

# **BACKGROUND INFORMATION DOCUMENT**

## **PROPOSED NEW TOURISM LODGE DEVELOPMENT ON**

### **PTN 5 DOORNPLAATS 461-HU**

Eco-8 was appointed by Pongolapoort Safari Camp (Pty) Ltd (the landowner) to facilitate an application for environmental authorisation of regulated development activities associated with the proposed development of a tourism lodge on Portion 5 of the farm Doornplaats 461-HU. The property is located between Pongola and Jozini, east of the N2 Road and opposite the turn-off onto the R69 road.

#### **PURPOSE OF THIS DOCUMENT**

The purpose of this Background Information Document is to:

- Inform potentially interested and affected parties of the tourism lodge development at the proposed site.
- Inform parties of the authorisation requirements and required environmental impact assessment process.
- Inform parties of the public participation process that provides opportunity for comment on the development.

#### **PROPOSED DEVELOPMENT ACTIVITIES**

The developed will be a safari themed tourism lodge consisting of a combination of conventional brick buildings and tents-on-deck to be situated near to the southern boundary of the property. The lodge complex will include:

- An entrance gate, reception and office, main building including a bar lounge, conference facility, health spa, kitchen and restaurant, ablution facilities, open and tent-covered leisure and dining decks, game viewing decks, swimming pool, outside boma and associated facilities.
- The development of fifty (50) detached tent-on-deck guest accommodation units with en-suite facilities (100 beds).
- Key-personnel accommodation units.
- Back of house office, store rooms, technical and support services facilities and storage yard.
- A 6 meter wide access roads from the existing N2 intersection towards the lodge and a vehicle parking area.
- Pedestrian pathways between the main lodge and accommodation units.
- A storm water retention and water supply dam for animals as part of the rehabilitation an existing soil erosion site.
- The installation of services infrastructure in support of the above, including a borehole for provision of groundwater, a reservoir for storage of water, a waterborne sewer system connected to a wastewater treatment plant, a solid waste storage facility, roof-top photovoltaic panels for solar electricity provision, LP-gas water geysers and LP-gas stoves and a stand-by electricity generator.

#### **AUTHORISATION REQUIREMENTS**

The intended development of a tourism lodge and associated facilities and infrastructure comprise activities that are regulated in terms of the Environmental Impact Assessment Regulations (EIA) as follows:

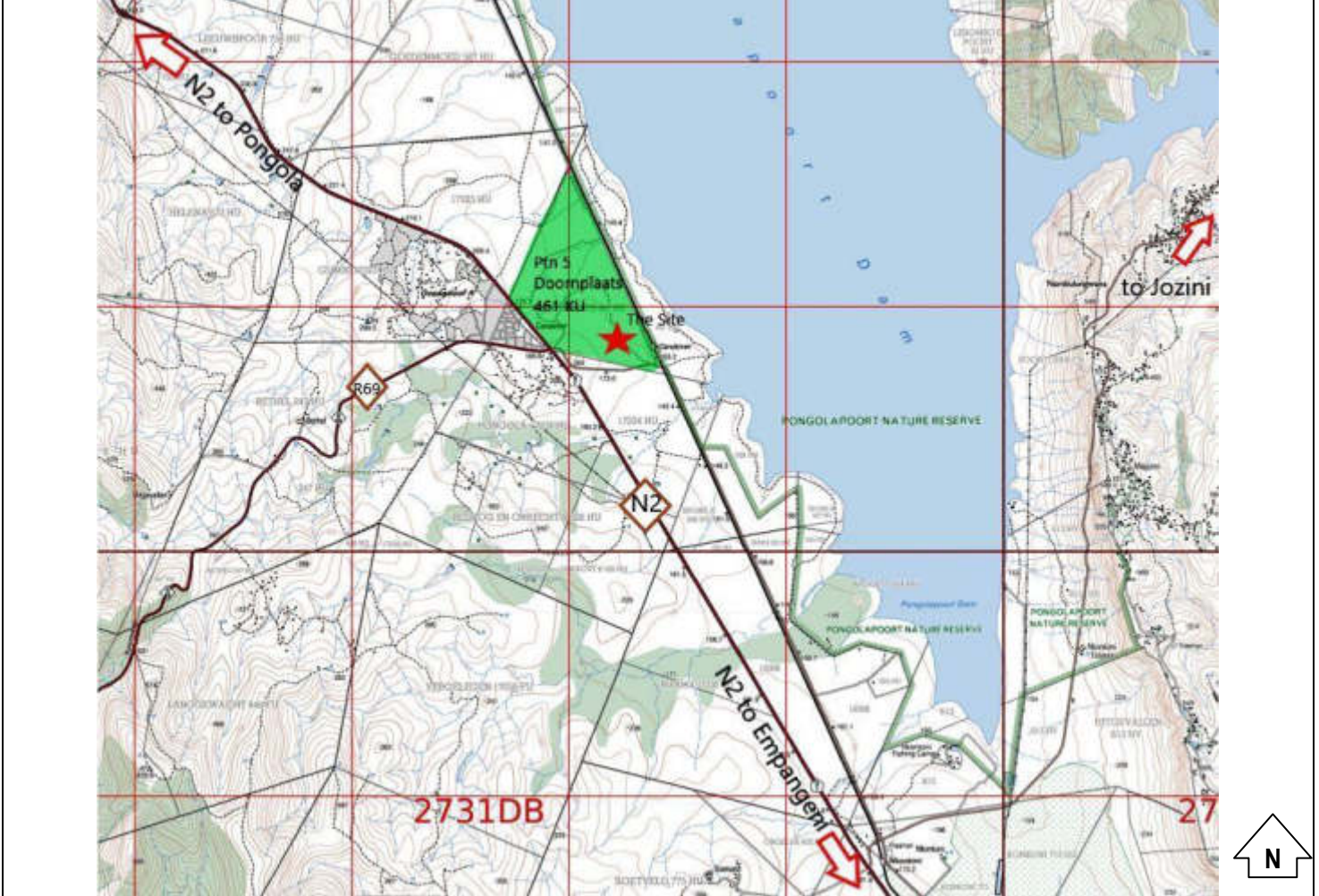
- EIA Listing Notice 1 Activity 28: The change of land use from agriculture to a commercial use on a  $\pm 10$ ha portion of the property.
- EIA Listing Notice 3 Activity 6: The development of a resort that sleeps 100 guests.
- EIA Listing Notice 3 Activity 4: The development of an access road  $\pm 6$ m wide from the access gate to the lodge.
- EIA Listing Notice 4 Activity 14: The construction of a dam for storm water retention and watering hole for animals, including the construction of buildings and infrastructure within 32m from the edge of an eroded water channel.
- EIA Listing notice 19: The excavation and infilling of soil within an eroded water channel with the aim of building a dam and for rehabilitation of existing and the prevention of future channel erosion.
- EIA Listing Notice 1 Activity 27 and EIA Listing Notice 3 Activity 12: The clearing of indigenous vegetation for the development of the main lodge complex, accommodation units and associated facilities and infrastructure within a development footprint area of  $\pm 10$  ha.

The activities identified above, require Environmental Authorisation supported by the findings and recommendations of a Basic Environmental Impact Assessment as prescribed in the 2014 EIA Regulations (as amended). An environmental impact assessment is a systematic process of identifying, assessing and reporting impacts associated with a development and includes recommendations to avoid and to mitigate such impacts in order to ensure an environmentally, socially and economically justifiable development.

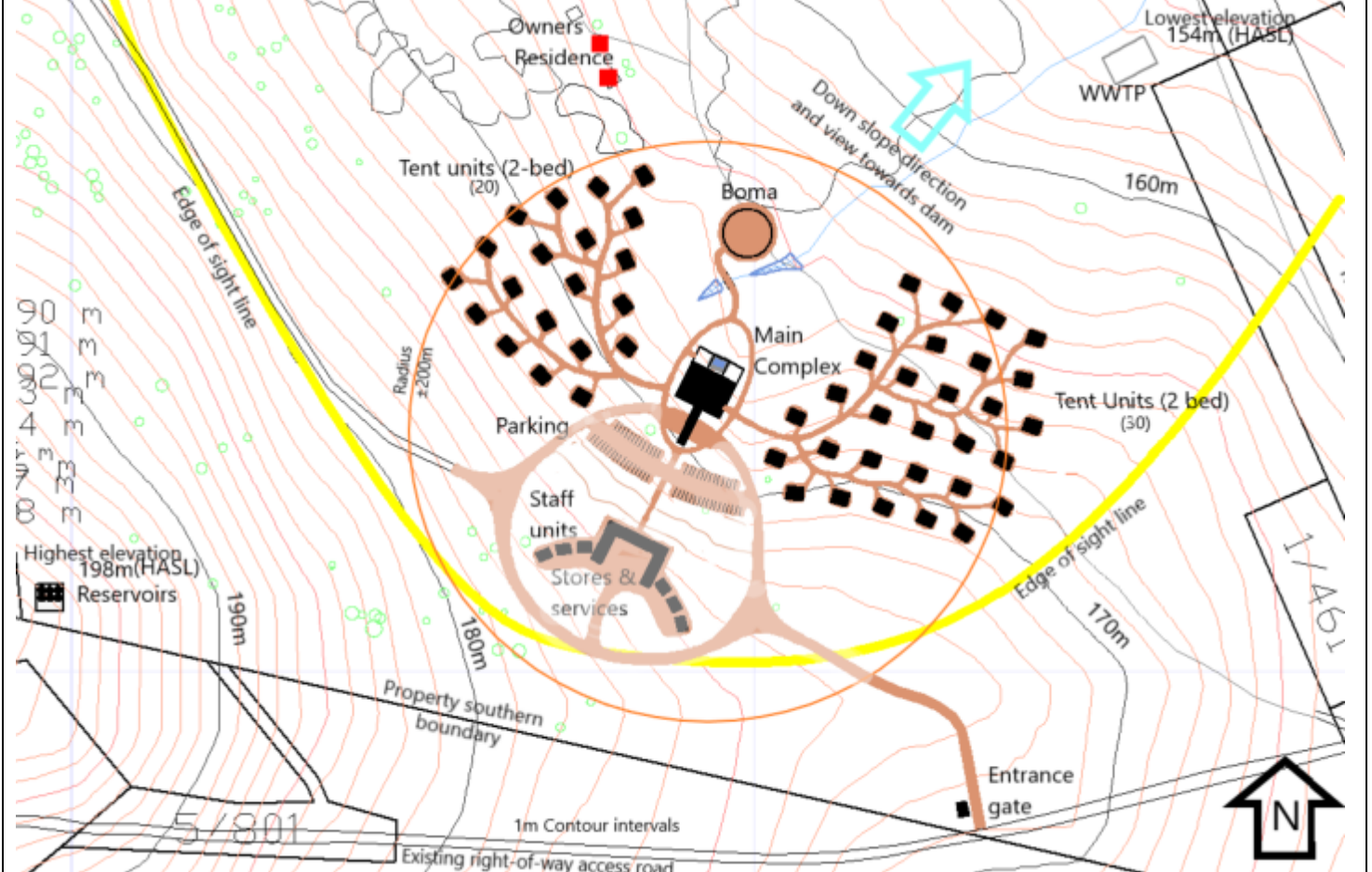
#### **PUBLIC PARTICIPATION PROCESS**

A public participation process forms part of the environmental impact assessment to ensure that potential environmental issues or concerns identified by interested or affected parties are listed, investigated and resolved. A 30-day public notification process commences on 27 July 2023, during which interested or affected persons / parties have opportunity to register as such and provide initial written comment on or before 28 August 2023, by e-mail to [eco8@vodamail.co.za](mailto:eco8@vodamail.co.za). All written submissions will be acknowledged, investigated and responded to by Eco-8. All registered parties will be informed of the subsequent impact assessment report review period.

**PROPERTY LOCALITY AND PROPOSED TOURISM LODGE DEVELOPMENT SITE**



**CONCEPTUAL TOURISM LODGE LAYOUT PLAN INDICATING ALL COMPONENTS**



# ARCHITECTURAL PRESENTATION OF THE PROPOSED TOURISM LODGE MAIN COMPLEX



## ARCHITECTURAL PRESENTATION OF THE PROPOSED TENT GUEST UNITS

