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Department:
Economic Development, Environment,
Conservation and Tourism
North West Provincial Government
REPUBLIC OF SOUTH AFRICA



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REF: NWP/EIA/37/2022

Attention: Mr. Ben van der Walt
Berg Grond (Pty) Ltd
5 Gareth Roberts Avenue
RUSTENBURG
0300

Tel No.: 083 417 4395
Email: ben@vdwgrp.co.za

Dear Sir

ENVIRONMENTAL AUTHORISATION FOR THE CLEARANCE OF INDIGENOUS VEGETATION TO ESTABLISH A MIXED USE TOWNSHIP (WATERKLOOF EAST EXTENSION) ON PORTION 385 OF THE FARM WATERKLOOF 305 JQ – RUSTENBURG LOCAL MUNICIPALITY, NORTH WEST PROVINCE

Your application for Environmental Authorisation, in terms of Section 24(2)(a) of the National Environmental Management Act, 1998 as amended (Act No. 107 of 1998) in respect of –

Government Notice No. R327 of 07 April 2017 of Environmental Impact Assessment Regulations of 2014, as amended, for:

1. *The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for –*
 - i) *the undertaking of a linear activity; or*
 - ii) *maintenance purposes undertaken in accordance with a maintenance management plan*
[Listed activity 27]

2. *Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development –*
 - iii) *Will occur inside an urban area, where the total land to be developed is bigger than 5 hectares*
[Listed activity 28(i)]

Government Notice No. R324 of 07 April 2017 of Environmental Impact Assessment Regulations of 2014, as amended, for:

1. *The development of a road wider than 4 meters with a reserve less than 13.5 meters*
 - h) *North West*
 - iv) *Critical Biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority*
[Listed Activity 4(h)(iv)]



Let's Grow North West Together

2. The clearance of an area of 300 square meters or more of indigenous vegetation except where such clearance is required for maintenance purposes undertaken in accordance with a maintenance management plan
 - h) North West
 - iv) Critical Biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority
[Listed Activity 12(h)(iv)]
3. The transformation of land bigger than 1000 square meters in size, to residential, retail, commercial, industrial or institutional land use where such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.
 - e) North West
 - i) Inside urban areas
[Activity 15 (e)(i)]

This Department has evaluated the **Basic Assessment Report** received on 30 August 2022 for the clearance of indigenous vegetation and development of a mixed use township comprising of residential, institutional & commercial land uses covering 13 hectares in extent on Portion 385 of the farm Waterkloof 305 JQ - Rustenburg Local Municipality, North West Province, to verify whether this activity will have significant negative impact on the environment.

Enclosed please find the Environmental Authorisation and the conditions under which your application is authorised.

Formal appeals regarding the Environmental Authorisation can be directed to the Appeal Administrator for Department of Economic Development, Environment, Conservation and Tourism, North West Province. Such an appeal must be lodged in terms of the National Appeal Regulations of 8 December 2014

Yours Faithfully



Ms. Portia Krisjan

Director: Environmental Quality Management

Department of Economic Development, Environment, Conservation and Tourism

Date: 15/12/2022.

Cc : Ms. Paulette Jacobs: Hydro Science cc
Tel No. : 082 850 5482
Email : paulette@hydroscience.co.za



Table of Contents

				Page no.
A		Definitions		4
B		Environmental Authorisation		5
	1.	Decision		5
	2.	Activity Authorised		5-6
	3.	Conditions		6
	3.1	Scope of Environmental Authorisation		6-7
	4.	Appeal of Environmental Authorisation		7
	5.	Management of the Activity		8
	6.	Monitoring		8
	7.	Validity Period of Activity Authorised		9
	8.	Recording and Reporting to the Department		9
	9.	Site Closure and Decommissioning of the Activity		9
	10.	Specific Conditions		9-10
	11.	General		10
		Annexure 1 – Reasons for Environmental Authorisation		11-12
		Annexure 2 – Appeal Procedures		13-14



A DEFINITIONS

“activity” means an activity identified in any notice published by the Minister or MEC in terms of Section 24D(1)(a) of the Act as a listed activity or specified activity.

“commence” means the start of any physical activity, including site preparation and any other activity on the site in furtherance of a listed activity or specified activity, but does not include any activity required for purposes of an investigation or feasibility study as long as such investigation or feasibility study does not constitute a listed activity or specified activity.

“development” means the building, erection, construction or establishment of a facility, structure or infrastructure, including associated earthworks or borrow pits, that is necessary for the undertaking of a listed or specified activity, including any associated post development monitoring, but excludes any modification, alteration or expansion of such a facility, structure or infrastructure, including associated earthworks or borrow pits, and excluding the redevelopment of the same facility in the same location, with the same capacity and footprint;

“expansion” means the modification, extension, alteration or upgrading of a facility, structure or infrastructure at which an activity takes place in such a manner that the capacity of the facility or the footprint of the activity is increased.

“independent”, in relation to an EAP, a specialist or the person responsible for the preparation of an environmental audit report, means-

(a) that such EAP, specialist or person has no business, financial, personal or other interest in the activity or application in respect of which that EAP, specialist or person is appointed in terms of these Regulations; or

(b) that there are no circumstances that may compromise the objectivity of that EAP, specialist or person in performing such work; excluding –

(i) normal remuneration for a specialist permanently employed by the EAP; or

(ii) fair remuneration for work performed in connection with that activity, application or environmental audit;


“public participation process” means a process in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to, specific matters.

“registered interested and affected party”, in relation to an application, means an interested and affected party whose name is recorded in the register opened for that application in terms of regulation 42;

“state Department” means any Department or administration in the national or provincial sphere of government exercising functions that involve the management of the environment.

“the Act” means the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended.

“the Department” means the Department of Economic Development, Environment, Conservation and Tourism.

 **“the Regulations”** means the Environmental Impact Assessment Regulations, of 04 December 2014 as amended.



B. Environmental Authorisation

Authorisation register number: NWP/EIA/37/2022

Holder of Environmental Authorisation: Berg Grond (Pty) Ltd

Location of activity: Portion 385 of the farm Waterkloof 305 JQ,
Rustenburg Local Municipality

1. Decision

The Department is satisfied on the basis of information available to it and subject to compliance with the conditions of this Environmental Authorisation, that the applicant should be authorised to undertake the activity specified below:

2. Activity authorised

By virtue of the powers delegated by the MEC in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended and the Environmental Impact Assessment Regulations of 04 December 2014 as amended, the Director: Environmental Quality Management of the Department of Economic Development, Environment, Conservation and Tourism authorises:-

Berg Grond (Pty) Ltd.
5 Gareth Roberts Avenue
RUSTENBURG
0300

Tel No.: 083 417 4395
Email: Ben@vdwgrp.co.za

to undertake the following activity:

The clearance of indigenous vegetation and development of a mixed use residential township **but excluding such development on area of Zone G regarded as sensitive topography zone according to Bojanala EMF** as the development site falls within Magaliesberg Biosphere Buffer Zone.

The development entails:

- 76 Residential
- 1 Institutional (Church)
- Commercial (self-storage) stands **excluding industrial activities**
- Internal Roads
- Infrastructure for access control



Details regarding the basis on which the Department reached this decision are set out in Annexure 1.



Site Location:

S1	Latitude	Longitude
Portion 385 of the farm Waterkloof 305 JQ- Rustenburg Local Municipality	25° 42' 50.20"S	27°15'10.42"E

The site of the proposed activity is located behind the existing Cynthiana Hotel in Waterkloof AH in Rustenburg, on Portion 385 of the farm Waterkloof 305 JQ access is through the parking area of the hotel - Rustenburg Local Municipality (RLM); hereafter referred to as "the property".

3. Conditions

3.1 Scope of Environmental Authorisation

3.1.1 The preferred **alternative S1 is approved.**

3.1.2 Authorisation of the activity is subject to the conditions contained in this Environmental Authorisation, which are binding on the holder of the Environmental Authorisation.

3.1.3 The holder of the Environmental Authorisation must be responsible for ensuring compliance with the conditions contained in this Environmental Authorisation. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the Environmental Authorisation.

3.1.4 The activities authorised may only be carried out at the property as described in Point 2 under site location.

3.1.5 This Environmental Authorisation does not negate the holder of the Environmental Authorisation's responsibility to comply with any other statutory requirements (necessary permits/licenses/approvals and/or service agreements) that may be applicable to the undertaking of the activity.

3.1.6 Relevant legislation that must be complied with by the holder of this Environmental Authorisation includes, *inter alia*:

- a) National Heritage Resources Act, 1999 (Act No. 25 of 1999).
- b) National Forestry Act, Act 84 of 1998. Any trees species included on the list of protected tree species under the National Forestry Act; may not be removed or destroyed without prior permission from the Department of Agriculture Forestry & Fisheries as contemplated in Section 15(1) of the said Act.
- c) Conservation of Agricultural Resources Act, 1983 (Act No. 43 of 1983)
- d) The Occupational Health and Safety Act, 1993 (Act No. 85 of 1993)
- e) All provisions of the National Water Act, 1998 (Act No. 36 of 1998)
- f) National Environmental Management: Biodiversity Act, 2008 (Act No. 10 of 2004) as amended
- g) National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) as amended



- h) National Building Regulations and Standards Act, 1977 (Act No.109 of 1977), as amended.
 - i) Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013)
 - j) The municipal by-laws must be adhered to where applicable.
- 3.1.7 The holder of an Environmental Authorisation has the responsibility to apply for Environmental Authorisation amendment to the competent authority when any alienation, or deviation from project description / ownership.

4. Appeal of Environmental Authorisation

- 4.1 The holder of the Environmental Authorisation must notify every **registered** interested and affected party, in writing and within **14 days**, of receiving an Environmental Authorisation from the Department.
- 4.2 The notification referred to in 4.1 must –
- 4.2.1 Inform interested and affected parties of the decision, reason for decision and where the decision can be accessed.
 - 4.2.2 Advise the interested and affected party that a copy of the Environmental Authorisation and reasons for the decision will be furnished on request.
 - 4.2.3 Specify the date on which the Environmental Authorisation was issued.
 - 4.2.4 Inform the registered interested and affected parties of the appeal procedure provided for in Chapter 2 of the National Appeal Regulations (see Annexure 2).
- 4.3 An appeal against the decision must be lodged in terms of Chapter 2 of the National Appeal Regulations on Appeal form obtainable from:
- Ms. Carene Nieuwoudt**
Department of Economic Development, Environment, Conservation and Tourism
Room E30, Agricentre Building
Cnr. Dr. James Moroka & Stadium Road
MMABATHO
- Tel No.: (018) 389 5986
Cell No.: 083 385 9486
E-Mail: cnieuwoudt@nwpg.gov.za
- 4.4 An appeal made against this Environmental Authorisation will result in it being suspended; therefore the activity must not commence pending the lapse of 20 days after all interested and affected parties have been informed of this decision.
- 4.5 Should an appeal be lodged within 20 days after notification to all Interested and Affected parties of this decision, the activity may only commence once the decision by the MEC, as Appeal Authority, have been made.



5. Management of the activity

- 5.1 The Environmental Management Programme (EMPr) which is as part of the Basic Assessment Report (BAR) submitted to this Department on 30 August 2022, for the proposed development is **hereby approved**.
- 5.2 The recommendations and mitigation measures outlined in the BAR, compiled by Hydro Science cc and received by the Department on 30 August 2022 must be adhered to, including Specialist Recommendations as described in the EMPr.
- 5.3 Any proposed amendments to the EMPr (as a result of this Environmental Authorisation or otherwise) must be submitted in writing to Director: Environmental Quality Management for approval prior to the amendment being implemented. The proposed amendments will be decided upon by the Department within a period of **30 days** of receiving the submission.
- 5.4 The provisions of the EMPr are an extension of the conditions of the Environmental Authorisation and therefore non-compliance with the EMPr would constitute non-compliance with the Environmental Authorisation.
- 5.5 The EMPr must form part of the contractor's tender documentation for all contractors working on the project and must be made available on the site. The holder of this Environmental Authorisation must ensure adherence; by all contractors, sub-contractors and workers of the facility; to all conditions listed herein, and all obligations, commitments, monitoring and proposed mitigation measures as outlined in the EMPr.

6. Monitoring

- 6.1 The holder of Environmental Authorisation has the responsibility to ensure that the mitigation/ rehabilitation measures and recommendations referred to in the BAR are implemented, and to ensure compliance with the provisions of the EMPr.
- 6.2 A qualified, suitably experienced and independent Environmental Control Officer (ECO) must be appointed to monitor, and report to the competent authority on compliance with the EA and the EMPr for the duration of the construction phase.
- 6.3 The ECO must be appointed prior to commencement of the construction phase and the ECO details must be submitted to the Departments' Environmental Compliance and Enforcement Section: CNieuwoudt@nwpg.gov.za and Inonkomo@nwpg.gov.za.
- 6.4 The ECO must keep a record on site of all activities on site, environmental incidents as well as corrective and preventative actions taken.
- 6.5 The holder of Environmental Authorisation must ensure communications with key stakeholders in respect to monitoring of compliance with conditions of Environmental Authorisation and the EMPr and also liaise with Environmental Compliance and Enforcement Section of this Department.
- 6.6 It is the responsibility of the holder of this Environmental Authorisation to ensure that an ongoing management and monitoring of the impacts of the activities on the environment throughout the life cycle of the activities is put into practice.



7. Validity Period of the activity authorised

- 7.1 If the holder of the Environmental Authorisation anticipates that the conclusion of the activity/s authorised would not occur within a 5 year period, he/she must prior to the lapse of 5 years, apply for an amendment of the Environmental Authorisation and show good cause and give reasons why an extension of the Environmental Authorisation should be granted.
- 7.2 If the holder of the Environmental Authorisation anticipates that commencement of the activities would not occur within **5 year** period, he/she **must** apply and **show good cause** for an extension of the Environmental Authorisation prior to its expiry date
- 7.3 If the activities are not concluded within that period, the said authorisation will be **null and void** and a new application for an Environmental Authorisation must be made in order for the activity to be undertaken.

8. Recording and reporting to the Department

- 8.1 **14 days** written notice must be given to the Environmental Compliance and Enforcement Section of this Department that the activity will commence, notice must be sent to CNieuwoudt@nwpg.gov.za or LNonkomo@nwpg.gov.za.
- 8.2 Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development.

9. Site Closure and Decommissioning of the activity

- 9.1 Should the activity ever cease or become redundant, the applicant must undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and competent authority at that time.
- 9.2 The disturbed areas must be rehabilitated to almost a natural state, and landscaping of the disturbed areas must make extensive use of locally appropriate indigenous vegetation.

10. Specific conditions

- 10.1 A sewer management system must be designed and submitted to the Rustenburg Local Municipality for approval.
- 10.2 The applicant must adhere to the mitigation measures and recommendations contained in the Basic Assessment Report received on 30 August 2022.
- 10.3 The Layout Plan No. 1663/Layout9 dated April 2017 compiled by NE Town Planning & Development Consultants must be revised to exclude sensitive topography Zone G as delineated according to the Bojanala District EMF.**
- 10.4 Archaeological remains, artificial features and structures older than 60 years are protected. Should any archaeological artefacts be exposed during excavation for the purpose of construction, construction in the vicinity of the finding must be stopped immediately and the Provincial Heritage Resources Authority must be informed about the finding.



- 10.5 Removal of trees listed on the list of protected tree species under the National Forestry Act, 1998 (Act No. 84 of 1998), and must be done in compliance with Section 15(1) of the said Act. For further guidance on this matter please consult the Department of Forestry, Fisheries & Environment, Mr Lufuno Nevhufumba, Tel: 082 907 6118.
- 10.6 The activity may not commence without the, where it is relevant, from or with the relevant regulatory authorities whether national, provincial or local.
- 10.7 Provision of the ablution facilities on site during construction phase must be established such that they do not cause water or other pollution and conform to the regulatory hygiene measures and Occupational Health and Safety legislation.
- 10.8 Dust suppression measures must be implemented to minimize impact on road uses and surrounding property owners during construction.
- 10.9 No planned on-site maintenance of construction vehicles, equipment and machinery must be allowed.
- 10.10 No surface or ground water must be polluted due to any activities on the property or site. The requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times. A 32 meter buffer around water courses on site and no development is to take place within the buffer. No dumping of any construction waste/ material within rivers or streams.
- 10.11 The holder of the Environmental Authorisation, **Berg Grond (Pty) Ltd**, must be responsible for compliance with the provisions for duty of care and remediation of environmental damage in accordance with Section 28 of National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended.

11 General

- 11.1 A copy of this Environmental Authorisation must be kept at the property where the activity will be undertaken, and must be produced to any authorised official of the Department upon request.
- 11.2 The holder of the Environmental Authorisation must notify the Department (accompanied by reasons), in writing and within **48 hours**, if any condition of this Environmental Authorisation cannot be or is not adhered to. Non-compliance with a condition of this Environmental Authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Regulations
- 11.3 No public authority shall be held responsible for any damages or losses suffered by the applicant or his successor in title in any instance for reasons of non-compliance by the applicant with the conditions of this Environmental Authorisation as set out in this document or any other subsequent document emanating from these conditions of this Environmental Authorisation.

Environmental Authorisation Approved By:



Ms. Portia Krisjan

Director: Environmental Quality Management

Department of Economic Development, Environment, Conservation and Tourism

Date: 15/12/2022.



ANNEXURE 1: REASONS FOR ENVIRONMENTAL AUTHORISATION

1. Background

The Applicant, **Berg Grond (Pty) Ltd**, applied for Environmental Authorisation to carry out the following activities:

The clearance of indigenous vegetation and mixed use township on Portion 385 of the farm Waterkloof 305 JQ - Rustenburg Local Municipality.

The applicant appointed **HydroScience cc.** to undertake a Basic Assessment process as required by Regulation 12 of the EIA Regulations, 2014 as amended.

2. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration -

- a) The information contained in the Basic Assessment Report (BAR) dated August 2022 compiled by **HydroScience cc** and received by the Department on 30 August 2022, including the following specialist studies :
 - Culture and Heritage Impact Study compiled by Archaetnos Culture Consultants
 - Flora, Fauna and Aesthetic Report compiled by Hydro Science CC.
- b) The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended.
- c) The findings of a site visit undertaken by the Department official Mr. T. Loeto with Ms. P. Jacobs of HydroScience cc and Ms K. Mekgoe of Rustenburg Local Municipality on 02 August 2022.

3. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below:

- a) The Basic Assessment Report (BAR) complied with the stipulations of Appendix 1 of the EIA Regulations of 2014 as amended.
- b) The development was advertised in the local newspaper, "*Rustenburg Herald*", dated 20 May 2022 as part of the public participation process.
- c) The expertise of the Environmental Assessment Practitioner in conducting the Environmental Impact Assessment process.
- d) The legal and procedural requirements have been complied with and the information contained in the document is to the satisfaction of this Department.



4. Findings

After consideration of the information and factors listed above, the Department made the following findings –

- a) The Applicant wishes to establish a mixed use residential development, as an addition to previously authorised retail & commercial land uses on the property. The development will be known as Waterkloof East Extension.
- b) The area is used as an expansion of existing residential development. The area is on both Zone A: Development Zone 1 and Zone G: Sensitive Topography Zone according to Bojanala Platinum District Environmental Management Framework. The layout to be amended must be in line with the development zones.
- c) Listed Activity 6(h)(iv) GN.R No. R324 of 07 April 2017 is not authorised in this application as the said tourism facility exists in terms of NWP/EIA/72/2012.
- d) The objections tendered by Interested and Affected Parties during the public participation process have been addressed.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the Environmental Authorisation, the activity will not conflict with the general objectives of Integrated Environmental Management laid down in Section 23 (2) (a-f) of Chapter 5 of National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended and that any potentially detrimental environmental impacts resulting from the activity can be mitigated to acceptable levels. **The application is accordingly granted.**

AS.



ANNEXURE 2: ADMINISTRATION AND PROCESSING OF APPEALS

ADMINISTRATION AND PROCESSING OF APPEALS IN TERMS OF CHAPTER 2 OF THE NATIONAL APPEAL REGULATIONS, 2014 TO BE FOLLOWED BY THE APPLICANT, AND INTERESTED AND AFFECTED PARTIES UPON RECEIPT OF NOTIFICATION OF AN ENVIRONMENTAL AUTHORISATION

Appeal submission

4. (1) An appellant must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party and any organ of state with interest in the matter **within 20 days** from:
 - (a) the date that the notification of the decision for an application for an environmental authorisation was sent to the registered interested and affected parties by the applicant; or
 - (b) the date that the notification of the decision was sent to the applicant by the competent authority, issuing authority or licensing authority, in the case of decisions other than those referred to in paragraph (a).
- (2) An appeal submission must be-
 - (a) submitted in writing in the form obtainable from the appeal administrator; and
 - (b) accompanied by-
 - (i) a statement setting out the grounds of appeal;
 - (ii) supporting documentation which is referred to in the appeal submission; and a statement, including supporting documentation, by the appellant to confirm compliance with regulation 4(1) of these Regulations.

Responding statement

5. The applicant, the decision-maker, interested and affected parties and organ of state must submit their responding statement, if any, to the appeal authority and the appellant within 20 days from the date of receipt of the appeal submission.

Appeal panel

6. (1) If the appeal authority reasonably believes that expert advice must be sought or that an appeal panel must be appointed, the appeal administrator must source an independent expert or constitute an independent appeal panel, or both, within 10 days from the date of receipt of an instruction from the appeal authority,
- (2) The appeal panel contemplated in sub-regulation (1) may consist of such number of independent experts and with such expertise as the Appeal Authority may deem necessary under the circumstances;
- (3) The expert or appeal panel must provide advice to the appeal administrator within 10 days from the receipt of an instruction from the appeal administrator.



Recommendations and decisions on appeals

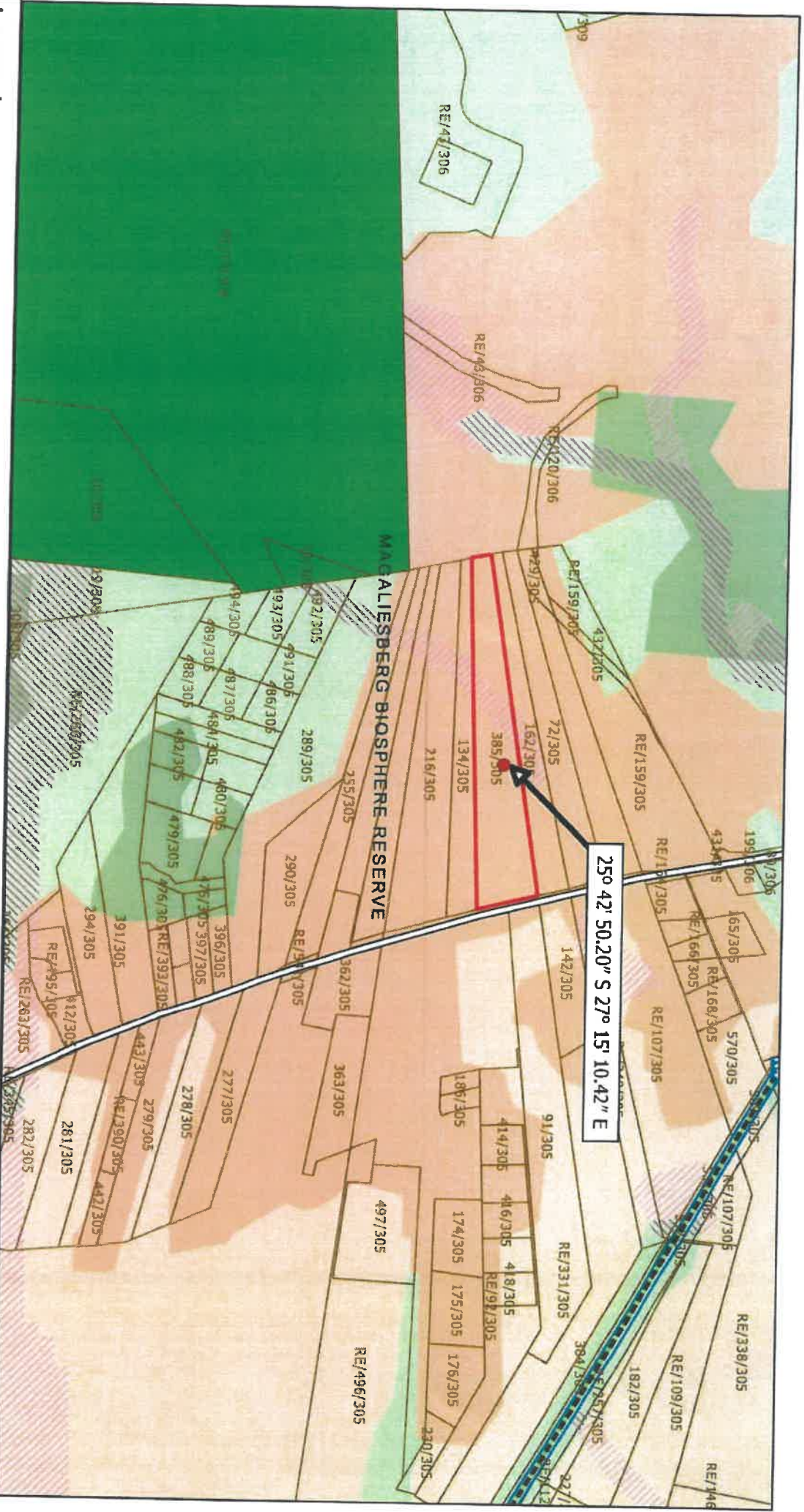
7. (1) The appeal administrator must make a recommendation on the appeal to the appeal authority within 30 days of receipt of the responding statement referred to in regulation 5 of these Regulations, in the event that an independent expert has not been sourced or an independent appeal panel has not been constituted.
- (2) The appeal administrator must make a recommendation on the appeal to the appeal authority within 10 days of receipt of the advice referred to in regulation 6(2) of these Regulations, in the event that an independent expert has been sourced or an independent appeal panel has been constituted.
- (3) The appeal authority must reach a decision on an appeal, and notify the appellant, applicant, and any registered interested and affected party, within 20 days of the recommendation on the appeal by the appeal administrator.
- (4) The decision contemplated in subregulation (3) must contain written reasons for the decision.

Communication

8. (1) A person may deliver documents in terms of these regulations by using one of the delivery methods referred to in section 47D of the Act, which are:
 - (i) by faxing a copy of the notice or other document to the person, if the person has a fax number;
 - (ii) by e-mailing a copy of the notice or other document to the person if the person has an e-mail address; or
 - (iii) by posting a copy of the notice or other document to the person by ordinary mail, if the person has a postal address;
- (2) In order to meet the time periods determined in these regulations, the person referred to in subregulation (1) must also email, fax or hand deliver the document to the recipient, if the document is delivered by ordinary mail or registered mail.

Handwritten initials/signature





- Legend**
- Site
 - CA_TYPE4_BiosphereReserves
 - NATIONAL FREEWAY
 - MAIN ROAD
 - NW_farm_portions

- Protected Areas**
- PA_TYPE1_Protected_Areas
 - PA_TYPES_Municipal_Reserves
 - PA_TYPE2_ProtectedNaturalEnvironment

- Aquatic CBAs Terrestrial_CBAs**
- CBA1
 - CBA2
 - ESA1
 - ESA2
 - CBA1
 - CBA2
 - ESA1
 - ESA2



DATUM: WGS 1984
 SPHEROID: WGS 1984
 COMPILED BY
 OLEBOGENG MAROBE



dedect

Department:

Economic Development, Environment, Conservation and Tourism

North West Provincial Government

REPUBLIC OF SOUTH AFRICA

NWP/EIA/37/2022

2022/12/14

1 Brief project description

This report was generated by the North-West Department of Economic Development, Environment, Conservation and Tourism EMF tool for the Bojanala Platinum District Municipality Environmental Management Framework.

MIXED USE TOWNSHIP

2 Proposed activity

Category: Transport infrastructure Habitat destruction Habitat destruction Habitat destruction Development of previously disturbed land

Sub-category: Road construction The transformation of zoned land Clearance of vegetation Clearance of vegetation Residential, mixed, retail, commercial, industrial or institutional developments, where land was previously used for agriculture/afforestation, mining or heavy industrial purposes

The proposed project may include the following listed activities: GNR 985, LN 3:4 GNR 985, LN 3:15 GNR 985, LN 3:12 GNR 983, LN 1:27 GNR 983, LN 1:28

3 Generic environmental impacts or issues related to the proposed type of development

Generic environmental impacts or issues related to the proposed type of development are summarised in Table 1. Specialist input might be needed to determine the significance and extent of possible impacts related to each issue.

4 Site specific environmental sensitivities

The following site specific environmental sensitivities area listed in Table 2. These must be considered when determining the specialist studies required for the EIA.

Table 1: Potential listed activities and environmental impacts associated with the proposed development.

Regulation nr	Activity	Air pollution issues	Nuisance issues (odours)	Noise related issues	Visual issues	Traffic impact issues	Geotechnical issues	Heritage (archaeological and palaeontological impacts)	Socio-economic impacts	Water related issues	Ground pollution issues
GNR 985, LN 3	4	✓		✓	✓	✓	✓	✓	✓		✓
GNR 985, LN 3	15				✓						✓
GNR 985, LN 3	12	✓			✓						✓
GNR 983, LN 1	27	✓			✓						✓
GNR 983, LN 1	28			✓	✓	✓		✓	✓		✓

Table 2: Sensitivities identified inside the area of the proposed activities.

Type	Risk level	Area (km ²)
GroundwaterHydrology	Medium	0.169
SurfaceHydro	None	0.059
SurfaceHydro	Very low	0.092
SurfaceHydro	Low	0.011
SurfaceHydro	Medium	0.008
Topography	None	0.098
Topography	Very low	0.071
Heritage	None	0.169
Biodiversity	Very low	0.149
Biodiversity	Low	0.020
Agriculture	Low	0.126
Agriculture	Medium	0.043

5 Environmental management zones

The environmental management zones that occur on the site of the proposed development are indicated on in Figure 5, while the environmental management zones that occur in the vicinity of the site of the proposed development are indicated on Figure 5. The percentage of cover for each zone are presented in Table 3.

Table 3: The environmental management zones found on the proposed site.

Zone	Description	Area (km ²)	Compatibility Guidelines
Zone A	Development Zone I (Res. and Bus.)	0.095	This zone is a refinement of areas identified for future urban development in local municipal SDFs. These development uses include, amongst others, residential land uses, commercial land uses and land uses related to government functions, but specifically excludes industrial land uses and mining related land uses.
Zone A	Development Zone I (Res. and Bus.) (In biosphere buffer)	0.002	This zone is a refinement of areas identified for future urban development in local municipal SDFs. These development uses include, amongst others, residential land uses, commercial land uses and land uses related to government functions, but specifically excludes industrial land uses and mining related land uses.
Zone G	Sensitive Topography Zone	0.031	This zone represents the sensitive topographical features, such as hills and ridges, which are deemed sensitive to development.
Zone G	Sensitive Topography Zone (In biosphere buffer)	0.041	This zone represents the sensitive topographical features, such as hills and ridges, which are deemed sensitive to development.

6 Environmental management guidelines

6.1 Zone A: Development Zone I (Residential, business and other)

The following general management guidelines are applicable to Zone A:

- Development should be confined to urban areas (areas situated within the urban node/edge/fringe, or where no such node/edge/fringe has been defined or adopted, areas situated within the edge of built-up areas) to minimise the effects of urban sprawl in the area.
- The zone should be used for the expansion of urban areas and the integration of existing settlements.
- Green open spaces should be established and protected within the zone.
- The following should be encouraged in this zone:
 - Urban infill development;
 - Residential development;
 - Commercial developments;
 - Government functions;
 - Other appropriate land uses as reflected in the applicable SDF/s:

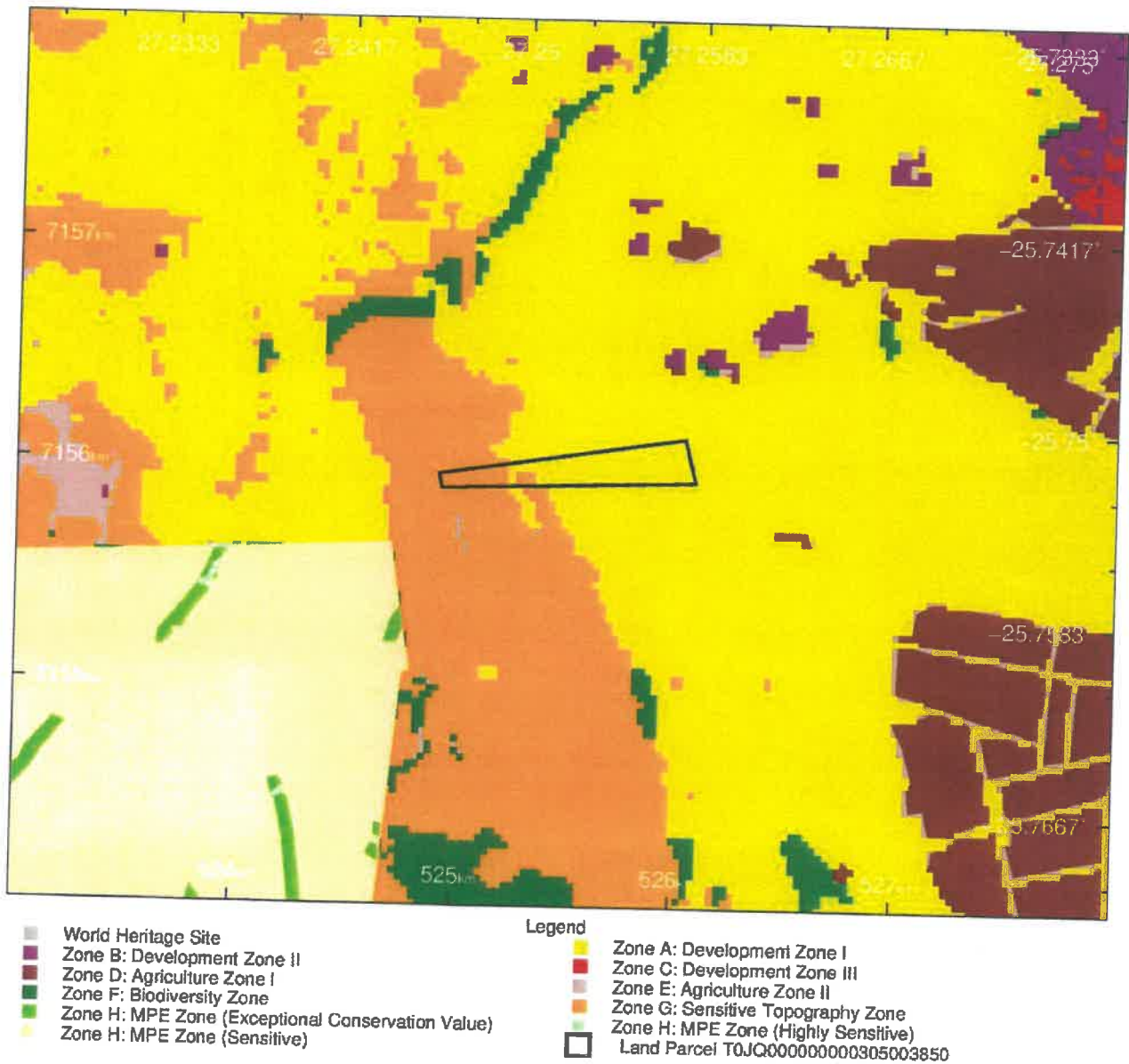
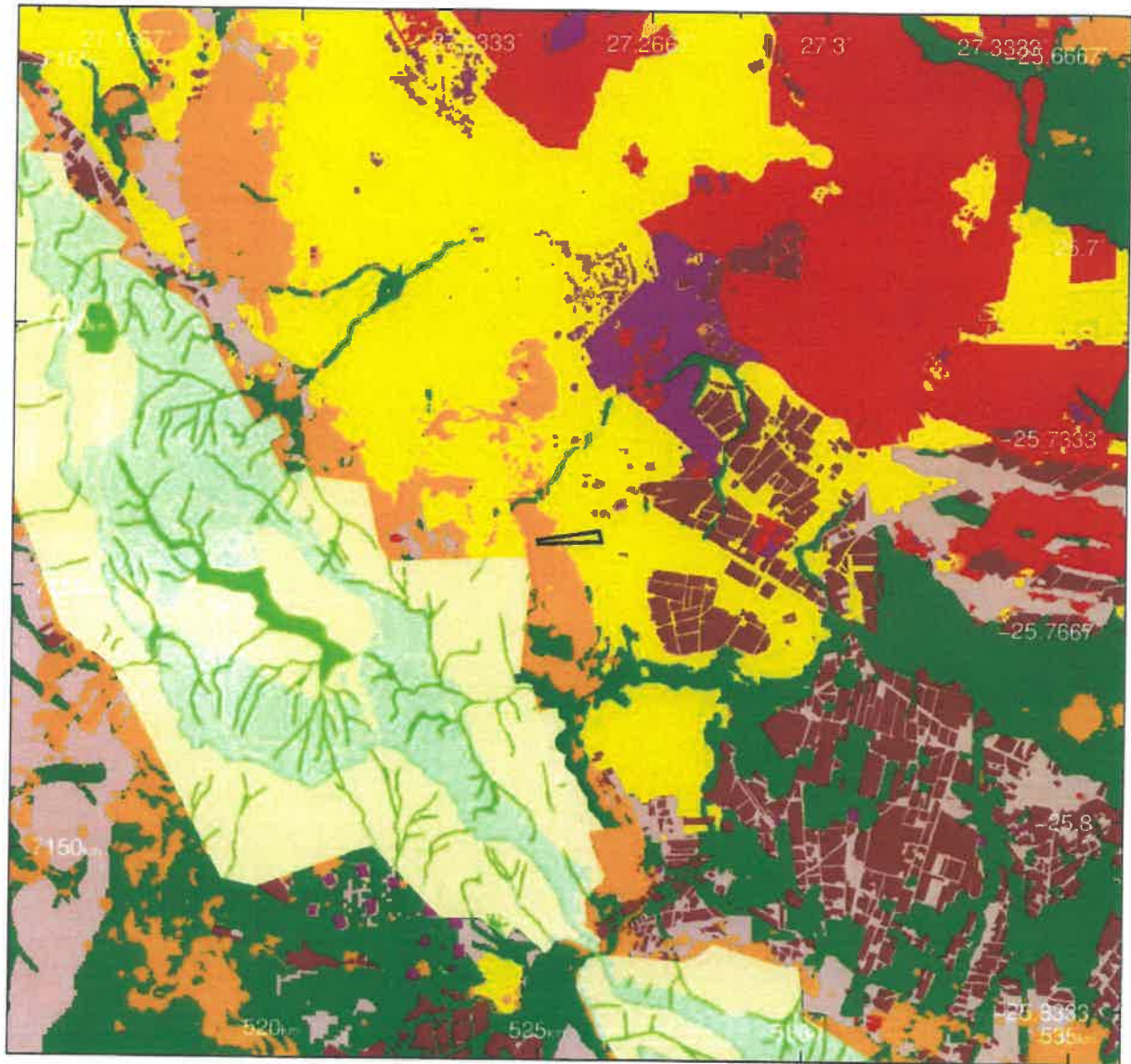


Figure 1: Management zones around the proposed site.

- Upgrading of service infrastructure; and
- Urban greening.
- If the zone falls within a Biosphere Buffer Zone, the following guidelines are also applicable:
 - The development guidelines in the relevant management plan should be consulted whenever an activity falls within the buffer area.
 - Developments that might put stress on the protected environments should be avoided within the buffer area.
 - The applicable biosphere development guidelines and principles should be considered.
 - Conservation and tourism orientated developments should be promoted within the buffer area.
 - High density developments, industrial developments, mining activities and other high-impact developments should be avoided in the buffer area.



- World Heritage Site
- Zone B: Development Zone II
- Zone D: Agriculture Zone I
- Zone F: Biodiversity Zone
- Zone H: MPE Zone (Exceptional Conservation Value)
- Zone H: MPE Zone (Sensitive)


- Legend
- Zone A: Development Zone I
 - Zone C: Development Zone III
 - Zone E: Agriculture Zone II
 - Zone G: Sensitive Topography Zone
 - Zone H: MPE Zone (Highly Sensitive)
 - Land Parcel T0JQ00000000305003850



Figure 2: Management zones around the proposed site.

6.2 Zone G: Sensitive Topography Zone

The following general management guidelines are applicable to Zone G:

- Sensitive topographical features should be protected and any development that might negatively affect them should be discouraged.
 - A detailed specialist study might have to be conducted by an accredited scientist to determine the impacts of an envisaged activity on the corridor function provided by a topographical feature.
 - The visual impacts of proposed developments in this zone should be considered and developments/activities with high visual impact avoided.
 - If the zone falls within a Biosphere Buffer Zone, the following guidelines are also applicable:
 - The development guidelines in the relevant management plan should be consulted whenever an activity falls within the buffer area.
 - Developments that might put stress on the protected environments should be avoided within the buffer area.
 - The applicable biosphere development guidelines and principles should be considered.
 - Conservation and tourism orientated developments should be promoted within the buffer area.
-  High density developments, industrial developments, mining activities and other high-impact developments should be avoided in the buffer area