



# LIMPOPO

PROVINCIAL GOVERNMENT  
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF  
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

Enq: Mothapo SW Tel: 015 290 7164 Fax: 015 295 4049 E-mail: [MothapoSW@ledet.gov.za](mailto:MothapoSW@ledet.gov.za) Ref: 12/1/9/1-C204

Phelang Bonolo Health Care Group  
Shop 207  
Wonderpark Mall  
**KAREN PARK**  
0118

Attention: Dr Rampedi Jackie

E-mail: [bmradmin@phelangbenolo.co.za](mailto:bmradmin@phelangbenolo.co.za)

**ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF IVYDALE PRIVATE HOSPITAL AT IVYDALE EXTENSION 1 AGRICULTURAL HOLDINGS 92 WITHIN POLOKWANE LOCAL MUNICIPALITY OF CAPRICORN 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 Appeal Regulations of 2014.

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

By facsimile : (015) 295 5015  
By post : P O Box 55464, **POLOKWANE**, 0700  
By hand : Environmental Affairs Offices, Corner Suid and Dorp Streets, **POLOKWANE**, 0699

Should you decide to appeal, you must serve a copy of your appeal on all registered interested and affected parties as well as a notice indicating where, and for what period, the appeal submission will be available for inspection.

Yours faithfully

**DIRECTOR  
ENVIRONMENTAL IMPACT MANAGEMENT**

DATE: 11/10/2018

Cc: Frox Earth Impact Consultants

Attention: Ms Marinda Le Roux  
HEAD OFFICE

Fax: 086 614 9265



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DEPARTMENT OF  
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

## ENVIRONMENTAL AUTHORISATION

<b>Authorisation reference number:</b>	12/1/9/1-C204
<b>Last amended:</b>	First issue
<b>Holder of authorisation:</b>	Phelang Bonolo Health Care Group
<b>Location of activity:</b>	The proposed activity is located at Ivydale Extension 1 Agricultural Holdings 92, within Polokwane Local Municipality of Capricorn District.

## DECISION

### ACRONYMS

- NEMA:** National Environmental Management Act, 1998 (Act 107 of 1998), as amended.
- EIA:** Environmental Impact Assessment.
- Regulations:** EIA Regulations of 04 December 2014 in terms of Chapter 5 of NEMA.
- Department:** Department of Economic Development, Environment and Tourism.
- EA:** Environmental Authorisation.
- EMPr:** Environmental Management Programme

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 NEMA and the EIA Regulations, 2014 the Department hereby authorises Phelang Bonolo Health Care Group (herein referred to as holder of EA) with the following contact details –

Dr Rampedi Jackie  
Shop 207  
Wonderpark Mall  
KAREN PARK  
0118

Cell: 076 201 3007

Tel no: 012 549 2213



E-mail: [bmradmin@phelangbenolo.co.za](mailto:bmradmin@phelangbenolo.co.za)

## HEAD OFFICE

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

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

Activity 27:- "The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation";

as described in the Basic Assessment Report (BAR) received by the Department on 29 June 2018 and is located at:

Preferred site	Latitude	Longitude
Ivydale Extension 1 Agricultural Holdings 92	23° 54' 14.84" South	29° 25' 04.24" East

The activity entails the development of private hospital to be known as Phelang Bonolo Hub of Excellence, consisting of four (4) different health care facilities and a total of 250 beds with a footprint of 25,029m<sup>2</sup> on an area of 43 820m<sup>2</sup> in extent, at Polokwane within Polokwane Local Municipality of Capricorn District hereafter referred to as "the property". The proposed development will constitute the following:

BUILDING A (130 Beds)	
FACILITIES	BEDS
Day Surgical Centre and Primary Healthcare Hospital	30 Beds
Heart and Kidney Hospital	100 Beds
BUILDING B (120 Beds)	
FACILITIES	BEDS
Psychiatric Hospital	80 Beds
Stepdown Hospital	40 Beds

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

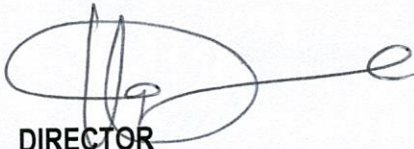
The EMPr attached as part of reports for the above development submitted as part of the application for an EA is hereby approved and must be adhered to throughout the life cycle of the activity.

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 application for extension of the validity period of the EA must be lodged with the Department at least three (3) months before the expiry date of the EA.

**EA CONDITIONS**

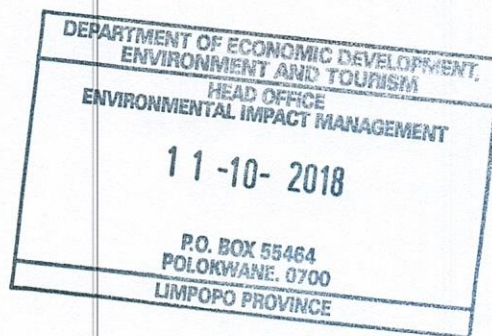
1. Prior commencement, the developer must enter into a service agreement with the Polokwane Local Municipality regarding required bulk services i.e. water supply, sewer connection and waste collection for the proposed development.

2. The upgrading of Lawton Road must be implemented as per the approval from Polokwane Local Municipality.
3. The South African Heritage Resources Agency must be consulted regarding the state of archaeological site on record for the study area prior commencement.
4. Medical waste must be collected by a service provider certified to collect such waste and be disposed of at facility specifically licensed for such waste type.



**DIRECTOR  
ENVIRONMENTAL IMPACT MANAGEMENT**

DATE: 11/10/2018



## **ANNEXURE 1: REASONS FOR THE DECISION**

### **1. Background**

The application from Phelang Bonolo Health Care Group is for an EA for activities listed in the EIA Regulations as:

#### **Listed in the EIA Regulations R. 983 of 2014, amended as:-**

Activity 27:- "The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation".

The activity entails the development of private hospital to be known as Phelang Bonolo Hub of Excellence, consisting of four (4) different health care facilities and a total of 250 beds with a footprint of 25,029m<sup>2</sup> on an area of 43 820m<sup>2</sup> in extent, at Polokwane within Polokwane Local Municipality of Capricorn District.

Phelang Bonolo Health Care Group appointed Marinda Le Roux of Frox Earth Impact Consultants 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 received by the Department on 28 March 2018;
- b) The information contained in the BAR received by the Department on 29 June 2018;
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the NEMA and regulation 41 of the EIA Regulations of 2014;
- d) Specialist studies attached to the BAR, i.e. Civil Engineering Report, Bulk Electricity Service Report, Traffic Impact Assessment, Ecological Impact Assessment, Geotechnical Impact Assessment and Heritage Impact Assessment Report; and
- e) The findings of site inspection conducted on 25 July 2018 by Mothapo SW and Mamashela MT of this Department together with Marinda Le Roux of Frox Earth Impact Consultants accompanied Mr Leander Potgieter.

### **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 Chapter 6 of the EIA Regulations GNR. 982 of 2014 for public involvement; and

- b) The environmental impacts associated with the proposed activity will be addressed by the implementation of proposed mitigation measures outlined in the BAR and EMPr compiled by Marinda Le Roux of Frox Earth Impact Consultants.

#### 4. Findings

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

- a) All environmental issues identified and commitments to sound environmental management which are incorporated in the EMPr compiled by Marinda Le Roux of Frox Earth Impact Consultants will be used to avoid potential negative impacts.
- b) The potential impacts on the proposed site were clearly investigated and mitigation measures outlined.
- c) A letter confirming that the applicant has entered into a health care waste management agreement with Clinx Medical Waste Management (Pty) Ltd, a company certified to collect, transport and treat health care risk waste is attached to the BAR.
- d) A confirmation letter dated 21 June 2018 from Eskom Distribution confirming that the proposed development does not pose any disturbance to their distribution services.
- e) Findings of the site inspection undertaken on 25 July 2018 are as follows:
- The proposed site is along the Lawton gravel road that intersects with the N1 Road;
  - The proposed development site is currently vacant;
  - There are no sensitive environmental features to be impacted upon on the proposed development footprint; and
  - The preferred site is favoured as it is within the vicinity of development i.e. Church, School and residential settlement (Known as Ivy-Park).
- f) The PPP undertaken confirms that the applicant has satisfied the minimum requirements as prescribed in the Chapter 6 of the EIA Regulations GNR. 982 of 2014 for the involvement of interested and affected parties for the proposed development as follows:
- An English version of advertisement which was placed in the "Observer" and newspapers, on 22 - 28 March 2018;
  - Placement of onsite notice at the preferred site; and
  - No concerns and objections raised regarding proposed development from stakeholders, adjacent land-owners, and other Interested and Affected Parties.
- g) Findings of the specialist studies are as follows:
- According to the Civil Engineering Report by Kobus Kriel of Sadecon Africa Consulting Engineers dated November 2017, the proposed site is not affected by 1:50 or 1:100 year floodline and there are available bulk service connection required for the proposed development from the Polokwane Local Municipality in the area:

- Water supply connection to the existing Polokwane Local Municipality pipeline along Smuts road;
  - Sewer connection to the existing sewer network below Smuts road; and
  - Access to the existing Lawton road from the N1 Road.
- According to the Bulk Electricity Services Feasibility Report conducted by Deon Steyn and Trevor Leith of DSP Consulting Cc dated 07 November 2017, there is enough power to cater for the proposed development at the Beta substation about 3.9km from the proposed development site. From an electrical engineering point of view, the proposed development is supported.
  - According to the Phase 1 Heritage Resource Impact Assessment conducted by Mr J van der Walt of Heritage Contracts and Archaeological Consulting dated August 2018, no paleontological sensitivity was discovered on site. However, an archaeological site is on record for the study area. Therefore field based survey must be undertaken to determine the state of the archaeological site as the area has previously been disturbed. From a heritage resources management point of view, there is no objection with regard to the proposed development.
  - According to the Traffic Impact Assessment conducted by Posthumus and Hundermark DJ of Dhubecon Consulting Engineers (Pty) Ltd dated November 2017, a slight increase in traffic will be generated by the proposed development. The main access will be off Lawton road which will fully cater for the proposed development. To accommodate for emergency and service vehicles for the proposed development, access off Smuts road is proposed. From a traffic engineering point of view the proposed development is supported provided the proposed access arrangement and upgrades are implemented in accordance to the requirements of Polokwane Local Municipality.
  - According to the Ecological Impact Assessment conducted by Dr Wynard Vlok of BioAssests Cc, a modified natural vegetation and habitat was observed, hence:
    - No red data /or threatened bird species nesting or feeding on site, and
    - No protected trees; and no conservation value in accordance to Limpopo Conservation Plan Version 2.

Therefore from specialist point of view, the proposed development is supported.

- According to the Geotechnical Impact Assessment conducted by Rambuwani RV of DIGES Group, the site does not reflect any risk for the formation of sinkholes or subsidence caused by presence of water soluble rocks. No objection to the proposed development from a geotechnical point of view, but it is recommended that an engineering geologist undertake an inspection of founding trenches prior construction.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the EA, the proposed activities will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the NEMA 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.



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Environmental Authorisation for the proposed development of Ivydale Private Hospital at Ivydale Extension 1 Agricultural Holdings 92 within Polokwane Local Municipality of Capricorn District



### 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).



LEDET Departmental standard conditions

- 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.



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- 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

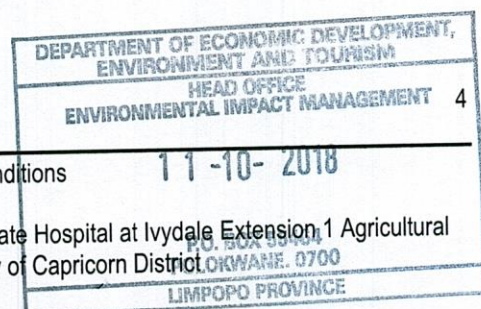
- 4.1 A copy of this EA must be kept at the property / on-site office where the activity (ies) will be undertaken. The EA must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the EA who 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.

LEDET Departmental standard conditions

Environmental Authorisation for the proposed development of Ivydale Private Hospital at Ivydale Extension 1 Agricultural Holdings 92 within Polokwane Local Municipality of Capricorn District



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.

