

# MPUMALANGA PROVINCIAL GOVERNMENT

Building No. 4  
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1200  
South Africa



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## Department of Economic Development, Environment and Tourism

Litiko Letekutfufukiswa  
Kwetemnotfo, Simondzivo netekuVakasha

Umgango WezokuThuthukiswa  
KoMnotho, iBhoduluko nezamaVakatjho

Departement van Ekonomiese  
Ontwikkeling, Omgewing en Toerisme

Enquiries : Martha Seshweni  
Telephone : (013) 690 2595  
Reference No. : 17/2/3N-102  
NEAS Ref. No. : MPP/EIA/0000209/2011

V.S. Gana  
Mpumalanga Department of Culture Sport and Recreation  
Private Bag x 11316  
**Nelspruit**  
1200

Fax : 011 766 5018  
Email : [vgana@mpg.gov.za](mailto:vgana@mpg.gov.za)

Dear Sir/ Madam

### **APPLICATION FOR ENVIRONMENTAL AUTHORISATION: THE PROPOSED DEVELOPMENT OF A HIGH ALTITUDE SPORTS CENTRE ON PORTION 3 OF THE FARM TWEEFFONTEIN 357 JT, BELFAST, EMAKHAZENI LOCAL MUNICIPALITY, MPUMALANGA PROVINCE**

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 10(2) of the Environmental Impact Assessment Regulations, 2010, you are instructed to notify all registered interested and affected parties, in writing and within 12 (twelve) days of the date of this letter, of the Department's decision in respect of your application. Such notification must comply with the requirements of Regulations 10(2)(a)-(d) and must draw the attention of registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of the EIA Regulations, 2010.

Your attention is drawn to Chapter 7 of the Regulations, which regulates appeal procedures. Should you wish to appeal any aspect of the decision, you must, *inter alia*, lodge a notice of intention to appeal with the MEC, within 20 days of the date of this letter, by means of one of the following methods:

**By facsimile:** (013) 766 4614

**By post:** Private Bag x 11215  
Nelspruit  
1200

**By hand:** Building 4, No. 7 Government Boulevard,  
Riverside Park Extension  
Nelspruit  
1200





Should you decide to appeal, you must serve a copy of your notice of intention to 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,

A handwritten signature in black ink, appearing to be 'S.S. Maluleka', written over a horizontal line.

**MR. S.S. MALULEKA**  
**CHIEF DIRECTOR: ENVIRONMENTAL SERVICES**  
**DATE:** 20.11.2012

cc: Vanessa Brueton  
Nemai Consulting  
Fax no: 011 781 1730  
Email: vanessaB@nemai.co.za

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Departement van Ekonomiese  
Ontwikkeling, Omgewing en Toerisme

## Environmental Authorisation

**Application number:** 17/2/3N-102

**Holder of Authorisation:** Mpumalanga Department  
of Culture, Sports and  
Recreation

**NEAS reference number:** MPP/EIA/0000209/2011

**Location of activity:** Portion 3 of the farm  
Tweefontein 357 JT 



## 1. Decision

The Department is satisfied on the basis of the 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 as specified below. Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

## 2. Activities authorised

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act 107 of 1998) and the Environmental Impact Assessment Regulations 2006, the Department hereby authorises:

Mpumalanga Department of Culture Sport and recreation  
Private Bag x 11316  
Nelspruit  
1200

**Attention:** V.S Gana  
**Fax no:** 011 766 5575  
**Tell no:** 011 766 5018  
**Email:** vgana@mpg.gov.za

To undertake the following activity (hereafter referred to as "the activity"): The construction of services infrastructure, dam expansion and dam basin excavation as well as building, sports' fields and stadia construction. The proposed development plans to provide the necessary sporting infrastructure for approximately twenty (20) different sports including: Rugby, Cricket, Soccer, Hockey, Tennis, Rowing, Canoeing, Athletics, Gymnastics, Swimming, Netball, Volleyball, Basketball, Wrestling, Judo and Karate.

### The facilities that will be developed include:

- A high performance centre (gymnasium, rehabilitation centre, sport science laboratories.
- Eight soccer fields
- Four rugby fields
- One cricket field
- Eight Netball courts
- Eight basketball courts
- Boathouses and jetties (for rowing and canoeing)
- One tennis court
- White water canoe course with water intake
- Olympic sized swimming pool
- Various indoor gymnasiums and halls
- Football stadium (with spectators)
- Rugby stadium (with spectators)
- Cricket stadium (with spectators)
- Athletics stadium (with spectators)
- Maintenance facility

In addition a hotel/ hostel will be built to accommodate approximately 300 National and or International athletes during their stay at the training centre. This includes bedrooms, bathrooms, kitchen, restaurants, conference facilities self catering cottages. The proposed development will take place on Portion 3 of the farm Tweefontein 357 JT, Belfast, Emakhazeni Local Municipality, Mpumalanga Province at the co-ordinates: 25° 40' 0" S and 30° 0' 30"E.





(Listed Activity 9, 11, 12, 13, 18, 20, 22, 26, 47 of Government Notice R 544 of 18 June 2010) and Activity 5, 15 of Government Notice R 545 of 18 June 2010 and 2, 4, 6, 10, 13, 14, 16, 17, 19, 24 of Government Notice R 546 of 18 June 2010.

The proposed development is approximately 110 hectares in size and aims to provide a high altitude training centre for both National and International athletes; a Sport's Science Academy for tertiary level training and secondary level boarding school for talented youths with access to the centre's sporting facilities.

The granting of this environmental authorisation is subject to the conditions set out below.

### 3. Conditions of Authorisation

#### Scope of authorisation

- 3.1 Authorisation of the activity is subject to the conditions contained in this authorisation, which form part of the environmental authorisation and are binding on the holder of the authorisation.
- 3.2 The holder of the authorisation must ensure compliance with these conditions by any person acting on his or her behalf, including but not limited to, an agent, sub-contractor, employee or person rendering a service to the holder of the authorisation.
- 3.2.1 The activity which is authorised may only be carried out at the property indicated above.
- 3.3 Any changes to, or deviations from, the project description set out in this authorisation 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 request such 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 authorisation to apply for further authorisation in terms of the regulations.
- 3.4 In the event that the impacts exceed the significance as predicted in the environmental impact report, authorisation may be suspended after proper procedures have been followed.
- 3.5 In the event of any dispute concerning the significance of a particular impact, the opinion of the Department in respect of its significance will prevail.
- 3.6 The Department may change or amend any of the conditions of this authorisation if, in the opinion of the Department, it is environmentally justified.
- 3.7 Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/ or telephonic details, the applicant must notify the Department as soon as the new details become known to the applicant.
- 3.8 This activity must commence within a period of three (3) years from the date of issue. If commencement of the activity does not occur within that period, the authorisation lapses and a new application for environmental authorisation must be made in order for the activity to be undertaken.
- 3.9 The holder of this authorisation is responsible for compliance with the provisions for Duty of Care and Remediation of Environmental Damage contained in Section 28 of the National Environmental Management Act, 1998 (Act 107 of 1998).
- 3.1. This authorisation is subject to the requirements of the permit / license requirements of the National Water Act, 1998 (Act No. 36 of 1998) with respect to the on-site treatment of sewage, and, if thresholds are applicable, to the requirements of the National Environmental Management: Waste Act, 2008 (Act 59 of 2008).
- 3.10 This authorisation does not negate the holder of the authorization, responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.



#### **Appeal of authorisation**

- 3.2. The holder of the authorisation must notify every registered interested and affected party, in writing and within twelve (12) days of the date of this decision, of the outcome of the application.
- 3.3. The notification referred to above, must –
- a) Specify the date on which the authorisation was issued;
  - b) Inform the interested and affected party of the appeal procedure provided for in Chapter 7 of the Regulations; and
  - c) Advise the interested and affected party to the manner in which the decision can be accessed;
  - d) Be published in the newspaper contemplated in Regulation 54(2) (c) and which newspaper was used for the placing of advertisements as part of the public participation process.


#### **Management and monitoring of the activity**

- 3.11 The Environmental Management Programme (EMPr) dated 09 May 2012 and submitted as part of the environmental impact report is hereby approved and must be implemented and adhered to throughout the lifecycle of the activity.
- 3.4. The applicant must appoint an independent Environmental Control Officer (ECO) that will have the responsibility of monitoring and reporting on compliance with the conditions of this environmental authorisation as well as monitoring and reporting on the implementation of the approved EMPr.
- 3.4.1. The ECO must be appointed before the commencement of construction and the Department must be notified of such an appointment for communication purposes.
  - 3.4.2. The ECO must oversee and monitor the success of all rehabilitation activities.
  - 3.4.3. During the construction phase, the ECO must submit monthly compliance reports to the Department in writing and copy the applicant with such reports. Where applicable, the ECO may negotiate the required frequency for the submission of reports with the Department, which must be agreed to in writing by the Department. The reports must include a description of all activities on site, problems identified, transgressions noted and remedial action implemented. All reports must reflect the Department's reference number of the project on the cover page.
  - 3.4.4. The ECO must maintain the following on site:
    - A site diary
    - Copies of all reports submitted to the Department
    - A complaints' register of all environmental complaints regarding the proposed project and the remedies applied to such complaints
  - 3.4.5. The ECO must remain employed until all rehabilitation measures as well as site clean-up are completed and the site is handed over to the applicant by the contractor for operation.
- 3.12 The holder of the authorisation must submit an environmental audit report to the Department upon completion of the construction and rehabilitation activities. The environmental audit report must be compiled by an independent environmental auditor and must indicate the date of the audit, the name of the auditor and the outcome of the audit in terms of compliance with the conditions of this authorisation as well as the requirements of the EMPr.
- 3.13 The Department retains the right to monitor and/ or inspect the proposed development during both construction and operational phases.





#### Commissioning and operation of the activity

- 3.14 Fourteen (14) days written notice must be given to the Department that the activity will commence. Commencement for the purposes of this condition includes site preparation. The notice must include a date on which it is anticipated that the activity will commence, and must include the name and contact details of the appointed ECO.
- 3.15 All identified Offsite Infrastructure projects supportive of the proposed development's service capacity requirements must be applied for in a separate Environmental Impact Assessment process as indicated in the Environmental Impact Report in order to ensure that the development does not become redundant due to a lack of appropriate services to cater for such a development.
- 3.16 The footprint of the development during the construction phase must be retained as small as possible.
- 3.17 A qualified and or appropriately experienced Botanist or an experienced person who knows the specific vegetation type well must mark medical plants when the layout is pegged and the necessary permits for their removal must be obtained if avoidance is not possible.
- 3.18 A 400 meter Buffer zone for *Khadia Carolinensis* must be clearly demarcated and under no circumstances must the species be impacted or translocated. If translocated a specialist need to be involved in the translocation thereof.
- 3.19 A 100m buffer for the Southern wetland must be clearly maintained and rehabilitated.
- 3.20 The Southern Wetland and Rocky Outcrop must be conserved and maintained.
- 3.21 The proposed alternative layout must ensure that the least environmentally sensitive areas as identified by the various specialists are utilized and/or maintained to avoid and mitigate against the destruction of the sensitive areas by the proposed development.
- 3.22 Water supply during the construction phase for construction activities must be obtained from the dam, only when the Water Use License application (WULA) is obtained.
- 3.23 If any Medicinal flora species are to be relocated permits need to be obtained under the national forests Act (Act no 84 of 1998) prior to vegetation clearance.
- 3.24 A site survey must be undertaken once the final layout is approved to ensure that all medicinal flora species and red data list species are demarcated and if necessary removed to the onsite nursery for use during the rehabilitation of the site.
- 3.25 All access roads and construction camps must be identified prior to construction activities and suitable mitigation measures to manage these project components must be implemented.
- 3.26 Suitable stormwater management measures are required for access roads.
- 3.27 DCRS and the Engineer are responsible for the necessary arrangements for the environmental training of the contractors on site.
- 3.28 A suitable position for the construction camp must be selected in consultation with the Environmental Control Officer and the position must be outside the watercourses, buffer zones and wetlands.
- 3.29 All storage containing hazardous material must be placed in bunded containment areas with impermeable surfaces.
- 3.30 The hazardous material must be disposed of at a registered disposal site or handed to the registered hazardous waste disposal facilities for disposal/ recycling.
- 3.31 Adequate toilet facilities must be provided for all construction crews to negate informal toilets taking place within the riparian zones.
- 3.32 No pit latrines and/or French drain system or soak away system are allowed. Temporary ablution facilities must not be located within 100 meters of any water body or within the 1:100 year flood line.
- 3.33 Dust suppression procedures must be implemented especially on windy days during earth works.
- 3.34 The contractor must ensure that no burying, dumping or burning of waste material occurs on site. All solid waste must be disposed of at a suitable licensed disposal facility. 



- 3.35 Erosion emanating from storm water management must be mitigated to stop silts and sediments from entering the aquatic system.
- 3.36 Records of all environmental incidents must be maintained and a copy of these records must be made available to the authorities on request throughout the projects lifecycle.
- 3.37 Removal of vegetation during stripping and construction must be minimized to reduce erosion potential.
- 3.38 Erosion control measures such as stone packing, brush packing and reseeding must be included during rehabilitation.
- 3.39 The encroachment of alien vegetation must be monitored regularly and controlled. The development must be kept clear of all invader plants as per the Agriculture Resource Act, 1983.
- 3.40 Existing infrastructure must be utilized and shared as far as possible.
- 3.41 If archeological sites or graves are exposed during construction work, it must be reported immediately to a Heritage practitioner so that an investigation and evaluation of the finds can be made.
- 3.42 Adequate quality control of earthworks must be implemented during construction by an independent laboratory.
- 3.43 Any clearing for access or haul roads outside the demarcated work area must only be undertaken after approval from DCRS and the engineer.
- 3.44 Damages to the existing access roads as a result of construction activities must be repaired to the satisfaction of DCRS and the engineer and in accordance with agreements with the landowners.
- 3.45 All storage tanks containing hazardous material must be placed in bunded containment areas with impermeable surface. The bunded area must be able to contain 110% of the total volume of the storage hazardous material.
- 3.46 All contaminated water and fines from exposed aggregate must be disposed of at an approved waste disposal site.
- 3.47 Should any activity be planned on the site that require an environmental Authorisation, permit or license approval, which is not covered by existing Authorisation or approvals; appropriate applications for Authorisation and approvals must be lodged with the competent authorities.
- 3.48 Storm water management plans must be developed to show how surface water runoff will be managed.
- 3.49 All disturbed areas must be fully rehabilitated and protected from erosion. Rehabilitation measures must be aimed at the prevention of soil erosion and the re-establishment of vegetation.
- 3.50 No construction material or any other waste material may be dumped into any watercourse or surrounding area.
- 3.51 Any complaints received from the public during the construction and operational phases of the activity must be attended to as soon as possible and addressed to the satisfaction of all concerned.
- 3.52 The applicant is responsible for compliance with the provisions for "Duty of Care" and remediation of environmental damage contained in Section 28 of the National Environmental Management Act

#### **General**

- 3.53 A copy of this authorisation must be kept at the property where the activity will be undertaken. The authorisation 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 authorisation who works or undertakes work at the property.





- 3.54 Non-compliance with a condition of this authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 and the regulations.
- 3.55 National government, provincial government, local authorities or committees appointed in terms of the conditions of this authorisation or any other public authority shall not be held responsible for any damages or losses suffered by the applicant or his successor in title in any instance where construction or operation subsequent to construction be temporarily or permanently stopped for reasons of non-compliance by the applicant with the conditions of authorisation as set out in this document or any other subsequent document emanating from these conditions of authorisation.

**ENVIRONMENTAL AUTHORISATION APPROVED BY:**

A handwritten signature in black ink, appearing to be 'S.S. Maluleka', written over a horizontal line.

**MR. S.S. MALULEKA**  
**CHIEF DIRECTOR: ENVIRONMENTAL SERVICES**

**DATE:** 20.11.2012



## Annexure 1: Reasons for the Decision

### 1. Background

- 1.1 The applicant, the Mpumalanga Department of Culture, Sports and Recreation applied for authorisation to carry out the following activity:

To undertake the following activity (hereafter referred to as "the activity"): The construction of services infrastructure, dam expansion and dam basin excavation as well as building, sports' fields and stadia construction. The proposed development plans to provide the necessary sporting infrastructure for approximately twenty (20) different sports including: Rugby, Cricket, Soccer, Hockey, Tennis, Rowing, Canoeing, Athletics, Gymnastics, Swimming, Netball, Volleyball, Basketball, Wrestling, Judo and Karate.

#### The facilities that will be developed include:

- A high performance centre (gymnasium, rehabilitation centre, sport science laboratories.
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- Athletics stadium (with spectators)
- Maintenance facility

In addition a hotel/ hostel will be built to accommodate approximately 300 National and or International athletes during their stay at the training centre. This includes bedrooms, bathrooms, kitchen, restaurants, conference facilities self catering cottages. The proposed development will take place on Portion 3 of the farm Tweefontein 357 JT, Belfast, Emakhazeni Local Municipality, Mpumalanga Province at the co-ordinates: 25° 40' 0" S and 30° 0' 30"E:

**(Listed Activity 9,11,12,13,18,20,22,26,47 and 55 of Government Notice R 544 of 18 June 2010) and Activity 5 ,15 of Government Notice R 545 of 18 June 2010 and 2, 4, 6, 10, 13, 14, 16, 17, 19, 24 of Government Notice R 546 of 18 June 2010**

- 1.2 The applicant appointed the following Environmental Assessment Practitioner (EAP) to undertake a basic assessment process:

Vanessa Brueton  
Nemai Consulting  
P.O. Box 1673  
Sunninghill  
2157







Contact person: Vanessa Brueton  
 Tel: 011 781 1730  
 Fax: 011 781 1731  
 Email: vanessaBnemai.co.za

## 2. Information considered in making the decision.

In reaching its decision, the Department took the following into consideration:

- a) The information contained in the Environmental Impact Report and the EMPr.
- b) The objective and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998); and
- c) The findings of the site visit undertaken by Martha Seshweni 12 July 2012.

## 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 proposed development is in line with the Emakhazeni IDP and SDF.
- b) The aim of the proposed development is to develop and enhance sporting talent in Belfast and the surrounding areas.
- c) A 400m buffer zone has been imposed on the only identified red data list specie on site.
- d) The Environmental Impact Report (EIR) indicates that the proposed development aims to obtain both certifications of the Green Star SA rating which certify that all green building strategies were incorporated in the final building plans. The Eco-Conditional Requirement of the Green Star SA Rating focuses on parameters that are considered to be ecologically sensitive including prime agricultural land, vegetation of high ecological value, threatened/red list species and water courses. One of the major principles of the Green Star buildings is energy and water efficiency and the EIR further suggested that such requirements will be adhered to.
- e) The report further states that the area of the wetland habitat units and the overall functionality has been greatly impaired by the utilization of the area for forestry and the establishment of Belfast Dam. It also proposes to utilize areas for the development which are least sensitive as identified by the different specialists.
- f) During the construction phase of the proposed development, jobs will be created and thus reduce unemployment rate in the area.
- g) Employment and work related wage benefits for construction workers and their associated communities will be uplifted.

## 4. Findings

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

- a) According to the Environmental Impact Report, all necessary services at the capacity required by the proposed development will be upgraded by obtaining separate Environmental Authorisations for offsite infrastructure projects for improving the current limited service capacities necessary for the development.
- b) According to the Environmental Impact Report, the proposed development is considered to be environmentally and economically sustainable if all the specialist requirements are adhered to and exercised during the construction and operational phases of the proposed development.
- c) No significant detrimental environmental impacts are anticipated, should the mitigation measures stipulated in the Environmental Impact Report and conditions of this environmental authorisation be implemented and adhered to.

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In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the proposed activity will not conflict with the general objectives of integrated environmental management as laid down in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated for to acceptable levels. Authorisation is accordingly granted. 