

**PUBLIC PARTICIPATION FOR THE PROPOSED TOWNSHIP  
ESTABLISHMENT DEVELOPMENT OF THE ARTS AND  
CULTURE HUB AT BAKONE MALAPA CULTURAL VILLAGE  
IN POLOKWANE, LIMPOPO  
PROVINCE**



**NOVEMBER 2021**

**PREPARED BY**

**Precious Environment**



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## PROJECT DETAILS

<b>Competent Authority:</b>	Limpopo Department: Economic Development Environment and Tourism
<b>Project No:</b>	20210112EIAMAYA
<b>Project Title:</b>	Environmental Assessment Application for the proposed township establishment development of the arts and culture hub at Bakone Malapa Cultural village in Polokwane, Limpopo province
<b>Location:</b>	Reminder of Portion 7 of the Farm Palmietfontein 24-KS, Polokwane, Limpopo, Polokwane Local Municipality.

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## 1. INTRODUCTION

The aim of public participation is to make sure that stakeholders, interested and affected parties and public are well informed of the proposed project and can contribute formally in the process, that is the core of the Environmental Impact Assessment process. It is a mechanism that aids to identify potential impacts of proposed projects on the biophysical and the human environments. Identified Interested and Affected Parties (I&AP's) are given an opportunity to comment on the proposed project and make recommendations on mitigation requirements. The process followed in informing I&AP's of the proposed projects is outlined below. This report presents comments received from I&AP's and responses provided thereto in accordance with Chapter 36 of the EIA Regulations, 2014 promulgated under Section 24(5) of NEMA, Act 107 of 1998 as amended. A stakeholder and I&APs database is maintained throughout the duration of the process including the authorities.

During a pre-consultation meeting with the competent Authority for this proposed project, Limpopo Department, Economic Development, Environment and Tourism, it was agreed that the public participation plan was not necessary. Public Participation Process will be conducted in accordance with regulation 41(2)(a) to (d) of the EIA Regulations or proposed alternative reasonable methods as provided for in regulation 41(2)(e) of the EIA Regulation.

This is the draft EIAR phase, the report will be sent out on the 30<sup>th</sup> November 2021 until the 18<sup>th</sup> January 2022 for the 30 days commenting period. All comments received then will be addressed on the final EIA Report.


The stakeholders and I&APs were notified of the Environmental Impact Assessment process through the following process:

- On the 11<sup>th</sup> June 2021, a Pre – application meeting was held with the Competent Authority (CA) to introduce the proposed activity and ascertain the listed activities identified, meeting minutes attached on **Appendix 1**.
- An advertisement was placed in the local newspaper, the Polokwane Observer on the on the 24 - 30 June 2021 publication, see **Appendix 2**.

- Site notices were displayed at the entrance of the site and along the proposed project area fence on the 22<sup>nd</sup> of June 2021 to notify the adjacent business owners and surrounding communities about the proposed activity, see **Appendix 3**.
- All the communications to and from interested and affected parties are attached on Appendix **4**.
- Communication with the stakeholders/authorities is attached on **Appendix 6** of the report
- Copy of the registers of I&APs and authorities is recorded on **Appendix 9**.

## **APPENDICES**

## **Appendix 1: Pre – application consultation minutes**

	<b>Bakone Malapa Arts and Cultural Hub pre-consultation meeting with Department of Economic Development, Environment and Tourism Limpopo</b>
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<b>VENUE</b>	Teams Meeting	<b>TIME:</b>	13:00
<b>CHAIR</b>	Mr Rhulani Mthombeni (RM)	<b>Date:</b>	11 June 2021

<b>PRESENT</b>	<b>ORGANISATION</b>	<b>EMAIL</b>
Mr Rhulani Mthombeni (RM)	Department of Economic Development, Environment and Tourism Limpopo	mthombeniRV@ledet.gov.za
Mr Blessing Pitjadi (BP)	Polokwane Municipality	BlessingP@polokwane.gov.za
Ms Mbali Guma (MG)	Precious Environment	mbali@preciousenvironment.co.za
Ms Lindiwe Khupha (LK)	Precious Environment	lindiwek@preciousenvironment.co.za
<b>APOLOGIES</b>		
Ms G Mukhari	Department of Economic Development, Environment and Tourism Limpopo.	Mukharigj@ledet.gov.za
<b>AGENDA</b>		
<ul style="list-style-type: none"> <li>• Introduction</li> <li>• Purpose of the meeting</li> <li>• Project background</li> <li>• Listed activities</li> <li>• Application process</li> <li>• Studies to be conducted</li> <li>• Public participation process</li> <li>• Authorities' requirements</li> <li>• Discussion / questions</li> <li>• Meeting adjourned</li> </ul>		



**Meeting Discussion**

LK opened the meeting by welcoming all the attendees of the meeting, explained the purpose of the meeting and introduced the proposed township establishment development of the arts and culture hub at Bakone Malapa Cultural village in Polokwane, Limpopo province Bakone Malapa Arts and Cultural Hub Ka Malapa the project name was introduced. LK handed over to MG to provide more details about the proposed project.

MG introduced the proposed Bakone Malapa Arts and Cultural Hub, elaborated on the project through the prepared BID presentation and open discussion that covered introduction of the project team, background of the proposed project and its location, new triggered activities, studies to be conducted and/ or underway and processes to be followed. RM recommended that a full scoping and EIR process must be followed due to the site extent footprint of the proposed project and to avoid confusion. MG questioned if there is any changes to the EIA submission to be followed due to the COVID pandemic. RM mentioned that the EIA process must be followed as per the regulation, nothing has changed, and hard copy submissions are expected to be submitted to one central registry.

The meeting was adjourned with an agreement that a scoping and EIR process will be followed for the proposed project.

**Meeting adjourned**

MG thanked all the attendees and confirmed the minutes would be circulated accordingly, and the meeting was adjourned at around 14h00.

## **Appendix 2 – Newspaper Notification**

18 Polokwane Observer | Classifieds

KENNINGSWING VAN 'N HERSOENINGE AANSOEK... POLKOWANE MUNISIPALE BEPLANNINGSVERORDENING, 2017

WEEKS FROM THE DATE OF THE PUBLICATION OF THIS NOTICE. Dated at Polokwane on 18 June 2021.

Enige beswaer(e) en/of kommentaar, insluitend die gronde vir sodanige beswaer(e) en/of kommentaar... 18 & 25 June 2021

Full particulars and plans (if any) may be inspected during normal office hours... 18 & 25 June 2021

Notice is hereby given in terms of Regulation 88 of the Deeds Registers Act 47, 1937, of the intention to apply for the issue of a certified copy of the deed of transfer T/2421/2005

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POLKOWANE LOCAL MUNICIPALITY NOTICE OF A REZONING IN TERMS OF SECTION 61 OF THE POLKOWANE MUNICIPAL PLANNING BY-LAW, 2017

Wm. Emendo Inc., being the authorized agent of the owner of Erf 1154 Petersburg Extension 11 hereby give notice in terms of Section 61(1)(a) of the Polokwane Municipal Planning By-Law, 2017, that we have applied to Polokwane Municipality for the amendment of the Polokwane/Petersburg Town Planning Scheme 2016 by the rezoning in terms of Section 61 of the Polokwane Municipal Planning By-Law, 2017

Full particulars and plans (if any) may be inspected during normal office hours... 18 & 25 June 2021

Notice is hereby given in terms of Regulation 88 of the Deeds Registers Act 47, 1937, of the intention to apply for the issue of a certified copy of the deed of transfer T/2421/2005

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POLKOWANE MUNICIPAL PLANNING BY-LAW, 2017. Wm. Emendo Inc., being the authorized agent of the owner of Erf 1154 Petersburg Extension 11 hereby give notice in terms of Section 95(1)(a) of the Polokwane Municipal Planning By-Law, 2017, that we have applied to Polokwane Municipality for the amendment of the Polokwane/Petersburg Town Planning Scheme 2016 by the rezoning in terms of Section 95(1)(a) of the Polokwane Municipal Planning By-Law, 2017

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Telephone number: 012 346 2526. Datum waarop kennisgewing gepubliseer word: 18 & 25 June 2021. Staatskoerant: 11 & 18 June 2021.

POLKOWANE PLAASLIKE MUNISIPALITEIT KENNINGSWING VAN HERSOENINGE IN TERME VAN ARTIKEL 61 VAN DIE POLKOWANE MUNISIPALE BEPLANNINGSVERORDENING, 2017

Wm. Emendo Inc., synde die gemagtigde agent van die eienaar van Erf 1154 Petersburg Uitbreiding 4, (Coos Straat 74), gee hiermee kennis in terme van Artikel 61(1)(a) van die Polokwane Munisipale Beplanningverordening, 2017, dat ons aansoek gedoen het by die Polokwane Munisipaliteit vir 'n spesiale toelating van die Polokwane/Petersburg Stadsbeplanningsskema, 2016, vir 'n kodge by bogenoemde eiendom

Full particulars and plans (if any) may be inspected during normal office hours... 18 & 25 June 2021

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Car advertisement: 80% of the households in Polokwane own at least one car. 42% of the households own 2 or more cars. Includes a car icon and 'ROTS 2019' logo.

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NOTIFICATION OF AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROCESS APPLICATION FOR AN ENVIRONMENTAL AUTHORIZATION OF A PROPOSED TOWNSHIP ESTABLISHMENT DEVELOPMENT OF THE ARTS AND CULTURE HUB AT BAKONE MALAPA CULTURAL VILLAGE IN POLKOWANE, LIMPOPO PROVINCE.

24-30 June 2021

OFFICES OF THE TOWN PLANNERS, SECOND FLOOR WEST WING, CIVIC CENTRE, POLKOWANE, FOR THE PERIOD OF 28 DAYS FROM 18 JUNE 2021.

ANY OBJECTIONS TO OR REPRESENTATIONS IN RESPECT OF THE APPLICATION MUST BE LOGGED IN WRITING SIMULTANEOUSLY WITH THE APPLICANT AND WITH THE MUNICIPAL MANAGER, POLKOWANE MUNICIPALITY AT THE ABOVE ADDRESS ON AT P.O. BOX 111, PETERSBURG, 0700. WITHIN A PERIOD OF 28 DAYS FROM 18 JUNE 2021.

ADDRESS AND CONTACT DETAILS OF APPLICANT: MPP URBAN CONSULTANTS (PTY) LTD. 2045 SONO ROAD, DIEPKLOOF ZONE 2, JOHANNESBURG, 1464. TEL: 079 477 3225. FAX: 086 435 7886

MPPCONSULTANTS (Pty) Ltd. CON HOLDING 14 ELMDAL AH. REF NO: CRO00642

COURT ORDER THE STANDARD BANK OF SA LIMITED v SEPATI PATRICK PILUSA. ABANDONMENT OF CLAIM IN TERMS OF SECTION 129 OF THE NATIONAL CREDIT REGISTRATION ACT FOR THE REGIONAL DIVISION OF LIMPOPO HELD AT BURGERSFOOT.

CASE NO: LP/BRR/RO3/2021. ON 03 MARCH 2021. In the matter between: THE STANDARD BANK OF SA LIMITED APPLICANT AND SEPATI PATRICK PILUSA RESPONDENT.

To: SEPATI PATRICK PILUSA, ID NO: 7503156637081 (Defendant), 7503156637081 (Debetant). Take notice that your Standard Bank Vehicle Finance account number 0303 1995 0003 is currently in arrears in the amount of R279 778,27 as at 14 APRIL 2021.

IN THE HIGH COURT OF SOUTH AFRICA (LIMPOPO DIVISION, POLKOWANE). CASE NO: 83152/2019. THE STANDARD BANK OF SOUTH AFRICA LIMITED (Registration Division: 1962/00738/06) APPLICANT AND ANTHONY BASSETT (ID: 51033 552 105) RESPONDENT.

NOTICE OF SET DOWN. KINDLY set the above matter down for hearing on 29 July 2021 at 10:00 as soon as the matter may be heard or as soon thereafter as Counsel may be heard.

THEREFOR KINDLY PLACE THE MATTER ON THE ROOL. DATED AT POLKOWANE ON THIS THE 13 OF MAY 2021.

HANNES GOUWS & PARTNERS INC. ATTORNEYS FOR APPLICANT. 1ST FLOOR, LOBBY 3. BROOKLYN FORUM BUILDING, CNR VEALE & FEHRENS STREETS, NEW MUKLENUKE, PRETORIA. TEL: (012) 321 1008. E-MAIL: litigation@hannesgouws.co.za. REF: F88396 (MAT376) / DIPPENAR/FORCLOURES/ LG

C/O DIAMOND HAMMAN & ASSOCIATES. 2A PERKINS STREET, POLKOWANE, 0700. REF: NP/6619. 8402541

**NOTIFICATION OF AN ENVIRONMENTAL IMPACT ASSESSMENT (EIA) PROCESS  
APPLICATION FOR AN ENVIRONMENTAL AUTHORIZATION OF A  
PROPOSED TOWNSHIP ESTABLISHMENT DEVELOPMENT OF THE ARTS AND  
CULTURE HUB AT BAKONE MALAPA CULTURAL VILLAGE IN POLOKWANE,  
LIMPOPO PROVINCE**

Notice is hereby given for an application process that seeks to obtain an Environmental Authorization as described in the Environmental Impact Assessment (EIA) Regulations of 2014 as amended, in terms of the National Environmental Management Act (NEMA) (Act 107 of 1998) section 24 (5).

Polokwane Local Municipality is proposing the establishment of The Arts and Cultural Hub at Bakone Malapa located at Remainder of Portion 7 of the Farm Palmietfontein 24-KS, Polokwane, Limpopo. The proposed project will develop a mixed residential component (Res 1 and 2), Provincial State Theatre, Arena (sporting facilities), Film studios & film archive/Music studios/general studios, Workshop - training facility, Manufacturing facilities, Retail- Incubator building, Government offices, Municipal Staff housing, Cable Way, Hotel and Restaurant. The following activities will be catered for in the proposed development.

- Clearing of indigenous vegetation of the proposed area for construction where the total land to be developed is 20 hectares or more.
- The proposed project will be a residential, mixed, retail, commercial, industrial, or institutional developments that occurs outside an urban area, where the total land to be developed is bigger than 1 hectare.
- Transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning.
- The development and related operation of above ground cableways and funiculars. (e) (i) All areas outside urban areas.

These developments will involve activities that are listed in Listing Notice 2 and 3 of the Environmental Impact Assessment (EIA) Regulations of 2017 as amended in terms of the National Environmental Management Act (NEMA) (Act 107 of 1998) triggering a full Environmental Impact Assessment (EIA) process that will require an Environmental Authorization before commencement. Please note the number of listed activities that may be triggered by the proposed development will be included in the Environmental Impact Assessment Report.

Precious Environment Consultants were appointed as independent consultants to undertake the EIA process and lodge an application with the aim of obtaining an environmental authorization from the competent authority viz. Limpopo Department of Economic Development, Environment & Tourism (LEDET) to commence with the developments. The application process is in the stakeholder engagement phase thus the publication of this advert as per EIA regulations.

You are therefore invited to register as an Interested and Affected Party (I&AP) and that you make use of this opportunity to participate and receive more information regarding the application process of the proposed Arts and Culture Hub. Please submit your name, your contact details, and interest in the project in writing to Precious Environment consultants (as per contact details below) within 30 days of publication of this notice.

**Contact Details:**

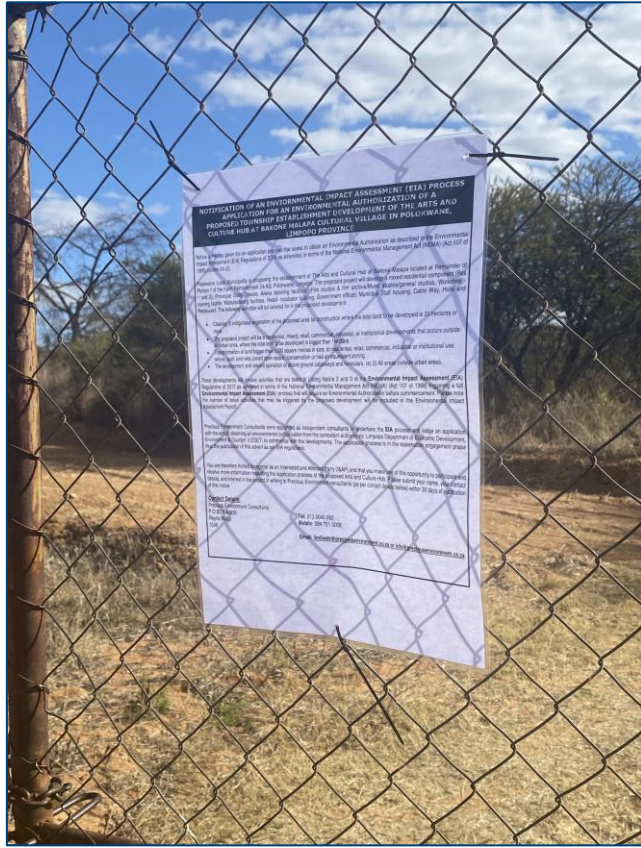
Precious Environment Consultants  
P.O BOX 40936  
Reyno Ridge  
1049

Tel: 013 0040 282  
Mobile: 084 721 5008

Email: [indiwek@preciousenvironment.co.za](mailto:indiwek@preciousenvironment.co.za) or [info@preciousenvironment.co.za](mailto:info@preciousenvironment.co.za)

**Appendix 3 – Proof of Site Notices**







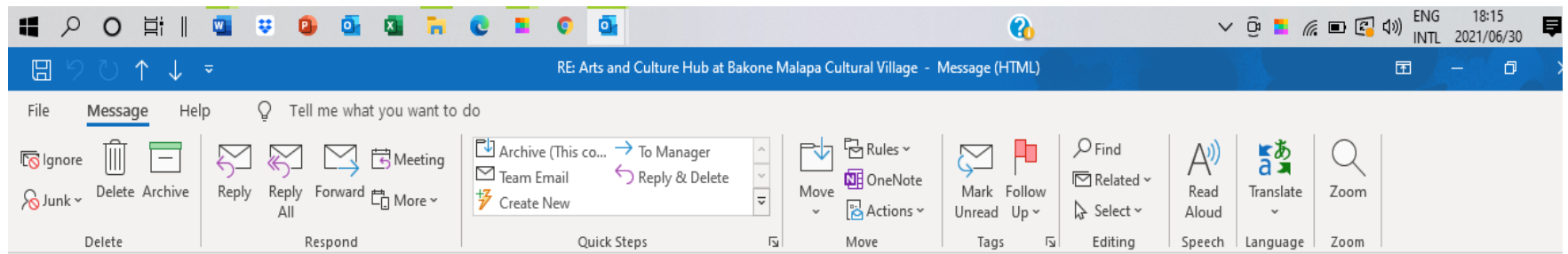








**Appendix 4 –Communications to and from interested and affected parties.**



## RE: Arts and Culture Hub at Bakone Malapa Cultural Village



Lindiwe Khupha <lindiwek@preciousenvironment.co.za>  
To: 'Debbie Wessels'  
Cc: 'Precious Environment Admin'

[Reply](#) [Reply All](#) [Forward](#) [More](#)

Wed 2021/06/30 17:47

Good Afternoon Debbie

Thank you for your interest in the proposed project, you will be registered as an I&AP and all the relevant documents will be sent to you in due course.

Regards,

Lindiwe Khupha

Precious Environment

Cell: 0847215008

---

**From:** Debbie Wessels <[debbiew@l2b.co.za](mailto:debbiew@l2b.co.za)>

**Sent:** Wednesday, 30 June 2021 09:02

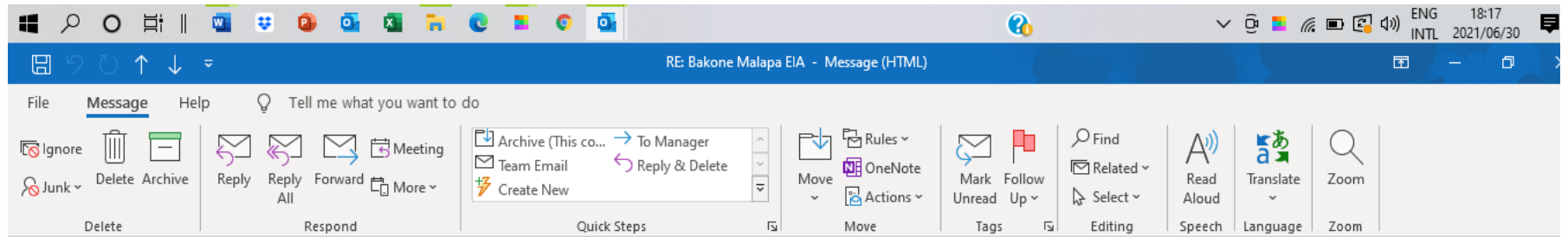
**To:** [lindiwek@preciousenvironment.co.za](mailto:lindiwek@preciousenvironment.co.za)

**Subject:** Arts and Culture Hub at Bakone Malapa Cultural Village

Good Morning

Please could I be registered as I&AP and receive a copy of the BID for the proposed Arts and Culture Hub at Bakone Malapa Cultural Village

Thanking you in anticipation



## RE: Bakone Malapa EIA



Lindiwe Khupha <lindiwek@preciousenvironment.co.za>  
To: 'Frans Pieterse Jnr'  
Cc: 'Precious Environment Admin'

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Wed 2021/06/30 17:50

Good Afternoon Frans

Thank you for your interest in the proposed project, you will be registered as an I&AP and all the relevant documents will be sent to you in due course.

Regards,

Lindiwe Khupha

Precious Environment

Cell: 0847215008

---

**From:** Frans Pieterse Jnr <[fransjnr@bfgroup.co.za](mailto:fransjnr@bfgroup.co.za)>

**Sent:** Wednesday, 30 June 2021 15:54

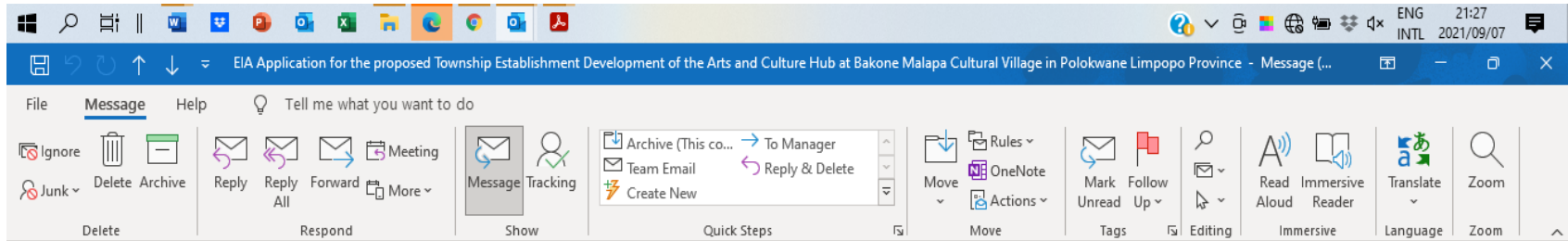
**To:** [lindiwek@preciousenvironment.co.za](mailto:lindiwek@preciousenvironment.co.za)

**Subject:** Bakone Malapa EIA

Good day.

I would like to be register as an affected party for the above mentioned EIA application.

Regards



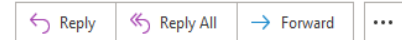
EIA Application for the proposed Township Establishment Development of the Arts and Culture Hub at Bakone Malapa Cultural Village in Polokwane Limpopo...



Lindiwe Khupha <lindiwek@preciousenvironment.co.za>

To

Bcc 'Debbie Wessels'; 'Frans Pieterse Jnr'; 'sales2@vdlpole.co.za'; 'john@dlgr.co.za/info@dlgr.co.za'; 'lesedi@manoconsulting.co.za'; 'floras@polokwane.gov.za'



Wed 2021/07/28 22:53

*You forwarded this message on 2021/08/11 12:54.*



Good Afternoon

You have been identified as a stakeholder for the EIA process of the proposed Township Establishment Development of the Arts and Culture Hub at Bakone Malapa Cultural Village in Polokwane, Limpopo Province.

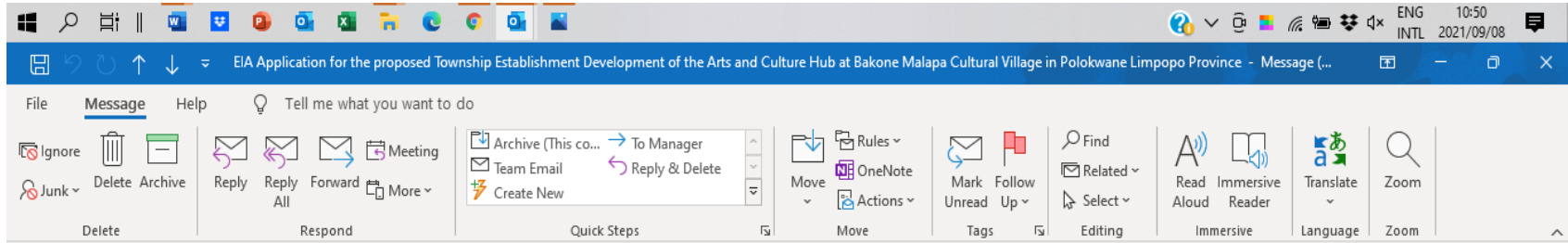
Please receive the Background Information Document and Draft Scoping Report. If you would like to comment please do so within 30 days of receipt of this email.

Regards,

Lindiwe Khupha

Precious Environment

Cell: 0847215008



EIA Application for the proposed Township Establishment Development of the Arts and Culture Hub at Bakone Malapa Cultural Village in Polokwane Limpopo...



Lindiwe Khupha <lindiwek@preciousenvironment.co.za>  
To 'john@dlgr.co.za'; 'info@dlgr.co.za'

Reply Reply All Forward

Wed 2021/07/28 23:05



Good Afternoon

You have been identified as a stakeholder for the EIA process of the proposed Township Establishment Development of the Arts and Culture Hub at Bakone Malapa Cultural Village in Polokwane, Limpopo Province.

Please receive the Background Information Document and Draft Scoping Report. If you would like to comment please do so within 30 days of receipt of this email.

Regards,

Lindiwe Khupha

Precious Environment

Cell: 0847215008

## **Appendix 5 – Communication with stakeholders**

 <p><b>PRECIOUS</b> <i>Environment</i></p>	<p><b>Bakone Malapa Arts and Cultural Hub pre-consultation meeting with Department of Economic Development, Environment and Tourism Limpopo</b></p>
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<b>VENUE</b>	Teams Meeting	<b>TIME:</b>	13:00
<b>CHAIR</b>	Mr Rhulani Mthombeni (RM)	<b>Date:</b>	11 June 2021

<b>PRESENT</b>	<b>ORGANISATION</b>	<b>EMAIL</b>
Mr Rhulani Mthombeni (RM)	Department of Economic Development, Environment and Tourism Limpopo	mthombeniRV@ledet.gov.za
Mr Blessing Pitjadi (BP)	Polokwane Municipality	BlessingP@polokwane.gov.za
Ms Mbali Guma (MG)	Precious Environment	mbali@preciousenvironment.co.za
Ms Lindiwe Khupha (LK)	Precious Environment	lindiwek@preciousenvironment.co.za
<b>APOLOGIES</b>		
Ms G Mukhari	Department of Economic Development, Environment and Tourism Limpopo.	Mukharigj@ledet.gov.za
<b>AGENDA</b>		
<ul style="list-style-type: none"> <li>• Introduction</li> <li>• Purpose of the meeting</li> <li>• Project background</li> <li>• Listed activities</li> <li>• Application process</li> <li>• Studies to be conducted</li> <li>• Public participation process</li> <li>• Authorities' requirements</li> <li>• Discussion / questions</li> <li>• Meeting adjourned</li> </ul>		

**Meeting Discussion**

LK opened the meeting by welcoming all the attendees of the meeting, explained the purpose of the meeting and introduced the proposed township establishment development of the arts and culture hub at Bakone Malapa Cultural village in Polokwane, Limpopo province Bakone Malapa Arts and Cultural Hub Ka Malapa the project name was introduced. LK handed over to MG to provide more details about the proposed project.

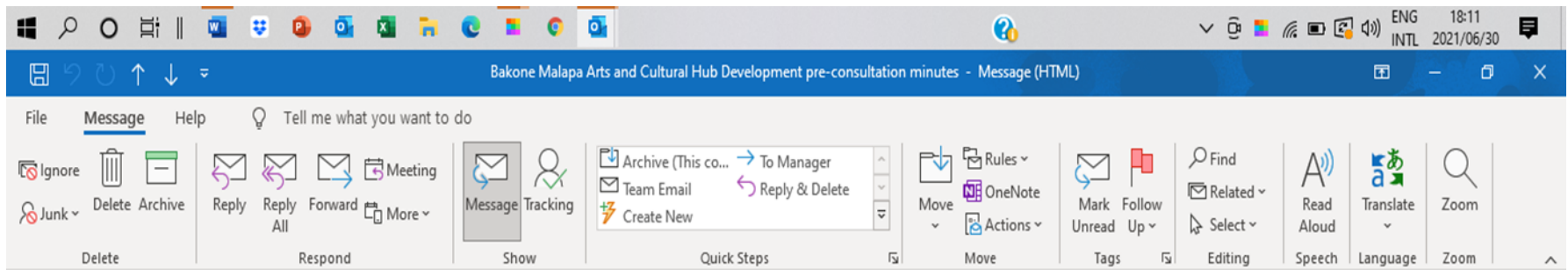
MG introduced the proposed Bakone Malapa Arts and Cultural Hub, elaborated on the project through the prepared BID presentation and open discussion that covered introduction of the project team, background of the proposed project and its location, new triggered activities, studies to be conducted and/ or underway and processes to be followed. RM recommended that a full scoping and EIR process must be followed due to the site extent footprint of the proposed project and to avoid confusion. MG questioned if there is any changes to the EIA submission to be followed due to the COVID pandemic. RM mentioned that the EIA process must be followed as per the regulation, nothing has changed, and hard copy submissions are expected to be submitted to one central registry.

The meeting was adjourned with an agreement that a scoping and EIR process will be followed for the proposed project.

**Meeting adjourned**

MG thanked all the attendees and confirmed the minutes would be circulated accordingly, and the meeting was adjourned at around 14h00.

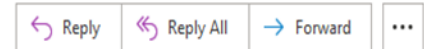




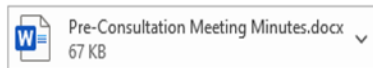
### Bakone Malapa Arts and Cultural Hub Development pre-consultation minutes



Lindiwe Khupha <lindiwek@preciousenvironment.co.za>  
To 'mthombenirv@ledet.gov.za'; 'Mukharigi@ledet.gov.za'  
Cc 'blessingp@polokwane.gov.za'; mbali@preciousenvironment.co.za



Tue 2021/06/29 14:59



Good Afternoon

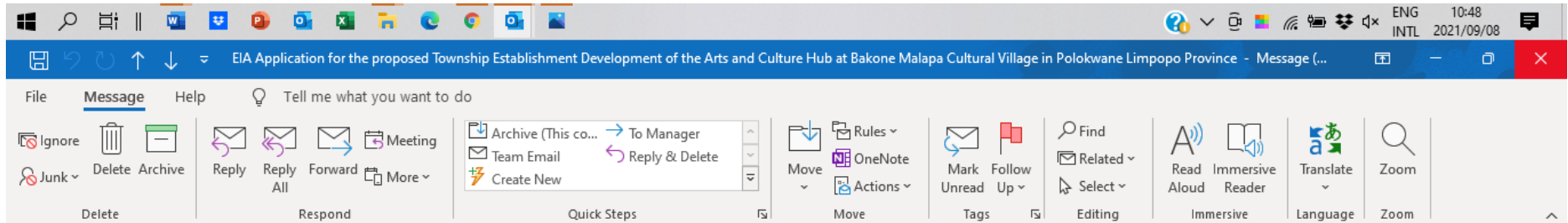
Please find the attached pre – consultation meeting minutes that was held on the 11<sup>th</sup> June 2021 for the proposed Bakone Malapa Arts and Cultural Hub Development for your attention.

Regards,

Lindiwe Khupha

Precious Environment

Cell: 0847215008



EIA Application for the proposed Township Establishment Development of the Arts and Culture Hub at Bakone Malapa Cultural Village in Polokwane Limpopo...



Lindiwe Khupha <lindiwek@preciousenvironment.co.za>  
To: 'litholek@sac.limpopo.gov.za'  
Bcc: 'litholek@sac.limpopo.gov.za'

Reply Reply All Forward ...

Mon 2021/08/16 12:26



Good Day

You have been identified as a stakeholder for the EIA process of the proposed Township Establishment Development of the Arts and Culture Hub at Bakone Malapa Cultural Village in Polokwane, Limpopo Province.

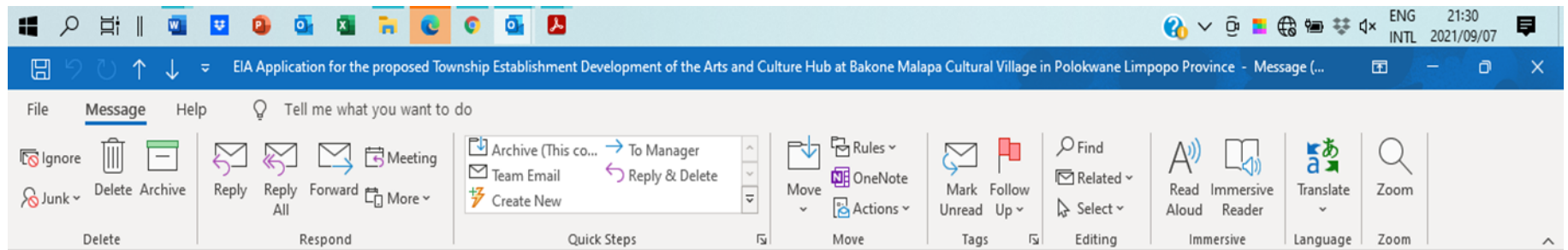
Please receive the Background Information Document and Draft Scoping Report. If you would like to comment please do so within 30 days of receipt of this email.

Regards,

Lindiwe Khupha

Precious Environment

Cell: 0847215008



## EIA Application for the proposed Township Establishment Development of the Arts and Culture Hub at Bakone Malapa Cultural Village in Polokwane Limpopo...



Lindiwe Khupha <lindiwek@preciousenvironment.co.za>

To

Bcc 'malakae@dws.gov.za'; 'litholek@sac.limpopogov.za'; 'pramalamula@lp.sahra.co.za'; 'MontjaneP@ral.co.za'; 'BlessingP@polokwane.gov.za'

Reply Reply All Forward

Wed 2021/08/11 12:55

You forwarded this message on 2021/08/16 12:25.



Good Afternoon

You have been identified as a stakeholder for the EIA process of the proposed Township Establishment Development of the Arts and Culture Hub at Bakone Malapa Cultural Village in Polokwane, Limpopo Province.

Please receive the Background Information Document and Draft Scoping Report. If you would like to comment please do so within 30 days of receipt of this email.

Regards,

Lindiwe Khupha

Precious Environment

Cell: 0847215008



MN Project Consultants (Pty) Ltd  
Reg No. 2016/312562/07  
Email: [admin@mnpco.co.za](mailto:admin@mnpco.co.za)  
Contact: +27 71 170 9063  
Website: [www.mnpco.co.za](http://www.mnpco.co.za)  
Address: 1001B, Game Complex, Corner Market and Hospital Street, Polokwane, 0699

South African National Roads Agency Limited  
Northern Region - 38 Ida Street  
Menlo Park  
Private Bag X 17,  
Lynnwood Ridge, 0040

Ref No. 01/mnpco/acc.app.01/01/2021  
Contact Person: M. Nyarirangwe  
Contact No.: 0718833928  
Sent By: M. Nyarirangwe

21 June 2021

Dear Sir/ Madam

**APPLICATION FOR ACCESS ROAD TO A PROPOSED TOWNSHIP ESTABLISHMENT (PROVINCIAL ARTS THEATRE AND SUPPORTING USES) ON PORTION 7 OF THEPALMIETFOONTEIN FARM 24 KS, POLOKWANE LOCAL MUNICIPALITY, LIMPOPO PROVINCE.**

Reference is hereby made to the above subject.

MN Project Consultants (Pty) Ltd (MNPC) has been appointed as the authorized agent to lodge an application for an access road as mentioned above. The site of the application's proposed development is situated along the R37 road. It is therefore deemed necessary that an application be lodged for the necessary access to the proposed mixed-use development.

Please find attached the following documents as part of the application:

- Completed application forms;
- Annexure A: Google map of the site;
- Annexure B: Traffic Impact Study Report; and
- Annexure C: Proposed Site Development Plan.

We hope that you will find the above in order. For any clarity regarding this application, kindly conduct the undersigned.

Yours sincerely,

**DR. MAXWELL NYARIRANGWE**  
[Pr. Pln (A/1870/2014), MSAICE (201301680)]  
Project Manager  
**071 1709 063/ 071 883 3928**  
Email: [maxwelln@mnpco.co.za](mailto:maxwelln@mnpco.co.za)

File Message Help Tell me what you want to do

Ignore Delete Archive Reply Reply All Forward Meeting

Junk Delete

Archive (This co... To Manager  
Team Email Reply & Delete  
Create New

Move OneNote Actions

Mark Unread Follow Up

Find Related Select

Read Aloud Immersive Reader

Translate Zoom

Delete Respond Quick Steps Move Tags Editing Immersive Language Zoom

Fwd: RE: ACCESS APPLICATION FOR PROPOSED DEVELOPMENT ON PORTION 7 OF THE PALMIETFONTEIN FARM 24 KS, POLOKWANE LOCAL MUNICIPALITY, ...



Maxwell Nyarirangwe <mnyarirangwe@mnpc.co.za>

To Lindiwe Khupha

Reply Reply All Forward

Sat 2021/11/27 22:26

From: "Ria Barkhuizen (NR)" <Barkhuizen@nra.co.za>

Date: 19 Aug 2021 09:59

Subject: RE: ACCESS APPLICATION FOR PROPOSED DEVELOPMENT ON PORTION 7 OF THE PALMIETFONTEIN FARM 24 KS, POLOKWANE LOCAL MUNICIPALITY, LIMPOPO PROVINCE

To: [maxwelln@mnpc.co.za](mailto:maxwelln@mnpc.co.za)

Cc:

Good day

This email is an acknowledgement of receipt for your enquiry.

Please note that in line with requirements of Section 29 of the Spatial Planning and Land Use Management Act (Act No 16 of 2013) read with Section 3 of the Promotion of Administrative Justice Act (Act No 3 of 2000) SANRAL have 30 days to acknowledge receipt of your application and 90 days to evaluate and provide response within 90 days.

Should you not receive any response within 120 days, kindly follow up on the enquiry by responding to Yotham Mkansi who will be dealing with it and will convert back to you. She can be contacted on (012) 426-6228

Tx and Regards

Ria

## Appendix 6 - Comments and Responses Report

There were no comments received from the Draft Scoping Report sent to the registered I&APs sent out for the 30 days commenting period on the 27<sup>th</sup> of July 2021 as per the public participation process. Comments were only received and addressed from the competent authority for the proposed project, a response report is attached to the final scoping report. This is the draft EIAR phase, the report will be sent out on the 30<sup>th</sup> November 2021 until the 18<sup>th</sup> January 2022 for the 30 days commenting period. All comments received then will be addressed on the final EIA Report.

Response Report for the LEDET comments on the Draft Scoping Report.

Comments	Response/comment
<b>1. SCOPING REPORT CONTENTS</b>	
The Department advice that the contents for Scoping Reports prescribed in Appendix 2 (2) of the EIA Regulation 2014 must be adhered to.	Noted, Precious Environment strived to adhere to the Appendix 2 (2) of the EIA Regulation 2014 when drafting the scoping report.
<b>2. PLAN OF STUDY FOR EIA</b>	
<p>a) An appropriate plan of study for EIA compiled in terms of the requirements of Appendix 2(2)(1)(h) of the EIA regulations 2014 must be incorporate in the fourth coming Scoping Report.</p> <p>b) The Plan of study for undertaking EIA must include the following:</p> <ul style="list-style-type: none"> <li>• Description of alternatives;</li> <li>• Environmental aspects;</li> <li>• Aspects to be assessed by specialists;</li> <li>• Methods of assessing environmental aspects;</li> <li>• Description of the proposed method of assessing duration and significance;</li> <li>• Stages at which competent authority will be consulted;</li> <li>• Public Participation Process;</li> <li>• Task to be undertaken; and</li> <li>• Impact management measure and mitigation based on hierarch.</li> </ul>	Noted. Plan of study was covered on section 8.10 of the Scoping report.

<b>3. SPECIALIST PROTOCOL</b>	
<p>a) The Department wish to bring your attention on the gazetted environmental theme protocols which prescribe minimum terms of reference for specialist (Procedures for the assessment and minimum criteria for reporting on identified environmental themes in terms of sections 24(5)(a) and (h) and 44 of the National Environmental Management Act.1998, when applying for Environmental Authorisation).</p> <p>b) Please go through the screening report, page 7 to 8 and advice accordingly as to which of the specialist studies will form part of the Environmental Impact Assessment Report. Reasons for not including specialist must be provided as well.</p> <p>c) Please note the above exercise is a regulatory requirement as per Appendix 2(2)(2) of the EIA Regulations 2014.</p> <p>d) Furthermore, familiarize yourself with the above gazetted document regarding the 'site sensitivity verification' which must be undertaken by the Environmental Assessment Practitioner and submitted to the Department.</p> <p>e) In addition to the above, the minimum report requirements for specialist reports on terrestrial fauna and flora as prescribed in the above gazetted document must be adhered to when compiling Ecological specialist report which will be submitted during the Environmental Impact Assessment Reporting phase. Please note this will be considered during the evaluation of the Ecological report.</p>	<p>a) Noted</p> <ul style="list-style-type: none"> <li>• Specialist studies that forms part of the are:</li> <li>• Geo-Technical Assessment</li> <li>• Botanical profile /Vegetation assessment</li> <li>• Traffic impact Assessment</li> <li>• Floodline Assessment</li> <li>• Heritage impact Assessment</li> <li>• Social-Economic Impact Assessment</li> <li>• Aquatic Biodiversity Impact Assessment will not be conducted as the site does not have a flow hydrograph record and is subject to baseflow for most of the year in the dry season. The proposed activities will be constructed outside the floodlines.</li> <li>• The EAP is of the opinion that there is no need for other specialist studies except for the ones mentioned above.</li> </ul>
<b>4. SITE DEVELOPMENT PLAN</b>	
<p>a) The Department request for a layout plan that depicts the proposed zoning and their associated uses/development components and erven which</p>	<p>Noted, The project is still in the planning phase, and zoning processes running parallel to the</p>

cumulatively amount to the total of the 30 ha of the development footprint.	EIA process, a more accurate and detailed plan will be submitted to the Department the soonest.
<b>5. HOTEL BED CAPACITY</b>	
<p>a) Based on the absence of the capacity of the proposed Hotel which is said will provide planned to offer accommodation for venous visitors, the Department is unable to ascertain as to which listed activity is triggered. Therefore, the Department refers you to the following listed activities</p> <p>Listing Notice 3: Activity 5 'The development of resorts lodges, hotels, tourism or hospitality facilities that sleeps less than 15 people or more in Limpopo province'</p> <p>OR</p> <p>Listing Notice 3: Activity 6 'The development of resorts, lodges, hotels, tourism or hospital facilities that sleeps 15 people or more in Limpopo province</p>	Noted. The latter optioned was chosen and updated on the Scoping report.
<b>6. PUBLIC PARTICIPATION</b>	
<p>a) The Department request for a specific Public Participation appendix with the following appendices:</p> <ul style="list-style-type: none"> <li>• Newspaper advert sample and proof;</li> <li>• Site notice placement proof;</li> <li>• A register of Interested and Affected parties; and</li> <li>• Proof of circulation to Interested and Affected Parties.</li> </ul>	Noted, A Public Participation Report was appended on the Scoping report and also appended in this draft EIAR.
<b>7. GENERAL</b>	
Please take note that an Environmental Authorisation can be refused on the basis of the scoping report not substantially complying with Appendix 2 to the EIA Regulations 2014 and/or failure to adhere to the gazetted specialist protocols.	Noted.



## **Appendix 7 –Comments from I&APs on Draft Scoping Report**

The Draft Scoping Report was sent out to the identified adjacent landowners, authorities, and other stakeholders. Comments were only received from the competent authority for the proposed project.

This is the draft EIAR phase, the report will be sent out on the 30<sup>th</sup> November 2021 until the 18<sup>th</sup> January 2022 for the 30 days commenting period. All comments received then will be addressed on the final EIA Report.



# LIMPOPO

PROVINCIAL GOVERNMENT  
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF  
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

Ref: 12/1/9/2-C73 Enq: Mothapo SW Tel: 015 293 8396 Cell: 0832639813 E-mail: [Mothaposw@ledet.gov.za](mailto:Mothaposw@ledet.gov.za)  
NEAS Ref No.: LIM/EIA/0001374/2021

Precious Environmental  
P O Box 40936  
REYNO RIDGE  
1049

For attention: Mbali Guma Cell no: 082 319 0259 E-mail: [Mbali@preciousenvironmental.gov.za](mailto:Mbali@preciousenvironmental.gov.za)

**RE: COMMENTS ON THE SCOPING REPORT FOR THE PROPOSED ARTS AND CULTURAL HUB TOWNSHIP AT BAKONE MALAPA CULTURAL VILLAGE WITHIN POLOKWANE LOCAL MUNICIPALITY OF CAPRICORN DISTRICT**

The consultative Scoping Report for the above-mentioned development received by the Department of Economic Development, Environment and Tourism ("the Department") on 29 July 2021 refers.

The Department hereby provides comments for the consultative Scoping Report for the above mentioned proposed development:

**1. SCOPING REPORT CONTENTS**

- a) The Department advice that the contents for Scoping Reports prescribed in Appendix 2 (2) of the EIA Regulation 2014 must be adhered to.

**2. PLAN OF STUDY FOR EIA**

- a) An appropriate plan of study for EIA compiled in terms of the requirements of Appendix 2(2)(1)(h) of the EIA regulations 2014 must be incorporate in the fourth coming Scoping Report.
- b) The Plan of study for undertaking EIA must include the following:

- Description of alternatives;
- Environmental aspects;
- Aspects to be assessed by specialists;
- Methods of assessing environmental aspects;
- Description of the proposed method of assessing duration and significance;
- Stages at which competent authority will be consulted;
- Public Participation Process;
- Task to be undertaken; and
- Impact management measure and mitigation based on hierarchy.

DEPARTMENT OF ECONOMIC DEVELOPMENT ENVIRONMENT & TOURISM ENVIRONMENTAL PROTECTION CAPRICORN DISTRICT
2021-08-26
P.O. BOX 55471, POLOKWANE 0700 TEL: 015 293 8300
LIMPOPO PROVINCE

**HEAD OFFICE**

20 Hans Van Rensburg Street / 19 Biccard Street, Polokwane, 0700, Private Bag X 9484, Polokwane, 0700  
(Switchboard) Tel: +2715 293 8300 Website: [www.ledet.gov.za](http://www.ledet.gov.za)

LimpopoLEDET [www.Facebook.com/pages/LEDET](https://www.facebook.com/pages/LEDET) @LimpopoLEDET

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

Department of Economic Development, Environment and Tourism

Ref. No. 12/1/9/2-C73

**3. SPECIALIST PROTOCOL**

- a) The Department wish to bring your attention on the gazetted environmental theme protocols which prescribe minimum terms of reference for specialist (*Procedures for the assessment and minimum criteria for reporting on identified environmental themes in terms of sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation*).
- b) Please go through the screening report, page 7 to 8 and advice accordingly as to which of the specialist studies will form part of the Environmental Impact Assessment Report. Reasons for not including specialist must be provided as well.
- c) Please note the above exercise is a regulatory requirement as per Appendix 2(2)(2) of the EIA Regulations 2014.
- d) Furthermore, familiarize yourself with the above gazetted document regarding the "site sensitivity verification" which must be undertaken by the Environmental Assessment Practitioner and submitted to the Department.
- e) In addition to the above, the minimum report requirements for specialist reports on terrestrial fauna and flora as prescribed in the above gazetted document must be adhered to when compiling Ecological specialist report which will be submitted during the Environmental Impact Assessment Reporting phase. Please note this will be considered during the evaluation of the Ecological report.

**4. SITE DEVELOPMENT PLAN**

- a) The Department request for a layout plan that depicts the proposed zoning and their associated uses/development components and erven which cumulatively amount to the total of the 30 ha of the development footprint.

**5. HOTEL BED CAPACITY**

- a) Based on the absence of the capacity of the proposed Hotel which is said will provide planned to offer accommodation for various visitors, the Department is unable to ascertain as to which listed activity is triggered. Therefore, the Department refers you to the following listed activities

**Listing Notice 3: Activity 5** "The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps less than 15 people or more in Limpopo province"

OR

**Listing Notice 3: Activity 6** "The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more in Limpopo province"



Department of Economic Development, Environment and Tourism

Ref. No. 12/1/9/2-C73

6. PUBLIC PARTICIPATION APPENDIX

- a) The Department request for a specific Public Participation appendix with the following appendices:
  - Newspaper advert sample and proof;
  - Site notice placement proof;
  - A register of Interested and Affected parties; and
  - Proof of circulation to Interested and Affected Parties.

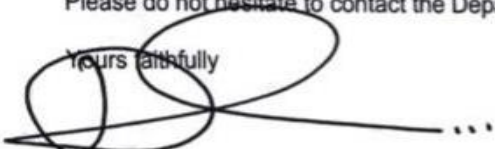
7. GENERAL

- a) Please take note that an Environmental Authorisation can be refused on the basis of the scoping report not substantially complying with Appendix 2 to the EIA Regulations 2014 and/or failure to adhere to the gazetted specialist protocols.

Kindly bring to the attention of the applicant the fact that this development must not commence prior to the Department deciding on the application.

Please do not hesitate to contact the Department should you have any queries in this respect.

Yours faithfully



CONTROL ENVIRONMENTAL OFFICER GRADE B  
ENVIRONMENTAL IMPACT MANAGEMENT

DATE: 26 / 08 / 2021

Cc: Polokwane Municipality

Attention: Mr Hyven Kolophe  
E-mail: [Hyvenk@polokwane.gov.za](mailto:Hyvenk@polokwane.gov.za)



## **Appendix 8 –Comments from I&APs to the Draft Scoping Report**

The Draft Scoping Report was sent out to the identified adjacent landowners, authorities, and other stakeholders. There was no requirement to amend the Draft Scoping Report.

This is the draft EIAR phase, the report will be sent out on the 30th November 2021 until the 18<sup>th</sup> January 2022 for the 30 days commenting period. All comments received then will be addressed on the final EIA Report.

**Appendix 9 – Copy of the register of I&APs.**



Authorities Database					
NAME & SURNAME	DEPARTMENT	TEL NO	FAX NO	CELL NO	EMAIL
Mr M.E. Malaka	Department of Water & Sanitation	015 306 7300	015 307 6868		<a href="mailto:malakae@dws.gov.za">malakae@dws.gov.za</a>
Lithole K	<b>SAHRA</b> - (Limpopo)				<a href="mailto:litholek@sac.limpopogov.za">litholek@sac.limpopogov.za</a>
Monakedi Modige	<b>SAHRA</b> - (Limpopo)			071 356 6468	<a href="mailto:pramalamula@lp.sahra.co.za">pramalamula@lp.sahra.co.za</a>
Lavhelesani	Department of Sports, Arts & Culture			076 698 9218	
T. J Phasha	Road Agency Limpopo				
Phuti Montjane	Road Agency Limpopo				<a href="mailto:MontjaneP@ral.co.za">MontjaneP@ral.co.za</a>
Frank Mafa	Capricorn district municipality	015 294 1286	862745981		<a href="mailto:mafaf@cdm.org.za">mafaf@cdm.org.za</a>
Blessings Pitjadi	Polokwane Municipality				<a href="mailto:BlessingP@polokwane.gov.za">BlessingP@polokwane.gov.za</a>
Mothapo SW	LEDET	015 293 8396	015 295 5015		<a href="mailto:MothapoSW@ledet.gov.za">MothapoSW@ledet.gov.za</a>
Mthombeni RV	LEDET	015 290 7162	015 295 5015		<a href="mailto:mthombeniRV@ledet.gov.za">mthombeniRV@ledet.gov.za</a>
T Ramohlole	Rural Development & Land Reform-				
Sikhita	Department of Public Works (Limpopo) -				
Francina Malebati	DRDLR (Limpopo)				

### I and AP Database Register

NAME & SURNAME	AREA/ COMPANY	TEL NO	FAX NO	CELL NO	EMAIL
Caleb Mogashi	Seolo Game Lodge			072 435 8856	-
Magata Sekonya	Lesedi Lodge			082 450 4199	<a href="mailto:lesedi@manoconsulting.co.za">lesedi@manoconsulting.co.za</a>
Granny Manake	Polokwane Library			081 270 6616	
John Segooa	DLGR Construction	015 284 8707			<a href="mailto:john@dlgr.co.za">john@dlgr.co.za</a> / <a href="mailto:info@dlgr.co.za">info@dlgr.co.za</a>
Rohan	VDL Poles			060 496 5257	<a href="mailto:sales2@vdlpole.co.za">sales2@vdlpole.co.za</a>
Johan Human	ORYZA Clay Bricks	015 291 5026	015 291 2050	083 407 5693	
BRP	Brilliant Roof Products	015 007 0601		076 967 6912	
Frans Pieterse	BF Group			083 629 0597	<a href="mailto:fransjnr@bfgroup.co.za">fransjnr@bfgroup.co.za</a>
Debbie Wessels	Leads 2 Business	033 343 5882	086 083 6337		<a href="mailto:DebbieW@L2B.co.za">DebbieW@L2B.co.za</a>





