

NOTICE OF A BASIC ASSESSMENT PROCESS AND WATER USE LICENSE APPLICATION FOR THE PROPOSED DEVELOPMENT OF THABAZIMBI EXTENSION 75, THABAZIMBI LOCAL MUNICIPALITY, WATERBERG DISTRICT

BACKGROUND INFORMATION DOCUMENT (BID)

15 July 2022



Bertie Joubert
PROPERTIES / EIENDOMME



ENVIRONMENTAL CONSULTANTS (Pty) Ltd

PURPOSE OF BID

The BID provides you as an interested and/or affected party (I&AP) with project information and briefs any potential I&APs about the application procedures to be conducted for the project and indicates how you can become involved in the process through the public participation process, and raise issues that may concern and/or interest you. You can achieve this by:

- Reviewing the BID and registering as an I&AP by completing the attached registration form (page 8)
- Contacting us/ by sending an email/ chatting to us telephonically
- Giving comments, raising issues/concerns about the project within the given timeframes

You can complete a registration form, write a letter, or call or email Naledzi if you wish to register for the project.

Registrations and comments must be submitted on or before 15 August 2022.

CONTACT DETAILS

Contact: Marissa Botha

Naledzi Environmental Consultants Pty Ltd
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Tel: 084 226 5584
Email: botham@naledzi.co.za
www.naledzi.co.za

1. BACKGROUND

Bertie Joubert Eiendomme Lephalale CC proposes to establish a residential township to be known as Thabazimbi Extension 75 on Portion 129 of the farm Doornhoek 318KQ. The property is located within the jurisdiction of Thabazimbi Local Municipality along the Thabazimbi-Marakele Road (D1485), next to Zeldri Park (Thabazimbi Extension 32) and across from Akasia Park (Thabazimbi Extension 47). Refer to **page 6 and 7 for the Locality Plan.**

The project requires environmental authorisation in terms of the National Environmental Management Act (Act 07/1998) and its promulgated EIA Regulations of 2014 (GNR 326, as amended on 7 April 2017) from the Limpopo Department of Economic Development, Environmental and Tourism (LEDET) before it can be commissioned. The application process is subject to a Basic Assessment (BA) process and public participation in line with Regulation 19, 39 and 40-44 of the EIA Regulations.

A Water Use License Application (WULA) may also be required under the provision of the National Water Act 36 of 1998 (NWA) for Section 21 (c) and (i) water uses due to the potential presence of a wetland on the property. Such an application will be submitted to the Department of Water & Sanitation (DWS) and will be subject to a WULA Procedure as set out in the NWA WULA Regulations of 2017 (GNR 267).

Naledzi Environmental Consultants (Pty) Ltd has been appointed by the Bertie Joubert Eiendomme Lephalale CC (applicant), as the independent environmental assessment practitioner (EAP) to undertake the authorisation procedures, and will conduct the public participation process.

The township establishment application was submitted to Thabazimbi Local Municipality (TLM) in 2020 by Urban Edge Town Planners. The TLM is awaiting the outcome of the environmental authorisation process before issuing consent.

2. MOTIVATION AND PROJECT DETAILS

The project site is owned by the applicant. The property is zoned for 'Agriculture' and currently lies fallow. By establishing the township, the applicant intends to generate an income from the property while addressing the high demand for housing in Thabazimbi. The intention is to establish a 2.4 hectare residential township comprising 35 stands on Portion 129 of the farm Doornhoek 318KQ which will tap into municipal services except for electricity which would be provided by Eskom.

The township will consist of the following:

- 33 "Residential 1" erven with varying sizes (500m² and 700m²) for dwellings
- 1 "Special" erf for the purposes of a Guard House/Access Control " of approximately 150m²;
- 1 "Private Road" erf for the internal road network with a way width of 5 metres within a 10m road road reserve.

The development density will be low with a ratio of 13.74 units per ha and will be limited to a building height of 2-storeys. The township construction period will be 24 months.

Engineering Services Requirements:



The township will gain access from the Medivet Road, a public access servitude running parallel to the Thabazimbi-Marakele road, along the south easterly border of the property. The road is scheduled for an upgrade by Thabazimbi Local Municipality to be funded by PPC.



The average daily water demand for the township will be 33 Kilo litres/day for both domestic and garden use. Water will be municipal sourced and supplied from an existing 160mm uPVC pipe along Medivet Road.



The average daily sewage outflow from the township will be 24.75 Kilo litres/day and will drain to the Thabazimbi Waste Water Treatment Work via a connection to the existing rising main sewer line running parallel to the Medivet Road. A pump station will be constructed to operate parallel with the exiting sewer pump station in order not to exceed the capacity of the rising mains.



The property drains in the South-Easterly direction and will connect to the existing storm water system located on Medivet Road, discharging toward the Thabzimbzi Airfield.



The township will have an electricity demand of 192 kVA and will be sourced from Eskom through two possible connect points i.e. existing Eskom TS 11kV line (supplied by the Eskom Thabazimbi Combined Substation) located next to the Thabazimbi-Marakele Road or a T-off along Medivet Road.

See page 8 for the Thabazimbi Extension 75 Layout Plan.

3. BASIC ASSESSMENT PROCESS

The project requires the removal of indigenous vegetation therefore involves undertaking listed activity 27 scheduled under GN R. 327 published under the NEMA EIA Regulations (GN R. 326, 7 April 2017). The triggered activity and its applicability to the project include:

Activity 27 (GNR 327) refers to removal of 1 hectare or more indigenous vegetation, but less than 20 hectares. The development will require the removal of 2.4 hectares of veld and widespread indigenous trees i.e. Rooibos, Vaalbos, Blouhaak, Camelthorn etc (indigenous vegetation).

An environmental authorisation is required subject to a BA process for listed activities scheduled under GNR 327.

The BA process is a legislative tool used to identify the potential environmental impacts that may occur due to the project and to ensure that these are avoided or mitigated if environmental authorisation is granted. Its main purpose is to inform the competent authority and the public of the environmental consequences of the project through a BA Report and to recommend mitigation measures in an Environmental Management Programme to manage/avoid these. The process comprises the following basic steps (see **Figure 3 for a basic illustration of the process**):

- Site sensitivity verification, Specialist Studies
- Engage LEDET
- Provide I&APs opportunity to register on the project database and circulation of the BID
- Publicise the project in the local newspaper and place onsite notices
- Draft the Basic Assessment Report (BAR) and Environmental Management Programme (EMPr)
- Apply for environmental authorisation to the LEDET
- Release the draft BAR and EMPr to registered I&APs for 30 days of public review
- Update the BAR and EMPr based on I&AP comments and submit the final documents to LEDET
- LEDET will review the reports and decide on the application within 107 days.
- I&APs will be notified of the decision and right to appeal the outcome.

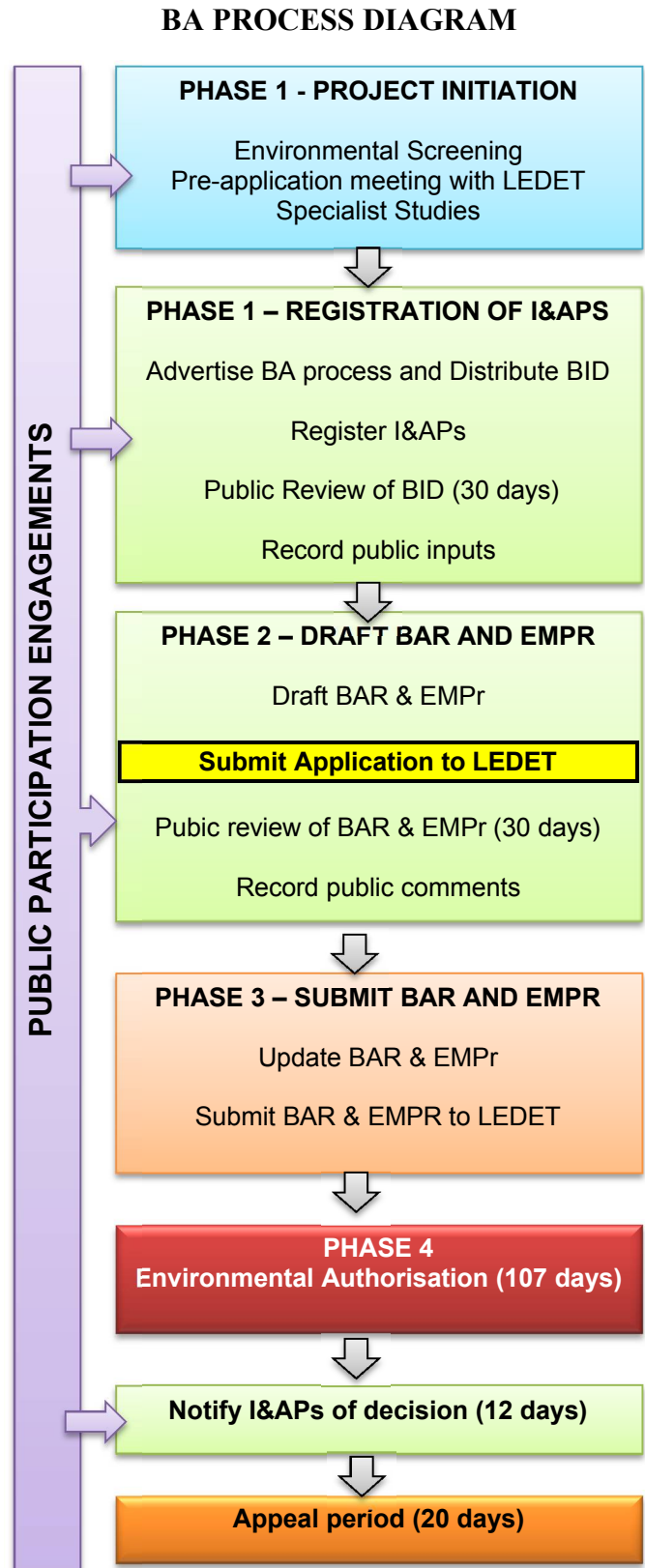


Figure 1: Basic BA Process flow diagram

The BA process will investigate and gather information about the application site and any potential negative environmental impacts through site investigations, desktop analysis and the use of tools such as Geographic Information Systems including specialist investigations to assess the site as well as information gathered from the public and relevant commenting authorities through the public participation process. The potential impacts will be assessed, ranked and recorded in the BAR and mitigation measures to minimise the negative impacts to acceptable levels recommended.

The EMPr will prescribe the environmental specifications to be adhered to during the construction and operation of the project. The BAR and EMPr will be subject to a 30- day public review before it is submitted to LEDET for decision-making.

4. WATER USE LICENSE APPLICATION

The possible presence of a wetland onsite triggers Section 21 c and i water uses defined in the NWA. A WULA will be required in terms of section 40 of the NWA if a wetland is confirmed present. The application will be submitted to DWS: North West Regional Office for the following water uses:

- Section 21 (c) Impeding the flow of water in a watercourse (potential presence of a wetland)
- Section 21 (i) Altering the bed, banks, course or characteristics of a watercourse (potential presence of a wetland)

The basic WULA procedure steps include:

- Pre-application engagement with DWS
- DWS site inspection
- Application submission to DWS
- Compile and submit a Water Use Technical Report to DWS
- DWS evaluation and assessment
- DWS issue decision (water use license)
- EAP inform the registered I&APs of the decision.

WULA PROCEDURE DIAGRAM

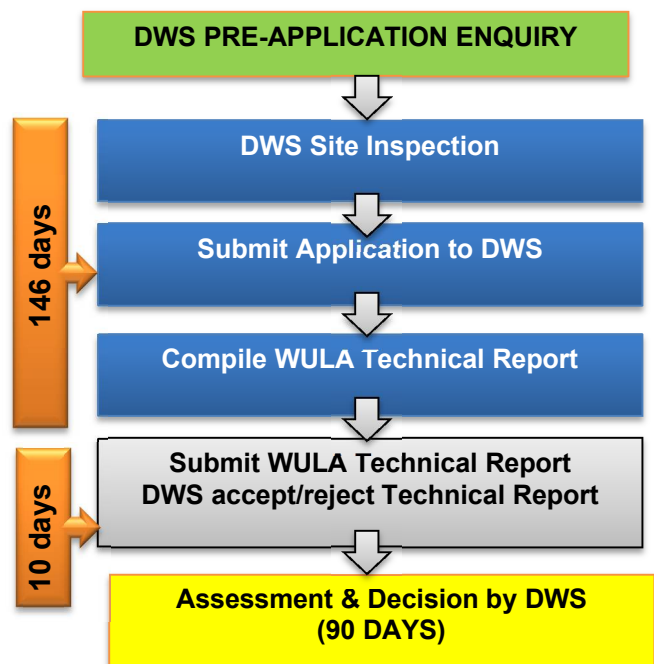


Figure 2: Basic WULA Procedure flow diagram

5. ENVIRONMENTAL SENSITIVITY AND SPECIALIST STUDIES

Based on the EAPs site verification, the following confirmed environmental sensitivity themes are considered applicable to the project site and require the below specialist investigation:

- Terrestrial Biodiversity Study (animals, plants) due to indigenous vegetation removal.
- Heritage and Palaeontological Statement since heritage resources are absent from site.
- Potentially a Wetland Impact Assessment if a wetland is confirmed present onsite.

6. PUBLIC PARTICIPATION PROCESS (PPP) PLAN

Public participation is a key requirement of the BA process and needs to be conducted in line with the NEMA EIA Regulations (Regulation 39-44). The PPP aims to engage I&APs and provide an opportunity for the expression of public views on the environmental impacts of the applications. All public issues and views on impacts are documented, addressed and responded to in the BA process and incorporated into environmental reports for consideration by LEDET and DWS. It is therefore important that relevant I&APs are identified and involved in the PPP from the beginning of the process to help focus the BA process plan. Naledzi's public participation plan for the project is provided in Table 1 below.

Table 1: Public Participation Plan for BA process

PPP PLAN	
1ST ROUND - I&AP REGISTRATION, CIRCULATION OF BID FOR 30-DAY COMMENT	
Date	Notification
The project will be announced to the public through the following means:	
15 July 2022	<ul style="list-style-type: none"> ✓ Advertisement in the Platinum Bushvelder, placement of onsite notices ✓ The BID (this document) will be available on the Naledzi website: www.naledzi.co.za/publicdocuments
15 July to 15 August 2022	Distribution of the BID to I&APs for 30-days public review and comment
2ND ROUND – RELEASE DRAFT BAR AND EMPr FOR 30-DAY REVIEW AND COMMENT	
Date	Notification
The second round of consultation will entail the following:	
August – September 2022	<ul style="list-style-type: none"> ✓ Emailing of notification letters to registered I&APs of the availability of the draft BAR and EMPr ✓ Availability of the BAR and EMPr for 30-days public review and comment on the Naledzi website and at public venues
September 2022	Site inspection with LEDET
February – March 2023	I&APs will be informed of the LEDET decision by email and have an opportunity to review a copy of the decision and to appeal the outcome.

Invitation to Register as an I&AP

You are invited to register as an Interested and Affected Party (I&AP) for **30 days, from 15 July to 15 August 2022**, the BID is presently available for review and submission of comments regarding the proposed applications.

I&APs are requested to please provide their comments together with their name, contact details and an indication of any direct business, financial, personal or other interest which they have in the application, to the **contact person provided on page 1**, within the specified period. The preferred method of communication is either by telephone or email correspondence, which will allow tracking of submissions.

LOCALITY MAP

Thabazimbi Extension 75 - Portion 129, farm Doornhoek 318JQ



Scale 1:9 028

0 0,1 0,2 0,4 km



Chief Surveyor General Property Search

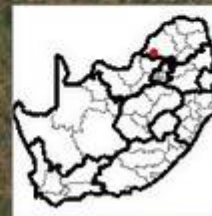
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Legend

- Parent Farm
- Farm Portion
- Holding
- Public Place
- Street
- Provinces
- Allotment Township
- Application site
- Marakele Road
- Medivet Road

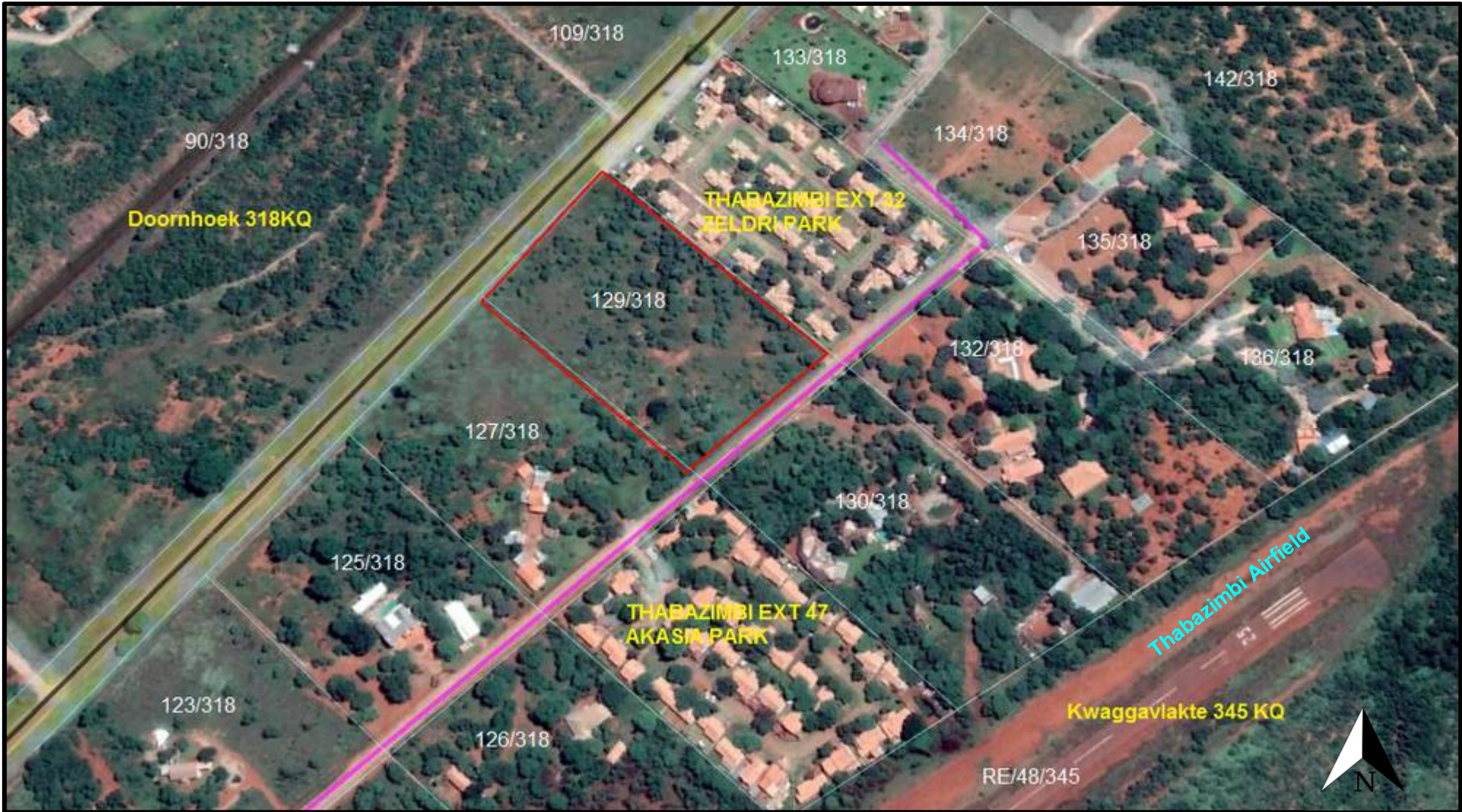


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

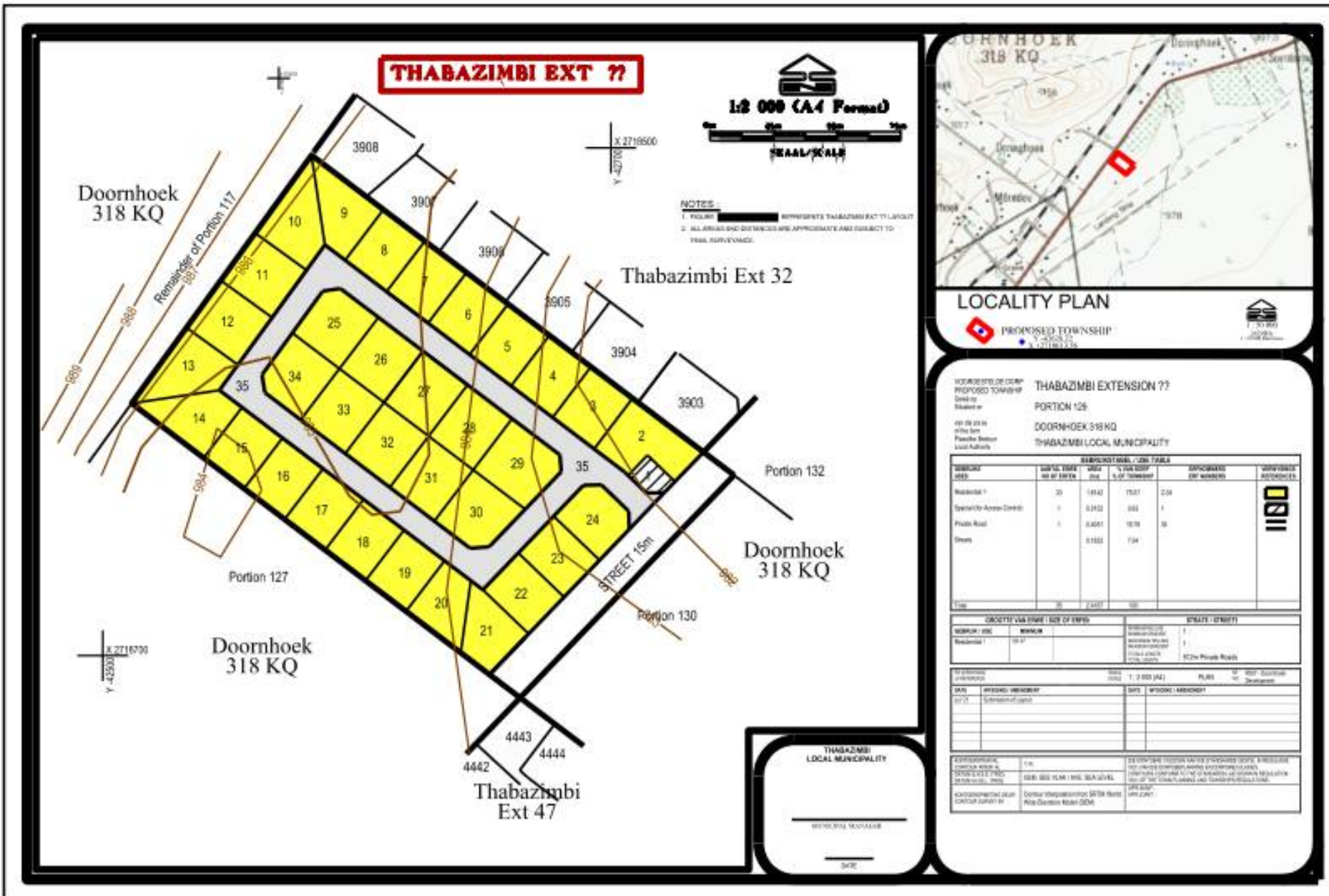


ArcGIS Web AppBuilder
| Maxar |

3: REGIONAL LOCALITY PLAN 1



4: LOCALITY PLAN 2 (CLOSE UP OF PROJECT SITE ALONG MEDIVET ROAD)



5: THABAZIMBI EXTENSION 75 LAYOUT PLAN (COURTESY OF URBAN EDGE TOWN PLANNERS)

