



LIMPOPO

PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

Ref no: 12/19/3-V35 Enq: Mothapo SW Tel: 015 293 8827 E-mail: MothapoSW@ledet.gov.za

Manupont 124 (Pty) Ltd
Private Bag X3187
LOUIS TRICHARDT
0920

Attention: Graham Moon

E-mail: Graham.moon@mantiscollection.co.za

ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A 60 SLEEPER LODGE AT THE LION FARM AT EKLAND SAFARIS ON PORTION 1 OF THE FARM COEN BRITZ 646 MS AND REMAINDER OF THE FARM JULIANA 647 MS WITHIN MAKHADO LOCAL MUNICIPALITY OF VHEMBE DISTRICT

With reference to the abovementioned application, please be advised that the Department has decided to grant authorisation. The environmental authorisation and reasons for the decision are attached herewith.

In terms of regulation 4(2) of the Environmental Impact Assessment Regulations of 2014, you are instructed to notify all registered interested and affected parties, in writing and within 14 (fourteen) calendar days, of the date of the Department's decision in respect of your application as well as the provisions regarding the lodgement of appeals as provided for in the National Appeals Regulations of 2014.

Should you wish to appeal any aspect of the decision, you must, inter alia, lodge an appeal with the MEC for Economic Development, Environment and Tourism, within 20 days of receiving this letter, by means of one of the following methods:

By facsimile : (015) 295 5792
By post : Private Bag X9484, **POLOKWANE**, 0700
By hand : Evridiki Towers, 20 Hans Van Rensburg / 19 Biccard Streets, **POLOKWANE**, 0699

Should you decide to appeal, you must serve a copy of your appeal on all registered interested and affected parties, and any organ of state with interest in the matter.

Yours faithfully,


DIRECTOR
ENVIRONMENTAL IMPACT MANAGEMENT
DATE: 22/2/19



Cc: Aurecon

Attention: Anne-Mari White

E-mail: Anne-mari.white@aurecongroup.com

HEAD OFFICE

20 Hans Van Rensburg Street / 19 Biccard Street, Polokwane, 0700, Private Bag X 9484, Polokwane, 0700
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LIMPOPO

PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

ENVIRONMENTAL AUTHORISATION

Authorisation reference number: 12/1/9/3-V35

Last amended: First issue

Holder of authorisation: Manupont 124 (Pty) Ltd

Location of activity: The proposed site is located at Ekland Safaris near Louis Trichardt on portion 1 of the farm Coen Britz 646 MS and remainder of the farm Juliana 647 MS, within Makhado Local Municipality of Vhembe District.

DECISION

ACRONYMS

1. **NEMA** National Environmental Management Act, 1998 (Act 107 of 1998), as amended.
2. **Regulations** EIA Regulations of 08 December 2014 in terms of Chapter 5 of NEMA.
3. **EIA** Environmental Impact Assessment.
4. **Department** Department of Economic Development, Environment and Tourism.
5. **EA** Environmental Authorisation.
6. **EMPr** Environmental Management Programme report.

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

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

ACTIVITIES AUTHORISED

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 the Department hereby authorises Manupont 124 (Pty) Ltd (herein referred to as holder of EA) with the following contact details -

Graham Moon
Private Bag X3187
LOUIS TRICHARDT
0920

E-mail: Graham.moon@mantiscollection.co.za



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

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to undertake the following activities (hereafter referred to as "the activities"):

Listed in EIA Regulations R. 983 of 2014, as: -

Activity 27 - "The clearance of an area of one hectares or more than, but less than 20 hectares of indigenous vegetation".

Listed in EIA Regulations R. 985 of 2014, as: -

Activity 2(e)(ii)(dd) - "The development of reservoirs excluding dams, with a capacity of more than 250 cubic metres in Limpopo province outside urban areas, in a Critical biodiversity area as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans";

Activity 6(e)(ii)(ee) - "The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more in Limpopo province outside urban areas, in a Critical biodiversity area as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans";

as described in the Basic Assessment Report (BAR) received by the Department on 04 December 2018, at:

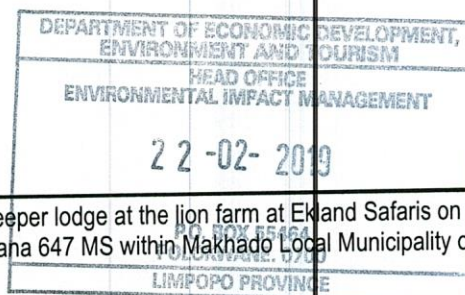
Alternative S1	Latitude	Longitude
On portion 1 of the farm Coen Britz 646 MS and remainder of the farm Juliana 647 MS	22° 47' 17.77" South	29° 54' 32.57" East

The activity entails the development of a 60 sleeper lodge at the lion farm at Ekland Safaris situated on portion 1 of the farm Coen Britz 646 MS and remainder of the farm Juliana 647 MS, within Makhado Local Municipality of Vhembe District, referred to as "the property". The proposed development will constitute the following on a 5ha area in extent:

- Drop off area;
- Business centre;
- Recreation centre and central facility with a lapa, pool and a pond;
- 20 executive units;
- 60 staff units;
- A 250kl Reservoir; and
- A sewage treatment plant (Veolia).

The granting of this EA is subject to the conditions set out below and in Annexure 2 (Departmental Standard Conditions).

The EMPr attached as part of reports for the above development submitted as part of the application for an EA is hereby approved and must be adhered to throughout the life cycle of the activity.



Environmental Authorisation for the proposed development of a 60 sleeper lodge at the lion farm at Ekland Safaris on portion 1 of the farm Coen Britz 646 MS and remainder of the farm Juliana 647 MS within Makhado Local Municipality of

Vhembe District

This activity must commence within a period of ten (10) years from the date when the EA was issued. If commencement of the activity does not occur within that period, the EA lapses and a new application for EA must be made in order for the activity to be undertaken. Any request for extension of the validity period of the EA must be lodged with the Department at least 90 days before the expiry date of the EA.

EA CONDITIONS

1. A Water Use Licence (WUL) for the abstraction of underground water must be obtained from the Department of Water and Sanitation in terms of the National Water Act (Act 36 of 1998) prior commencement on site.
2. A Stormwater Management Plan for the proposed development must be developed and submitted to Department of Water and Sanitation for approval.
3. Protected plant species such as *Boscia albitrunca*, *Adansonia digitata* and *Sclerocarya birrea* identified on the proposed site must not be removed unless the necessary permission is granted by the Department of Agriculture, Forestry and Fisheries (DAFF).
4. The South African Heritage Resource Agency must be consulted regarding findings of the Palaeontological field survey.
5. Approval for the disposal of solid waste at Makhado Local Municipal Landfill site must be obtained.
6. A change of land use or consent use application as well as building plans approval must be obtained from Makhado Local Municipality prior commencement of activities on site.


DIRECTOR
ENVIRONMENTAL IMPACT MANAGEMENT
DATE: 22/2/19



ANNEXURE 1: REASONS FOR THE DECISION

1. Background

The application from Manupont 124 (Pty) Ltd is for activities listed in EIA Regulations R. 983 and R. 985 of 08 December 2014 as:

Listed in EIA Regulations R. 983 of 2014, as: -

Activity 27 - "The clearance of an area of one hectares or more than, but less than 20 hectares of indigenous vegetation".

Listed in EIA Regulations R. 985 of 2014, as: -

Activity 2(e)(ii)(dd) - "The development of reservoirs excluding dams, with a capacity of more than 250 cubic metres in Limpopo province outside urban areas, in a Critical biodiversity area as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans"; and

Activity 6(e)(ii)(ee) – "The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more in Limpopo province outside urban areas, in a Critical biodiversity area as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans".

The activity entails the development of a 60 sleeper lodge at the lion farm at Ekland Safaris situated on portion 1 of the farm Coen Britz 646 MS and remainder of the farm Juliana 647 MS, within Makhado Local Municipality of Vhembe District.

Manupont 124 (Pty) Ltd appointed Anne-Mari White of Aurecon to undertake the Basic Assessment process as required by Regulation 12 of the EIA Regulations, 2014.

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 application form for an Environmental Authorisation received by the Department on 26 September 2018;
- b) The information contained in the BAR received by the Department on 04 December 2018;
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the NEMA and Regulations 41 of the EIA Regulations R. 982 of 2014;
- d) The Ecological Assessment attached to the BAR as Appendix D1;
- e) The Phase 1 Heritage Impact Assessment attached to the BAR as Appendix D2;
- f) The Palaeontological Report attached to the BAR as Appendix D3;

- g) The Palaeontological Report - field based study submitted on 25 January 2019 as additional information to the BAR;
- h) The Geotechnical Investigation Report study submitted on 25 January 2019 as additional information to the BAR; and
- i) The findings of the site inspection undertaken on 01 November 2018 by Mothapo SW and Mashela MT of the Department accompanied by Anne-Mari White of Aurecon and the applicant.

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) A sufficient Public Participation Process (PPP) was undertaken and the applicant has satisfied the minimum requirements as prescribed in the EIA regulations, 2014 for public involvement.
- b) The possible impacts relevant to the proposed activity were well addressed; and such impacts can be mitigated using the recommendations outlined in the BAR received by the Department on 4 December 2018 to ensure prevention and minimal impacts on the receiving environment.
- c) Findings of the specialist studies are as follows:
 - According to the Ecological Assessment dated October 2018 and undertaken by Danie va der Walt and Pieter Viljoen of Afrika Enviro & Biology, three feasible alternative sites were assessed. The preferred site namely Site 1 is chosen in terms of the limited physical and ecological limitations as compared to the other two alternative sites. However, though the site is in a regionally sensitive area, the proposed development will not pose any adverse impacts, hence from an ecological point of view the proposed development is supported;
 - According to the Phase 1 Heritage Impact Assessment dated 23 August 2018 and undertaken by Stephan Gaigher of G&A Heritage Properties (Pty) Ltd, the three feasible alternative sites were assessed. Site 1 and Site 3 were found to be devoid of heritage sites with significance. Site 2 contains a medium sized early iron-age site. Therefore, the preferred site for the proposed development namely Site 1, is supported from a heritage point of view;
 - According to the Palaeontological Heritage Report dated August 2018 and undertaken by John E. Almond of Natura Viva cc, out of the three considered feasible sites, Site 1(preferred) and Site 2 contain prominent rocky outcrop of Bobbejaankop and represent some exposure of early Jurassic desert sandstones of the Clarens

formation. However, site 3 pose no impacts to from a palaeontological perspective. Therefore, for the preferred site 1, it is recommended that a palaeontological field survey with special reference to Bobbejaankop be conducted and relevant heritage authority be consulted;

- According to the Palaeontological Heritage Report- field based study dated January 2019 and undertaken by John E. Almond of Natura Viva cc, it was established through field investigation on 14 December 2018 that no threat will be posed by the development on local fossil heritage resource. However, should any fossil be found during the construction phase of the development, the activity must cease and South African Heritage Resource Agency be notified immediately; and
- According to the Geotechnical Investigation Report dated January 2019 and undertaken by Ayanda Nxumalo of Aurecon, the results of the study revealed that the site exhibits collapsible soil that may require the implementation of specific design considerations such as raft foundation and other precautionary measures, in order to reduce the risk of structural damage.

4. Findings

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

- a) The possible impacts on the proposed site were clearly investigated and mitigation measures outlined.
- b) Findings of the site inspection are as follows:
 - The site is along N1 Road, about 42km from Louis Trichardt Town;
 - The site lies on the foot of sensitive rock outcrop and has scattered protected plants (e.g. *Boscia albitrunca*, *Adansonia digitata* and *Sclerocarya birrea*) which were observed during the site inspection; and
 - Fauna was observed on site (hippopotamus and antelope).
- c) Public Participation Process complied with Chapter 6 of the EIA Regulations R. 982 of 2014. The PPP included, inter-alia, the following:
 - A newspaper advertisement which was placed in the "*Limpopo Mirror*" on 31 August 2018; and
 - Posting of on-site notices.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the EA, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the National Environmental Management Act, 1998 and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. The authorisation is accordingly granted.

ANNEXURE 2

DEPARTMENTAL STANDARD CONDITIONS

1. SCOPE OF AUTHORISATION

- 1.1 The holder of the EA shall be responsible for ensuring compliance with the conditions contained in this EA. 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 EA.
- 1.2 Any changes to, or deviations from, the project description set out in this EA must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may further request additional information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the EA to apply for further authorisation in terms of the Regulations.
- 1.3 The activity, which is authorised, may only be carried out at the property indicated in the EA.
- 1.4 The holder of the EA will be held liable for any damages to the environment and associated costs, which results from any activity related to the construction and/or operation of the proposed project.
- 1.5 The Department reserves the right to monitor and audit the development throughout its full life cycle.
- 1.6 This EA does not negate the holder of the EA's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

2. APPEAL OF AUTHORISATION

- 2.1. The holder of the EA must notify all registered interested and affected party, in writing and within 14 (fourteen) calendar days, of receiving notice of the Department's decision.
- 2.2. The notification referred must –
- 2.2.1 specify the date on which the EA was issued;
 - 2.2.2 inform all the interested and affected party of the appeal procedure provided for in the National Appeals Regulations, 2014;
 - 2.2.3 advise all the interested and affected party that a copy of the EA will be furnished on request; and
 - 2.2.4 give the reasons for the decision.

3. COMMENCEMENT OF THE DEVELOPMENT

- 3.1 In order to ensure their safety, all employees must be given the necessary personal protective equipment.
- 3.2 This EA must be provided to the site operator and the requirements thereof must be made fully known to him/her.
- 3.3 Appropriate notification signs must be erected at the construction site, warning the public (residents, visitors etc) about the hazards around the construction site and presence of heavy vehicles and machinery.
- 3.4 Hauling routes for construction vehicles and machinery must be clearly marked and appropriate signalling must be posted to that effect. Further, movement of construction vehicles and machinery must be restricted to areas outside of the drainage line/wet area.
- 3.5 Construction must include appropriate design measures that allow surface and subsurface movement of water along drainage lines so as not to impede natural surface and subsurface flows. Drainage measures must promote the dissipation of stormwater run-off.
- 3.6 Vegetation clearing must be kept to an absolute minimum. Mitigation measures must be implemented to reduce the risk of erosion and the invasion of alien species.
- 3.7 The holder of the EA must note that in terms of the National Forest Act (Act No. 84 of 1998); protected plant species (also listed in Limpopo Environmental Management Act, 2003 (Act No. 7 of 2003) must not be cut, disturbed, damaged, destroyed, and their product must not be possessed, collected, removed, transported, exported, donated, purchased or sold unless permission is granted by the Department of Agriculture, Forestry and Fisheries.
- 3.8 All construction areas (e. g. material lay down area), topsoil and sub-soils must be protected from contamination or pollution and stockpiling must not take place in drainage lines or where it would impede surface water runoff.
- 3.9 If any soil contamination is noted during the construction and operational phase of the proposed activities, the contaminated soil must be removed to a suitable waste disposal facility and the site must be rehabilitated to the satisfaction of this Department and Department of Water and Sanitation (DWS). The opportunity for the on-site remediation and re-use of contaminated soil must be investigated prior to disposal and this Department must be informed in this regard.
- 3.10 Should infill material be required for any purpose, the use of borrow pits must comply with the provisions of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002) administered by the Department of Mineral Resources (DMR).
- 3.11 An integrated waste management approach must be implemented that is based on waste minimisation and must incorporate avoidance, reduction, recycling, re-use and disposal where appropriate. Uncontaminated builders' rubble generated during the construction can be re-used

- as back filling material on site. Ensure that no refuse or builders rubble generated on the premises is placed, dumped or deposited on adjacent properties or public places and open spaces during or after construction.
- 3.12 Section 28 of the NEMA places a duty of care on the holder of the EA to ensure that reasonable measures are taken to prevent pollution or degradation of the environment from occurring, continuing or recurring. Should any environmental damage result from this development or the operation thereof, the holder of the EA, must within 14 days of the damage being caused, rectify the situation at his/her own expense.
- 3.13 Movement of construction vehicles and machinery must be restricted to areas outside of the drainage lines/wet area.
- 3.14 Construction vehicles must be serviced and maintained in a manner whereby excessive smoke and noise production is reduced to acceptable levels, and to prevent oil leaks. Contaminated soil must be remediated on site or removed to an appropriately authorised landfill site.
- 3.15 Dust and nuisance must be minimised through damping down of unsurfaced areas.
- 3.16 Residents (if any) on the property and surrounding area must be informed if any unusually noisy activities are planned. Noise impacts must be reduced over distance at a rate of 1db (decibel) per 13 metres.
- 3.17 Chemical sanitation facilities or systems such as "toilets" that do not rely on seepage of liquids must be provided with a ratio of one for every 15 workers. These must be placed such that they prevent spills or leaks to the environment and must be maintained according to operating instructions and the contents thereof must be disposed of at an authorised waste water treatment works.
- 3.18 Mixing of cement, concrete, paints, solvents, sealants and adhesive must be done in specified areas on concrete aprons or on protected plastic linings to contain spillage or overflows onto soil to avoid contamination to underground water and environmental damage.
- 3.19 Construction activities must be suspended and a representative of the South African Heritage Resources Agency (SAHRA) and/ or Limpopo Heritage Resources Agency (LIHRA) be contacted immediately in the event of finding or uncovering any subterranean (middens, graves, etc.).
- 3.20 Care must be taken to ensure that the material and excavated soil required for backfilling are free of contamination from hydrocarbons.
- 3.21 The hydraulic fluids or chemicals required during construction must be stored in a concrete lined surface with bund walls and shall be designed in such a manner that any spillage can be contained and reclaimed without any impact on the surrounding environment. Should any spills occur it should be cleaned immediately by removing the spillage together with the polluted solid and dispose it in an authorised disposal site permitted to dispose of such waste. The Regional Office of the DWS must be notified within 24 hours of an incident that may pollute surface and ground water.

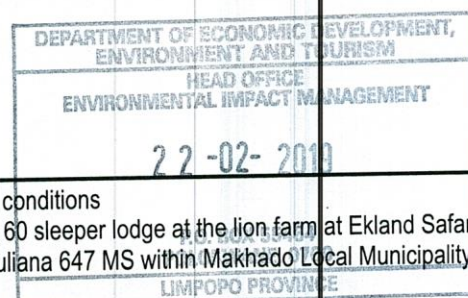
4. MANAGEMENT OF THE ACTIVITY

- 4.1 A copy of this EA must be kept at the property / on-site office where the activity (ies) will be undertaken. The EA must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work at the property.
- 4.2 The contents of the EMPr and its objectives must be made known to all contractors, subcontractors, agents and other people working on the site, and any updates or amendments to the EMPr must be submitted to the Department for approval.
- 4.3 Regular monitoring and maintenance of storm water drainage facilities must be conducted at all times and repaired, if damaged, as directed by this Department or any other relevant authority.
- 4.4 The holder of the EA shall note that in terms of Section 19(1) of the National Water Act, 1998 (Act No. 36 of 1998), "An owner of the land, a person in control of land or a person who occupies or uses the land on which- (a) any activity or process is or was performed or undertaken; or (b) any other situation exists, which caused or is likely to cause pollution of a water source must take all reasonable measures to prevent any such pollution from occurring, continuing or recurring". Therefore, any pollution incident(s) associated with the proposed project shall be reported to the relevant Regional Office of the DWS within 24 hours.

5. REPORTING TO THE DEPARTMENT

- 5.1 The holder of the EA must notify the Department, in writing and within 48 (forty-eight) hours, if any condition of this EA cannot be or is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance. Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in NEMA and the Regulations.
- 5.2 Fourteen (14) days written notice must be given to the Director: Environmental Compliance and Enforcement that the activity's operational phase will commence. Commencement for the purposes of this condition includes site preparation.
- 5.3 Any complaints received from the registered interested and affected parties (I&APs) during the construction and operational phase of the activity must be attended to as soon as possible and addressed to the satisfaction of all concerned I&APs.
- 5.4 The holder of the authorisation must ensure that an up to date emergency register is kept during the construction and operation of the project. This register must be made available upon request by the Department.
- 5.5 The holder of the EA must notify the Director: Environmental Compliance and Enforcement within thirty (30) days after the completion of the construction activities.

6. SITE CLOSURE AND DECOMMISSIONING



- 6.1 Should the activity ever cease or become redundant, the holder of EA shall 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.

