2000
New un-skilled employment opportunities created in the <u>operational</u> phase of the project	3000
What is the expected value of the employment opportunities during the operational and construction phase?	R 140 Million

### 6. TYPE OF APPLICATION

#### (a) Application for Basic Assessment (BA)

This is an application that is subject to a basic assessment (EIA Regulations 2014: Chapter 4, Part 2)) and Regulation 19 in the EIA Regulations 2014 will be complied with.

Tick <span style="float: right;">(✓)</span> relevant option	
YES	N/A

#### (b) Application for Scoping and Environmental Impact Assessment (S/EIA)

This is an application that is subject to Scoping and EIA (EIA Regulations 2014: Chapter 4: Part 3) and Regulation 21 in the EIA Regulations 2014 will be complied with.

Tick <span style="float: right;">(✓)</span> relevant option	
YES	N/A

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Application for Environmental Authorization	Oct 2022 V1
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# APPLICATION FOR ENVIRONMENTAL AUTHORIZATION

## 7. DECLARATIONS

### (a) Declaration by the applicant

I, Andre Voigt, declare that I-

- am, or represent<sup>2</sup>, the applicant in this application;
- have appointed an environmental assessment practitioner to act as the independent environmental assessment practitioner for this application and have confirmed that this EAP is in good standing and registered with EAPASA;
- will provide the environmental assessment practitioner and the KZN Department of Economic Development, Tourism & Environmental Affairs with access to all information at my disposal that is relevant to this application;
- will be responsible for the costs incurred in complying with the Environmental Impact Assessment Regulations, 2014, including but not limited to –
  - costs incurred in connection with the appointment of the environmental assessment practitioner;
  - costs incurred in respect of the undertaking of any process required in terms of the Regulations;
  - costs in respect of any fee prescribed by the Minister or MEC in respect of the Regulations;
  - costs in respect of specialist reviews, if the competent authority decides to recover costs; and
  - the provision of security to ensure compliance with conditions attached to an environmental authorization, should it be required by the KZN Department of Economic Development, Tourism & Environmental Affairs;
- will ensure that the environmental assessment practitioner is competent to comply with the requirements of the EIA Regulations, 2014 and will take reasonable steps to verify whether the EAP complies with the Regulations;
- will inform all registered interested and affected parties of any suspension of the application, as well as of any decisions taken by the KZN Department of Economic Development, Tourism & Environmental Affairs in this regard;
- am responsible for complying with the conditions of any environmental authorization issued by the KZN Department of Economic Development, Tourism & Environmental Affairs;
- hereby indemnify the Government of the Republic of South Africa, the KZN Department of Economic Development, Tourism & Environmental Affairs and all its officers, agents and employees, from any liability arising out of the content of any report, any procedure or any action which the applicant or environmental assessment practitioner is responsible for in terms of the EIA Regulations, 2014;
- will not hold the KZN Department of Economic Development, Tourism & Environmental Affairs responsible for any costs that may be incurred by the applicant in proceeding with an activity prior to obtaining an environmental authorization or prior to an appeal being decided in terms of the EIA Regulations, 2014;
- I will perform all other obligations as expected from an applicant in terms of the EIA Regulations, 2014;
- all the particulars furnished by me in this form are true and correct; and

I am aware that a person is guilty of an offence in terms of Regulation 48(1) of the EIA Regulations, 2014, if that person provides incorrect or misleading information. A person who is convicted of an offence in terms of sub-regulation 48(1)(a)-(e) is liable to the penalties as contemplated in section 49B-(1) of the National Environmental Management Act, 1998 (Act 107 of 1998)

  
Signature of the applicant<sup>3</sup> / Signature on behalf of the applicant

Mount Verde Pty Ltd  
Trading name (if applicable)

01/03/2023  
Date

<sup>2</sup>If this is signed on behalf of the applicant, proof of such authority from the applicant must be attached.

<sup>3</sup>If the applicant is a juristic person, a signature on behalf of the applicant is required as well as proof of such authority.

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Application for Environmental Authorization	Oct 2022 V1
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# APPLICATION FOR ENVIRONMENTAL AUTHORIZATION

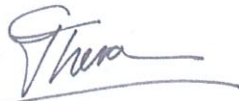
## (b) Declaration by the environmental assessment practitioner.

### Environmental assessment practitioner (EAP):

Trading name (if any):	LEAP Enviro		
Contact person:	Dr Gwen Theron		
Postal address:	No 1 Ivy Street, Sunnyside		
Postal code:	0002	Cell:	083 302 2116
Telephone:	012 344 3582		
E-mail:	Gwen.theron@leapenviro.co.za		
Education Qualifications <sup>4</sup> :	BL Landscape Architecture University of Pretoria 78-82 ML Landscape Architecture Texas A&M University 84-86 PhD Landscape Architecture University of Pretoria 02-03		
EAPASA Registration number:	EAPASA 2019/1421		

I, Dr Gwen Theron, declare that I

- am the independent environmental practitioner in this application;
- am registered with EAPASA as a Registered EAP and my registration is in good standing;
- will comply with the requirements for an EAP as stipulated in Regulation 13 of the EIA Regulations, 2014;
- do not have and will not have any vested interest (either business, financial, personal or other) in the undertaking of the proposed activity, other than remuneration for work performed in terms of the Environmental Impact Assessment Regulations, 2014;
- will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant;
- declare that there are no circumstances that may compromise my objectivity in performing such work;
- have expertise in conducting environmental impact assessments, including knowledge of the National Environmental Management Act, 1998 (Act107 of 1998), regulations and any guidelines that have relevance to the proposed activity;
- will comply with the National Environmental Management Act, 1998 (Act107 of 1998), regulations and all other applicable legislation;
- 2014undertake to disclose to the applicant and the KZN Department of Economic Development, Tourism & Environmental Affairs all material information in my possession that reasonably has or may have the potential of influencing its decision with respect to this application;
- will ensure that information containing all reports in respect of this application is distributed or made available to interested and affected parties and that their participation is facilitated in such a manner that they will be provided with a reasonable opportunity to participate and provide comments on the reports;
- will provide the competent authority with access to all information at my disposal regarding this application, whether such information is favourable to the applicant or not;
- declare that all the particulars furnished by me in this form are true and correct;
- I am aware that a person is guilty of an offence in terms of Regulation 48 (1) of the EIA Regulations, 2014, if that person provides incorrect or misleading information. A person who is convicted of an offence in terms of sub-regulation 48(1) (a)-(e) is liable to the penalties as contemplated in section 49B(1) of the National Environmental Management Act, 1998 (Act 107 of 1998); and
- I will comply with all the requirements as indicated in the National Environmental Management Act, 1998(Act 107 of 1998) and Environmental Impact Assessment Regulations, 2014.



Signature of the environmental assessment practitioner

LEAP

Trading name

09 MARCH 2023

Date

<sup>4</sup>Please include details of names, education qualifications and professional affiliations of the EAP and each representative of the EAP appointed to manage this application.

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Application for Environmental Authorization	Oct 2022 V1
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# Appendix 1

Minutes of the Pre-Application Meeting



# MEETING MINUTES: PRE-APPLICATION MEETING



**LEAP**

Dr. Gwen Theron • PrLArch No 97082  
 Landscape Architect • Environmental Planner  
 Imbriilnx cc 2010/089810/23 • P.O. Box 13185, Hatfield 0028  
 012 344 3582 tel • cell 083 302 2116  
 086 606 6130 fax • gwen.theron@leapenviro.co.za



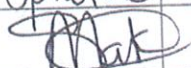
Project: Application for EIA on Erf 2054 Hilton No EDTEA reference number	Date	Time
Teams meeting	18/11/2022	13:00 – 14:00
Meeting Organizer: Alicia de Swart		

Attendees			
Name	Representing	Phone number	Email
Nombasa Kama	KZNEDETA		<a href="mailto:Nombasa.Kama@kznedtea.gov.za">Nombasa.Kama@kznedtea.gov.za</a>
Kraigen Govindasam	KZNEDETA		<a href="mailto:Kraigen.Govindasamy@kznedtea.gov.za">Kraigen.Govindasamy@kznedtea.gov.za</a>
Xoli Mzulwini	KZNEDETA		<a href="mailto:Xoli.Madiba@kznedtea.gov.za">Xoli.Madiba@kznedtea.gov.za</a>
Mavis Padayachee	KZNEDETA		<a href="mailto:Mavis.Padayachee@kznedtea.gov.za">Mavis.Padayachee@kznedtea.gov.za</a>
Sphelele Makhwasa	KZNEDETA		<a href="mailto:Sphelele.Makhwasa@kznedtea.gov.za">Sphelele.Makhwasa@kznedtea.gov.za</a>
Andre Voigts	On behalf of Applicant	033 343 4303	<a href="mailto:andre@voigts.co.za">andre@voigts.co.za</a>
Trevor Glass	On behalf of Applicant	082 057 4487	<a href="mailto:trevor@indexprojects.co.za">trevor@indexprojects.co.za</a>
Zandre van Zyl	On behalf of Applicant	073 364 8946 033 343 4303	<a href="mailto:property@voigts.co.za">property@voigts.co.za</a>
Dr. Gwen Theron	LEAP	083 302 2116 012 344 3582	<a href="mailto:gwen,theron@leapenviro.co.za">gwen,theron@leapenviro.co.za</a>
Alicia de Swart	LEAP	012 344 3582	<a href="mailto:eco@leapenviro.co.za">eco@leapenviro.co.za</a>
Anmari Viljoen	LEAP	012 344 3582	<a href="mailto:land@leapenviro.co.za">land@leapenviro.co.za</a>
Mqondisi Mehlomakhulu	LEAP	012 344 3582	<a href="mailto:pp@leapenviro.co.za">pp@leapenviro.co.za</a>
Appologies			
Shawn Janneker	KZNEDETA	076 943 1913 033 347 1820	<a href="mailto:Shawn.Janneker@kznedtea.gov.za">Shawn.Janneker@kznedtea.gov.za</a>

No	Points of Discussion	Action
1	<b>Background on the project Mount Verde EIA</b>	
	<p>The property, Erf 2054 Hilton has been subdivided in to a total of eight portions.</p> <p>Portion 1,3,4,5,7 and 8 are mentioned in the application.</p> <p>Portion 2 has been removed from potential densification, as the property has already been sold and agricultural activities are taking place on the portion</p> <p>Portion 6 is owned by the Mount Verde Farmers Association; thus, won't be part of the EIA.</p>	
	<p>A component that won't be addressed in the EIA, forms part of the heart of the development called the Village Centre. The Mount Verde offices are situated in that area.</p> <p>Approximately 12 – 18 months ago, confirmation was received that the existing buildings and footprint can be utilized. This is included in the existing ROD.</p> <p>The Mount Verde Estate envisions transforming those buildings in order to have a commercial and recreational component.</p>	
	<p>Adjacent to the Village Centre is portion 8 on which existing buildings are located. These buildings tie into the existing building situated on the bottom part of portion 1</p>	
	<p>The idea is to increase the densities of the farm portions around the core of the Village Centre and the development on portion 4.</p>	
	<p><b>Portion 1</b></p> <p>Each erf is situated on the existing footprint of previous structures and no additional development is envisioned.</p> <p>The roads are existing and will not be widened.</p> <p>Most trees are remnants of the gardens of the staff quarter's gardens of the previous staff.</p>	
	<p><b>Portion 3</b></p> <p>The slope of the land and the farmer's contours dictate the layout.</p> <p>Large open spaces are designed to allow for the implementation of storm water services.</p> <p>The units are situated around the open space which will allow for Agrihood and Agri-culture such as orchards or other ideas that the occupants might have.</p> <p>The two portions on the righthand side are two-hectare portions, due to the agreement between the applicant and the Mount Verde Farmers Association.</p> <p>A proposed reservoir is situated on the highest point of the portion which will supply water to the development.</p>	
	<p><b>Portion 4</b></p> <p>The idea is to subdivide the portion into three smaller proposed portions.</p> <ul style="list-style-type: none"> <li>• Hospitality area of 5ha</li> <li>• Showground facilities</li> </ul>	

	<ul style="list-style-type: none"> <li>The heart of the agricultural component will become an interactive agricultural aspect of the development with a few cottages and two residential units.</li> </ul>	
	<p><b>Portion 5</b></p> <p>Overlooks the whole of portion 4.</p> <p>Consist of larger properties from 800m<sup>2</sup> – 1000m<sup>2</sup></p> <p>Large open spaces that can be utilized for urban agriculture</p>	
	<p><b>Portion 7</b></p> <p>The layout runs along the contours.</p> <p>The development consists of different sized properties.</p> <p>Due to the slope, there is a natural drainage area. It could drain into an agricultural dam.</p>	
	<p><b>Portion 8</b></p> <p>The development consists of different property sizes. There is potential to implement town houses.</p> <p>The smaller units lie closer to the center of the village.</p>	
	A hospitality component is proposed for the existing buildings that are situated on portion 1 and 8, which is currently occupied by staff.	
2	<b>Applicable listed activities identified by the Environmental Practitioner</b>	
	<b>Activity 9:</b> The development will include bulk transportation of water and stormwater	
	<b>Activity 10:</b> The development will require the upgrading of bulk infrastructure on and off the site	
	<b>Activity 12:</b> The development of infrastructure exceeding 100 square meters within 32 meters of a wetland	
	<b>Activity 19:</b> Development of infrastructure exceeding 10 cubic meters within a wetland	
	<b>Activity 24:</b> The proposed development will include the development of a road	
	<b>Activity 25:</b> The development will require infrastructure for the treatment of sewage with a daily throughput capacity of more than 2 000 cubic meters but less than 15 000 cubic meters	
	<b>Activity 15:</b> Clearance of vegetation of more than 20 hectares will be required for the proposed development	
	<b>Activity 6:</b> The development will consist of facilities that sleep 15 people or more	
	<b>Activity 12:</b> Clearance of vegetation of more than 300 sqm or more will be required for the proposed development	
	Specialist and professional consultants have been appointed to advise the client	

3	<b>Discussions</b>	
	The previous application requires that Mount Verde remains an agricultural area. The applicant has no intention of changing that requirement.	
	Erf 2054 overlaps with the previous EIA, where it was referred to as Portion 4. Only the existing roads were included in the previous EIA.	
	In terms of public participation, the project has been advertised to inform the community that the development is underway. The farmers who form part of the Mount Verde Farmers Association, were active members of the public during the previous process. The PP process has not been taken too far in the event that the departments require changes.	
	The whole site of approximately 77ha was previously used for either agriculture or grazing. The area has little to no natural veld grass left and is mainly covered in kikuyu.	
	Listing notice 27 needs to be removed due to the fact that the clearance area is more than 20ha.	
	Even though the reservoir will be used as a secondary water supply, LEAP will confirm that the reservoir cubic capacity doesn't trigger any listed activity.	
	No major excavation within a wetland, but service lines such as the sewer line will need to cross wetlands and necessary existing farm roads that should be upgraded.	
	The paleontology report forms part of the heritage study.	
	The entire development and design are focused on green design.	
	Application for the use of municipal water is already submitted and approved The line and connection to municipal water is already implemented and operational.	
	Electrical supply is directly from ESKOM. The applicant has enough electrical supply for the development. Alternative sources of electricity are being investigated.	
	In terms of the Flood Risk Assessment, the flood lines have been delineated and all and any development falls outside of the flood lines.	
	In terms of I&AP's, comments from the local and district municipalities are required.	
4	<b>Way forward</b>	
	Distribution of the meeting minutes	
	Reviewing of the meeting minutes and give feedback and approval via email.	
	Commence with EIA/NEMA process	
	See Annexure A for the list of statutory bodies.	

Sphelele Makhlwasa  


EAPASA Reg. No. 2019/  
 ETEA For Application For EIA On Erf 2054 Hilton  
 Date: 26 January 2020

# Appendix 2

Land Owner Consent



## LANDOWNER CONSENT FORM



### KWAZULU-NATAL PROVINCE

**ECONOMIC DEVELOPMENT, TOURISM  
AND ENVIRONMENTAL AFFAIRS**  
REPUBLIC OF SOUTH AFRICA

	(For official use only)
Provincial Reference Number:	
NEAS Reference Number:	KZN / EIA /
Waste Management Licence Number (if applicable):	
Date Received by Department:	

## CONSENT FROM THE LANDOWNER / PERSON IN CONTROL OF THE LAND, ON WHICH THE ACTIVITY IS TO BE UNDERTAKEN

**Submitted in terms of the requirements of sub-regulation 39(1) of the Environmental Impact Assessment Regulations, 2014 (if the applicant is not the owner or person in control of the land on which the activity is to be undertaken).**

### KINDLY NOTE THAT:

1. This document should be attached as Appendix 2 to:
  - The application form for **Environmental Authorization** in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998).
2. This form is current as of **May 2021**. It is the responsibility of the Applicant / Environmental Assessment Practitioner ("EAP") to ascertain whether subsequent versions of the form have been released by the Department.

## 1. DETAILS OF APPLICANT

Project applicant:	Etjoy (Pty) Ltd		
Trading name (if any):	Mount Verde (Pty) Ltd		
Contact person:	Andre Voigt		
Physical address:	Weir Dr., Mount Verde Estate, Hilton, Pietermaritzburg		
Postal address:	P.O Box 1300, Hilton, Mount Verde Estate, Pietermaritzburg		
Postal code:	3245	Cell:	N/A
Telephone:	033 343 4303	Fax:	
E-mail:	property@voigtsgroup.co.za		

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Landowner Consent	May 2021 V1
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GROWING KWAZULU-NATAL TOGETHER



## LANDOWNER CONSENT FORM

### 2. DETAILS OF LANDOWNER OR PERSON IN CONTROL OF THE LAND

(where the applicant is not the landowner or person in control of the land)

<b>Landowner or person in control of the land:</b>			
<b>Contact person:</b>			
<b>Postal address:</b>			
<b>Postal code:</b>		<b>Cell:</b>	
<b>Telephone:</b>		<b>Fax:</b>	
<b>E-mail:</b>			

### 3. PROJECT DETAILS AND ACTIVITIES APPLIED FOR

**Project title:**

Proposed Mixed-Use Development with associated infrastructure on Portion 1, 3, 4, 5, 7 and 8 of Erf 2054 Hilton, within uMngeni Municipality

**Activities applied for:**

Describe each listed activity in Listing Notices 1, 2 or 3 (GNR983 -985, 04 December 2014) which is being applied for as per the project description:

Indicate the Activity Number:	Provide the relevant Activity (ies) as set out in Listing Notice 1, 2 & 3 (GN R327, GNR325 & GNR324)	Describe each listed activity as per the project description (and not as per wording of the relevant Government Notice) <sup>1</sup> :
Activity 9	GN. R327	The development will include bulk infrastructure of water and stormwater
Activity 10	GN. R327	The development will require the upgrading of bulk infrastructure on and off the site
Activity 12	GN. R327	The development of infrastructure exceeding 100 square metres within 32 metres of a wetland
Activity 19	GN. R327	Development of infrastructure exceeding 10 cubic metres within a wetland
Activity 24	GN. R327	The proposed development will include the development of a road
Activity 25	GN. R327	The development will require infrastructure for the treatment of sewage with a daily throughput capacity of more than 2 000 cubic metres but less than 15 000 cubic metres
Activity 15	GN. R325	Clearance of vegetation of more than 20 hectares will be required for the proposed development
Activity 6	GN. R324	The development will consist of facilities that sleep 15 people or more
Activity 12	GN. R324	Clearance of vegetation of more than 300 hectares or more will be required for the proposed development

<sup>1</sup>Please note that this description should not be a repetition of the listed activity as contained in the relevant Government Notice, but should be a brief description of activities to be undertaken as per the project description, i.e. describe the components of the desired development.

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Landowner Consent	May 2021 V1
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LANDOWNER CONSENT FORM

4. PROPERTY DESCRIPTION

Property description:	Proposed Mixed-Use Development with associated infrastructure on Portion 1, 3, 4, 5, 7 and 8 of Erf 2054 Hilton, within uMngeni Municipality
	(Farm name, portion etc.) Where a large number of properties are involved (e.g. linear activities), please attach a full list to this application.
Town(s) or district(s):	Pietermaritzburg
Physical (street) address of project:	Development site is located 450 metres east of Hilton Gardens in Pietermaritzburg

5. CONSENT FROM LANDOWNER OR PERSON IN CONTROL OF THE LAND TO UNDERTAKE THE ACTIVITY/IES

I, Andre Mark Voigts, declare that, I:-

- Am the landowner or person in control of the property described in Section 4 of this document; and
- That I hereby give consent to the applicant \_\_\_\_\_ as described in section 1 of this document to undertake the activity/ies as described in section 3 of this document on the property described in section 4.

  
\_\_\_\_\_  
Signature of the landowner or person in control of the land

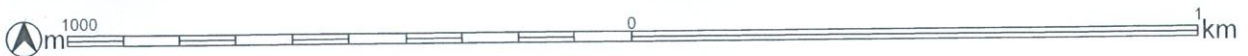
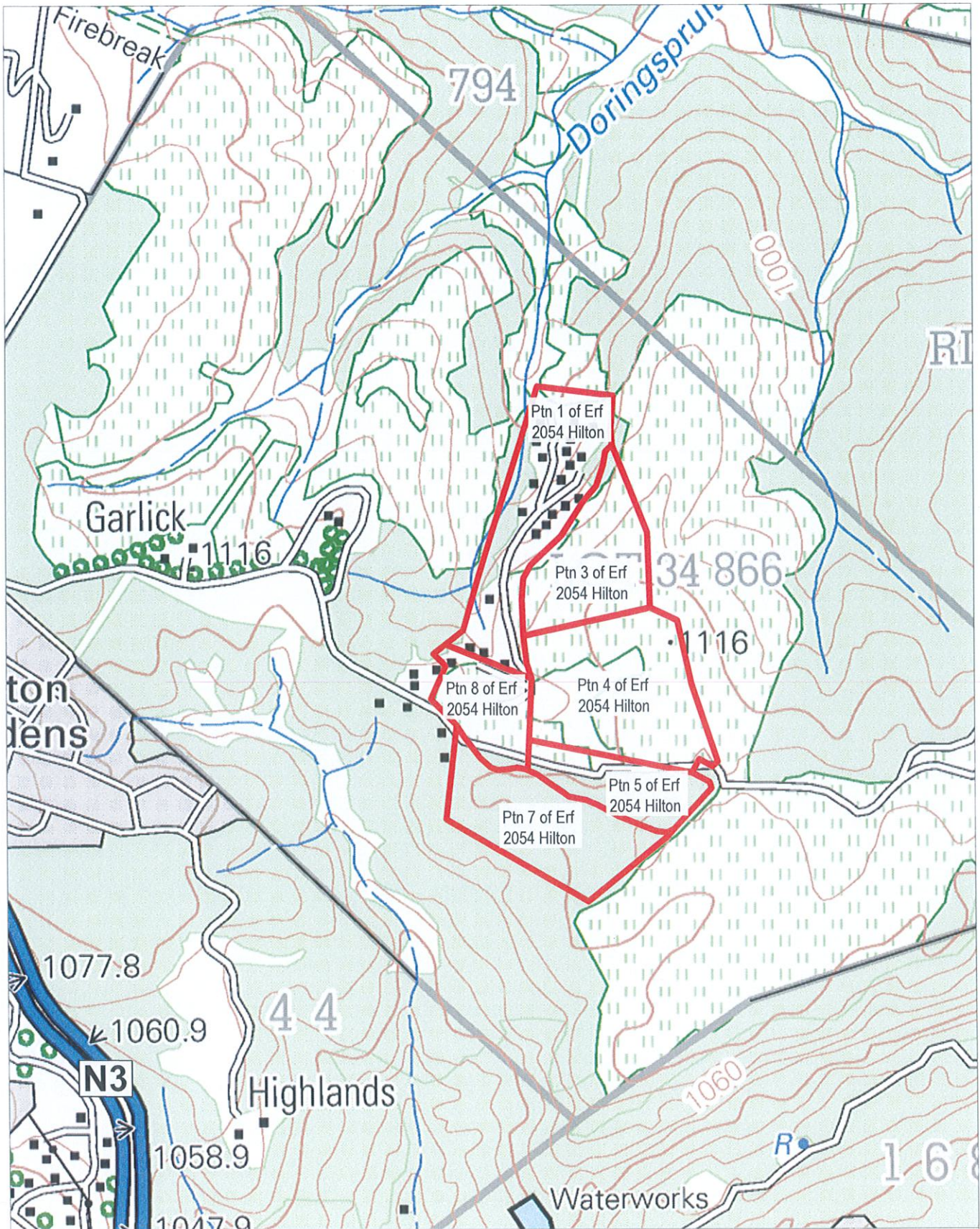
01/03/2023  
\_\_\_\_\_  
Date

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Landowner Consent	May 2021 V1
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# Appendix 5

Location of the Development Footprint





REVISIONS		
REV	DATE	DESCRIPTION

Locality Map

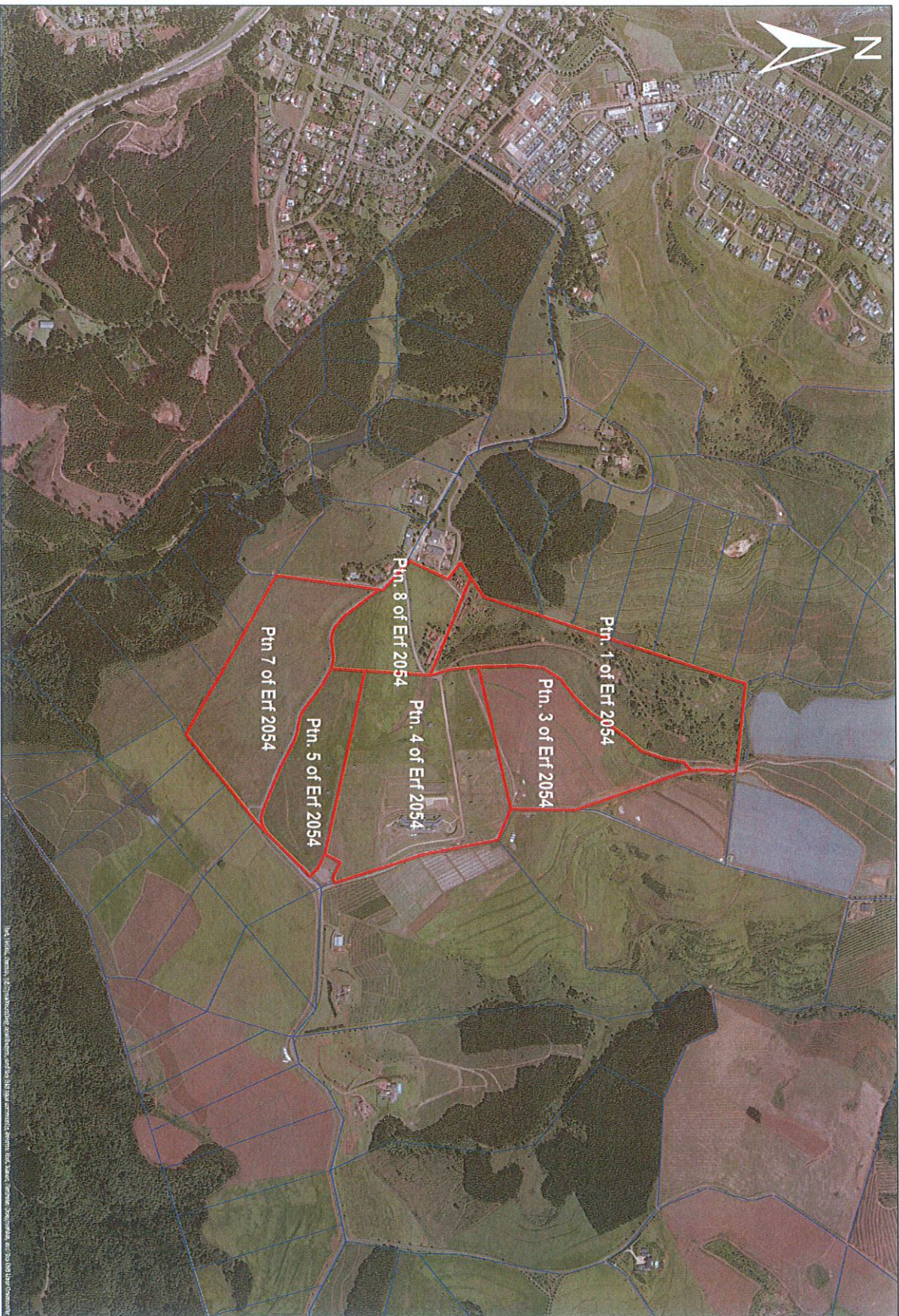


THE DONOR/LESSEE OF THE PROPERTY OF LEAP ENVIRONMENTAL CONSULTANTS (Pty) Ltd. IS NOT RESPONSIBLE FOR THE CONTENTS OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE ABOVE MENTIONED COMPANY.

PROJECT

Ptn. 1, Ptn. 3, Ptn. 4, Ptn. 5, Ptn. 7 and Ptn. 8 of Erf 2054 Hilton

DRAWN BY	CHECKED BY	DATE	SCALE	QUAD REF. & DATE
AV	GT	2022-10-10	NTS	2930CB 2000



### LEGEND

- Property Boundary
- Ptn 1 (18,4874 Hectares)
- Ptn 3 (13,1875 Hectares)
- Ptn 4 (22,0190 Hectares)
- Ptn 5 (8,4954 Hectares)
- Ptn 7 (15,9247 Hectares)
- Ptn 8 (7,9126 Hectares)
- Farm Portions



# LOCATION MAP (Source: Google, 2023)

SOURCE: Z:\Main\_data\PROJECTS\MM\Mount Verde EIA\Drawings & Maps\2023.02.21 LEAP Location Map\_A3 (L)

#### REVISIONS

REV	DATE	DESCRIPTION

#### CLIENT



SIGNED

#### PROJECT

Ptn 1, 3, 4, 5, 7 & 8 of Erf 2054

#### LOCATION MAP

DRAWN BY	CHECKED BY	DATE	DRAWING No.	SHEET	REV
MM	GT	2023-02-21	N/A	1 of 1	A

# Appendix 6

Proof of Payment





## Absa Online: Notice of Payment

08 March 2023

Dear IMBRILINX CC

### Subject: Notice Of Payment: Kwa Zulu Natal Provi

Please be advised that you made a payment to Kwa Zulu Natal Provi as indicated below.

Transaction number:	807F32FEA7-1
Payment date:	2023-03-08
Payment made from:	Current account
Payment made to:	Kwa Zulu Natal Provi
Beneficiary bank name:	STD S.A.
Beneficiary account number:	52106160
Bank branch code:	057525
For the amount of:	10,000.00
Immediate interbank payment :	N
Reference on beneficiary statement:	Mount VERDE EIA
Additional comments by payer:	-

Please remember that the following apply to Absa Online payments to non-ABSA bank accounts.

- Payments made on weekdays before 15:30 will be credited to the receiving bank account by midnight of the same day but may not be credited to the beneficiary's bank account at the same time.
- Payments made on weekdays after 15:30 will be credited by midnight of the following day.
- Payments made on a Saturday, Sunday or Public holiday will be credited to the account by midnight of the 1st following weekday.

If you need more information or assistance, please call us on 08600 08600 or +27 11 501 5110 (International calls).

If you have made an incorrect internet banking payment, please send an email to [digital@absa.co.za](mailto:digital@absa.co.za)

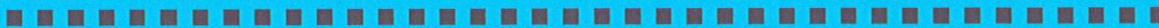
Yours sincerely

General Manager: Digital Channels

This document is intended for use by the addressee and is privileged and confidential. If the transmission has been misdirected to you, please contact us immediately. Thank you.

# Appendix 8

Environmental Screening Tool Report





**SCREENING REPORT FOR AN ENVIRONMENTAL AUTHORIZATION AS  
REQUIRED BY THE 2014 EIA REGULATIONS – PROPOSED SITE  
ENVIRONMENTAL SENSITIVITY**

**EIA Reference number:**

**Project name:** Mount Verde - EIA

**Project title:** Mount Verde - EIA

**Date screening report generated:** 17/11/2022 11:10:33

**Applicant:** Voigts Group

**Compiler:** LEAP

**Compiler signature:**  
.....

**Application Category:** Services|Hospitality

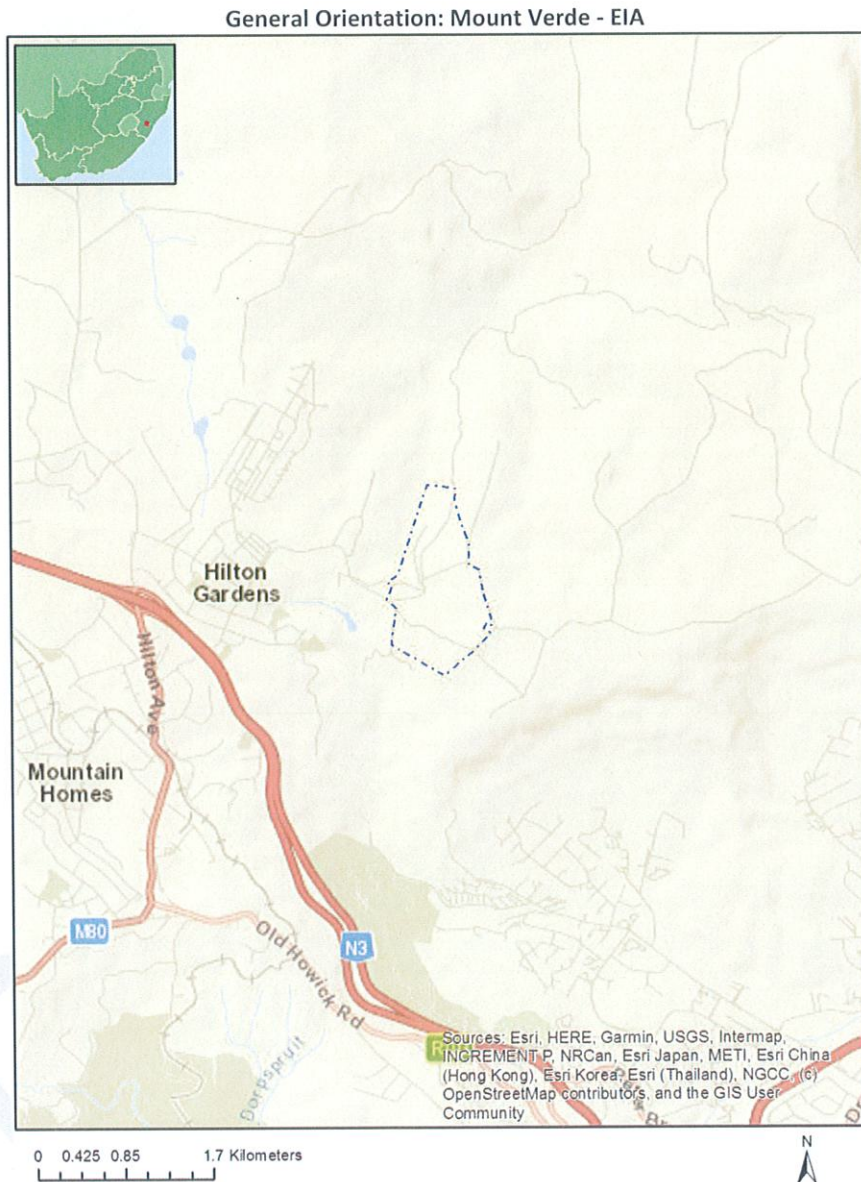
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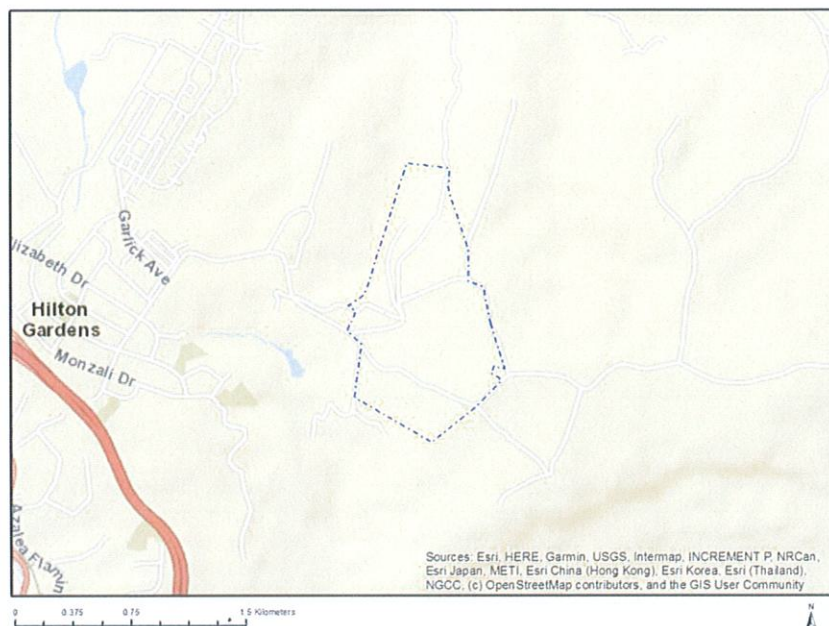
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# Proposed Project Location

## Orientation map 1: General location



## Map of proposed site and relevant area(s)



## Cadastral details of the proposed site

Property details:

No	Farm Name	Farm/ Erf No	Portion	Latitude	Longitude	Property Type
1	HILTON	2054	4	29°32'28.65S	30°19'33.72E	Erven
2	HILTON	2054	3	29°32'16.46S	30°19'32.88E	Erven
3	HILTON	2054	1	29°32'10.86S	30°19'26.04E	Erven
4	HILTON	2054	7	29°32'44.47S	30°19'27.85E	Erven
5	HILTON	2054	5	29°32'39.27S	30°19'35.07E	Erven
6	HILTON	2054	8	29°32'30.79S	30°19'20.3E	Erven

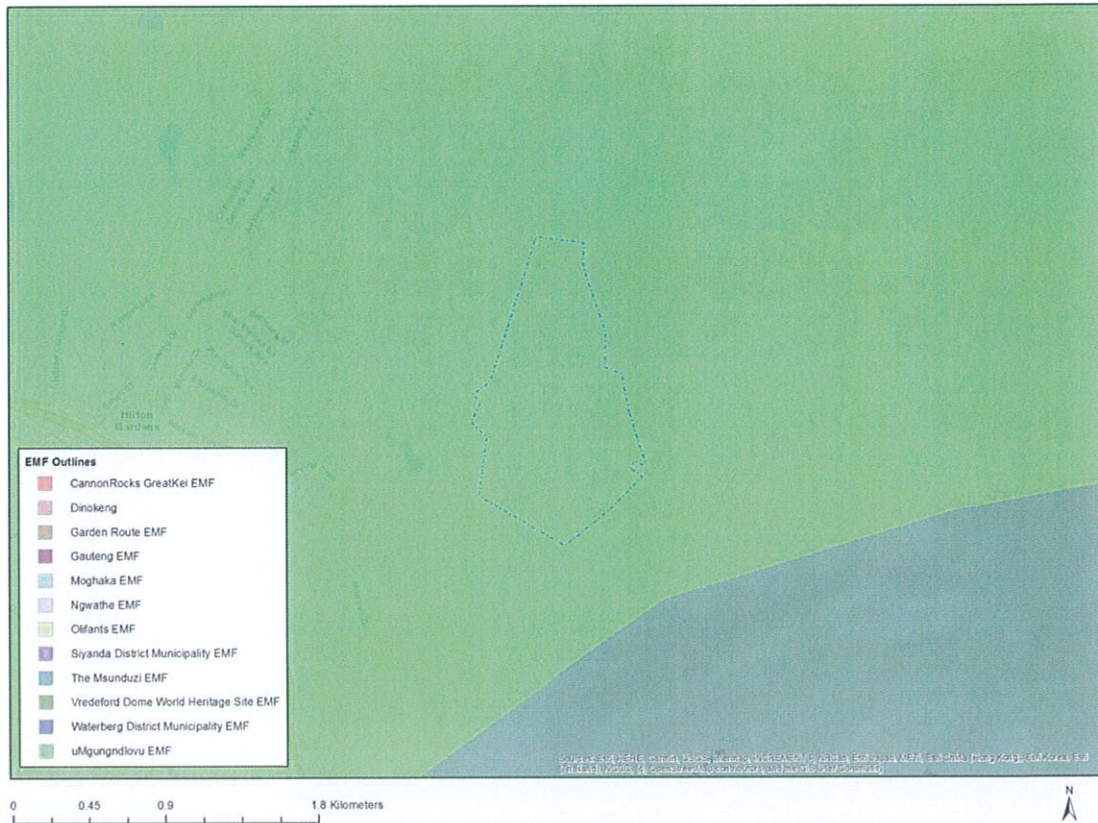
Development footprint<sup>1</sup> vertices:  
No development footprint(s) specified.

## Wind and Solar developments with an approved Environmental Authorisation or applications under consideration within 30 km of the proposed area

No nearby wind or solar developments found.

<sup>1</sup> "development footprint", means the area within the site on which the development will take place and includes all ancillary developments for example roads, power lines, boundary walls, paving etc. which require vegetation clearance or which will be disturbed and for which the application has been submitted.

## Environmental Management Frameworks relevant to the application



Environmental Management Framework	LINK
uMgungndlovu EMF	<a href="https://screening.environment.gov.za/ScreeningDownloads/EMF/Umgungundlovu_EMF.pdf">https://screening.environment.gov.za/ScreeningDownloads/EMF/Umgungundlovu_EMF.pdf</a>

## Environmental screening results and assessment outcomes

The following sections contain a summary of any development incentives, restrictions, exclusions or prohibitions that apply to the proposed development site as well as the most environmental sensitive features on the site based on the site sensitivity screening results for the application classification that was selected. The application classification selected for this report is: **Services | Hospitality.**

### Relevant development incentives, restrictions, exclusions or prohibitions

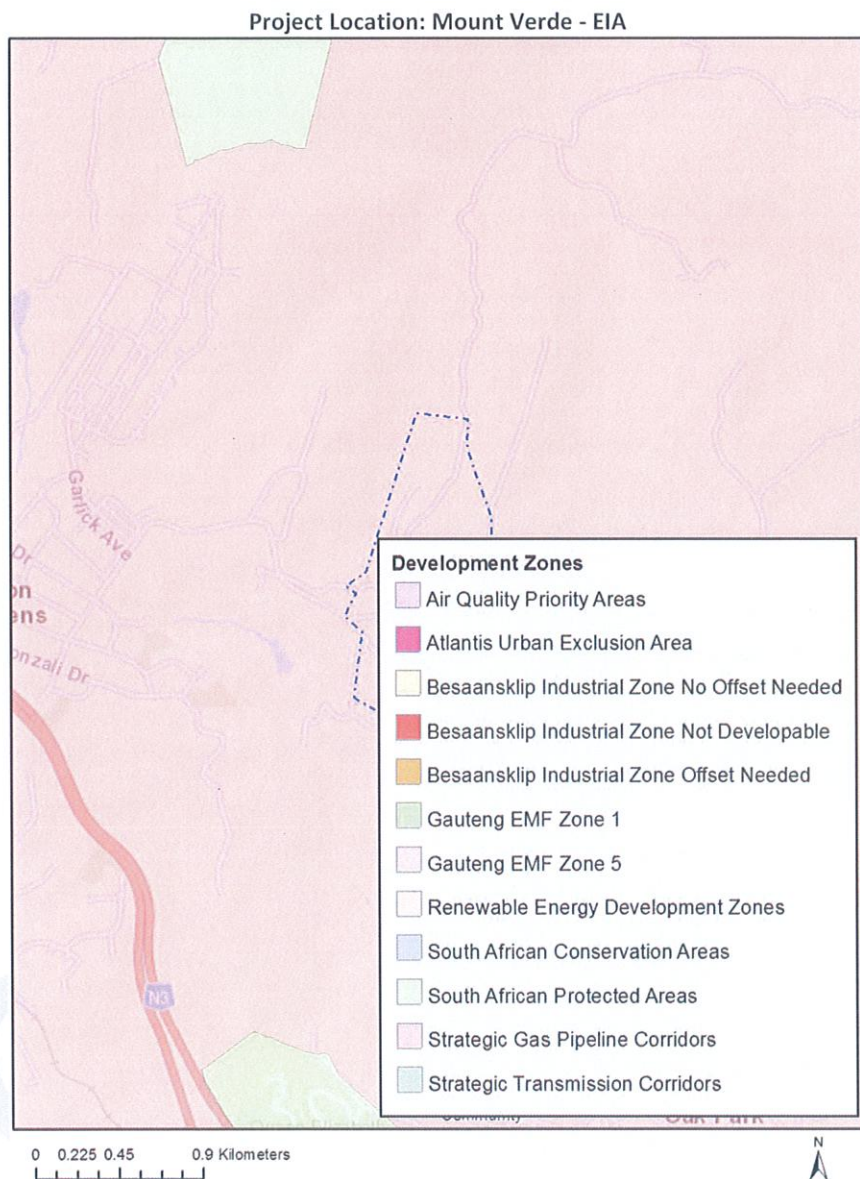
The following development incentives, restrictions, exclusions or prohibitions and their implications that apply to this site are indicated below.

Incentive	Implication
,	

<b>restriction or prohibition</b>	
Strategic Transmission Corridor- Eastern Corridor	<a href="https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_EGI.pdf">https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_EGI.pdf</a>
Strategic Gas Pipeline Corridors- Phase 7: Coega to Richards Bay	<a href="https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_GAS.pdf">https://screening.environment.gov.za/ScreeningDownloads/DevelopmentZones/Combined_GAS.pdf</a>

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Map indicating proposed development footprint within applicable development incentive, restriction, exclusion or prohibition zones



### Proposed Development Area Environmental Sensitivity

The following summary of the development site environmental sensitivities is identified. Only the highest environmental sensitivity is indicated. The footprint environmental sensitivities for the proposed development footprint as identified, are indicative only and must be verified on site by a suitably qualified person before the specialist assessments identified below can be confirmed.

Theme	Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
Agriculture Theme	X			
Animal Species Theme		X		

Aquatic Biodiversity Theme	X			
Archaeological and Cultural Heritage Theme				X
Civil Aviation Theme		X		
Defence Theme				X
Paleontology Theme	X			
Plant Species Theme			X	
Terrestrial Biodiversity Theme	X			

### Specialist assessments identified

Based on the selected classification, and the environmental sensitivities of the proposed development footprint, the following list of specialist assessments have been identified for inclusion in the assessment report. It is the responsibility of the EAP to confirm this list and to motivate in the assessment report, the reason for not including any of the identified specialist study including the provision of photographic evidence of the site situation.

N o	Specialist assessment	Assessment Protocol
1	Agricultural Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20General%20Agriculture%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Agriculture Assessment Protocols.pdf</a>
2	Landscape/Visual Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20General%20Requirement%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf</a>
3	Archaeological and Cultural Heritage Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20General%20Requirement%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf</a>
4	Palaeontology Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20General%20Requirement%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf</a>
5	Terrestrial Biodiversity Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20Terrestrial%20Biodiversity%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Terrestrial Biodiversity Assessment Protocols.pdf</a>
6	Aquatic Biodiversity Impact Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20Aquatic%20Biodiversity%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Aquatic Biodiversity Assessment Protocols.pdf</a>
7	Traffic Impact	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols</a>



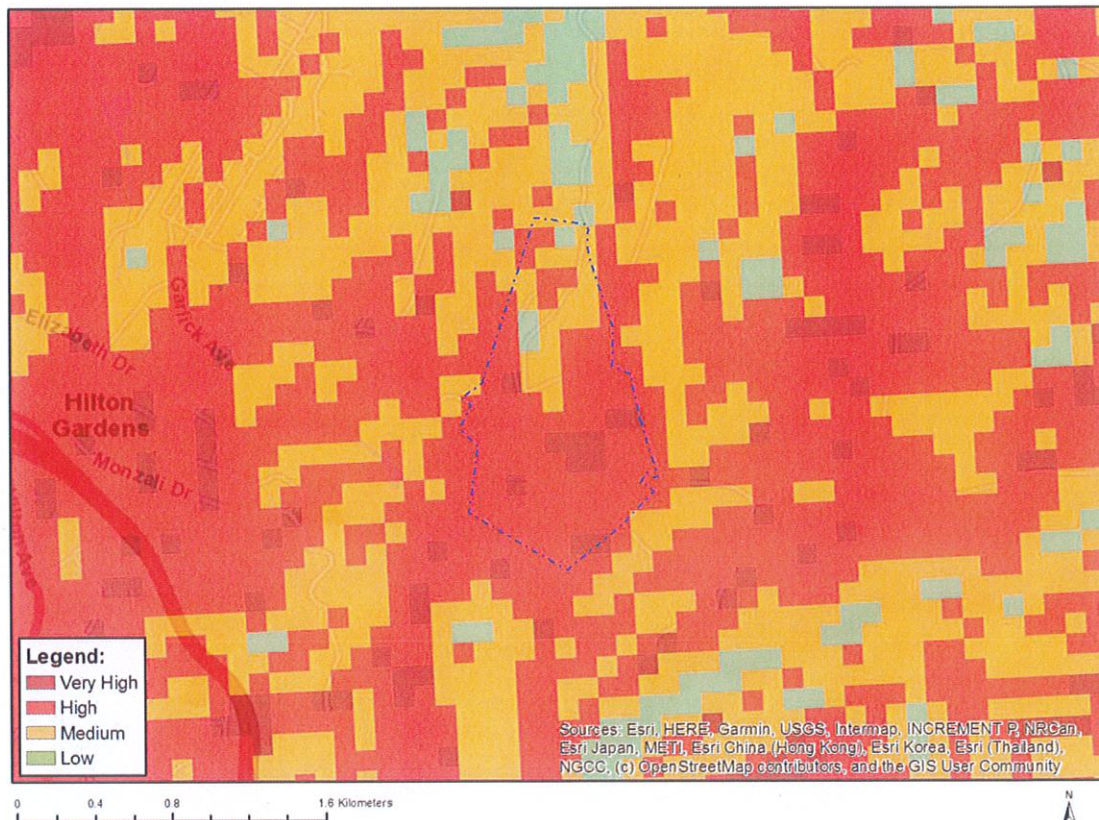
	Assessment	<a href="#">/Gazetted General Requirement Assessment Protocols.pdf</a>
8	Socio-Economic Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20General%20Requirement%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted General Requirement Assessment Protocols.pdf</a>
9	Plant Species Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20Plant%20Species%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Plant Species Assessment Protocols.pdf</a>
10	Animal Species Assessment	<a href="https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted%20Animal%20Species%20Assessment%20Protocols.pdf">https://screening.environment.gov.za/ScreeningDownloads/AssessmentProtocols/Gazetted Animal Species Assessment Protocols.pdf</a>

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## Results of the environmental sensitivity of the proposed area.

The following section represents the results of the screening for environmental sensitivity of the proposed site for relevant environmental themes associated with the project classification. It is the duty of the EAP to ensure that the environmental themes provided by the screening tool are comprehensive and complete for the project. Refer to the disclaimer.

### MAP OF RELATIVE AGRICULTURE THEME SENSITIVITY

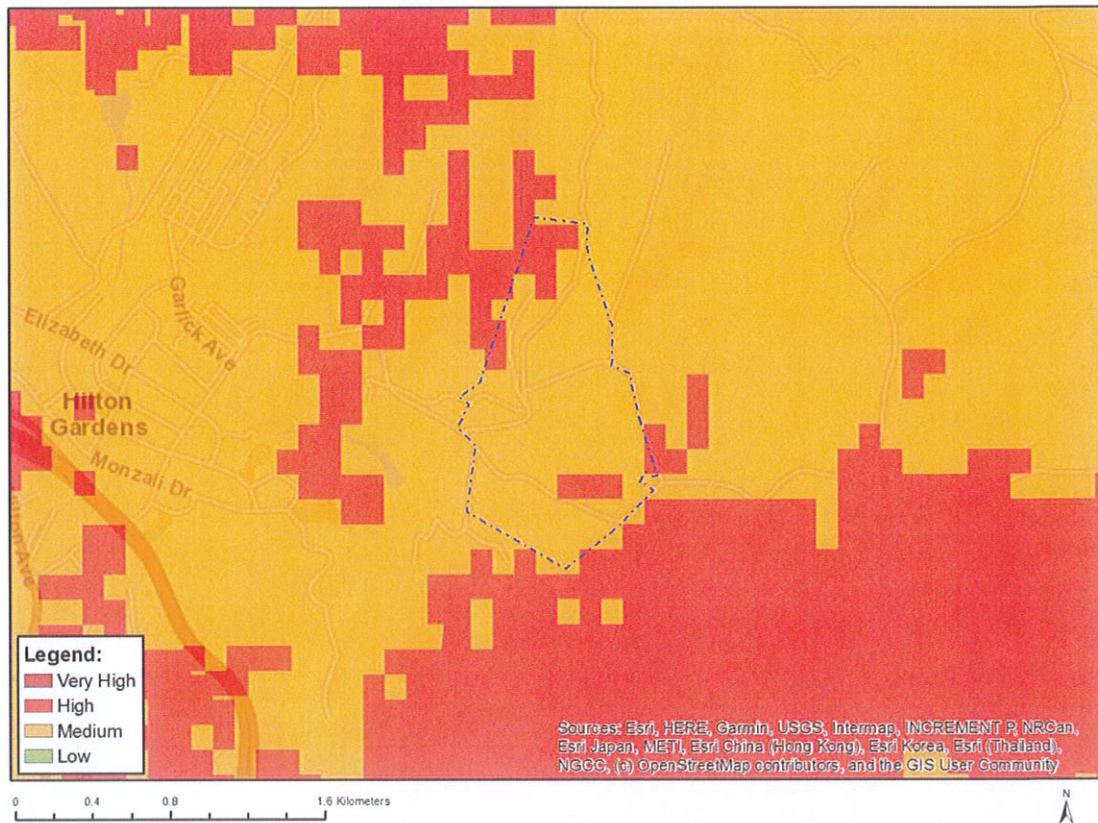


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

#### Sensitivity Features:

Sensitivity	Feature(s)
High	Land capability;09. Moderate-High/10. Moderate-High
Low	Land capability;01. Very low/02. Very low/03. Low-Very low/04. Low-Very low/05. Low
Medium	Land capability;06. Low-Moderate/07. Low-Moderate/08. Moderate
Very High	Land capability;11. High/12. High-Very high/13. High-Very high/14. Very high/15. Very high

## MAP OF RELATIVE ANIMAL SPECIES THEME SENSITIVITY



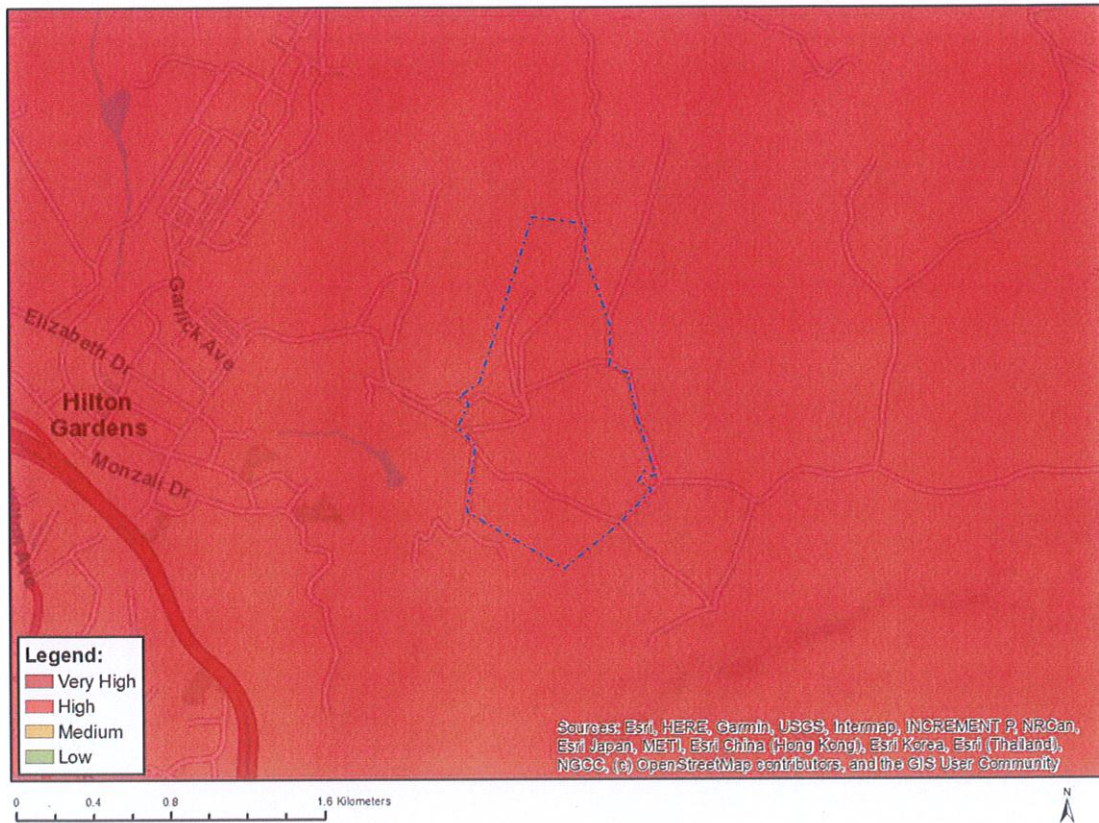
Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at [eiadatarequests@sanbi.org.za](mailto:eiadatarequests@sanbi.org.za) listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

### Sensitivity Features:

Sensitivity	Feature(s)
High	Aves-Tyto capensis
High	Aves-Stephanoaetus coronatus
Medium	Insecta-Chrysoritis phosphor borealis
Medium	Insecta-Orachrysops ariadne
Medium	Mammalia-Chrysospalax villosus
Medium	Mammalia-Dendrohyrax arboreus
Medium	Mammalia-Ourebia ourebi ourebi
Medium	Sensitive species 8
Medium	Sensitive species 20

## MAP OF RELATIVE AQUATIC BIODIVERSITY THEME SENSITIVITY

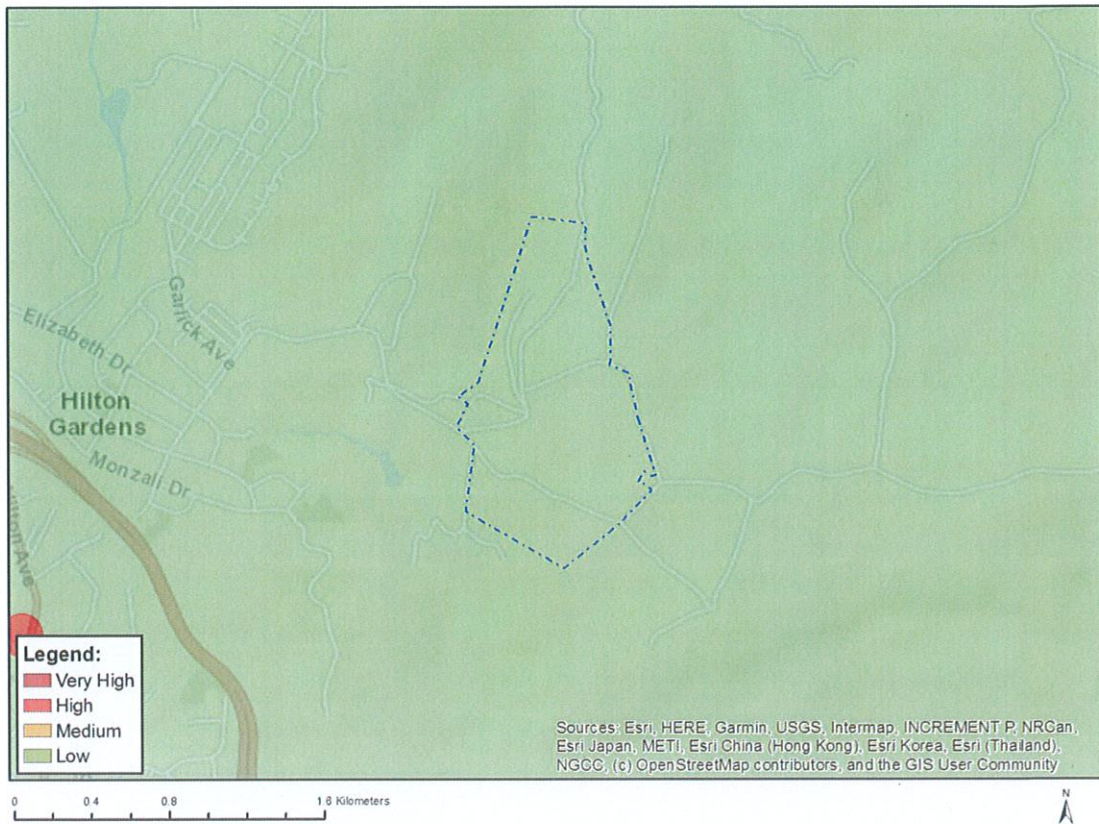


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

Sensitivity	Feature(s)
Very High	Strategic water source area

## MAP OF RELATIVE ARCHAEOLOGICAL AND CULTURAL HERITAGE THEME SENSITIVITY

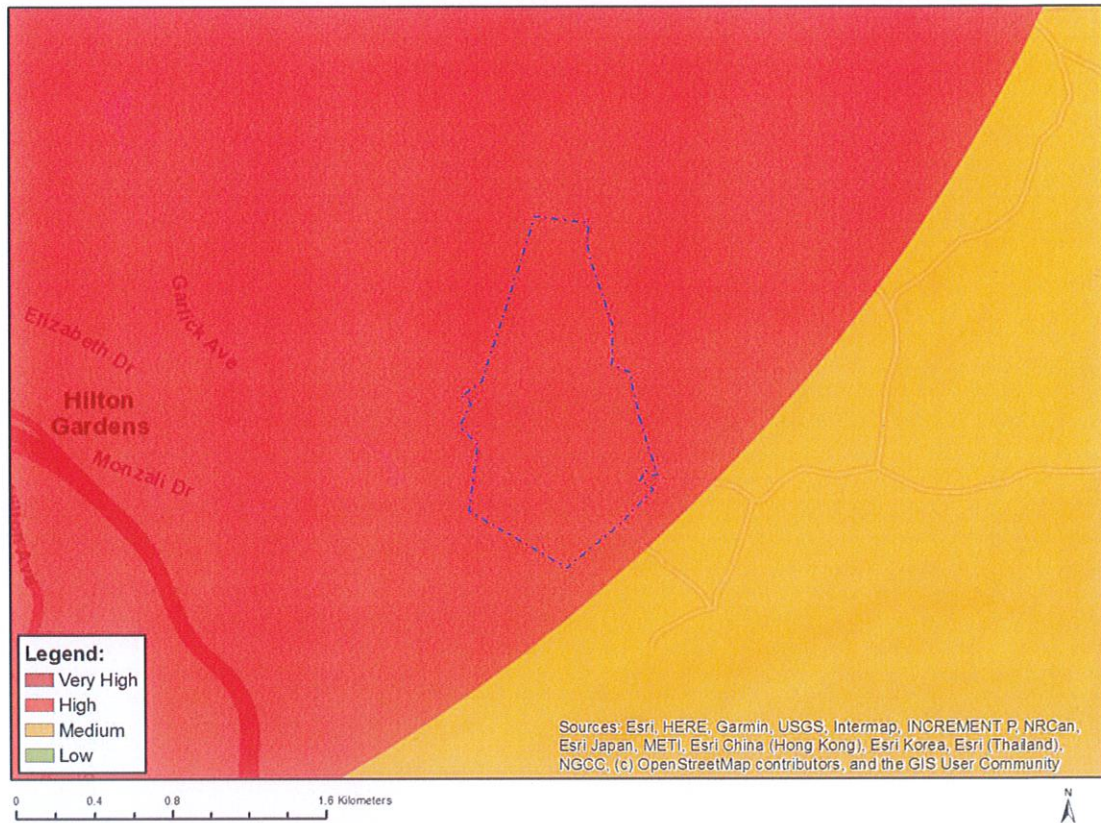


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

### Sensitivity Features:

Sensitivity	Feature(s)
Low	Low sensitivity

## MAP OF RELATIVE CIVIL AVIATION THEME SENSITIVITY

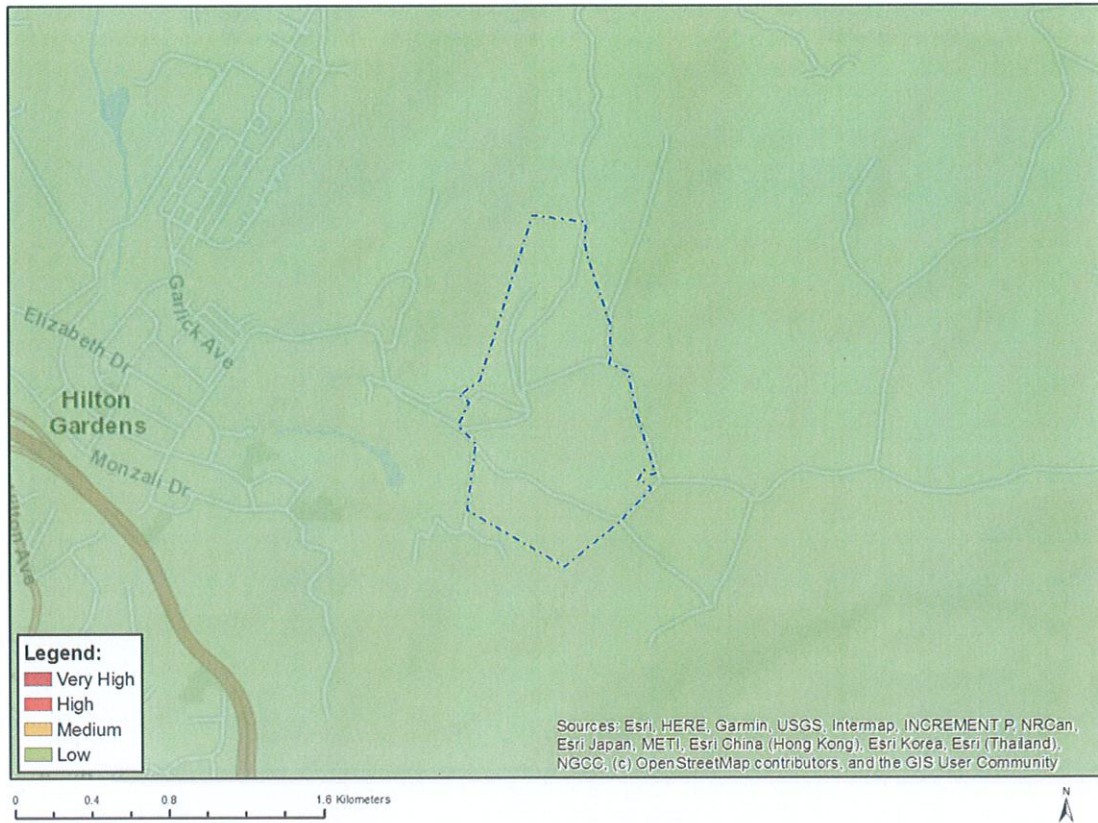


Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
	X		

### Sensitivity Features:

Sensitivity	Feature(s)
High	Within 8 km of other civil aviation aerodrome

## MAP OF RELATIVE DEFENCE THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
			X

### Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity

## MAP OF RELATIVE PALEONTOLOGY THEME SENSITIVITY



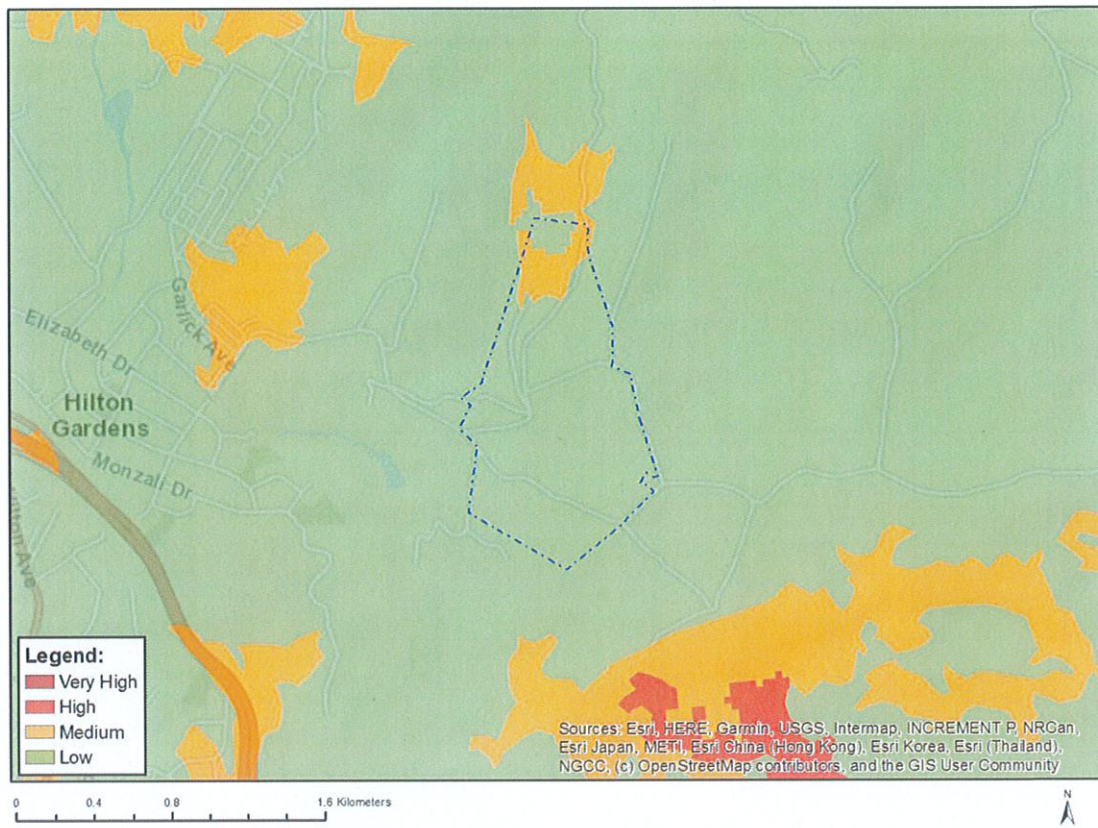
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

### Sensitivity Features:

Sensitivity	Feature(s)
High	Features with a High paleontological sensitivity
Very High	Features with a Very High paleontological sensitivity



## MAP OF RELATIVE PLANT SPECIES THEME SENSITIVITY



Where only a sensitive plant unique number or sensitive animal unique number is provided in the screening report and an assessment is required, the environmental assessment practitioner (EAP) or specialist is required to email SANBI at [eiadatarequests@sanbi.org.za](mailto:eiadatarequests@sanbi.org.za) listing all sensitive species with their unique identifiers for which information is required. The name has been withheld as the species may be prone to illegal harvesting and must be protected. SANBI will release the actual species name after the details of the EAP or specialist have been documented.

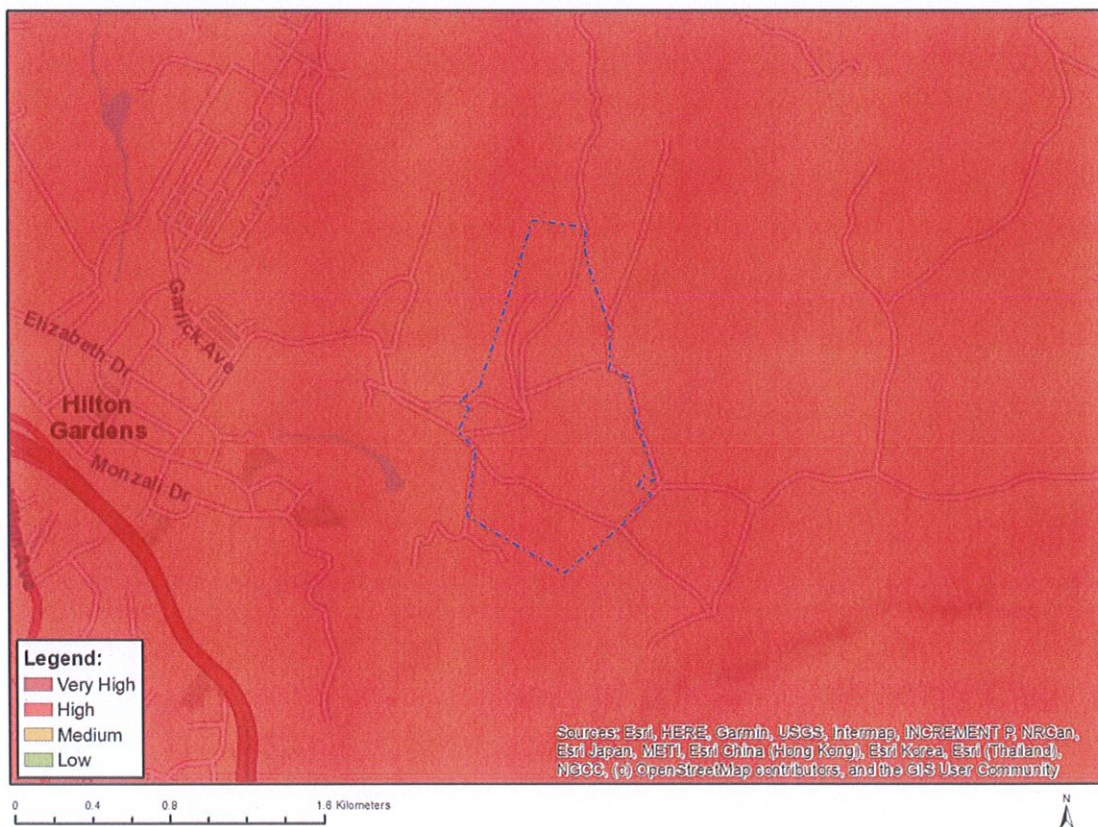
Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
		X	

### Sensitivity Features:

Sensitivity	Feature(s)
Low	Low Sensitivity
Medium	Dierama pallidum
Medium	Sensitive species 712
Medium	Hydrostachys polymorpha
Medium	Sensitive species 1260
Medium	Asclepias bicuspis
Medium	Asclepias woodii
Medium	Woodia verruculosa
Medium	Senecio exuberans
Medium	Cineraria glandulosa
Medium	Helichrysum oligopappum
Medium	Helichrysum pannosum
Medium	Sensitive species 1076

Medium	Dierama nixonianum
Medium	Erica cooperi var. cooperi
Medium	Sensitive species 609
Medium	Sensitive species 1251
Medium	Sensitive species 535
Medium	Sensitive species 277
Medium	Sensitive species 313
Medium	Sisyranthus fanninia
Medium	Disperis woodii
Medium	Senecio dregeanus
Medium	Gerbera aurantiaca
Medium	Polygala praticola
Medium	Sensitive species 1248
Medium	Thunbergia venosa

### MAP OF RELATIVE TERRESTRIAL BIODIVERSITY THEME SENSITIVITY



Very High sensitivity	High sensitivity	Medium sensitivity	Low sensitivity
X			

#### Sensitivity Features:

Sensitivity	Feature(s)
Very High	Strategic Water Source Areas
Very High	Critically endangered ecosystem
Very High	Vulnerable ecosystem

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# Appendix 9

EAPASA Registered EAP Certification



**Environmental Assessment  
Practitioners Association  
of South Africa**



Registration No. 2019/1421

*Herewith certifies that*

Gwen Theron

*is registered as an*

Environmental Assessment Practitioner

*Registered in accordance with the prescribed criteria of Regulation 15. (1)  
of the Section 24H Registration Authority Regulations  
(Regulation No. 849, Gazette No. 40154 of 22 July 2016, of the  
National Environmental Management Act (NEMA), Act No. 107 of 1998, as  
amended).*

Effective: 01 March 2022

Expires: 28 February 2023

Chairperson

Registrar



# Appendix 10

Details of EAP and Declaration of Interest



DECLARATION OF INTEREST BY ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)



**KWAZULU-NATAL PROVINCE**  
ECONOMIC DEVELOPMENT, TOURISM  
AND ENVIRONMENTAL AFFAIRS  
REPUBLIC OF SOUTH AFRICA

	(For official use only)
Provincial Reference Number:	
NEAS Reference Number:	KZN / EIA /
Waste Management Licence Number (if applicable):	
Date Received by Department:	

## DETAILS OF EAP AND DECLARATION OF INTEREST

Submitted in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014.

### KINDLY NOTE:

1. This form is current as of **Oct 2022**. It is the responsibility of the Applicant / Environmental Assessment Practitioner ("EAP") to ascertain whether subsequent versions of the form have been released by the Department.

### PROJECT TITLE

Proposed Mixed-Use Development with associated infrastructure on Portion 1, 3, 4, 5, 7 and 8 of Erf 2054 Hilton, within uMngeni Municipality

### DISTRICT MUNICIPALITY

UMgungundlovu District

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Details of the EAP and Declaration of Interest	Oct 2022 V1
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## DECLARATION OF INTEREST BY ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

### IMPORTANT INFORMATION

#### **PLEASE NOTE:**

1. Any new Environmental Authorisation process initiated after 8 August 2022 requires all activities associated with the investigation, assessment and preparation of an impact assessment report to be undertaken by an Environmental Assessment Practitioner [EAP] who is registered with EAPASA in accordance with the S24H Regulations, 2016 (as amended). It is the responsibility of the applicant to ensure that they appoint an EAP that is in good standing and registered with EAPASA.
2. This form must always be used for applications that must be subjected to Basic Assessment or Scoping & Environmental Impact Reporting where this Department is the Competent Authority.
3. This form is current as of **October 2022**. It is the responsibility of the Applicant / Environmental Assessment Practitioner ("EAP") to ascertain whether subsequent versions of the form have been released by the Department.
4. A copy of this form containing original signatures must be appended to all Draft and Final Reports submitted to the Department for consideration.
5. This form must be hand delivered or posted to the relevant District office. The Head Office Registry may be contacted on **033 - 264 2898 / 2906** for details of the relevant district.
6. All documentation delivered to Head Office must be delivered during the official Departmental Office Hours visible on the Departmental premises.
7. All EIA related documents (includes application forms, reports or any EIA related submissions) that are faxed; emailed; delivered to Security or placed in the Departmental Tender Box or Job Application Box will NOT be accepted, only hardcopy submissions are accepted.

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Details of the EAP and Declaration of Interest	Oct 2022 V1
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## DECLARATION OF INTEREST BY ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

### 1. ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP) INFORMATION

Environmental Assessment Practitioner (EAP):	LEAP Enviro		
Contact person:	Dr Gwen Theron		
Postal address:	No 1 Ivy Street, Sunnyside		
Postal code:	0002	Cell:	083 302 2116
Telephone:	012 344 3582	Fax:	086 606 6130
E-mail:	Gwen.theron@leapenviro.co.za		
EAPASA Registration number	EAPASA2019/1421		
Project Consultant:	LEAP Enviro		
Contact person:	Mqondisi Mehlomakhulu		
Postal address:	No 1 Ivy Street, Sunnyside		
Postal code:	0002	Cell:	061 491 3067
Telephone:	012 344 3582	Fax:	086 606 6130
E-mail:	pp@leapenviro.co.za		

### 2. DECLARATION BY EAP

I, Dr Gwen Theron declare that –

General declaration:

- will comply with the requirements for EAPs as stipulated in Regulation 13(1) of the EIA Regulations, 2014;
- act as the independent environmental practitioner in this application;
- am registered with EAPASA as a Registered EAP and my registration is in good standing;
- will perform the work relating to the application in an objective manner, even if this results in views and findings that are not favourable to the applicant;
- declare that there are no circumstances that may compromise my objectivity in performing such work;
- have expertise in conducting environmental impact assessments, including knowledge of the Act, regulations and any guidelines that have relevance to the proposed activity;
- will comply with the Act, regulations and all other applicable legislation;
- have no, and will not engage in, conflicting interests in the undertaking of the activity;
- undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority;
- will ensure that information containing all relevant facts in respect of the application is distributed or made available to interested and affected parties and the public and that participation by interested and affected parties is facilitated in such a manner that all interested and affected parties will be provided with a reasonable opportunity to participate and to provide comments on documents that are produced to support the application;

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Details of the EAP and Declaration of Interest	Oct 2022 V1
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DECLARATION OF INTEREST BY ENVIRONMENTAL ASSESSMENT PRACTITIONER (EAP)

- will ensure that the comments of all interested and affected parties are considered and recorded in reports that are submitted to the competent authority in respect of the application, provided that comments that are made by interested and affected parties in respect of a final report that will be submitted to the competent authority may be attached to the report without further amendment to the report;
- will keep a register of all interested and affected parties that participated in a public participation process; and
- will provide the competent authority with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not
- all the particulars furnished by me in this form are true and correct;
- will perform all other obligations as expected from an environmental assessment practitioner in terms of the Regulations; and
- am aware that a person is guilty of an offence in terms of Regulation 48 (1) of the EIA Regulations, 2014, if that person provides incorrect or misleading information. A person who is convicted of an offence in terms of sub-regulation 48(1) (a)-(e) is liable to the penalties as contemplated in section 49B(1) of the National Environmental Management Act, 1998 (Act 107 of 1998)

Disclosure of Vested Interest (delete whichever is not applicable)

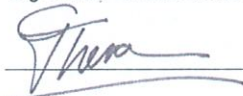
- I do not have and will not have any vested interest (either business, financial, personal or other) in the proposed activity proceeding other than remuneration for work performed in terms of the Environmental Impact Assessment Regulations, 2014;

OR

- I have a vested interest in the proposed activity proceeding, such vested interest being:

N/A

Signature of the environmental assessment practitioner:



Name of company:

LEAP

Date:

09 MARCH 2023

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	Details of the EAP and Declaration of Interest	Oct 2022 V1
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