

Louise Agenbag

From: Louise Agenbag [louise@polygon.co.za]
Sent: 11 November 2009 04:19 PM
To: Makhavhu Mpho
Cc: 'ERWIN HAGEMAN'
Subject: Proposed Schoongelegen Shopping Centre: Sewerage

Hi Mpho

PROPOSED SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT, GA-KGAPANE

Our telephonic discussion today has reference. I would like to confirm that you indicated that Mr Frans Druyts of DWEA's civil design division in Pretoria has recommended that the proposed shopping centre's sewerage should tie into the existing sewerage infrastructure in the Ga-Kgapane area.

As discussed, the project team feels that the establishment of an onsite sewerage package plant is a more feasible option than connecting to the municipal system, for several reasons. I have asked the engineer responsible for the design of the civil services at the proposed centre, to provide me with an explanation of why the package plant is preferred, as he has more detailed information as to the distance from the site to the existing network, requirements in terms of pumping of sewage to the existing municipal sewerage treatment plant, etc. As soon as I receive his feedback, I will add an explanation of the environmental risks that I feel may be associated with establishing a pipeline to connect to the municipal sewerage network, so that I can send you an integrated response for consideration with Mr Druyts' recommendations.

I will send the motivation to you as soon as possible -- hopefully before the end of the week, but otherwise early in next week.

Thank you very much for keeping me updated on the progress of DWEA's review of the project and for being so proactive in soliciting my input before finalisation of your comments. Please feel free to contact me with any further queries.

Kind regards,

Louise Agenbag
Environmental Scientist

Polygon Environmental Planning CC
Tel: 015 307 3606
Fax: 015 307 3080 / 086 527 0012
Cell: 083 339 2731
E-mail: louise@polygon.co.za
PO Box 1935, TZANEEN, 0850



John 3:16 - "For God so loved the world that he gave his only begotten son, that whosoever believeth in him should not perish, but have everlasting life."

Polygon Environmental Planning is a Level 4 BEE contributor (certificate no. EME304965) and 100% of your spending at this company can be counted as BEE spend.

Louise Agenbag

From: Louise Agenbag [louise@polygon.co.za]
Sent: 15 October 2009 11:14 AM
To: Makhavhu Mpho
Cc: 'johan@ghiordes.co.za'; 'charlotte@kamekho.co.za'
Subject: Proposed Shopping Centre: Ptn 1 Schoongelegen 432-LT, Ga-Kgapane

Morning Mpho,

PROPOSED SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PTN. 1 OF THE FARM SCHOONGELEGEN 432-LT, GA-KGAPANE

Our telephonic discussion this morning with regards to DWEA's comments on the scoping report for the above-mentioned proposed project has reference. I would like to confirm that you indicated that Mr Frans Druyts at DWEA's civil design office in Pretoria is finalising his comments on the report, but that he had enquired as to why a package sewerage treatment plant was proposed to be established as part of the development, instead of pumping the effluent generated at the proposed shopping centre to the existing Ga-Kgapane municipal sewerage treatment works.

This issue was discussed with officials from the Greater Letaba Municipality (GLM) during a meeting on 11 June 2009 as well. There is indeed a municipal sewerage treatment plant in Ga-Kgapane; however, there is no municipal sewerage infrastructure in the section of Ga-Kgapane where the proposed shopping centre is to be developed. Sewage would need to be pumped uphill for some distance from the development to reach the Ga-Kgapane sewerage plant. Apart from the high cost of operating such a pump, the risk would exist that in case of a power failure, damage to the pump or theft of parts of the pump, power cables or piping, raw sewage might overflow into local watercourses. Furthermore, the cost of establishing a pipeline between the site and the municipal plant would be prohibitive.

You mentioned that Mr Druyts had expressed concern about the fact that the package plant might not be maintained properly, which might potentially lead to pollution. Indeed, proper maintenance is crucial to the functioning of the system, and it will need to be operated and maintained by a competent person. However, it should be noted that the developer of the shopping centre will have a vested interest in the proper functioning of the system, as malfunctioning of the system would lead to very unpleasant smells and possibly also the unpleasant sight of sewage, which would have a very negative impact on their customers. The centre would be likely to lose money in such a case, and would therefore have a very strong incentive for maintaining the system properly. Also, apart from the monetary motivation for ensuring proper functioning of the system, the developer is particularly concerned about the environment, including prevention of pollution, and the entire centre has been designed from a "green" perspective, including natural ventilation and lighting.

Thank you for following up with Mr Druyts as to the status of his comments. I eagerly await DWEA's comments and will reply to the issues raised therein as soon as I receive your comments.

Kind regards,

Louise Agenbag
Environmental Scientist

Polygon Environmental Planning CC
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John 3:16 - "For God so loved the world that he gave his only begotten son, that whosoever believeth in him should not perish, but have everlasting life."

Bakgaga Ba Maupa C.P.A
P.O.Box 4549
GA-KGAPANE
0838
KRP NO. 2284
Cell No: 082 761 9149
File (MAUBA12)
11 September 2009

TO:
Louise Agenbag
P.O.Box 1935
TZANEEN
0850

Dear Louise Agenbag

RE: PROPOSED SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PART
OF FARM SCHOONGELEGEN 432 LT, NEXT TO GA-KGAPANE LIMPOPO PROVINCE

Due to the meeting held on the 8th August 2009 at the Ga-Kgapane Bakery hall, with regards to the reference above stated projects the following emerged.

- A. Bakgaga ba Maupa community claimants and Bakgaga Ba Maupa Royal Council Need clarity over page 7 paragraph 36 of your minuteing, that you seem to have meet bakgaga ba maupa traditional authority, but you did not come clear whether the land claims commission of Limpopo province proved to you that there is two communities used the same name brand but differ with KRP no's since we knew about Muapa-community-Krp no 2435 residing at Belevue Molototsi of which its title and claim holder is chief Makoti Lazarus Maake on behalf of his community.
- B. All the minutes according to our community at Ga-Kgapane are perfect and welcome by overall majority, but what is left behind thus only from you to decide to come again specifically to Bakgaga ba Maupa community here at Ga-Kgapane to polish the mistaken made. We will perfectly call the people whom exact affected by the forced removal and how do they feel about beautiful projects.

I as the chairperson regard all your duties as demanding good spirit and effort our discussions has been captured correctly rectification may at Section A and paragraph 5.1 that Mr Rasekele was erroneously interpreted instead of clarifying the gathering seems have question. We hope you shall respond this mixed feeling immediately.

Yours Faithfully



11/9/2009

Maselema Seabi Rasekele
On behalf of BBM-community Chairperson

POLYGON ENVIRONMENTAL PLANNING CC

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Cell : 083 339 7731
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E-mail : louise@polygon.co.za
Ck nr: 2007/049025/23
VAT nr: 4332235997

Mr Maselema Seabi Rasekele
Chairperson: Bakgaga Ba Maupa CPA

PO Box 4549
GA-KGAPANE

0838

Dear Mr Rasekele,

14 October 2009

ENVIRONMENTAL IMPACT ASSESSMENT: PROPOSED SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT. GA-KGAPANE

Thank you for your comments regarding the above-mentioned proposed project, dated 11 September 2009.
I would like to confirm that you commented as follows, based on the minutes that were sent out after the Public Meeting which was held on 8 August 2009 at the Sasko Bakery Hall / Ga-Kgapane Community Hall in Ga-Kgapane:

Bakgaga Ba Maupa: "Bakgaga Ba Maupa community claimants and Bakgaga Ba Maupa Royal Council need clarity over page 7 paragraph 36 of your minuteing, that you seem to have meet Bakgaga ba Maupa traditional authority, but you did not come clear whether the land claims commission of Limpopo province proved to you that there is two communities used the same name brand but differ with KRP numbers since we knew about Maupa community, KRP no. 2435 residing at Belavue Molototsi of which its title and claim holder is chief Makoti Lazarus Maake. We are very

ised at the meeting."

Bakgaga Ba Maupa: "All the minutes according to our community at Ga-Kgapane are perfect and welcome 'overall majority, but what is left behind thus only from you to decide to come again specifically to Bakgaga Maupa community here at Ga-Kgapane to polish the mistaken made. We will perfectly call the people from exact affected by the forced removal and how do they feel about beautiful projects."

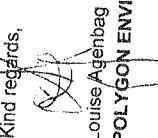
Polygon: We would like to meet with the leadership of your Bakgaga Ba Maupa community to discuss the proposed shopping centre development. Currently, we are awaiting feedback from the Limpopo Department of Economic Development, Environment and Tourism (LDEDET) with regards to the Environmental Scoping Report (ESR) which we have submitted to them. If and when LDEDET accepts the ESR (we expect feedback from them within approximately 3 to 4 weeks' time), we would like to arrange a suitable date, time and venue with you for such a meeting. We will also conduct a second public meeting, such as the one held on 8 August 2009, at a date which will be confirmed at a later stage. You will be invited to that meeting as well, and your assistance in bringing together your community for that meeting will be much appreciated.

Bakgaga Ba Maupa: "as the chairperson regard all your duties as demanding good spirit and effort our discussions has been captured correctly rectification may at Section A and paragraph 5.1 that Mr Rasekele was erroneously interpreted instead of clarifying the gathering seems have question. We hope you shall respond this mixed feeling immediately."

Polygon: I am unsure of what you mean by your comment above. During the meeting, I understood your comment in 5.1 as enquiring as to whether there were any land claims on the proposed development site, Portion 1 of the farm Schoongelegen 432-LT. If this was not the comment / query that you raised, kindly clarify what you were in fact indicating / enquiring.

Polygon: Thank you again for your participation in the stakeholder engagement process forming part of this Environmental Impact Assessment (EIA) – active participation of key stakeholders such as Bakgaga Ba Maupa are instrumental to the success of an EIA such as this. Should you have any further comments or queries, please do not hesitate to contact me.

Kind regards,


Louise Adenbag
POLYGON ENVIRONMENTAL PLANNING CC

Received 14/10/2009

Louise Agenbag

From: Louise Agenbag [louise@polygon.co.za]
Sent: 25 September 2009 03:27 PM
To: 'makhavhum@dwaf.gov.za'
Subject: Proposed Schoongelegen shopping centre, Ga-Kgapanne

PROPOSED SHOPPING CENTRE ON PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT, GA-KGAPANE

Thank you for the site visit undertaken on 22 September 2009 at the above-mentioned site and which was attended by you and Happy from DWEA and myself from Polygon. I would like to confirm that you emphasised that the following activities (as listed in the National Water Act, 1998), must be included in the Water Use Licence Application (WULA) which will be submitted to you by the engineers in due course:

- 21(a) *Taking water from a water resource.*
 - 21(c) *Impeding or diverting the flow of water in a watercourse. (a.g.v. daardie dreineringslyn wat opgevul gaan word)*
 - 21(e) *Engaging in a controlled activity identified as such in Section 37(1) or declared under Section 38(1).*
- 37(1)(a) *irrigation of any land with waste or water containing waste generated through any industrial activity or by a waterwork.*
- 21(i) *Altering the bed, banks, course or characteristics of a watercourse.*

I have passed your comments on to Mr Erwin Hageman of DMV Consulting Engineers in Tzaneen, who are doing the WULA.

I would furthermore like to confirm that you indicated that Mr Frans Druyts of DWEA's civil design division in Pretoria is still reviewing the draft Environmental Scoping Report (ESR) because of the fact that a drainage line will be affected by the proposed development, and you will only be able to issue DWEA's comments on the report once you have received Mr Druyts' comments.

Thank you for your assistance on this and other projects.

Kind regards,

Louise Agenbag
Environmental Scientist

Polygon Environmental Planning CC
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Cell: 083 339 2731
E-mail: louise@polygon.co.za
PO Box 1935, TZANEEN, 0850



John 3:16 - "For God so loved the world that he gave his only begotten son, that whosoever believeth in him should not perish, but have everlasting life."

***** -COMM. JOURNAL- ***** DATE 17-SEP-2009 ***** TIME 11:01 *****

MODE = MEMORY TRANSMISSION

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END=17-SEP 11:01

FILE NO.=421

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001	OK	8	0153284498	008/008	00:02:31

***** DP-8020P ***** -

- ***** -

- ***** -

FACSIMILE



From: Louise Agenbag
Date: 17 September 2009
Pages: 8
To P O BOX 1935
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Tel : +27(0)15 307 3606
Fax : +27(0)15 307 3080
E-mail : louise@polygon.co.za

	Attention	Company	Fax Nr.
To	Risky	Balobedu Long-Distance Taxi Association	015 328 4498

Dear Sir,

PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT, GA-KGAPANE LIMPOPO PROVINCE

Our telephonic discussion on 27 August 2009 with regards to the above-mentioned proposed project has reference. As discussed, Ghiordes CC propose to develop a shopping centre and associated infrastructure on part of Portion 1 of the farm Schoongelegen 432-LT, just outside Ga-Kgpane in the Greater Letaba Municipality of the Limpopo Province.

The contact details of the Balobedu Long-Distance Taxi Association were provided to the project team by Ms Sarah Malatji, a local ward committee member. We would like to inform your Association of the proposed project in order for you to be well-informed about what is being planned, and to provide you with the opportunity to submit any comments which you may have with regards to the proposed project.

As part of the Environmental Impact Assessment (EIA) process being undertaken by Polygon Environmental Planning, the Environmental Scoping Report (ESR) has been submitted to the Limpopo Department of Economic Development, Environment and Tourism (LDEDET), the relevant decision-making authority, and we are currently awaiting their feedback on this report. If and when LDEDET accepts the ESR, we will proceed with the impact assessment phase of the EIA. During the impact assessment phase, there will be further opportunity for public participation, and another public meeting will be conducted. The Balobedu Long-Distance Taxi Association has been registered as a potentially Interested and/or Affected Party (I&AP) in terms of this EIA, and as a registered I&AP you will be notified of further opportunities for becoming involved in the EIA process. Should you have any comments in the interim, you are also welcome to forward these to us for inclusion in the Environmental Impact Report and Environmental Management Plan which will be compiled at a later stage in the EIA.

Herewith please find the following documents with regards to the proposed shopping centre development:

- Background information document, providing background regarding the proposed project and a brief description of the EIA process being undertaken;
- Comment form, by means of which you can submit comments to us regarding the proposed project, or simply register on the database of I&APs;
- Locality map, on which the property as a whole (Portion 1 of Schoongelegen 432-LT) is indicated, as well as the specific section of the property which is proposed to be developed.

Should you have any comments, queries or concerns in terms of the EIA or if you would like additional information, you are welcome to contact me at the details below.

Kind regards,

A handwritten signature in black ink, appearing to read "Louise Agenbag".

Louise Agenbag
POLYGON ENVIRONMENTAL PLANNING CC

***** -COMM. JOURNAL- ***** DATE 17-SEP-2009 ***** TIME 11:12 *****

MODE = MEMORY TRANSMISSION

START=17-SEP 10:54

END=17-SEP 11:12

FILE NO.=422

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***** DP-8020P *****

- ***** -

- ***** -

FACSIMILE

From: Louise Agenbag
Date: 17 September 2009
Pages: 8

P O BOX 1935
TZANEEN
0850
Tel : +27(0)15 307 3606
Fax : +27(0)15 307 3080
E-mail : louise@polygon.co.za



	Attention	Company	Fax Nr.
To	Phako	Short-distance taxi association in Ga-Kgapeane	015 309 9180

Dear Sir,

PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT, GA-KGAPANE, LIMPOPO PROVINCE

Our telephonic discussions on 27 August and yesterday, 16 September 2009 with regards to the above-mentioned proposed project has reference. As discussed, Ghiordes CC propose to develop a shopping centre and associated infrastructure on part of Portion 1 of the farm Schoongelegen 432-LT, just outside Ga-Kgapeane in the Greater Letaba Municipality of the Limpopo Province.

The contact details of the Balobedu Long-Distance Taxi Association were provided to the project team by Ms Sarah Malatji, a local ward committee member. We would like to inform your Association of the proposed project in order for you to be well-informed about what is being planned, and to provide you with the opportunity to submit any comments which you may have with regards to the proposed project.

As part of the Environmental Impact Assessment (EIA) process being undertaken by Polygon Environmental Planning, the Environmental Scoping Report (ESR) has been submitted to the Limpopo Department of Economic Development, Environment and Tourism (LDEDET), the relevant decision-making authority, and we are currently awaiting their feedback on this report. If and when LDEDET accepts the ESR, we will proceed with the impact assessment phase of the EIA. During the impact assessment phase, there will be further opportunity for public participation, and another public meeting will be conducted. The Balobedu Long-Distance Taxi Association has been registered as a potentially Interested and/or Affected Party (I&AP) in terms of this EIA, and as a registered I&AP you will be notified of further opportunities for becoming involved in the EIA process. Should you have any comments in the interim, you are also welcome to forward these to us for inclusion in the Environmental Impact Report and Environmental Management Plan which will be compiled at a later stage in the EIA.

Herewith please find the following documents with regards to the proposed shopping centre development:

- Background information document, providing background regarding the proposed project and a brief description of the EIA process being undertaken;
- Comment form, by means of which you can submit comments to us regarding the proposed project, or simply register on the database of I&APs;
- Locality map, on which the property as a whole (Portion 1 of Schoongelegen 432-LT) is indicated, as well as the specific section of the property which is proposed to be developed.

Should you have any comments, queries or concerns in terms of the EIA or if you would like additional information, you are welcome to contact me at the details below.

Kind regards,

Louise Agenbag
POLYGON ENVIRONMENTAL PLANNING CC



POLYGON ENVIRONMENTAL PLANNING CC

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Fax : (015) 307 3080
E-mail : louise@polygon.co.za

CK nr: 2007/049025/23
VAT nr: 4330235997

Premier Plaza Block C
21 Peace Street
PO Box 1935
Tzaneen 0850

Mr Jason Mc Cormick
Mc Cormick Property Development
PO Box 12169
Clubview
0014

Dear Jason,

19 August 2009

ENVIRONMENTAL IMPACT ASSESSMENT: PROPOSED ESTABLISHMENT OF A SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT, TZANEEN

The Environmental Impact Assessment (EIA) process being conducted for the proposed establishment of a shopping centre and associated infrastructure on part of Portion 1 of the farm Schoongelegen 432-LT in Ga-Kgapane has reference. The process is being conducted by Polygon Environmental planning as part of the application for environmental authorization for the proposed development.

Herewith as discussed, please find a copy of the draft Environmental Scoping Report (ESR) for the above-mentioned project for your perusal and comment. The draft ESR is available for public review and comment for a period of 31 days, from 27 July to 27 August 2009. Following the public review period, any and all comments received on the report will be incorporated into the final ESR, which will be submitted to the Limpopo Department of Economic Development, Environment and Tourism (L DEDET) for decision-making.

Should you have any comments, queries or concerns, or if you require additional information, please do not hesitate to contact me.

Yours faithfully,

Louise Agenbag

POLYGON ENVIRONMENTAL PLANNING CC

Louise Agenbag

From: Louise Agenbag [louise@polygon.co.za]
Sent: 19 August 2009 11:19 AM
To: 'Jason'
Subject: Proposed Schoongelegen shopping centre, Ga-Kgpane
Attachments: Comment form_Schoongelegen shopping centre.pdf; Briefing paper_Schoongelegen shopping centre.pdf; Draft ESR_Schoongelegen shopping centre.pdf; Schoongelegen locality with shopping centre site indicated.pdf; Master site plan.pdf; Lower ground floor layout.pdf; Upper ground floor layout.pdf; Views.pdf

PROPOSED SHOPPING CENTRE: PART OF PTN 1 OF SCHOONGELEN 432-LT, GA-KGAPANE

As discussed, a shopping centre with a lettable area of approximately 9 294 m² is planned by Ghiordes CC on part of Portion 1 of the farm Schoongelegen 432-LT on the southern edge of Ga-Kgpane. The site is situated directly adjacent to the D447 road, which connects Ga-Kgpane with Politsi, and along the northern boundary is abutted by the southernmost part of Ga-Kgpane.

Initially (in 2007), the applicant planned a mixed-use development comprising a residential estate, shopping centre and community facilities across the entire property of approximately 106ha. However, geotechnical investigations found that only small, disjointed sections of the property are suitable for development. Ultimately, a section of 5.81ha in the north-eastern corner of the property was identified as the most suitable for development. On such a small section, and taking into account the cost of establishing all the necessary services, the only viable option for development of this section was a shopping centre. In terms of services, water is to be obtained from a nearby municipally-owned borehole and stored in a proposed onsite reservoir of 120 kilolitres; electricity is to be supplied by Eskom; and sewerage is to be treated in a proposed onsite treatment facility (Calcomite Bio-Mite tank with a capacity of 35 kilolitres per day).

Attached please find the following for your perusal:

- Comment and registration form;
- Background information document;
- Body of the draft ESR;
- Locality map – the property (Ptn 1 of Schoongelegen) is indicated in red, with a purple block indicating the section of the property on which the shopping is proposed to be established. Please note that, since the 1:50 000 map was drawn up, Ga-Kgpane (particularly the informal housing section) has sprawled towards the south and now stretches up to the northern boundary of the site;
- Master site plan;
- Lower ground floor layout plan;
- Upper ground floor layout;
- Views of 3D model of the proposed centre.

If you would like to have a look at any of the specific appendices listed in the ESR, please let me know so that I can forward those to you as well. In the interim, I will pop a CD with the full report in the mail to you.

Please feel free to give me call if you have any queries.

Kind regards,

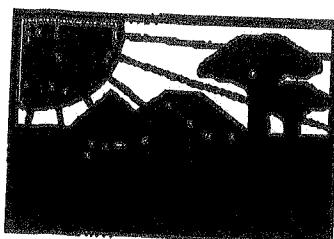
Louise Agenbag

Environmental Scientist

Polygon Environmental Planning CC
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E-mail: louise@polygon.co.za
PO Box 1935, TZANEEN, 0850



John 3:16 - "For God so loved the world that he gave his only begotten son, that whosoever believeth in him should not perish, but have everlasting life."



**COMMISSION ON RESTITUTION OF LAND RIGHTS
IKHOMISHANA YOKUBUYISELA
KWAMALUNGELO OMHLABA
KHAMISHINI E MABAPI LE PUSETSO YA
DITSHWANELO TSA MAFATSHE
KOMMISSIE OP HERSTEL VAN GRONDREGTE**

OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO

Private Bag 9552, Polokwane, 0700, 61 Bliccard Street; (015) 284 6300 Fax No: (015) 295 7404/7403, E-mail address clientrelations@dla.gov.za. Also at 96 Kagiso House Cnr. Rissik and Schoeman Street Tel: (015) 287 2600 and Andrea Building Tel: (015) 287 9460

Enquiries: Mosebedi Lorraine
Our Ref : General

**POLYGON ENVIRONMENTAL PLANNING CC
P O BOX 1935
TZANEEN, 0850**

Attention: Louise Agenbag
Fax: 015 307 3080

Dear Sir/Madam

**ENQUIRIES REGARDING LAND CLAIMS IN TERMS OF THE RESTITUTION
OF LAND RIGHTS ACT, 1994 (ACT NO. 22 OF 1994)**

Your enquiry dated 17 August 2009 has a reference.

According to the records in our database, there is no information available at this stage on the under-mentioned property:

- Portion 1 of the farm Schoongelegen 432 LT.

It should however be noted that the office is in a process of finalizing outstanding research, if it emerges during this process that there is a claim on the said farms/ properties which satisfies the requirements of the Restitution of Land Rights Act, (Act no 22 of 1994) for validity purpose, then the Commission will send you the relevant correspondence.

We trust you will find the above in order.

Kind Regards,


TA MAPHOTO

**REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO
DATE: 21/08/2009**



**COMMISSION ON RESTITUTION OF LAND RIGHTS
IKHOMISHANA YOKUBUYISELA
KWAMALUNGELO OMHLABA
KHAMISHINI E MABAPI LE PUSETO YA
DITSHWANELO TSA MAFATSHE
KOMMISSIE OP HERSTEL VAN GRONDREGTE**

OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO

Private Bag 9552, Polokwane, 0700, 61 Biccard Street; (015) 284 6300 Fax No: (015) 295 7404/7403, Kagiso House
Cnr. Rissik and Schoeman Street E-mail address: clientrelations@dia.gov.za. Tel: (015) 287 2600 and Andrea
Building Tel: (015) 287 9460

Enq. Rejolice Modiba
Tel (015) 284 6300

**POLYGON ENVIRONMENT PLANNING
PO BOX 1935
TZANEEN
0850
FAX (015) 307 3080**

ATTENTION: LOUISE AGENBAG

Dear Sir/Madam

**RE: PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM
SCHOONGELEGEN 432 LT GA - KGAPANE**

We would like to acknowledge the receipt of your letter addressed to the Office of the Regional Land Claims Commissioner: Limpopo dated 17 August 2009.

The matter is receiving our attention; we will revert back to you in due course

We hope you will find the above in order

Yours in Restitution,

**T.A. MAPHOTO
REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO
DATE: 01/08/2009**

FACSIMILE

From: Louise Agenbag
Date: 17 August 2009
Pages: 1
To Ms Lorraine Mosebedi

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E-mail : louise@polygon.co.za

POLYGON
ENVIRONMENTAL PLANNING
ENVIRONMENTAL PLANNING

Attention	Company	Fax Nr.
Ms Lorraine Mosebedi	Office of the Limpopo Land Claims Commissioner	015 297 4988 / 295 7404

**PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT.
GA-KGAPANE, LIMPOPO PROVINCE**

Dear Lorraine,

Thank you for your comments regarding the above-mentioned proposed project, as received via fax on 30 July 2009.

would like to confirm that you indicated that according to the records in your database, there is no information available at this stage on Portion 1 of the farm Schoongelegen 432-LT. Please note, however, that according to the Bakgaga Ba-Maupa and Modjadji Traditional Authorities, they have both lodged land claims on this property. During the public meeting conducted on 8 August 2009, members of the Bakgaga Ba-Maupa Traditional Authority and the Seshoene Community (who lodged a claim together) expressed grave concern at the fact that the Land Claims Commission (LCC) does not seem to have their claim on record. They are willing to provide the LCC with the proof of submission of their claims as well as the relevant reference number(s).

: would be greatly appreciated if this issue can be cleared up as a matter of urgency.

Should you have any further comments or queries, please do not hesitate to contact me.

Kind regards,

Louise Agenbag
POLYGON ENVIRONMENTAL PLANNING CC



COMMISSION ON RESTITUTION OF LAND RIGHTS
IKHOMISHANA YOKUBUYISELA
KWAMALUNGELO OMHLABA
KHOMISHINI E MABAPI LE PUSETSO YA
DITSHWANELO ISA MAFATSHI
KOMMISSIE OP HERSTEL VAN GRONDREGTE

OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO

Private Bag 9552, Polokwane, 0700, 61 Biccard Street: (015) 284 6300 Fax No: (015) 285 7404/7403, E-mail address clientrelations@dla.gov.za. Also at 96 Kagiso House Cnr. Sesiki and Schoeman Street Tel: (015) 287 2600 and Andrea Building Tel: (015) 287 9460

ENQUIRIES: Lorraine Mosebedi
 OUR REF : General

Polygon Environmental Planning
 P O Box 1935
 TZANEEN
 0850

FAX: (015) 307 3080

ATT: Louise Agenbag

Dear Sir/Madam

ENQUIRIES REGARDING LAND CLAIMS IN TERMS OF THE RESTITUTION OF LAND RIGHTS ACT, 1994 (ACT NO. 22 OF 1994)

Your enquiry dated 28 July 2009 has referred to:

* Ptn 1 of farm SCHOONGELEGEN 432 LT

It should however be noted that the office is in a process of finalizing outstanding research, if it emerges during this process of that there is a claim on the said farm/ property which satisfies the requirements of the Restitution of Land Rights Act, (Act no 22 of 1994) for validity purpose, then the Commission will send you the relevant correspondence.

We trust you will find the above in order.

Kind Regards,

MAPTHOTO T.A

REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO
 DATE: 30/07/2009

COMMISSION ON RESTITUTION OF LAND RIGHTS
KHOMISHANA YOKUBUYISELA
KWAMALUNGELO OMHLABA
KHOMISHINI E MABAPILE PUSETSO YA
DITSHWANELO TSA MAFATSHI
KOMMISSIE OP HERSTEL VAN GRONDREGTE



OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO

Private Bag 9552, Polokwane, 0700, 61 Buccard Street; (015) 284 6300 Fax No: (015) 285 7404/7403, Also at 96 Kagiso House Chr. Rissik and Schoeman Street Tel: (015) 287 2800 and Andrea Building Tel: (015) 287 9460

Fax

COMMISSION ON RESTITUTION OF LAND RIGHTS
KHOMISHANA YOKUBUYISELA
KWAMALUNGELO OMHLABA
KHOMISHINI E MABAPILE PUSETSO YA
DITSHWANELO TSA MAFATSHI
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Private Bag 9552, Polokwane, 0700, 61 Buccard Street; (015) 284 6300 Fax No: (015) 285 7404/7403, Also at 96 Kagiso House Chr. Rissik and Schoeman Street Tel: (015) 287 2800 and Andrea Building Tel: (015) 287 9460

POLYGON ENVIRONMENTAL

PLANNERS

To: LOUISE AGENBANG From: REJOICE MODIBA
 Fax: 015 307 3080 Pages: 02
 Phone: Date: 30 JULY 2009
 Re: ACKNOWLEDGEMENT LETTER CC:

Urgent For Review Please Comment Please Reply Please Recycle
 e Comments:

OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO
 Private Bag 9552, Polokwane, 0700, 61 Buccard Street; (015) 284 6300 Fax No: (015) 285 7404/7403, E-mail address clientrelations@dp.gov.za, Also at 96 Kagiso House Chr. Rissik and Schoeman Street Tel: (015) 287 2800 and Andrea Building Tel: (015) 287 9460

End. Rejoice Modiba
 Tel (015) 284 6300

POLYGON ENVIRONMENTAL PLANNERS
 P O BOX 1935
 TZANEEN
 0850
 FAX NO. (015) 307 3080

ATTENTION: LOUISE AGENBANG

Dear Sir/Madam

RE: PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT, GA KGAPANE, LIMPOPO PROVINCE

We would like to acknowledge the receipt of your letter addressed to the Office of the Regional Land Claims Commissioner: Limpopo dated 28th July 2009.

The matter is receiving our attention; we will revert back to you in due course.

We hope you will find the above in order.

Yours in Restitution,

T.A. MAPHOTO
 REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO
 DATE: 30/01/2009



DEPARTMENT OF LAND AFFAIRS
REPUBLIC OF SOUTH AFRICA
Private Bag X9312, PIETERSBURG, 0700 – Tel (015) 297 3539
Fax: (015) 297 4988

FAX COVER SHEET

DATE:

2009/07/30

TO:	Louise Agenbag		
ORGANISATION:	Polygon		
FAX:	015 307 3080		
FROM:	Petunia Ntlhane		
TEL:	(015) 297 3539	Cell:072 1289 877	
FAX:	(015) 297 4988		
E-MAIL			
NO PAGES:			

SUBJECT:	Proposed Shopping centre on part of portion 1 of the farm Schoongelegen 432-LT Gakgapane.		
MESSAGE:	Please confirm receipt		
<input type="text"/>			

Department van Grondsaake Kgoro ya tshe Naga
Umnyango wezoMhlaba

Kind regards

DEPUTY DIRECTOR: STATE LAND UNIT
LPLRO

Signature

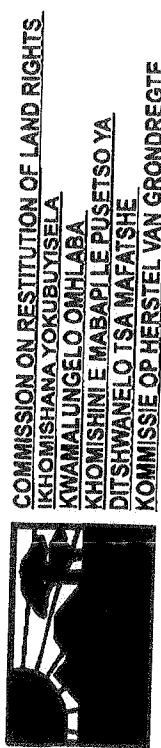
Please note that part of Portion 1 of the farm Schoongelegen 432-LT is privately owned. The Department of Rural Development and Land Reform has no jurisdiction over privately owned properties. However, you are advised to consult with the owners of the properties and check for Land claim status with the office of the Regional Land Claims Commission ,P.O BOX 9552,Polokwane,0700 Tel:015 284 6300,Fax:015 295 7404.

Hope you will find this to be in order.

Your letter dated 28th July 2009 regarding the above matter has reference.

Limpopo Province Land Reform Office: Private Bag X9312, POLOKWANE, 0700 - Tel (015) 297 3539
Fax: (015) 297 4988

Enq Mrs M. P. NT LHANE
Date: 30/07/2009



COMMISSION ON RESTITUTION OF LAND RIGHTS
IKHOMISHANA YOKUBUYISELA
KWAMALUNGELO OMHLABA
KHOMISHINI E MABAPILE PUSETSO YA
DITSHWANELO TSA MAFATISHE
KOMMISSIE OP HERSTEL VAN GRONDREGTE

OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO

Private Bag 9552, Polokwane, 0700, 61 Biccard Street; (015) 284 6300 Fax No: (015) 285 7404/7403, Also at 98 Kagiso House Cnr. Rissik and Schoeman Street Tel: (015) 287 9460

Fax

POLYGON ENVIRONMENTAL

PLANNERS

LOUISE AGENBANG

From: REJOICE MODIBA

Pages: 02

Date: 30 JULY 2009

Re: ACKNOWLEDGEMENT LETTER CC:

- Urgent For Review Please Comment Please Reply Please Recycle
- Comments:
-
-
-
-
-

OFFICE OF THE REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO

Private Bag 9552, Polokwane, 0700, 61 Biccard Street; (015) 284 6300 Fax No: (015) 285 7404/7403, Also at 98 Kagiso Client Relations@linc.gov.za. Also at 98 Kagiso House Cnr. Rissik and Schoeman Street Tel: (015) 287 9460 Building Tel: (015) 287 9460

Enq. Rejoice Modiba
Tel: (015) 284 6300

POLYGON ENVIRONMENTAL PLANNERS
P O BOX 1935

TZANEEN

0850

FAX NO. (015) 307 3080

ATTENTION: LOUISE AGENBANG

Dear Sir/Madam

**RE: PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM
SCHOONGELEGEN 432- LT, GA KGAPANE, LIMPOPO PROVINCE**

We would like to acknowledge the receipt of your letter addressed to the Office of the Regional Land Claims Commissioner: Limpopo dated 28th July 2009.

The matter is receiving our attention; we will revert back to you in due course.

We hope you will find the above in order.

Yours in Restitution,

T.A. MAPHEKO
REGIONAL LAND CLAIMS COMMISSIONER: LIMPOPO
DATE: 30/07/2009

06/07 2009 09:29 FAX 0152974968

LANDAFFAIRS



Department
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA

Limpopo Provincial Land Reform Office

Tel (015) 297 3539 Fax (015) 297 4968

FAX COVER SHEET

TO:	LOUISE AGENBAG	DATE: 06/07/2009
ORGANIZATION	POLYGON ENVIRONMENTAL PLANNING	
FAX:	015 307 3080	
FROM:	RUTH MAAHLO	
ORGANIZATION	LIMPOPO PROVINCIAL LAND REFORM OFFICE (LPIRO)	
TEL:	015 297 3539 / 073 231 5326	
FAX:	086 588 2652	
NO PAGES:	2 INCL COVER	
SUBJECT:	PROPOSED SHOPPING CENTRE: PORTION 1 OF THE FARM SCHOONGELEGEN 432 LT, GA-KGAPANE, LIMPOPO PROVINCE	
MESSAGE:	PLEASE RECEIVE THE ATTACHED DOCUMENT FOR YOUR ATTENTION.	

Signature

0001/002

06/07 2009 09:30 FAX 0152974988

LANDAFFAIRS

20



Limpopo Provincial Land Reform Office: Private Bag X8312, POLOKWANE, 0700 – Tel (015) 297 3539

Fax (015) 297 4988

Eng: Maahlo M.R.
Date: 06/07/2009

Polygon Environmental Planning
P.O.Box 1935
Tzaneen
0850

Tel: 015 307 3606
Fax: 015 307 3080

Dear Madam

RE: PROPOSED SHOPPING CENTRE ESTABLISHMENT ON PORTION 1 OF
THE FARM SCHOONGELEGEN 432 LT, GREATER TZANEEN

1. The above matter refers.
2. Subsequent to our letter dated the 15th June 2009, we have conducted the site inspection on the 25th June 2009 to ascertain if there are Long Term Occupiers who are currently living on the property with tenure rights in terms of the Extension of Security of Tenure Act, 1997 (Act No. 62 of 1997) since the property is privately owned.
3. During our inspection, we have established that there are no Long Term Occupiers within the property as there is no infrastructure. However, liaise with Office of the Regional Land Claims Commissioner: Limpopo regarding the land claim status.

We trust the above to be in order, should you require any additional information do not hesitate to contact the writer.
Kind Regards,

4

PROVINCIAL CHIEF DIRECTOR
LIMPOPO PROVINCIAL LAND REFORM OFFICE: LIMPOPO

FACSIMILE

From: Louise Agenbag
Date: 07 July 2009
Pages: 1

P O BOX 1935
TZANEEN
0850

Tel : +27(0)15 307 3606
Fax : +27(0)15 307 3080
E-mail : louise@polygon.co.za

To	Attention	Company	Fax Nr.
	Ms Ruth Maatho	Department of Rural Development and Land Reform Limpopo Provincial Land Reform Office	015 297 4988

Dear Ruth,

PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGGEN 432-L-T,
GA-KGAPANE, LIMPOPO PROVINCE

Thank you for your comments regarding the above-mentioned proposed project, as received via fax on 6 July 2009. Thank you also for the site visit undertaken on 25 June 2009.

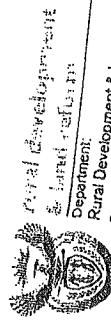
I would like to confirm that you indicated that there are no Long Term Occupiers on the property, but that we should verify the land claim status with the Office of the Regional Land Claims Commissioner, Limpopo.

The most recent comments received from the LCC indicated that the land is under claim by both the Modjadji Royal Council and the Bakgaga BakMupa Traditional Authority, but that the claims have, as yet, not been gazetted. Both these traditional councils are being consulted with through the public participation process (EIA) indicated to both these parties that he is prepared to negotiate with them if their claim(s) should prove to be valid following the LCC's investigation of the claims.

Should you have any further comments or queries, please do not hesitate to contact me.

Kind regards,

Louise Agenbag
POLYGON ENVIRONMENTAL PLANNING CC



Department:
Rural Development & Land Reform
REPUBLIC OF SOUTH AFRICA

Limpopo Province Land Reform Office: Private Bag X9312, PIETERSBURG, 0700 - Tel (015) 297 4988
Fax (015) 297 4988

FAX COVER SHEET

TO:	15/06/2009		
ORGANISATION:	Louise Agenbag		
FAK:	Polygon Environmental Planning		
FROM:	015 307 3080		
TEL:	Malan J.J.		
FAX:	(015) 297 3939 / 082 827 0680		
NO PAGES:	1 excluding cover		
SUBJECT:	RE: PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM THE FARM SCHOONGELEGEN 432 LT, GA-KGAPANE, LIMPOPO PROVINCE		
MESSAGE:	Please confirm receipt		

[Signature]
Signature

Departement van Grondseake
yango wezimhaba
Kgoro ya Isha Naga Umn

Kind regards
[Signature]
A. S. Deacon
DEPUTY DIRECTOR: STATE LAND UNIT



Limpopo Province Land Reform Office: Private Bag X9312, POLOKWANE, 0700 - Tel (015) 297 3539

Fax (015) 297 4988
End: Malan J.J.
Date: 15/06/2009

Polygon Environmental Planning
P.O. Box 1935
Tzaneen
0850

Fax: 015 307 3080
Attention: Louise Agenbag

RE: PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM
SCHOONGELEGEN 432 LT, GA-KGAPANE, LIMPOPO PROVINCE

The Department of Rural Development and Land Reform dated the 22nd May 2009 regarding the above matter.

We have verified the ownership status of your and the property is privately owned by Ghiorde CC. The Department has no jurisdiction over the said property since it is privately owned. However, the Department of Rural Development and Land Reform will conduct site inspection to determine if there are people with tenure rights on the property, your application will be bound by the Extension of Security of Tenure Act 62 of 1997.

It is also advisable that you verify the land claim status with Office of the Regional Land Claims Commissioner.

We trust the above to be in order, should you require any additional information do not hesitate to contact the writer.

MODE = MEMORY TRANSMISSION

DATE 17-JUN-2009 **** TIME 09:55

FILE NO.=894

START=17-JUN 09:55

END=17-JUN 01

STN I'N. COMM. ONE-TOUCH/ STATION NAME/EMAIL ADDRESS/TELEPHONE NO.

ABBR NO.

001 OK

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0152974988

PAGES

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001/001 00

*** DP-8020P *****

- **** -

- ***

FACSIMILE

From: Louise Agenbag
Date: 17 June 2009
Pages: 1

P O BOX 1935
TZANEEN
0850

Tel : +27(0)15 307 3608
Fax : +27(0)15 307 3080
E-mail : louise@polygon.co.za



	Attention	Company	Fax Nr.
To	Mr T.I. Malaiji	Department of Rural Development and Land Reform	015 297 4988

Dear Mr Malaiji,

PROPOSED SHOPPING CENTRE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT,
GA-KGAPANE, LIMPOPO PROVINCE

Thank you for your comments regarding the above-mentioned proposed project, as received via fax on 15 June 2009.

I would like to confirm that you indicated that the proposed development site is privately owned by Ghordes CC, the applicant, and that your Department therefore has no jurisdiction over it, but that you would like to conduct a site inspection to determine if there are long term occupiers who are residing on the property. Please note that there are no long-term occupiers and that the property is currently vacant, but I would be glad to accompany you on a site inspection -- please feel free to contact me regarding a date and time that is convenient for you.

With regards to your comment indicating that the land claim status should be verified with the Office of the Regional Land Claims Commissioner (LCC), please note that the land is under claim by both the Modjadji Royal Council and the Bakgaga BaMaupa Traditional Authority, but that the claims have, as yet, not been gazetted. Both these traditional councils are being consulted with through the public participation process forming part of this Environmental Impact Assessment (EIA) process, and the applicant (who is also the landowner) has indicated to both these parties that he is prepared to negotiate with them if their claim(s) should prove to be valid following the LCC's investigation of the claims.

Should you have any further comments or queries, please do not hesitate to contact me.
Kind regards,

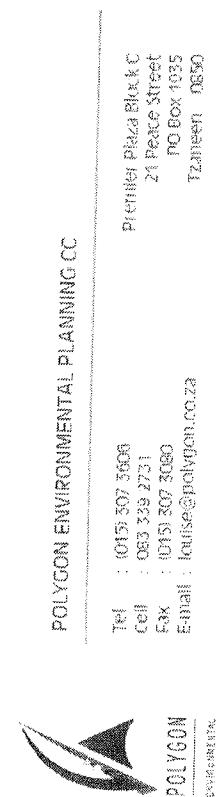
A handwritten signature in black ink, appearing to read "Louise Agenbag".

Louise Agenbag
POLYGON ENVIRONMENTAL PLANNING CC

APPENDIX H

MINUTES OF PUBLIC PARTICIPATION MEETINGS

FOCUS GROUP MEETING:
GREATER LETABA MUNICIPALITY
(11.06.2009)



POLYGON ENVIRONMENTAL PLANNING CC

Tel : (015) 367 5685
Cell : 083 339 7731
Fax : (015) 367 3703
Email : louise@polygon.co.za
SARANSK

**PROPOSED ESTABLISHMENT OF A SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT,
GA-KGAPANE, LIMPOPO PROVINCE**

DATE: THURSDAY, 11 JUNE 2009

TIME: 09:00

VENUE: GREATER LETABA MUNICIPALITY, MODJADJSKLOOF

Attendees:

- Mr William Molokomme GLM, Technical Director
- Mr Obed Sewape GLM, Town Planner
- Ms Kate Maake GLM, Chief Administrative Officer
- Mr Johan le Roux Ghordes
- Ms Charlotte van der Merwe Kamekho Town Planners
- Mr Rob Hageman DMV Engineers, Limpopo
- Mr Eugene Barnard MEG Architects
- Ms Louise Agenbag Polygon Environmental Planning

1. OPENING, WELCOME AND INTRODUCTIONS

- 1.1. Ms Charlotte van der Merwe of Kamekho Town Planners welcomed all attendees and thanked the representatives of the Greater Letaba Municipality (GLM) making the time available to meet with the project team to discuss the proposed development of a shopping centre and associated infrastructure.

- 1.2. Ms Van der Merwe introduced the members of the project team and highlighted their responsibilities in terms of the project.

2. APPLICATION FOR TOWNSHIP ESTABLISHMENT

- 2.1. With the aid of the locality map, Ms Van der Merwe highlighted the position of the proposed development site as part of Portion 1 of the farm Schoongelegen 432-LT, directly adjacent to the Palitsi – Ga-Kgpane road and directly abutting the fringes of Ga-Kgpane.

2.2.	<p>Ms Van der Merwe indicated that Kamekho was planning to submit the application for township establishment in terms of the Development Facilitation Act (DFA), and that the application would therefore be decided by the DFA tribunal. The Local Municipality also has to comment on the application, and she requested that the municipality will do so as soon as possible after receiving their copy of the application.</p>
2.3.	<p>Ms Van der Merwe indicated that she did not foresee any complications in terms of the application, as this proposed development can be regarded as cumulative development, and not leapfrog development – the proposed development site directly abuts existing development forming part of Ga-Kgpane. She added that the planned development was in line with the Spatial Development Framework (SDF), a traffic impact assessment and feasibility assessment had been undertaken and an Environmental Impact Assessment (EIA) was underway. The feasibility study had concluded that there was sufficient local demand for a centre such as the proposed development.</p>
3.	<p>CENTRE DESIGN</p>
3.1.	<p>With the aid of the plans, elevations and perspectives of the proposed shopping centre, Mr Eugene Barnard of MEG Architects explained the design of the centre and its position on the site. Amongst other features, he highlighted the provision which had been made for public transport and local economic development opportunities.</p>
4.	<p>SERVICES AND ACCESS</p>
4.1.	<p>Sewerage:</p> <p>Mr Rob Hageman of DMV Engineers indicated that a sewerage treatment facility was proposed to be established on the site as part of the proposed development. A Calcamite Bio-Mite tank is proposed to be installed, with a capacity of 35 kilolitres per day.</p> <p>The treated effluent from the Bio-Mite system will be of a higher quality than that which is discharged from standard septic tanks; from an environmental perspective this type of system is therefore preferable to a septic tank system. The treated effluent will meet the standards set by the Department of Water Affairs and Forestry (DWAF) and is proposed to be used for irrigation purposes on the site.</p> <p>Solid waste from the Bio-Mite tank will be removed on an approximately three-monthly basis and disposed of at a registered sewerage treatment plant.</p>
4.2.	<p>Mr Molokomme expressed concern that the proposed sewerage treatment capacity may be insufficient.</p> <p>Mr Hageman indicated that according to standard calculation methods for this type of development, the proposed capacity will be sufficient, as not all visitors to the centre will make use of the abolition facilities.</p>
4.3.	<p>Mr Molokomme suggested that, instead of establishing onsite sewerage treatment facilities, the development should consider establishing a pipeline to the Ga-Kgpane sewerage treatment plant. In that case it should be borne in mind that the establishment of the pipeline would be for the developer's account, and that a monthly fee would be payable to the GLM for use of the</p>

	Mr Hageman expressed concern that sewerage would need to be pumped uphill from the development to reach the Ga-Kgapeane sewerage plant. Apart from the high cost of operating such a pump, the risk would exist that in case of a power failure or damage to the pump, raw sewage may overflow into local watercourses. Furthermore, the cost of establishing a pipeline between the site and the municipal plant would be prohibitive. He added that the proposed Calcamite Bio-Mite is very environmentally friendly and is in keeping with the general "green" character of the proposed shopping centre, which has been designed specifically from a "green" perspective, including natural ventilation and lighting.
4.4.	Water: Mr Hageman indicated that water for the proposed centre is to be obtained from an onsite borehole. 1,65 litres of water per second is required to be abstracted from the borehole. An onsite reservoir with a capacity of 120 kilolitres is also proposed to be established in order to provide a 12 hour backup supply of water in case of interruption in water supply or in case of fire.
4.5.	Mr Molokomme expressed concern that the proposed abstraction of 1,65 litres per second may be insufficient. Mr Hageman indicated that standard calculations were used to determine the volume of water required. He added that the calculated abstraction rate amounts to nearly 6 000 litres per hour – ample supply for the proposed development.
4.6.	Mr Sewape indicated that a borehole with a capacity of 20.1 litres per second is located approximately 200m from the proposed development site, still on Mr Le Roux's property. The developer could abstract water from this borehole, subject to payment of a fee to GLM, the owner of the borehole. The borehole was currently used only rarely and was fitted with a hand pump only. Mr Le Roux thanked the GLM for providing the information on this borehole and expressed interest in utilising the borehole. He added that he would be prepared to fit taps at the borehole to facilitate use of the borehole by local community members, and could perhaps install irrigation for the soccer field situated adjacent to the borehole. Mr Sewape indicated that Mr Le Roux could negotiate with the local ward councillor regarding use of the borehole.
4.7.	Ms Van der Merwe enquired as to whether the GLM provided refuse removal services in the area where the development was proposed. Mr Molokomme confirmed that the GLM provided these services, and undertook to provide the project team with written confirmation thereof. He furthermore indicated that a waste transfer station would most likely be required to be established on the site.
4.8.	Mr Molokomme expressed concern that the GLM may not benefit sufficiently from the proposed development in terms of service levies, as the GLM would not provide sanitation services, water or electricity, but would only provide refuse removal services. Ms Van der Merwe indicated that the development was anticipated to generate ample rates and taxes for the GLM, and that she is confident that the GLM will benefit financially from the proposed development.

4.9.	Electricity: Mr Johan le Roux of Ghiorde, the developer, indicated that an Eskom electricity distribution line runs directly adjacent to the proposed development site. Mr Giel de Kock, the responsible member of the project team, is in the process of determining whether electricity to the proposed development can be obtained from this power line.
4.10.	Roads and Access:
	Ms Van der Merwe indicated that the traffic engineer was liaising with the Roads Agency Limpopo (RAL), regarding upgrading of the access point from the Politsi – Ga-Kgapeane road to the proposed centre.
5.	GENERAL
5.1.	Mr Obed Sewape, town planner with GLM, expressed concern that the local community might become excited about the proposed project, only to see the developer disappear or the development being cancelled. Mr Le Roux emphasised that he wished to proceed with the project and had little doubt that the development would take place.
5.2.	Ms Kate Macke, chief administrative officer with GLM, enquired as to whether there were any land claims on the proposed development site. Mr Le Roux confirmed that land claims had been submitted by the Modjadji Royal Council and the Bakgaga BaMaupa Traditional Authority, but that these claims had not yet been gazetted. He added that he was open to negotiations with the claimants. Ms Louise Agenbag, environmental scientist with Polygon Environmental Planning, indicated that both these traditional authorities were being consulted during the public participation component of the EIA. During previous discussions with these parties, they had been positive about the development of the site, as long as their claims are finalised and they receive compensation in case of a successful claim. Mr Le Roux had also indicated his willingness to negotiate with the claimants during previous stakeholder meetings.
5.3.	Mr Sewape indicated that consent letters would be required from the claimants in order for the town planning application to be finalised. Ms Van der Merwe indicated that Kamkho would try to obtain consent letters, but that they had found during other similar projects that the claimants may not be willing to put their support for the proposed project in writing. In such a case, the DFA tribunal would subpoena the claimants so that their view on the application can be stated on the record at the DFA hearing.
5.4.	Mr William Molokomme requested letters of intent from potential tenants of the proposed shopping centre. Ms Van der Merwe indicated that the developer had not yet started marketing the proposed centre, as the relevant rights are not yet in place. However, the developer had contact with several national chains, and would try to obtain letters of intent as requested by Mr Molokomme.
5.5.	Ms Van der Merwe asked whether the GLM would in principle support the proposed development. Mr Molokomme indicated that the GLM would definitely support the development. He indicated,

	<p>though, that Kamieskroon's application had to highlight how the GLM would benefit financially from the proposed project.</p> <p>Ms Van der Merwe reiterated that the GLM would receive substantial rates and taxes as a result of the proposed development, but confirmed that this would be included in the application.</p>
5.6.	<p>Ms Aggenbag indicated that, apart from the benefit to the GLM, the potential benefit to the local community – the GLM's residents – should be borne in mind, particularly in terms of the ease of access to shopping facilities.</p>
5.7.	<p>Ms Aggenbag provided copies of the EIA Background Information Document (BID) to the representatives of the GLM, indicating that the document had also been submitted to the GLM via fax and that the project was still within the public comment period until 20 June 2009. She indicated that a copy of the draft Environmental Scoping Report (ESR) would also be delivered to the GLM once that stage of the EIA process was reached, so that the GLM could comment on more detailed information, and enquired as to whom the report could be submitted to.</p> <p>Mr Sewape indicated that the GLM has no environmental division; comments on EIAs are provided jointly by the town planning and community services divisions, with input from the technical division. He indicated that the draft ESR could be submitted to him, and that he would circulate the report to the relevant officials within GLM for their review and comment. Notifications in terms of the EIA process could be sent to him as well as to the community services and technical divisions.</p>

6 CLOSURE

- | | |
|------|---|
| 6.1. | <p>Ms Van der Merwe thanked the representatives of the GLM for taking the time to meet with the project team, and indicated that they were welcome to contact her should they have any queries regarding the project or require any additional information.</p> |
| 6.2. | <p>The meeting was closed at 10:00.</p> |

FOCUS GROUP MEETING:
BAKGAGA BA-MAUPA TRADITIONAL
AUTHORITY (27.07.2009)

POLYGON ENVIRONMENTAL PLANNING CC

POLYGON
 ENVIRONMENTAL
 PLANNING
 Tel : (015) 307 3606
 Cell : 083 339 7721
 Fax : (015) 307 3080
 E-mail : louise@polygon.co.za
 CK nr: 2007/a49025/22
 VAT nr: 4330235597

Premier Plaza Block C
 21 Peace Street
 PO Box 1335
 Tzaneen 0550

PROPOSED ESTABLISHMENT OF A SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-L-T, GA-KGAPANE, LIMPOPO PROVINCE

MINUTES OF STAKEHOLDER MEETING WITH BAKGAGA BA-MAUPA TRADITIONAL AUTHORITY

DATE: MONDAY, 27 JULY 2009
TIME: 10:00
VENUE: OFFICE OF POLYGON ENVIRONMENTAL PLANNING, TZANEEN

Attendees:

- Mr Ngwako Masenamela Bakgaga Ba-Maupa Traditional Authority
- Mr Ngwako Ramaselela Bakgaga Ba-Maupa Traditional Authority
- Mr Maiome Calvin Maake Bakgaga Ba-Maupa Traditional Authority
- Ms Louise Agenbag Polygon Environmental Planning

1. OPENING, WELCOME AND INTRODUCTIONS

- 1.1. Ms Louise Agenbag of Polygon Environmental Planning welcomed all attendees and thanked the representatives of the Bakgaga Ba-Maupa Traditional Authority (BtM) for making the time available to meet with Polygon to discuss the proposed development of a shopping centre and associated infrastructure.
- 1.2. The attendees introduced themselves.
2. PROJECT BACKGROUND
- 2.1. With the aid of the locality map, Ms Agenbag highlighted the position of the proposed development site as part of Portion 1 of the farm Schoongelegen 432-L-T, directly adjacent to the Politisi – Ga-Kgpane road and directly abutting the fringes of Ga-Kgpane.
- 2.2. Ms Agenbag indicated that the proposal to develop Portion 1 of the farm Schoongelegen 432-L-T, Ga-Kgpane, was first tabled in 2007, when the developer, Ghordes CC, proposed the development of a residential estate, shopping centre, community facilities and associated infrastructure on the entire property of approximately 106 ha in extent. An Environmental Impact Assessment (EIA) was initiated in terms of the National Environmental Management Act (NEMA, Act 107 of 1998) in order to apply for authorisation of the proposed project from the Limpopo Department of Economic Development, Environment and Tourism (LDEDET).

2.3.	<p>Geo-technical investigations undertaken during the planning stages of the proposed development found that much of Portion 1 of Schoongelegen is not suitable for development, due to steep slopes on much of the site and much of the property falling within the 1:100 year flood lines of the streams which cross the property (no development is allowed within the 1:100 year flood line of any watercourse). The areas which were suitable for development were generally dispersed over the property and not linked to each other. This left only one section of approximately 5.81 ha which was suitable for development. This section was too small to viablely accommodate a residential development, due to the high cost of establishment of services (e.g. water and sewerage) on the site. The developer therefore made the decision to rather establish only a shopping centre and its associated services on this section, which would then be subdivided / cut off from the larger property.</p>
3.	PROJECT DESCRIPTION
3.1.	The project is proposed to entail a shopping centre together with its associated infrastructure.
3.2.	Using the site layout map and architect's drawings, the proposed shopping centre was illustrated.
3.3.	<p>Access to the centre is to be obtained via an access road which is proposed to connect to the Ga-Kgpane/Politisi road. Space is to be provided for buses and taxis to turn when dropping or collecting customers. Ample parking space will also be provided for private cars. An existing informal road adjacent to the Eskom power line along the northern boundary of the site will need to be closed down, and an alternative access road is proposed to be established in order to ensure that adjacent residents will still be able to reach their homes along the northern boundary of the site.</p>
3.4.	<p>No municipal sewerage infrastructure is available at the proposed development site. A Calcimate Bio-Mite tank is therefore proposed to be installed in order to treat wastewater generated at the centre. Treated effluent is proposed to be used for irrigation of the landscaped areas of the site. Solid waste / sludge from the Bio-Mite tank will be removed on an approximately three-monthly basis and disposed of at a registered sewerage treatment plant.</p>
3.5.	<p>The water pipeline which situated in close proximity to the site and is owned by Lepelle Northern Water, does not have a sufficiently reliable supply of water. It is therefore proposed that potable water for use in the proposed shopping centre be obtained from a nearby borehole which is situated on Portion 1 of Schoongelegen but operated by the Greater Letaba Municipality (GLM). The developer will enter into an agreement with the GLM for the use of water from this borehole, but the GLM have already given their verbal permission. The developer furthermore proposes to install taps at the borehole, which is currently equipped only with a hand pump and is utilised by the surrounding community, to facilitate easier use of the borehole by community members. Irrigation is also proposed to be installed to improve the informal soccer field adjacent to the borehole.</p>
3.6.	<p>To further ensure a constant and reliable supply of water to the centre, a water reservoir with a capacity of 120 kilolitres is proposed to be established on the property. Should there be an interruption in the pumping of water from the borehole, for instance due to a possible electricity interruption, sufficient water will be available to serve the centre until such time as pumping capacity is restored at the borehole. Furthermore, in the event of a fire at the centre, the reservoir will ensure sufficient water pressure for fire sprinklers or hydrants to control the fire.</p>
3.7.	<p>Electricity is to be supplied by Eskom. A power line runs along the northern boundary of the site, and studies are underway by an electrical engineer to determine whether electricity can be obtained from this power line and to apply for permission for this from Eskom.</p>

DISCUSSION	
4.1.	<p>Mr Ngwako Ramasesela enquired as to whom the proposed development had to be approved by. Ms Agenbag indicated that various authorities need to provide authorisation on various aspects of the proposed development before development can commence:</p> <ul style="list-style-type: none"> • LDEDET must approve the EA; • The Department of Water and Environmental Affairs (DWEA) must approve the Water Use Licence Application (WULA) for establishment of the proposed sewerage system, use of treated effluent for irrigation purposes and abstraction of water from the borehole; • The GLM and Limpopo Development Tribunal must approve the subdivision of the property and the establishment of the proposed shopping centre.
4.2.	<p>Mr Ramasesela enquired as to what type of comments the project team needed from Bakgaga Ba-Maua and whether a community resolution indicating their support of the project was required. Ms Agenbag indicated that the format of the BBM's comments was not important; it could be submitted in the form of a community resolution or as a letter from representative of the BBM. However, it was important that comments be received within the specified public comment periods. Mr Ramasesela indicated that the BBM would conduct one or more community meetings amongst themselves to get a community resolution on the project. This would then be submitted to Polygon.</p>
4.3.	<p>Mr Ramasesela recommended that two or three community meetings should be held by Polygon to give the community the opportunity to provide comments. Ms Agenbag indicated that two public meetings were planned to take place during the course of the EIA – one had already been arranged for Saturday, 8 August 2009, whilst the other would be held at a later stage, during the impact assessment phase of the project. Mr Ramasesela indicated that he is satisfied with the planned meetings.</p>
4.4.	<p>Mr Matome Calvin Maake enquired as to what was wrong with the previous community resolution, during the initial public participation process in 2007. Ms Agenbag indicated that there was no problem with the previous community resolution or comments. Those initial comments were received from the community as part of the EIA process which was at that stage being undertaken for a proposed mixed-use development (residential estate, shopping centre and community facilities) on the entire property, but when it was determined that only a small section of the property could be developed and that only the shopping centre component would be developed, a new EIA was required in terms of the EIA Regulations (published in terms of NEMA, 1998) to be initiated for the project in its new format. Certain public participation steps / processes are required by the EIA Regulations to be undertaken as part of the EIA, and because this is an entirely new EIA, the public participation steps which had already been undertaken in 2007 had to be repeated as part of this EIA. New comments therefore had to be obtained from BBM pertaining to the shopping centre and not to the previously proposed larger project. Mr Maake indicated that he is satisfied.</p>
4.5.	<p>Mr Maake indicated that the BBM would like the proposed shopping centre to be named by them, as this would be a way of staking their claim on the property, on which they have lodged a land claim. This would send a message to rival claimants that the land belongs to BBM.</p> <p>Ms Agenbag indicated that the developer would most likely prefer to give the proposed centre a neutral name, as the issue of rightful claim to the property still needs to be decided by the Department of Rural Development and Land Reform (DRDLR), previously known as the Department of Land Affairs – DLA through the Provincial Land Claims Commission. It would not be appropriate for the developer to give preference to one of the two traditional authorities who have submitted claims on the property by allowing one of these authorities, and not the other, to select a name for the centre, as such an action might make it seem as if the developer is going over the Land Claims Commissioner's head in making a decision as to the rightful claim to the land.</p>

<p>[POST-MEETING NOTE: The developer would like to name the centre after Fritz Reuter, a missionary who established a church and mission station in Modjadji in the early 1900's, and who owned the currently proposed development site around that time]</p>	
4.6.	<p>Mr Ramasesela enquired as to what the DRDLR's feedback was regarding the land claims on the property. Ms Agenbag indicated that the DRDLR had indicated in 2007 (when it was still known as the DLA) that there were two land claims on Portion 1 of the farm Schoongelegen 432-LT – one by the BBM and one by the Modjadji Traditional Authority (MTA) – and that the Land Claims Commission was still investigating these two rival claims.</p>
	<p>[POST-MEETING NOTE: A letter was subsequently received from the DRDLR's Land Claims Commission on 31 July 2009 indicating that, according to their database, they had no information available on the property, but that they were in the process of finalising outstanding research and should it emerge during the research process that a claim had been lodged on the property, the Commission would inform the consultant]</p>
4.7.	<p>Mr Ramasesela enquired as to whether the project team had met with the MTA again. He reminded the attendees that Modjadji failed to attend the previous public meeting, which was conducted in 2007 as part of the initial EIA process for the then-proposed mixed-use development (residential, commercial and community facilities). Mr Ramasesela added that the MTA often say that they are claiming certain portions of land, but never provide proof thereof. Ms Agenbag indicated that MTA had not been met with again, but that a meeting had been set up with the regent for later that same day (27 July 2009). The MTA were also being invited to the public meeting on 8 August 2009.</p>
4.8.	<p>Mr Ramasesela enquired as to how consultation should take place between the project team and the BBM community – will Polygon be presenting the project to the community, or should the BBM have community meetings on their own and report back to Polygon? Ms Agenbag indicated that it might be helpful for the BBM to have their own community meetings and then to provide the outcome / final comments from the meeting to her. The BBM community would also have the opportunity to participate in the two public meetings which would be held and where Polygon would be presenting the project and providing opportunity for queries or comments to be raised.</p>
4.9.	<p>Mr Maake enquired as to whether Polygon would invite the community members to the public meeting or whether they as the BBM Traditional Authority should invite community members. Ms Agenbag indicated that Polygon was in the process of sending invitations to registered Interested and/or Affected Parties (I&APs) and had also erected site notices and published an advertisement in the Letaba herald, but that it would be greatly appreciated if the BBM could also distribute invitations to persons or groups whom they felt might be interested in or affected by the proposed project.</p>
5.	<p>CLOSURE</p>
5.1.	<p>With no further queries, the meeting was closed at approximately 11:30.</p>

PUBLIC MEETING (08.08.2009)

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PROPOSED ESTABLISHMENT OF A SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PART OF PORTION 1 OF THE FARM SCHOONGELEGEN 432-LT, GA-KGAPANE, LIMPOPO PROVINCE / GO TSHONGWA GA LEFELO LA MABENKELE LE MOTHEO WA SETSHABA KA GO FAPANA GO SERPA SA KAROLA YA 1 GO POLASE YA SCHOONGELEGEN 432-LT, GA-KGAPANE, LIMPOPO PROVINCE

MINUTES OF THE PUBLIC MEETING / METSOTSO YA KOPANO KGOTHE KGOTHE

DATE / LETSATSI-KGWED: SATURDAY, 8 AUGUST 2009 /

TIME / NAKO: 09:00

VENUE / LEFELONG: GA-KGAPANE COMMUNITY HALL (PREVIOUSLY KNOWN AS SASKO BAKERY HALL), GA-KGAPANE

1. OPENING, WELCOME AND INTRODUCTIONS / GOBOLA, KAMOGOLELE MATSERO

1.1. Ms Sarah Malati, ward committee member, welcomed the attendees as well as the project team, and conveyed the Ward Councillor's hope that the meeting would be fruitful and that the proposed project would benefit the community. [The Ward Councillor was unable to attend the meeting himself]

Mosadi Sara Matati, Moteloko wa komiti ye seleti, o amogetshe batho ka moka kopanong gamogo le bonisa tsiepo ya gore kopano e itiba le dianywa goba mohola le tshinyo ye ya projeke e taba le mohola setshabeng.

1.2. A member of the community opened the meeting with prayer.

Moteloko wa setshaba o butse kopano ha thapeio.

1.3. Ms Louise Agenbag of Polygon Environmental Planning thanked the attendees for availing themselves to attend the meeting and introduced the members of the project team present at the meeting:

- Herself, on behalf of Polygon Environmental Planning, responsible for the Environmental Impact Assessment (EIA);
- Mr Justice Khosa of Kametsho Town Planners, responsible for the application to the Limpopo Development Tribunal;
- Mr Johan le Roux of Ghordes CC, the developer and landowner.

Mosadi Louise Agenbag wa Polygon Environmental Planning o iebogile batlo bao ba bego ba le

<p>gona kapanong le go tseshisa matoko a letgoda la projeke ac a bego a le gona kopanong:</p> <ul style="list-style-type: none"> - ka boyena, legatong la Polygon Environmental Planning, o na le boikarabelo go tseshisa tsheko ya kameto ya tikologi (EIA); - Morena Justice Khosa wa Kametsho Town Planners, o na le boikarabelo go direng ditgopiso - Morena Johan le Roux wa Ghordes CC, motsološi le Molodi; wa lefelo goba naga. <p>1.4. Translation throughout the meeting was done by Mr Justice Khosa.</p> <p>Dihlakšo kamotka kopanong di dirivu ke Morena Justice Khosa.</p>	
<p>2. PROJECT BACKGROUND / KAKARETSO YA PROJEKE</p>	
<p>2.1. Ms Agenbag indicated that the proposal to develop Portion 1 of the farm Schoongelegen 432-LT, Ga-kapane, was first tabled in 2007. When the developer, Ghordes CC, proposed the development of a residential estate, shopping centre, community facilities and associated infrastructure on the entire property of approximately 106 ha in extent. At the beginning of 2007, an EIA was initiated by Polygon Environment and Tourism (LDEDET), the relevant decision-making authority.</p> <p>Ms Agenbag o bonitshe gore go šisinya ga tsosoloso ya serpa sa 1 sa polase ya Schoongelegen 432-LT, Ga-Kgapanane, la matsho e hlaqitsitse ka 2007, ge motsolosoši, Ghordes CC, a šisinya fapanana ka mokta ka bakra molao wa lekgotla tsotlo la litoko lo mmuso wa setshaba (NEMA, Molodi Manu, Hago le Bodit (LDEDET), the relevant decision-making authority.</p>	
<p>2.2. Geo-technical investigations undertaken during the planning stages of the then-proposed mixed-use steep slopes and the fact that much of the property falls within the 1:100 year flood lines of the watercourse). The areas which were suitable for development were generally dispersed over the property and not linked to each other, making development of these isolated pockets of suitable land difficult and expensive, particularly in terms of establishment of civil services and roads. This left only one section of approximately 5.81 ha in the north-eastern corner of the property which was suitable for development. This section was too small to viably accommodate a residential development. The developer therefore made the decision to rather establish only a shopping centre and its associated services on this section.</p> <p>Dinyakitsišo isa geo-technical tše dirilwego ka nako ya peaktanyo ya šisinya ya tsosoloso go go tsosolosha, go ja ka mmila wa meetse wa go tsese le nthila ya gore bantsi bije dittabakelo di vela loketswe ke dittsosoloso ye lefulu la ngwaga ya tselo ya meitse yeo e labolego ke meetsa). Dilete tseo di bego di dingwe, go dira tsosoloso diile tsaa pafaila ka moka le dittabakelo gape di sa kgakagane go tse kaledana ditsekara tše 5.81 go se khutso sa tseswa Bonabelita bija dittabakelo tše di bego di loketswe. Serpa se e be e le se senyene go ka a karetsa disosoloso tše baduti. Motsolosoši fa bjale o dira sepheto go ka mpsa go thongwe tesa mabenkele te ditirelo ka go fapanana go serpa se.</p>	

<p>baka la molawana wa (2006) wa EIA, o phatladišwe ka baka la karojo 24(5) go baiwa le karojo 44 ya lekgotla tafio la tlikologo la mmušo wa setšhaba NEMA, 1998 (Mafalo 107 wa 1998).</p>	<p>3.2. The purpose of the EIA which is being undertaken by Polygon Environmental Planning is to assess the suitability of the proposed development site for the proposed shopping centre and its associated infrastructure, and to develop measures to ensure that the proposed development does not have a significantly negative impact on the surrounding environment and community.</p> <p>Nepo ya EIA yeo e tšwenigo ke ba Polygon Environmental Planning ke go lekodišwa bomaleda bja šišnyo ya tsosološo ya lefelo la mabenkele a šišnitswego gapo le motho wa wona wa setšhaba ka e ka se de le se sengwe se boholwka seo se ka bago le kamego ya go se be yona go dukuluuga tlikologo le setšhaba.</p>	<p>3.3. The EIA process commenced with the submittal of an Application for Environmental Authorization to LDEDET, the environmental decision-making authority.</p> <p>Tsheka-tsekto ya molgwa wa kamego ya tlikologo e tlaleditse le ka go tšišwa ga kgopelö ya tumelelo ya LDEDET. le maatia a go tšiša sepheto go tlikologo.</p>	<p>3.4. Following acceptance of the application form by LDEDET, Polygon commenced with the public participation process, of which the first step was to advertise the commencement of the EIA process, which done on 21 May 2009 by means of the following:</p> <ul style="list-style-type: none"> - Newspaper advertisement in the Letaba Herald in both English and SePedi; - Distribution of Background Information Documents (BIDs), comment forms and locality maps to surrounding residents as well as to identified stakeholders such as relevant government departments; - Two site notices, each containing both English and SePedi – one facing the Ga-Kgapané/Polisi road and one facing the informal road used by residents along the site's northern boundary.
<p>The public and stakeholders had a period of 30 days from the date of the notice of commencement of the EIA process to submit comments to Polygon – from 21 May to 20 June 2009.</p> <p>Dikangalo tše latelago tsa foromo ya kgopelö ka LDEDET, Polygon e tlaleditse ka go molgwa wa ya molgwa wa kamego ya tlikologo, yeo e difilivego ka 21 Mmei 2009 ka tselo tše latelago:</p> <ul style="list-style-type: none"> - Ka matlakala a go phatlatala tsa ditiba go Letaba Herald ka English le Sepedi; - Ka go belana ka dingwala wa kakareiso pego (BIDs), di foromo tsa tlaletšo le mmepe ya selete go dukuluuga baduti ga mmogo le go thetha batšakarolo bjalo ka ditigoro tsa Maleba tsa mmušo; - Matelo a mabedi a ſebisitšwe, le lengue le lengue a ne le English le Sepedi – le tetee le lebeletsé mmuša wa Ga-Kgapané / Polisi gape ye ngeve e lebeletsé mmuša wala wa go se be moikoang e ſomizišwe ke baduti ka thokong ya lefelo la moltiwane wa lebowe. <p>Ba go phatlatala tsa batšakarolo ba ne le nako ye matšati a 30 go thoma ka letšatsi la ſebisito ya ditlaletšo tsa Tsheka-theko ya molgwa wa kamego ya tlikologo go tšišwa ditshwayotshweyo go Polygon go thoma 21 Mmei go finla 20 June 2009.</p>			

<p>3.5. The following specialist investigations have been conducted on the proposed development site to assess the current conditions as well as potential impacts that may be associated with the proposed shopping centre development:</p>	<ul style="list-style-type: none"> - Ecological assessment, to determine whether there are sensitive or protected habitats, plants or animals which may be affected by the proposed project. According to the ecological assessment, the site is suitable for the proposed shopping centre development; - Phase 1 Heritage Impact Assessment (HIA), to determine whether there are any sites of heritage-related significance, such as graves, archaeological sites or culturally important sites on the property which is proposed to be developed. The Phase 1 HIA found remains of an Iron Age mud hut floor on a section of the site which is not currently proposed to be developed – this archaeological site is situated on a part of Portion 1 of the farm Schoongelegen which was proposed to be developed under the initial development proposal of a mixed-use development of 106 ha, but lies roughly south-west of the section on which the shopping centre is envisaged. This site will therefore not be affected by the proposed development; - Geo-technical investigation, to determine whether the site is sufficiently stable for the structure's foundations; - Flood line determination, to determine the maximum level up to which flood waters can be expected to rise once in 100 years. No development is allowed to take place within the 1:100 year flood line; - Traffic impact assessment, to design the access point to the proposed shopping centre in such a way that traffic on the Ga-Kgapané/Polisi road is not negatively affected in terms of either road safety or traffic flow.
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In addition, a geo-hydrological assessment will be undertaken during the next stage of the EIA, which is the impact assessment phase. This assessment will gauge the potential impact of the proposed sewerage treatment system and water abstraction from the borehole on local groundwater resources.

Dinyakisiso tše bo ramahiale tše latelago di laotšwe go šišnyo ya tsosološo ya lefelo go ka lekodišwa seemo sa bjale gamogó le dikamago gore di ka fapa-fapaná le šišnyo tsa tsosološo ya mabenkele:

- Tsheka-Tsheko ya dibjalo le diphoato, ga a lekola gore a a tswarega goba ditshirelditsewa ka tselo ya mabenkele, dibjalu goba diphoabo tše dika amedago ka šišnyo ya projek. Go ya ka tsheka-theko ya dibjalo le diphoato, lefelo le loketsi šišnyo ya tsosološo ya mabenkele;
- Leemo la 1 tsheka-theko ya kamego ya bohwia (HIA) go lebeldišwa ge gona le mafelo a bohlokwa ao a amango le bohwia, bjalo ka mabilta, mafelo a mepo ya masvika goba HIA e hvetšwa e le masaledi a mangwa a maraga a tshipli lebantong la nito ye e nultšwego ka bjang go karolo ya lefelo leo gora bjale le se nthego šišnywa go ka tsosološwa – lefelo le la mepo ya masvika le tthomilwe go senipa sa karolo 1 ya potase ya Schoongelegen yeo e šišnitswego go ka tsosološwa ka ifase ga tsosološva ya pele ye šišnywage ya tsosološo ya go kopantsa finso ya difikltre tše 106, felo e hvetšaga go ka ba Bophabela bija bonva bija Dinyakisiso tše botsebi bija lefelo le le ka se arne ke šišnyo ya tsosološo;
- Mafelo a mafula ya mafula, go lekodišwa e ba go tia ba lehlokoegó ya makontite yo šišnyo ya maftheo wa go aqa. lefelo go a kelséga ke tee ka mengwa e sephetephe sa difiranaga go dire tselo ya lefelo la se ya mabenkelengao a šišnitswego ka tselo yea sephetephe;
- Tsheka-theko ya kamego ya sephetephe se sa difiranaga go dire tselo ya lefelo la se ya Kgapané / Polisi ga e ya amega go ka ba kabakala go hiapetsa mmuša goba ka kelséga ya

	<p>Ka tlaletšo, tsheka-tsheko ya kelielo ya meetsa a ləfase e tla dirwa ka naoko ya leemo le laterago la EIA, yeo e leng leemo la tsheka-tsheko ya kamego. Tsheka-tsheko ye e tla tsawagana le kamego ye meets go thrušo ya mōgwa wa go hiwekisa ditshwamare le go nisha meets go tswa moleting wa meets go needs a faze a fao.</p> <p>3.6. The above-mentioned specialist reports as well as copies of public participation which has been undertaken, have been compiled into the draft Environmental Scoping Report (ESR), which is currently available for public review and comment for a period of 31 days, from 27 July to 27 August 2009 at the following venues:</p> <ul style="list-style-type: none"> - Offices of Polygon Environmental Planning in Tzaneen; - Offices of Kamekho Town Planners in Polokwane; - Modjadji Tribal Office; - Bakgaga Ba-Maua Traditional Authority (Mr KA Maake); - A copy will be made available at the Ga-Kgapane sub-office of the GLM. The consultant has been unable to deliver the report to the GLMs Ga-Kgapane sub-office thus far due to the municipal workers' strike. <p>Dipego tsé boleššwego ka godimo tsa ramahiale go mogo le dikopi tsa botsiskarole molejeng bjo o bo tšewigc, e badiive ka gare gap ego ya kgoporo ya sebakanyana ya tikołogo (ESR), yeo e leng gore gona bjale e ya hvetʃagala go ka bonwa moleleng fape ditlaletšo naoko ya go lekana matsatsi a 31, go thoma 27 Julie go finla 27 Agostose 2009 moleleng a laterago a.</p> <ul style="list-style-type: none"> - Diorfsing tsa Polygon Environmental mo Tzaneen; - Diorfsing tsa Kamekho Town Planners mo Polokwane; - Bakgaga Ba-Maua Traditional Authority (SAHRA); - Kopi e tla dirwa gore e hvetšgale mo Ga-Kgapane sub-office ya GLM. Batsi ba pego ba stititive ke go finla go Ga-Kgapane sub-office ya GLM ka ba ka la moferere (strike) wa basomni ba masepala. <p>Copies of the report have also been submitted directly to the following key stakeholders for their review and comment:</p> <ul style="list-style-type: none"> - GLM (Modjadjiškloof); - Department of Water and Environmental Affairs (DWEA); - Modjadji Traditional Authority; - Bakgaga Ba-Maua Traditional Authority.
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	<ul style="list-style-type: none"> - Kgoro ya meets e facio ya tikołogo (DWEA); - Thrušo ya tla pela ya botwa bja Afrika (SAHRA); - Tumelelo ya setšo sa Modjadji; - Tumelelo ya setšo sa Bakgaga Ba-Maua. <p>Go latele naoko ya go tlaletšo molaleng go pego ya kgopolo ya sebakanyana ya tikołogo, yengue le yengue le ditlaletšo ka moka tsé a mogetswego go pego di tla dirwa go pego ya matelolo ya naoko ya go lekana matsatsi a go tswa go LDEDET gore ba e bone. LDEDET e na lefao ba ka no amegela ESR, ba e fega goba ba kgopola pego yengue gape.</p> <p>3.7. Once LDEDET has accepted the ESR, Polygon will commence with the impact assessment phase of the EIA, which will entail more detailed assessment of the potential impacts identified during the scoping phase. The geo-hydrological assessment (as mentioned in point 3.5 above) will be conducted during this phase to assess potential groundwater-related impacts. Further public participation will also take place during this phase, and another public meeting will be held.</p> <p>Ge LDEDET e se mo dumela pego ya nakonyana ya tikołogo. Polygon e tlaletša ka leemo ka kamego ya tsheka-tsheko ya EIA, yeo e leng gore e tla ntša dñihla ka bottalo tsheka-tsheko ya meets e lefase (Ka ge a boletsie go 3.5 ka godimo) e tla laoku ka naoko ya go lekana leemo le naokong ya leemo le, gape kopano kgothekgotlo yengue e tla tswawa.</p> <p>3.8. The findings of the impact assessment phase studies as well as public participation undertaken during this phase will be compiled into the draft Environmental Impact Report (EIR). Measures for minimizing, mitigating and managing potential impacts which may be associated with the proposed project will be recommended in the Environmental Management Plan (EMP). The draft EIR and EMP comments received on the draft reports will be incorporated into the final reports, which will then be submitted to LDEDET for their final decision making on the project. It is anticipated that the final EIR review the project documentation and issue their decision to authorise, deny or conditionally authorise in the form of their Record of Decision (RoD). Should the project be authorised, at that stage, and EIR will be submitted to LDEDET around February 2010. LDEDET has a period of 90 days to review the proposed project. It is anticipated that LDEDET's decision will be issued around mid-May 2010, assuming that other relevant authorities also authorise the various components of the project, construction can start in mid-2010.</p> <p>Difwetšgalo ka naoko ya go itthuta leemo la tsheka-tsheko ya kamego ga mmogo le batsikarolo (EIR). Go kala go ka lekalekanetsa, go lekotsisa gape le go iabla maemo a dikamego tséo di ka fapanago le projekte tse ššintswego di tla e lwa ihloko go peakanyo ya lekgotla tao lo tikołogo gore e hvetšgale go ka bonwa molaleng gape nako ya ditshwaryishiwayo ke matsatsi a 30, ka tsá kgopolo di tla dirwa go dipego tsá matelolo, tséo e leng gore ga bjale di tla išwa go LDEDET go tikołogo le peakanyo ya lekgotla tao lo tikołogo e tla išwa go LDEDET ka nako ya bo fepereware faleletša dephepi tsa bona go fura matatia, go gana goka ka makaba go ka finwa matatia projekte ye ſišnišwego. Go leketswe gore sepheto sa LDEDET se tla felaleletša ka bo Mmeli mogare ga 2010, ka leo, gape go fumogilivwe gore ditumelelo tsé dingwe tše matatia a go ba le diebe.</p>
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	<p>3.9. Polygon will have a period of 10 days following receipt of the RoD from L DEDET to inform all registered Interested and/or Affected Parties (I&APs) of LDEDET's decision. All parties then have the right to appeal L DEDET's decision, if they do not agree with the decision issued by LDEDET.</p> <p>Polygon e tla le nako ya go lekana matšatša a 10 go letšela karnogelo ya Rod go tswa LDEDET go tsebiša namoka bao ba e nywaditsitšego e megetša ve dlamago gape / goba e a megago (I&APs) LDEDET, ge e le gore ga kwara le sepheto seo se tšenwigo ke LDEDET.</p>
4. WATER USE LICENCE APPLICATION / KGOPENLO YAGO SOMSA MEETSE	
4.1.	<p>A Water Use Licence Application (WULA) is being undertaken by the project engineers in order to obtain authorisation from the Department of Water and Environmental Affairs (DWEA) for the establishment of the proposed sewerage treatment facility, use of treated effluent for irrigation of landscaped areas and abstraction of water from the nearby borehole at a volume greater than the General Authorisation for the particular area.</p> <p>Kgopenlo ya tumeliso ya go šomša meetse (WULA) e diriwe ke ba projekte ya engineere gore ba hweise tumeliso go tswa ya kgono ya meetele le taolo ya likologo (DWEA) go kgonagatšo ya go matfelo a dirapa tše maloba gape le go tsia meetse go tswa go molete wa meetele wa kgaušwi yeo e leng ye kgolo go feta tumeliso ka mokta tsaa lefalo le leutesero.</p>
5. DISCUSSION / POLEDISANO	
5.1.	<p>Mr Maselema Rasekele, Bakgaga Ba-Maupa Traditional Authority, asked whether there were any land claims on the proposed development site.</p> <p>Morena Maselema Rasekele, tumeliso ya setšo sa Bakgaga Ba-Maupa ba botšitšše ge e le gore gona le yo a nyakago go busetšwa naga go lefalo lefalo e ſitšitšwego la tsosološo.</p> <p>Mrs Agenbag indicated that initially, as part of the EIA initiated in 2007 for the then-proposed mixed-use development (residential, commercial and community facilities) on the entire 106 ha site, the Department of Land Affairs (DLA, now known as the Department of Rural Development and Land Reform – DRDLR) indicated that there were two land claims on Portion 1 of the Farm Schoongelegen Traditional Authority (NTA) – and that the DLA's Land Claims Commission was still investigating these two rival claims. However, as part of this EIA for the proposed shopping centre on a small portion of the property, a letter was received from the DRDLR's Land Claims Commission on 31 July 2009 indicating that, according to their database, they had no information available on the property, research process that a claim had been lodged on the property, the Commission would inform the consultant. It therefore seemed that the Land Claims Commission did not have any record of a land claim on the property.</p> <p>Mosadi Agenbag o bonitše gore Matromong, bjalo ka karoo ya EIA e thomile ka 2007 ka go somiša dihlektara ts 106 bia lefalo, kgoro ye taolo ve naga (DLA, gona bjale e tsebiša ka kgoro ya tsosološo nyakagago go teng ba-tsona go ſeripa sa 1 sa polase ya Schoongelegen 432-LT ka e tee ya MTA) le gore Khomishini e Mabapi le Pusetsa ya Ditswanele (LCC) tsae Mafase tsae DRDLR ba</p>

	<p>ba se dira dinyakatšo tsa nyakago tše pedi tsaa naga. Biang kapo bjang, bjalo ka karoo ya EIA ye va ſisiryo ya mabankale go zempa se sevanye sa lefalo leo, lengwalo le amogelwa go tswa go LCC ka 31 Juila 2009 go bonitaša gore, go ya ka database ya bona ga ba na tabs ye eleng zona go lefelo, fela tshwenitšo naekong ya amogwa wa dinyakatšo gore mokgatedi yo a manla le lefelo leo, ba difi ba dinyakatšo batla ſetša hao ba titlego. Fa bjale go bonwa gore ba nyskiſi ba ba belaelaedi ba naga ga ba na bonitaša bjao ngwaililwego go ka belaela naga go lefelo leo.</p>
5.2.	<p>Mr Peter Sape, community member – Seshoene community, indicated that a land claim had been submitted by Mr Matome Alfred on behalf of the Seshoene community (claim number 11229), and that they are the rightful owners of this land.</p> <p>Morena Peter Sape leboko la ſetšaba-Setšaba sa ſeshaene, se bonitše gore naga ye enyakegago e e illitšwe ke Morena Matome Alfred legatong la ſetšaba sa Seshoene (nomoro ya pelao: 11229), gape le gore ke benyi naga ye barnaletša.</p>
5.3.	<p>Mr Rasekele clarified that they as the BBM were claiming together with the Seshoene community. It was one and the same claim.</p> <p>Morena Rasekele o thalotšo gore ba be e le ba BBM ge ba be ba kgopela mmogo le setshaba sa Seshoene e be e le kgopelo ya go tswanwa gape ka e tee.</p> <p>Comment noted. / Tshewabjitshwanyo e ngwadiitive.</p>
5.4.	<p>Mrs Caroline Rasekele indicated that a meeting should not be held with regards to Schoongelegen if the rightful claimants are not present.</p> <p>Mosadi Caroline Rasekele a bonitše gore kopano ga e ya tswanwa go tswanwa mabapi le Schoongelegen ge batho bamaleba sa go kgopela naga ba se gone.</p> <p>Mr Rasekele clarified that they represent a number of tribes on whose behalf they are claiming this land. They will organise their own mass meeting to get the comments of these communities.</p> <p>Morena Rasekele o thalotšo gore batla e melwa ke mantone legatong la bao ba kgopela naga ye. Ba tla beakanya kopano ya bona le ſetšaba go ka hweisa ditlalešo tše ſetšhaba se.</p> <p>Mr Khosa indicated that comment forms are available on the seats in the meeting venue, and that attendees were welcome to complete these forms. He added that this was a process which was still far from complete, and that there was still ample opportunity for stakeholders to be involved in the EIA process.</p> <p>Morena Khosa o bonitše gore formo ya ditlalešo e ya hweitsagalo godimo ga ditlalo lefelo ka kopano, gape le gore ba be leng gona kopanong ba amogelwa go ka tlaitsa futomo ye. O dikeditshe ka batšikaroto go ka amantsa le mokguya wa tshetšatsho ya kamego va tikologo.</p>
5.5.	<p>Mr Khosa read aloud a portion of the letter which the project team had received from the DRDLR's Land Claims Commission indicating that they do not have any information about a land claim on the tswa go LCC tsae DRDLR go bonitaša gore ba ne teba/ tshedimoso yengwe ka ga land claim go lefelo ſisitšwego go tsosološa.</p>

<p>Mrs Agenbag indicated that the project team had taken it that the claims which had previously been submitted had either been settled or rejected by the Land Claims Commission and that this was the reason why no claims were now indicated on the property. However, it appeared from the comments any settlement having been raised at this meeting that the representatives of the BBM were not aware of any settlement having been reached, nor of the claim having been rejected. The project team would therefore have to follow this matter up with the Land Claims Commission.</p> <p>Mosadi Agenbag o bontšise gore lekgotla la projekta baetšere gore kgopelo yeo e illego ya ifišwa e ka gore ke ka tšabaka laeng go se na dikgopelo ts'a nega gape le gore se ke lebaka la tšwelela go tšwa go diffatalelets'o tšeo di belego gona kua morago kopanong gore baemedi ba BBM ba be basa lemog e phelakeso yengwe le yengwe yeo ebego e thlelewa, le ge eba kgopelo e ganwe. Lekgotla la projekta tšabaka le tswanets'e go ſala tala ye morago go ya go LCC.</p>	<p>5.6. Mr Rasekele indicated that a validation had been done on Portion 1 of Schoongelegen for the BBM, but that there had never been any settlement. He objected to the Land Claims Commission's assertion that there was no information regarding a land claim on the property and pledged the BBM's support to the project team to resolve this issue with the Land Claims Commission. He highlighted the high staff turnover at the Commission as one of the main causes of problems or misunderstandings such as this, and also highlighted irregularities which had been discovered in terms of other land claims.</p>	<p>Morena Rasekele o bontšise gore nako e beiliwa go seripa sa Schoolgelegen ya BBM, fela gore ga da a kwa ka ga phelakoso vengwe. O haisese go LCC gore ga go bonneta bja taba go va ka LC go lefelo leng kus godimo ba ratoligo go bailekoditsi bjalo ka se bakwa ihata goba go sekwišitše bjaido ka ye, gape o pa lemotsiš ka tše dingwe ts'a go se be Molokane yeo e lemogliwego ka ba ka la tše dingwe ts'a dikgopelo ts'a naga.</p>	<p>Mr Johan le Roux of Ghordes CC, the developer, indicated that, should the Land Claims Commission find that there is a valid, legal land claim on the proposed development site, he will personally negotiate with the rightful claimant. He emphasised that he would simply like to continue with development of this proposed shopping centre, and that he would be more than happy to negotiate compensation with any party whose claim is found by the Commission to be valid.</p>	<p>Morena Johan le Roux wa Ghordes CC, Motsohološi, o bontšise gore, ba go fa taelo ya go busets'a naga go beng ba yona ba hweita gore gona le lebaka, molelo wa go busets'a naga go sisitša tsotsološo ya lefelo, o ja boledits'a le bangopedi na maleba ba naga. O tšisite taba ya gore o tia rata boledits'a ga mmogo le mokgatlo o mongwe bao ba bontšise ba naga ba e hweitašego e bellive.</p>	<p>Mr Rasekele indicated that he is very happy with Mr Le Roux's approach and his willingness to negotiate.</p>	<p>Morena Rasekele o bontšise gore o thabilo kudu le ka itsela yeo Morena Le Roux a titlego gape le ka fao a ratjego go boledits'a.</p>
<p>5.7.</p>	<p>Mr Rasekele enquired into the procedure which would be followed when workers are appointed for construction of the proposed shopping centre. He recommended that community members living adjacent to the site should be given preference when workers are procured.</p>	<p>Morena Rasekele o nyakolokoš ka ga tsamaiso yeo e tia latelago gae bašom'i ba kgethiwe go ka kontrakta ka sisitšo ya madenkele. O lebets'e gore maloko a setšhaba o swalets'e kopano semmušo fao a ratjego go boledits'a.</p>	<p>Mr Rasekele enquired into the procedure which would be followed when workers are appointed for construction of the proposed shopping centre. He recommended that community members living adjacent to the site should be given preference when workers are procured.</p>	<p>Morena Rasekele o nyakolokoš ka ga tsamaiso yeo e tia latelago gae bašom'i ba kgethiwe go ka kontrakta ka sisitšo ya madenkele. O lebets'e gore maloko a setšhaba o swalets'e kopano semmušo fao a ratjego go boledits'a.</p>	<p>Mr Rasekele enquired into the procedure which would be followed when workers are appointed for construction of the proposed shopping centre. He recommended that community members living adjacent to the site should be given preference when workers are procured.</p>	

**PROPOSED SHOPPING CENTRE AND ASSOCIATED INFRASTRUCTURE ON PART OF PORTION 1 OF
THE FARM SCHOONGELEGEN 432-LT, GA-KGAPANE AREA, LIMPOPO PROVINCE**

ATTENDEES OF PUBLIC MEETING - 8 AUGUST 2009

Ms	Agenbag	Louise	Polygon Environmental Planning
	Baloyi	Melta	
Ms	Chauke	Johanna	Community member
Ms	Hlungwane	Joyce	Community member
Mr	Hlungwane	Spocks	Local resident
Mr	Khosa	Justice	Kamekho Town Planners
Mr	Le Roux	Johan	Ghiordes
Mr	Maake	KA	BaKgaga Ba Maupa CPA Secretary
	Maake	N	
Mr	Makhubele	Sam	
Ms	Malatji	Flora	Local resident
Ms	Malatji	Mabutsi	Local resident
Ms	Malatji	Sarah	Ward Councillor Representative
	Malatjie	Mpapantshi	Local resident
	Manganyi	Nyanisi	Local resident
	Manganyi	Kwatsisa	
Ms	Mashao	Jane	Local resident
Ms	Masia	Caroline	
	Modiba	Motibi	
	Mongwe	MS	
	Morewa	NL	
	Ngomani	Masenyanzi	
	Ngoveni	YS	
Mr	Ramano	Alfred	
Mr	Ramokgola	Joel	
	Rasekele	Maselema	
	Sape	P	
Mr	Geshoene	S	Community member

APPENDIX I

SPECIALIST INVESTIGATIONS

- Ecological Assessment (entire Portion 1 of Schoongelegen) – AGES, 2007
 - Ecological Assessment (proposed development portion only) – BES, 2009
 - Heritage Impact Assessment
 - Market Research Study
 - Geo-technical Investigation
 - Geo-hydrological Investigation
 - Flood Line Report
 - Traffic Impact Assessment

Ecological Assessment: Whole of Portion 1 of Schoongelegen 432-LT

- Dr Buks Henning, AGES (2007)

The ecological assessment was conducted in 2007 on the whole of Portion 1 of Schoongelegen 432-LT, based on Activity Alternative 1 (proposed township establishment on the whole of Portion 1). It was subsequently found that Activity Alternative 1 is fatally flawed due to geo-technical constraints on a large portion of the property. Activity Alternative 2 (proposed shopping centre on a small section of Portion 1) is therefore now proposed and has been investigated.

A further ecological assessment was conducted in 2009 as part of the impact assessment phase, which assessed only the particular section of the property on which the shopping centre and associated infrastructure is proposed to be established. This more site-specific ecological assessment is also attached.



Ecological Report:

Document version 1.0 – Final

An Environmental Report on the Flora and Fauna of a portion of the farm Schoongelegen 432 LT, Greater Letaba Local Municipality, Mopani District

February 2007

Compiled by:
Dr. B Henning
Senior Environmental Scientist

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ASSIGNMENT

- Africa Geo Environmental Services (AGES) was commissioned by Polygon Environmental Planning CC to assess the ecological aspects (including a plant species list and a faunal assessment) for the proposed development of residential stands on a portion of the farm Schoongelegen 432 LT, Greater Lelapa Local Municipality.
- The assignment is interpreted as follows: Compile a study on the Fauna (mammals, birds, amphibians, reptiles, invertebrates) and Flora (vegetation units) of the area. In order to compile this, the following had to be done:
- Initial preparations:*
 - Obtain all relevant maps, and information on the natural environment of the area concerned, including red data species list for the fauna and flora.
 - Vegetation and habitat survey in each vegetation type/plant community on site:*
 - List the plant species (trees, shrubs, grasses and other herbaceous species of special interest) present for plant community and ecosystem delimitation.
 - Identify potential red data plant species, possible encroacher species and exotic plant species.
 - Plant community delimitation and description*
 - Process data (vegetation and habitat classification) to determine vegetation types on an ecological basis.
 - Describe the habitat and vegetation
 - Fauna survey*
 - List the potential fauna (mammal species, red data birds, reptiles, amphibians, invertebrates) present linked to the specific potential habitats that occur as identified in the vegetation survey.
 - Analyse the data and identify potential red data fauna species, as well as other endemic or protected species of importance.

AGES

5. General

- Identify and describe ecologically sensitive areas.
- Identify problem areas in need of special treatment or management, e.g. bush encroachment, erosion, degraded areas, reclamation areas.
- Recommend specific management strategies for the development regarding the conservation of the flora and fauna of the area.

INTRODUCTION

- In the past little concern was given to ecosystem conservation issues. Development of urban areas took place without proper consideration of the effect thereon on the natural environment.
- Conservation of our natural resources was seen as a protective locking away of our natural resources by creating reserves away from development areas. People regarded tourist revenue as the only benefit derived from protecting and conserving nature.

As the number of natural resources started dwindling, people realised that protective measures had to be taken to ensure that these resources do not become exhausted. In the closing decades of the 20th century, the state of the environment became a shared global concern as people living in urban and rural areas became aware of the risks associated with environmental degradation.

Today it is widely recognized that it is of utmost importance to conserve natural resources in order to maintain ecological processes and life support systems for plants, animals and humans. To ensure that sustainable development takes place, it is therefore important that the environment is considered before local authorities approve any development.

All components of any of the ecosystems (physical environment, vegetation, faunal components) of a site are interrelated and interdependent. A holistic approach is therefore imperative to effectively include the development, utilisation and where necessary conservation of the given natural resources in an integrated development plan, which will address all the needs of the modern human population (Bredenkamp & Brown 2001). Ideally the area should be developed so that the quality of the resources does not decrease, as this would inevitably lead to ecosystem degradation and lower productivity. It is therefore necessary to make a thorough inventory of the plant communities at the site of the proposed development, their biota and their associated habitats (=ecosystems) for the associated faunal components, in order to evaluate its potential for development, or conservation. This inventory should then serve as a scientific and ecological basis for the planning exercises.

STUDY AREA

Location

The study area is situated within the Tzaneen area and forms part of the planned township development on a portion of the farm Schoongelegen 432 LT, which is situated southeast of Kgapane and north of Tzaneen along the Ga-Kgapane tarm road. The form of the site is an elongated square, lying south-west to north-east, and it is located approximately 10 km northeast of the town of Modjadjiskloof, with its eastern boundary formed by the Ga-Kgapane road (see attached locality map). The site could be accessed from a direct turnoff from the main tar road.

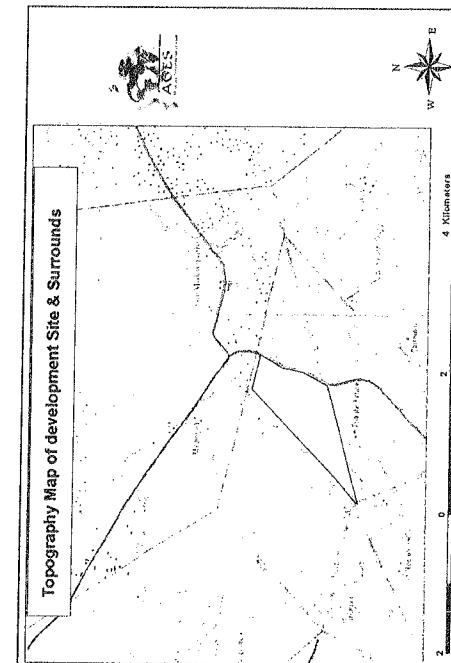


Figure 1. The proposed area for development

Vegetation Types

The site is situated within the Tzaneen Sour Lowveld as classified by Mucina *et al.* (2004) in the most recent classification of the Vegetation of South Africa. It was previously classified as Lowveld Sour bushveld by Acocks (1988). The terrain morphology is moderately undulating to steep hills with low-lying valleys and drainage channels. Bredenkamp & Van

AGES

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Rooyen in Low & Rebelo (1996) described the vegetation of the area further as Lowveld Sour Bushveld.

METHODS

METHODS

VEGETATION SURVEY

The Braun-Blanquet survey technique to describe plant communities as ecological units was used for this study. It allows for the mapping of vegetation and the comparison of the data with similar studies in the area. Dr. Buks Henning conducted the vegetation survey during November 2006. The vegetation was in a moderate condition and most species could be identified, though some forbs and geophytes might have been dormant. The survey can be considered successful.

Data recorded included:

A list of all plant species present, including trees, shrubs, grasses, forbs, geophytes and succulents were compiled. All identifiable plant species were listed. Notes were additionally made of any other features that might have an ecological influence.

Red data and protected plant species lists

A species list of the red data species previously recorded in the vicinity of the proposed development was obtained from the National Botanical Institute, South Africa, classified according to the IUCN red data list categories. The protected species tree list was obtained from the Department of Water Affairs and Forestry.

Data processing

A classification of vegetation data was done to identify, describe and map vegetation types. The descriptions of the plant communities include the tree, shrub and herbaceous layers.

AGES
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Conservation priority of each vegetation unit was assessed by evaluating the plant species composition in terms of the present knowledge of the vegetation of the Limpopo Province, as well as the Savanna Biomes of South Africa.

The following four conservation priority categories were used for each vegetation unit:

- High:** Ecologically sensitive and valuable land with high species richness that should be conserved and no development allowed.
- Medium:** Land that should be conserved but on which low impact development could be considered under exceptional circumstances.
- Medium-low:** Land that has some conservation value but on which development could be considered with limited impact on the vegetation / ecosystem. It is recommended that certain sections of the vegetation be maintained.
- Low:** Land that has little conservation value and that could be considered for development with little to no impact on the vegetation / ecosystem.

FAUNA SURVEY

The fauna survey was conducted as follows:

- A site survey was done to identify potential habitats after identifying the plant communities.
- A scoping survey was then conducted by comparing the habitat types identified with the preferred habitats of species occurring in the area.
- If necessary a detailed survey was then conducted by a specialist after consultation with a specialist.

Data recorded included:

- A list of all species of fauna and their status as observed on the site or that could potentially occur on the site. Notes were made of any specific sensitive or specialized habitats that occur on the site.

Red data species lists

A species list of the red data species of the different faunal classes was obtained from the following references:

- Red Data Book of the Mammals of South Africa (Friedman & Daly, 2004)
- The Atlas of the Southern African Birds - digital data on quarter degree grid data (Avian Demography Unit, University of Cape Town)
- Atlas and red data book of the frogs of South Africa, Lesotho and Swaziland (Minter et al. 2004)
- South African Red Data Book – Reptiles and Amphibians. National Scientific Programmes Report no. 151
- South African Red Data Book - Butterflies. South African National Scientific Programmes Report no. 158.

Data processing

A comparison of the habitat (plant communities) occurring on the property was made to the preferred habitats of the faunal species. In addition to species observed on the site, lists of the potential mammal, bird, reptile, amphibian and insect species were compiled and mitigating measures recommended if needed.

SENSITIVITY ANALYSIS AND ZONING

"Ecological sensitivity" refers to a system's ability to resist disturbance and its capability to recover from disturbance once it has occurred. Any area for which a sensitivity analysis is performed can be divided into two main zones namely:

- Natural habitats
- Modified habitats

Natural habitats are still in its natural state, and the degree of influence either by humans or animals are minimal. Modified habitats are habitats that have been significantly altered either by humans or animals. The natural or modified state is evaluated by a quick analysis of the following:

- Previous land use (old cultivated fields or ploughed lands)
- State of habitat (vegetation; water resources; soil surface; disturbance)

Ecological importance and sensitivity assessment of a development is done thereafter using the following criteria for each specific vegetation type identified in the previous section:

- plant species
 - Rare and endangered species
 - Protected species
 - Indigenous species contributing to the immediate aesthetic value of sites
- Soil and geology
 - erodability
 - rockiness
 - sensitive rock types (e.g. dolomite etc)
 - agricultural potential of soils
- Topography
 - Slope
 - Potential visual impact to neighbouring properties
- Water resources (Wetlands, drainage channels, seeplines, floodplains and river systems)
 - Floodlines
 - Sensitive habitats

Each of the criteria is analysed according to the development type and the potential impact the development will have on the specific vegetation type over the longer term. According to the sensitivity analysis the following categories can be identified and for each criteria a specific mark allocation system are used as follows:

Very high=4

High=3

Moderate=2

None=0

Modified areas=0

semi-disrupted=2

Natural areas=4

Areas where the criteria are not applicable (n/a)

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- High sensitivity areas (High Impact Zone) - Conservation priority areas are identified according to the following criteria and no development can be supported in these areas
 - 50 – 100 year floodlines and sensitive catchment areas
 - Rare and endangered species habitats
 - Steep, rocky slopes and cliffs
 - High potential agricultural land. In such a case any development (mostly residential, lodges etc.) will definitely have a negative impact on the soil potential by reducing the soil surface area available for potential future utilization for crop cultivation. The following criteria for soils in the area are used:
 - Moderate sensitivity (High impact zone) - Specific mitigation measures needed for development as follows:
 - Erosion prevention during road construction or construction of residences/ other buildings
 - Large trees / protected species should be preserved as part of the development
 - Many exotic species should be eradicated
 - Use of a professional landscape designer to show the areas where the development will have the least impact
 - Low Sensitivity (Low impact zone). The development won't have any significant impact on the natural environment. These areas are not as sensitive and are disturbed areas which have been significantly modified for example old cultivated fields, encroached areas. No limitations exist in these areas and the development can be supported

RESULTS

FLORA ASSESSMENT

The proposed development site occurs on a moderately steep to slightly undulating landscape. Due to the mosaic of degraded vegetation (grassland and woodland) and cultivated fields observed on site, the vegetation of the site is described as a single entity, with the only distinction made in terms of the general topography of the site. The vegetation was not mapable due to the small units of the degraded vegetation and cultivated fields forming a mosaic pattern. The site can be separated into moderately

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to steep slopes, plateau areas and slightly undulating slopes. The pattern of cultivated fields and degraded vegetation in between repeat itself throughout the site. The site is currently used for small-scale subsistence farming with the main crop planted being maize (*Zea mays*). The aim of the proposed development site is to create a township. Most of the vegetation in between the cultivated fields can be considered in a degraded state with some areas of encroachment observed in the woodland areas, while the degraded grassland (old fields) is characterised by various pioneer grass species and exotic weeds. Various exotic tree species were also observed on site. This does not represent climax bushveld, but is more representative of a degraded bushveld due to previous human influences. The map below indicates the differences on the site in terms of topography.

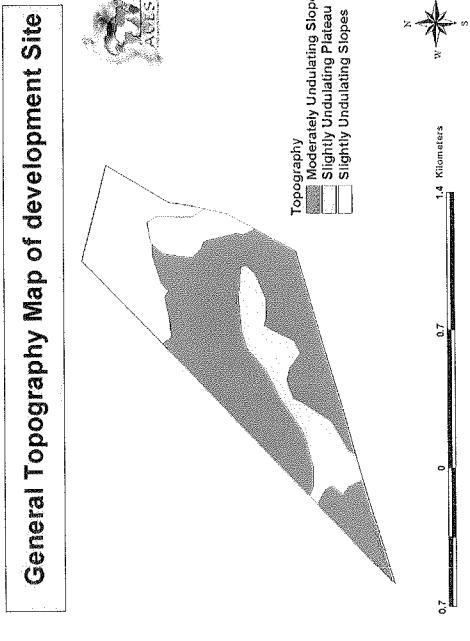


Figure 2. General topographical differences observed on site

Description of natural vegetation

1. Mosaic of cultivated fields & degraded vegetation

Most of the vegetation in between the cultivated fields can be considered in a degraded state with some areas of encroachment observed in the woodland areas, while the degraded grassland (old fields) is characterised by various pioneer grass species and exotic weeds. Various exotic tree species were also observed on site. This does not represent climax bushveld, but is more representative of a degraded bushveld due to previous human influences. The map below indicates the differences on the site in terms of topography.

Status:	Degraded vegetation & modified cultivated land
Need for rehabilitation	High
Conservation Priority:	Low

Dominant spp.	Exotic weeds; <i>Zea mays</i> , <i>Cynodon dactylon</i> , <i>Hyperthelia dissoluta</i>		
Soil	Deep, red fertile soils (Hutton soil form)	Rockiness	<1%

As stated earlier the vegetation of the site should be considered a single entry due to the mosaic patterns observed on site. The differences that occur on the site in terms of sensitivity are the topography and slope of the area, while a few degraded drainage channels also originated on the sloping areas. No specific woody structure exists and only scattered woody species occur in this community, with isolated patches of encroachment present in certain places of the sites (especially along the road).

The herbaceous layer in the areas between the cultivated fields consists of 70-80% cover abundance for the grasses and 10% locally for the forbs. Grasses are on average about 1 - 1.5m in height and forb's up to 100cm. The woody component consists of scattered individuals of tree and shrub species (mostly exotic *Eucalyptus* trees, wild guava and flame thorn). The woody component covers about 2 - 5% of the site.

The following plant species were recorded in this plant community. Exotic tree species are marked with an asterisk (*):

Trees and shrubs

Scientific Name

<i>Acacia karroo</i>	
<i>Agave sessiliflora</i> *	
<i>Bauhinia galpinii</i>	
<i>Canthium giffilani</i>	
<i>Combreum collinum</i>	
<i>Cussonia spicata</i>	
<i>Dichrostachys cinerea</i>	
<i>Diospyros lycioides</i>	
<i>Eucalyptus spp.*</i>	
<i>Euclea crispa</i>	
<i>Faurea saligna</i>	
<i>Heteropyxis natalensis</i>	
<i>Litchi chinensis</i>	
<i>Liriodendron tulipifera</i>	
<i>Persea Americana</i> *	
<i>Pithecellobium guaiacum</i> *	
<i>Pterocarpus rotundifolius</i>	
<i>Sclerocarya birrea</i>	
<i>Solanum mauritianum</i> *	
<i>Terminalia sericea</i>	
<i>Vangueria infausta</i>	
<i>Ziziphus mucronata</i>	

Grasses

<i>Aristida spp.</i>	
<i>Bacharia brizantha</i>	
<i>Cynodon dactylon</i>	
<i>Eragrostis curvula</i>	
<i>Eragrostis plana</i>	
<i>Eragrostis rigidior</i>	
<i>Hyperoglyne concolor</i>	
<i>Melinis repens</i>	
<i>Panicum coloratum</i>	
<i>Panicum maximum</i>	
<i>Setaria sphacelata</i>	
<i>Sporobolus bicolor</i>	
<i>Sporobolus africanus</i>	
<i>Sporobolus niens</i>	
<i>Thelelea triandra</i>	
<i>Tragus berteroianus</i>	
<i>Urochloa mozinicensis</i>	

Forts

<i>Scientific Name</i>
<i>Alteneanthera pinngens</i>
<i>Bidens pilosa</i>
<i>Ceratoptheca triloba</i>
<i>Chamaechrista minimaoides</i>
<i>Chromolaena odorata</i>
<i>Commelinia erecta</i>
<i>Coryza bonariensis</i>
<i>Cyperus congestus</i>
<i>Euphorbia heterophylla</i>
<i>Comiphrena celosioides</i>
<i>Guilleminia densa</i>
<i>Ipomoea purpurea</i>
<i>Lantana rugosa</i>
<i>Lippia javanica</i>
<i>Ketilius indica</i>
<i>Nidorella anomala</i>
<i>Pavonia burchellii</i>
<i>Portulaca oleracea</i>
<i>Rhodicissus tridentata</i>
<i>Rhynchosia nitens</i>
<i>Richardia brasiliensis</i>
<i>Rumex crispus</i>
<i>Sida chrysanthia</i>
<i>Sida cordifolia</i>
<i>Sida druegei</i>
<i>Solanum elaeagnifolium</i>
<i>Tigernes minuta</i>
<i>Wathearia indica</i>

No red data species were found in this community as a result of area being modified and degraded as a result of crop cultivation and human influences on site. However, marula is classified by Department of Water Affairs and Forestry (DWAF) as a protected tree species. The following recommendations can be made regarding the proposed development on the site:

- i. This community represents a suitable area for the development of the proposed township development considering the area to be either completely modified or observed on site:
 - a. A geotechnical survey should indicate whether the moderately steep slopes should be considered suitable to develop on
 - b. A hydrological engineer should determine the exact flood line of the non-perennial drainage channels originating in the mountainous region

2. The scattered large trees, especially Marula should be preserved. To clear marula trees a permit will have to be obtained from DWAF.

The photographs below show the different vegetation variations on site

1. Typical Landscape and moderately undulating slopes of site



3. Plateau (degraded outcrop)



FAUNAL ASSESSMENT

Overview

2. Slightly undulating slopes

A healthy environment is inhabited by animals that vary from micro-organisms to the birds and mammals. A comprehensive survey of all animals is a time consuming task that will take a long time and several specialists to conduct. The alternative approach to such a study is to do a desktop study from existing databases and conduct a site visit to verify the habitat requirements and condition of the habitat. If any rare or endangered species are discovered in the desktop study or on site, specialist surveys will be conducted.

3.2 Results of desktop survey and site visits during February 2007.

3.2.1 Birds

Dr. BJ Henning conducted a survey on the study site during February 2007 to identify specific bird habitats, and to compare these habitats with habitat preferences of birds occurring in the quarter degree grid according to Harrison *et al.* (1997).

The following list of red data species can potentially occur in the area as listed in the table below. The complete list of the birds potentially occurring in the area is included in Appendix A:

Table 1. List of red data birds that could occur in the study area

BIRD SPECIES	STATUS	PROBABILITY OF OCCURRENCE	REASON
WHITEBACKED NIGHT HERON	Vulnerable	Low	Habitat unsuitable, dependent on open water
BLACK STORK	Near Threatened	Low	Habitat unsuitable, dependent on open water
SADDLEBILLED STORK	Endangered	Low	Habitat unsuitable, dependent on open water
MARABOU STORK	Near Threatened	Low	Rarely documented in area; more common in open plains habitat
YELLOWBILLED STORK	Near Threatened	Low	Habitat unsuitable, dependent on open water
PYGMY GOOSE	Near Threatened	Low	Habitat unsuitable, dependent on open water
BAT HAWK	Near Threatened	Medium	Rarely documented in area; restricted to rocky woodland and major river valley. Habitat on site unsuitable, although species might occur in adjacent <i>Acacia</i> plantations
TAWNY EAGLE	Vulnerable	Low	Habitat unsuitable, dependent on open savanna
MARTIAL EAGLE	Vulnerable	Low	Habitat unsuitable, dependent on flatter terrain, rocky in mountainous regions
CROWNED EAGLE	Near Threatened	Low	Habitat unsuitable, forest species
PEREGRINE FALCON	Near Threatened	Low	Habitat unsuitable, dependent on cliffs
LANNER FALCON	Near Threatened	Low	Habitat unsuitable, dependent on moorland grassland. Rarely documented in area
BLUE CRANE	Vulnerable	Low	Habitat fairly dense grassland and edges of wetlands. Habitat type not commonly observed on site
BLACKBELLED KORHAAN	Near Threatened	Medium	Habitat unsuitable, dependent on open water
PAINTED SNIPE	Near Threatened	Low	Habitat unsuitable, indigenous forest species
CAPE PARROT	Faitharged	Zero	Habitat unsuitable, prefers high altitude forests with wooded canopy
GRASS OWL	Vulnerable	Low	Habitat unsuitable, confined to escarpment regions and forest
HALFCOLURED KINGFISHER	Near Threatened	Low	Habitat tall grassland on hillsides, along wetlands
ORANGE THRUSH	Near Threatened	Low	
BROADTAILED WARBLER	Near Threatened	Medium	

A total of 20 bird species are listed in the red data book of South African Birds. The following is proposed considering the conservation management of bird species, their habitat and feeding grounds:

- The probability that any of the red data bird species occur on the site is very low as a result of the following:
 - Habitat observed on site are rarely suitable for any of the red data birds due to being degraded or totally modified
 - Close proximity to the surrounding urban townships
 - Human disturbances in the general area (cultivated fields)

- Birds should still be allowed to move from their feeding areas, towards their breeding habitats and back. Public open spaces should be created (preferably outcrop areas) and large indigenous trees should be preserved on site.
- Other mitigating measures to be implemented will ensure that bird species still utilize the area both for breeding and foraging:
 - Eradicate any exotic tree species and plant indigenous trees species in the gardens of the proposed township area. This will ensure that birds are lured to gardens.

3.2.2 Mammals

- The red data species analysis on the mammals revealed that none of the potential red data species could occur on site as a result of the degraded state of the vegetation. A detailed list of the mammals potentially occurring in the area is included in Appendix B. Where animals were seen or signs of them were seen there occurrence is indicated as confirmed.
- The following recommendations and mitigation measures regarding mammal species should be adhered to:
- Although species might occur in the area according to their distribution range as indicated in the Red Data Book of the Mammals of South Africa (Friedman & Daly, 2004), species were only included if observed; or if the habitat was considered suitable according to the species' habitat preference
 - The species classified as "least concern" have a wide distribution range and monitoring over the long term is needed to prevent habitat fragmentation.
 - Public open spaces and small corridors should be left between the houses in order for the small mammal species to move between areas.
 - No animals may be captured, killed or hunted.
 - Poisons for the control of rats and mice should only be used after approval by an ecologist.

3.2.3 Herpetofauna

- The only species listed in the IUCN red data categories is the South African python, while the black file snake and cape file snake is listed as protected species under the Limpopo Environmental Act. These species have a low probability of occurring on the proposed

development site due to the degraded state of the vegetation. The close proximity to the town and smallholdings make the probability of herpetofauna occurring on site low. A low diversity of amphibians could occur on the site as a result of little or no breeding habitat occurring. The following mitigation measures are proposed:

- The minimum number of trees should be removed to protect the habitat of arboreal reptiles.
- No reptiles must be captured or killed.
- The habitat is of such a nature that the probability that any of the red data species or protected species occurring on site is low. However, it is proposed that a monitoring programme to be implemented to document their status and occurrence in the general area.

A detailed species list of the species potentially occurring on the site is included in Appendix C.

3.3 Impact of development on fauna

According to the existing databases and field survey the following number of faunal species included in the IUCN red data lists can be found on the proposed development site:

Fauna group	No. of potential red data / protected species (Least Concern not included)
Mammals	0
Birds	20
Reptiles	1
Ambiphians	0

The following can be concluded from the table:

- Faunal species classified on the red data list mostly have a low probability of occurring on site due to the close proximity to the urban townships and the degraded state of the vegetation. However, monitoring of these species still need to be implemented in the general area to have a clearer indication of their distribution and status, and to prevent major habitat fragmentation.
- No exotic trees or plants should be introduced, and all of the current exotic tree and shrub species that occur on the property should be eradicated. Indigenous trees, especially the protected marula trees should be preserved and planted in the gardens

The cumulative negative impact of the development on the fauna and flora will be low because of the following reasons:

- The areas to be developed have already been modified or disturbed by the cultivated fields and anthropogenic influences.
- Public open spaces will be created and large indigenous trees preserved on site to conserve breeding habitats of birds and living space of smaller fauna species.
- No animals may be killed or captured without a permit.
- No poison may be used to control animals without the approval of an ecologist.

SENSITIVITY MAP

Below included is the sensitivity map for the proposed development of the township. Specific areas on the site were slightly more suitable for development. Two sensitivity classes were identified namely:

- Moderately sensitive areas on the moderately to steep sloping areas. These areas have a high probability of erosion on the slopes. A geotechnical survey will address this issue
- Low sensitivity areas on the slightly undulating plateaus and slopes of the site.

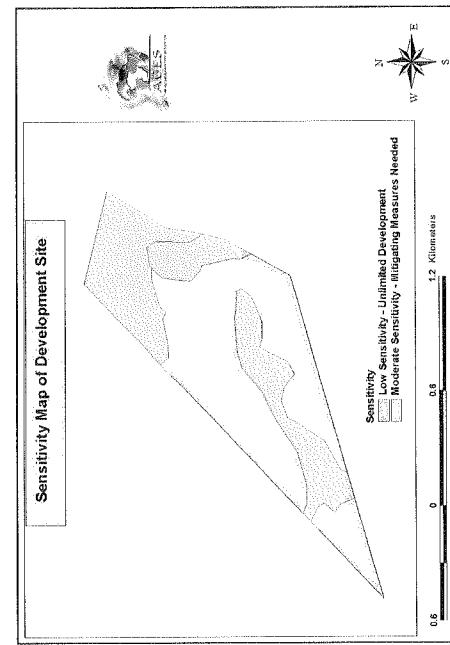


Figure 3. Sensitivity Map of Schoongelegen development site

CONCLUSION

All aspects of the environment, especially living organisms, are vulnerable to disturbance of their habitat. Disturbances should therefore be limited to the smallest possible area in order to protect the air habitat. Public open spaces, the preservation of indigenous trees and the planting of more indigenous trees should be promoted to ensure that the fauna and flora of the area will be minimally impacted upon. Roads should be designed without pavements to allow for the movement of smaller animals because it creates a physical barrier. Control of insects around homes must be done with environmental friendly poisons.

The vegetation and physical environment of the larger area is also not suitable for any of the red data plant species that may be found in the area, while the probability that any of the potential red data fauna might occur on the site is low. However, the recommendations for all aspects regarding ecological aspects on the proposed development sites should be strictly adhered to and considering these aspects, the proposed township development can be supported.

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APPENDIX A

BIRD SPECIES	STATUS	BIRD SPECIES	STATUS
DAUBCHICK	Common	FOREST BIZZARD	Common
WHITEBUST CORMORANT	Common	JACKAL BIZZARD	Common
RED-LEGGED CORMORANT	Common	LIZARD BIZZARD	Common
DARTER	Common	REDBREAST SPARROWHAWK	Common
GREY HERON	Common	LITTLE SPARROWHAWK	Common
BLACK-HEADED HERON	Common	BLACK SPARROWHAWK	Common
GOLIATH HERON	Common	LITTLE BIRD GOSHAWK	Common
PURPLE HERON	Common	AFRICAN GOSHAWK	Common
GREAT WHITE EGRET	Common	GABAR GOSHAWK	Common
LITTLE EGRET	Common	DARK CANTING GOSHAWK	Common
YELLOW-BILLED EGRET	Common	GYANOGENE	Common
BLACK EGRET	Common	OSPREY	Common
CATTLE EGRET	Common	PEREGRINE FALCON	Common
SQUACCO HERON	Common	HARRIER FALCON	Common
GREENBACKED HERON	Common	HOBBY FALCON	Common
BLACK NIGHT HERON	Common	E REDPIGGOT KESTREL	Common
WHITE BACK NIGHT HERON	Vulnerable	ROCK KESTREL	Common
HAMERKOP	Common	COQUIL FRANCOLIN	Common
WHITE STORK	Common	CRESTED FRANCOLIN	Common
BLACK STORK	Common	SHELLEY FRANCOLIN	Common
ADMIRAL STORK	Near threatened	NATAL FRANCOLIN	Common
SADDLEBILLED STORK	Common	SWAINSON FRANCOLIN	Common
MARABOU STORK	Endangered	COMMON QUAIL	Near threatened
YELLOWBILL STORK	Common	HARLEQUIN QUAIL	Near threatened
SACRED IBIS	Common	HELMETTED GUINEAFOWL	Common
HADADA IBIS	Common	AFRICAN BUTTERQUAIL	Common
AFRICAN SPONGBILL	Common	BLUE CRANE	Vulnerable
WHITEFACE DUCK	Common	BLACK CRAKE	Common
EGYPTIAN GOOSE	Common	REDCHESTED FLUFFTAIL	Common
YELLOWBELLED DUCK	Common	BEFSETTED FLUFFTAIL	Common
AFRICAN BLACK DUCK	Common	PURPLE GALLINULE	Common
SOUTHERN POCHARD	Common	MOORHEN	Common
PYGMY GOOSE	Near threatened	REDKNICKED COOT	Common
KNOBBILLED DUCK	Common	BLACKBELLED HORHAHN	Common
SPURWINGED GOOSE	Common	AFRICAN FACANA	Near threatened
BLACKSHOULDED KITE	Common	PANTED SHIKE	Common
CUCKOO HAWK	Common	KITTLITZ'S PLOVER	Common
BAT HAWK	Near threatened	THEREEBANDED PLOVER	Common
BLACK EAGLE	Common	CROWNED PLOVER	Common
TAWNY EAGLE	Common	BLACKSMITH PLOVER	Vulnerable
WAHLBERG EAGLE	Common	COMMON SANDPIPER	Common
BOOTED EAGLE	Common	WOOD SANDPIPER	Common
AFRICAN HAWK EAGLE	Common	MARSH SANDPIPER	Common
LONGCRESTED EAGLE	Common	GREENSHANK	Common
MARTIAL EAGLE	Common	ETHIOPIAN SNIPE	Vulnerable
CROWNED EAGLE	Near threatened	AVOCET	Common
BROWN SNAKE EAGLE	Common	BLACKWINGED STILT	Common
BLK BRS SNAKE EAGLE	Common	SPOTTED DIKKOPP	Common
AFRICAN FISH EAGLE	Common	WATER DIKKOPP	Common
STEPPE BUZZARD	Common	GRETHEADED GULL	Common
ROCK PIGEON	Common	FERAL PIGEON	Common

BIRD SPECIES	STATUS	BIRD SPECIES	STATUS
RAMERON PIGEON	Common	RED-EYED DOVE	Common
MOUING DOVE	Common	CAFE TURTLE DOVE	Common
WHITE-BRTH BEE-EATER	Common	CARMINE BEE-EATER	Common
WHITE-THRD BEE-EATER	Common	WHITERN'T BEE-EATER	Common
LITTLE BEE-EATER	Common	LITTLE BEE-EATER	Common
SWILWLD BEE-EATER	Common	SWILWLD BEE-EATER	Common
EUROPEAN ROLLER	Common	EUROPEAN ROLLER	Common
LILACBTESTED ROLLER	Common	PURPLE ROLLER	Common
BROADBILLED ROLLER	Common	HOODOR	Common
RDFRHD WOODHOOPOE	Common	SMTRFLD WOODHOPOE	Common
GREY HORNBILL	Common	PED BARBET	Common
YELLOWBD HORNBILL	Common	YLWFT TNRK BARBET	Common
CROWNED HORNBILL	Common	REDCHESTED CUCKOO	Common
EL BLACKCOLRD BARBET	Common	BLACK CUCKOO	Common
YELWT NTRK BARBET	Common	STRIPED CUCKOO	Common
CRESTED BARBET	Common	JACOBIN CUCKOO	Common
GREATER HONEYGUIDE	Common	EMERALD CUCKOO	Common
SCVTHRT HONEYGUIDE	Common	KLAASS CUCKOO	Common
LESSER HONEYGUIDE	Common	DEIDERIK CUCKOO	Common
SHRPBD HONEYGUIDE	Common	BURGHELL'S COIGAL	Common
GLDNTLD WOODPECKER	Common	BARN OWL	Common
CARDNL WOODPECKER	Common	GRASS OWL	Common
FEARDED WOODPECKER	Common	WOOD OWL	Common
OLIVE WOODPECKER	Common	SCOPS OWL	Common
RUFUSNAKED LARK	Common	SPOTTED EAGLE OWL	Common
EUROPEAN SWALLOW	Common	EUROPEAN NIGHTJAR	Common
WHITETHRD SWALLOW	Common	FIERYNCK NIGHTJAR	Common
WHITE-TAILED SWALLOW	Common	RUFOLSDSCH NIGHTJAR	Common
PEARLRSHTD SWALLOW	Common	FECKLED NIGHTJAR	Common
GRKT STRP'D SWALLOW	Common	MOZANHQ NIGHTJAR	Common
LSK STRP'D SWALLOW	Common	BLACK SWIFT	Common
ROCK MARTIN	Common	WHITEBMLD SWIFT	Common
HOUSE MARTIN	Common	HORUS SWIFT	Common
SAND MARTIN	Common	LITTLE SWIFT	Common
BROWN THRTEL MARTIN	Common	ALPINE SWIFT	Common
BLK SAWNG SWALLOW	Common	PALM SWIFT	Common
BLACK CUCKOO SHRIKE	Common	SPCKLED MOUSEBIRD	Common
WTR'S CUCKOO SHRIKE	Common	REFACED MONSBIRD	Common
GREY CUCKOO SHRIKE	Common	NARINA TROGN	Common
FORKNTHLED DRONGO	Common	FIED KINGFISHER	Common
SQRNLTAILED DRONGO	Common	GIANT KINGFISHER	Common
ERN GOLDN ORIOLE	Common	HLCFLD KINGFISHER	Common
AFR GOLDN ORIOLE	Common	MICHTIE KINGFISHER	Near threatened
BLK HEADED ORIOLE	Common	PYGMY KINGFISHER	Common
BLACK CROW	Common	WOODLND KINGFISHER	Common
PEL CROW	Common	BRYWNHD KINGFISHER	Common

BIRD SPECIES	STATUS
GREY PENULINE TIT	Common
ARROWMARK BABBLER	Common
BLACKNECKED BABBLER	Common
TERRESTRIAL BULBUL	Common
YELLOWTRIBED BULBUL	Common
SOMBRE BULBUL	Common
YELLOWFIELD BULBUL	Common
KURRICANE TURSIKI	Common
OLIVE THRUSH	Common
ORANGE THRUSH	Near threatened
GRINDSCAPER THRUSH	Common
CAP ROCK THRUSH	Common
MOUNTAIN CHAT	Common
FAMILIAR CHAT	Common
STONECHAT	Common
CHORISTER ROBIN	Common
HEUGLIN'S ROBIN	Common
NATAL ROBIN	Common
CAFE ROBIN	Common
WHITE THROATED ROBIN	Common
STARRED ROBIN	Common
WHITEBROWED ROBIN	Common
BROWN ROBIN	Common
GARDEN WARBLER	Common
ICTERINE WARBLER	Common
GREATREDWARBLER	Common
AFR MARCH WARBLER	Common
AFR SEKJE WARBLER	Common
CAPE REED WARBLER	Common
YELLOW WARBLER	Common
AFR SEDGE WARBLER	Common
DARRATT'S WARBLER	Common
BROADTAILED WARBLER	Near threatened
WILLOW WARBLER	Common
YELLOWTRIBED WARBLER	Common
BARTHRAATED APALIS	Common
YELLOWTRIBED APALIS	Common
LONGBILLED CROMBEC	Common
YEWBILLED EREMOMELA	Common
GREENCPD EREMOMELA	Common
BLEATING WARBLER	Common
STRIGBIRD WARBLER	Common
CRASSBIRD	Common
FANTAIL CISTICOLA	Common
AYRES CISTICOLA	Common
WAILING CISTICOLA	Common
RATTING CISTICOLA	Common
REPEATED CISTICOLA	Common
LEVANT CISTICOLA	Common
CROAKING CISTICOLA	Common
LAZY CISTICOLA	Common
NEBDICKY	Common
TAWNYFLANKED PRINIA	Common

BIRD SPECIES	STATUS
BLACKCHESTED PRINIA	Common
SPOTTED PRINIA	Common
SPOTTED FLYCATCHER	Common
DUSSEY FLYCATCHER	Common
BLUEGY FLYCATCHER	Common
FANTAIL FLYCATCHER	Common
BLACK FLYCATCHER	Common
PALLID FLYCATCHER	Common
HISCAL FLYCATCHER	Common
CAPE BALIIS	Common
CHINSPOT BATIS	Common
BLUEMINT FLYCATCHER	Common
PARADE FLYCATCHER	Common
AFR PIED WAGTAIL	Common
LONGTAILED WAGTAIL	Common
CAPE WAGTAIL	Common
GREY WAGTAIL	Common
RICHARD'S PIPTIT	Common
STRIPED PIPTIT	Common
ORNGTHR TD LONGCLAW	Common
YLWTHTD LONGCLAW	Common
LESSER GREY SHRIKE	Common
FISCAL SHRIKE	Common
EELSACKED SHRIKE	Common
SOUTHERN BOUBOU	Common
CRIMSONBSTD SHRIKE	Common
FUFFRACK	Common
BRUBRU	Common
SOUTHERNTCHAGRA	Common
THREESTRBD TCHAGRA	Common
BLACKCROWNED TCHAGRA	Common
GRGDN RUSHSHRIKE	Common
ONGR GRUSHSHRIKE	Common
BLKERT BUSH SHRIKE	Common
OLIVE BUSH SHRIKE	Common
GREYHD BUSH SHRIKE	Common
WHITE HLMETSHRIKE	Common
REBEL HLMETSHRIKE	Common
WHITECROWNED SHRIKE	Common
PLUMCOLRD STARLING	Common
GLOSSY STARLING	Common
EDDWINGED STARLING	Common
GURNET'S SUGARBIRD	Common
MALECO SUNBIRD	Common
LSR DBLCLR SUNBIRD	Common
GTR DBLCLR SUNBIRD	Common
WHITEBELL SUNBIRD	Common
SCRITCHSD SUNBIRD	Common
BLACK SUNBIRD	Common
COLLARED SUNBIRD	Common
CAPE WHITE EYE	Common
WTB SPARKLEWEAVER	Common
HOUSE SPARROW	Common

BIRD SPECIES	STATUS
CAPE SPARROW	Common
GREYHEADED SPARROW	Common
YELLWTHTD SPARROW	Common
THICKBILLED WEAVER	Common
SPECTACLED WEAVER	Common
SPOTBEDCKD WEAVER	Common
CAPE WEAVER	Common
MASKED WEAVER	Common
LSSR MASKED WEAVER	Common
GOLDEN WEAVER	Common
REDHEADED WEAVER	Common
REDBILLED QUELEA	Common
RED BISHOP	Common
GOLDEN BISHOP	Common
YELLOWRUMPED WIDOW	Common
WHITEWINGED WIDOW	Common
REDCLAKED WILLOW	Common
LONGTAILED WIDOW	Common
GOLDENBCKD PYTILA	Common
MELBA FINCH	Common
GREEN TWINSOTP	Common
BLUEBLD FIREFINCH	Common
JAMESON FIREFINCH	Common
REDBILD FIREFINCH	Common
BLUEWANBIL	Common
COMMON WAXBILL	Common
GREY WAXBILL	Common
SWEW WAXBILL	Common
ORANGEBRSBD WAXBILL	Common
CUTTHRGTD WAXBILL	Common
SHFTAILED WHYTDAH	Common
BRONZE MANNIKIN	Common
REDBACKED MANNIKIN	Common
PINTAILED WHYTDAH	Common
PARADISE WHYTDAH	Common
BLACK THRTED CANARY	Common
CAPE CANARY	Common
FOREST CANARY	Common
STREAKYTHD CANARY	Common
GOLDNBRSBD BUNTING	Common
ROCK BUNTING	Common
YLWBNLL KITE	Common
BLACK KITE	Common

APPENDIX B

Vernacular name	Probability of occurrence	Status (Friedman & Day, 2004)
Tee void rat	Low	Least concern
Nanasea rock mouse	High	Least concern
Water mongoose	High	Least concern
Black backed jackal	Medium	Least concern
Caracal	Medium	Least concern
Vervet monkey	High	Least concern
African civet	High	Least concern
Rodent grey musk shrew	High	Least concern
Fray musk shrew	High	Data deficient
Lesser red musk shrew	High	Data deficient
Lesser Grey Brown Musk Shrew	High	Data deficient
Common nilestrat	High	Data deficient
Grey climbing mouse	High	Least concern
Short-eared cleopatra shrew	High	Least concern
Giant bat epulated fruit bat	Medium	Data deficient
Wohber's epulated fruit bat	Medium	Data deficient
African wild cat	Low	Least concern
Slender mongoose	Medium	Least concern
Woodland dormouse	High	Least concern
Dwarf mongoose	Low	Least concern
Praypince	Low	Least concern
White-tailed mongoose	Low	Least concern
Striped pocket mouse	High	Least concern
Single striped mouse	High	Data deficient
Schub's hare	High	Data deficient
Melanomys mouse	High	Least concern
Banded mongoose	High	Data deficient
Pygmy mouse	High	Least concern
Batman bat	Medium	Least concern
Schiffert's bat	High	Least concern
Leopard	Medium	Least concern
Chima baboon	High	Least concern
Sebas' mongooce	High	Data deficient
Trie equeine	Medium	Least concern
Springhare	Low	Least concern
African weasel	Medium	Data deficient
Bushpig	Low	Least concern
Sciensok	Medium	Data deficient
Meiers' mongooce	Low	Least concern
Pouched mouse	Medium	Data deficient
Yellow house bat	High	Least concern
Greater dwarf shrew	Medium	Least concern
Common duiker	High	Data deficient
Egyptian free-tailed bat	High	Least concern
Bushveld gerbil	High	Data deficient
Tree rat	High	Least concern
Bushbuck	High	Least concern
Kudu	Low	Least concern

APPENDIX C

Scientific name	Common name	Probability of occurrence	Status
FROGS & TOADS			
<i>Brevicnemis adspersus</i>	Bushveld Rain Frog	Low	Not threatened
<i>Bufo garmannii</i>	Olive Toad	Low	Not threatened
<i>Bufo gutturalis</i>	Guttural Toad	High	Not threatened
<i>Cacosternum boettgeri</i>	Boettger's Caco	High	Not threatened
<i>Chironatutus waandersii</i>	Southern Rain forest frog	Low	Not threatened
<i>Kassina swazilensis</i>	Bubbling Kassina	Low	Not threatened
<i>Lepopeltis esculentus</i>	Brown-spotted tree frog	Low	Not threatened
<i>Phrynobatrachus melanostictus</i>	Dwarf paddle frog	Medium	Not threatened
<i>Phrynobatrachus namaquensis</i>	Singing paddle frog	Low	Not threatened
<i>Physalaemus bilobatus</i>	Barred ribbon-frog	Low	Not threatened
<i>Psychotria andicola</i>	Plain Grass Frog	Low	Not threatened
<i>Physalaemus maculiventris</i>	Broad banded grass frog	Low	Not threatened
<i>Ptychadenas edulis</i>	Lesser bullfrog	Low	Not threatened
<i>Tomeopeltis vanzolinii</i>	Natal Sand Frog	High	Not threatened
REPTILES			
<i>Acanthocercus atricollis</i>	Southern tree agama	Low	Not threatened
<i>Acanthocercus aegyptius</i>	Ground agama	Low	Not threatened
<i>Ampibolurus polylepis</i>	Common purple goanna snake	Medium	Not threatened
<i>Aspidoscelis tigris</i>	Cape comodeca cobra	High	Not threatened
<i>Aspidoscelis scutatus</i>	Shield nose snake	Low	Not threatened
<i>Atrocacophis boneti</i>	Southern Burrowing Asp	High	Not threatened
<i>Bufo arietans</i>	Puff adder	High	Not threatened
<i>Causus rhinoceratus</i>	Common night adder	High	Not threatened
<i>Chameleo dilepis</i>	Pap-pæk chameleon	Low	Not threatened
<i>Crotaphytus collaris</i>	Red-tipped snake	High	Not threatened
<i>Dipsosaurus acutus</i>	Chthonian zig-zag cobra	High	Not threatened
<i>Dromicodactylus polygonatus</i>	Black mamba	Medium	Not threatened
<i>Dipsosaurus dorsalis</i>	Spooding	Low	Not threatened
<i>Duberriella</i>	Common slug eater	Low	Not threatened
<i>Echis coloratus</i>	Sundewall's gutter snake	High	Not threatened
<i>Crotaphytus collaris</i>	Leopard lizard	Low	Not threatened
<i>Gerrhosaurus flavigularis</i>	Yellow-tressed plated lizard	Low	Not threatened
<i>Gerrhosaurus nigrolineatus</i>	Black lined plated lizard	Marginal	Not threatened
<i>Gerrhosaurus vulgaris</i>	Giant plated lizard	High	Not threatened
<i>Hemicordylus madagascariensis</i>	Moreira's tropical keeled gecko	High	Not threatened
<i>Hemidactylus lesuerrei</i>	Wahlberg's velvet gecko	Marginal	Not threatened
<i>Hemidactylus laevigatus</i>	Spotted Harlequin snake	High	Not threatened
<i>Lampropholis guichenoti</i>	Common rough scaled lizard	High	Not threatened
<i>Lampropholis guichenoti</i>	Brown house snake	High	Not threatened
<i>Lampropholis guichenoti</i>	Spotted house snake	High	Not threatened
<i>Lepidophyma taylori</i>	Peter's thread snake	High	Not threatened

Scientific name	Common name	Probability of occurrence	Status
<i>Lycophidion capense</i>	Long-nosed thread snake	Marginal	Not threatened
<i>Lycophidion capense</i>	Cape wolf snake	High	Not threatened
<i>Lycophidion variegatum</i>	Variegated wolf snake	Low	Not threatened
<i>Lycophidion capense</i>	Black-spotted dwarf gecko	Medium	Not threatened
<i>Mabuya quinquelineata</i>	Rainbow skink	High	Not threatened
<i>Mabuya striata</i>	Striped skink	High	Not threatened
<i>Mabuya varia</i>	Variable skink	High	Not threatened
<i>Melanoseps capensis</i>	Cape file snake	Low	Not threatened
<i>Micruroides eurydice</i>	Black file snake	Low	Protected species
<i>Mimophis infrasignata</i>	Dusty spade-striped worm lizard	Low	Protected species
<i>Naja annulifera</i>	Spotted cobra	High	Not threatened
<i>Naja mossambica</i>	Mosambique spitting cobra	Low	Not threatened
<i>Nerodia sipedon</i>	Ornate sandveld lizard	High	Not threatened
<i>Pachydactylus vittatus</i>	Van Zon's Thick-toed gecko	Medium	Not threatened
<i>Pantopeltis spp.</i>	Spotted-necked snake-eyed skink	High	Not threatened
<i>Pseudaspis occidentalis</i>	Wahlberg's snake-eyed skink	Medium	Not threatened
<i>Pseudaspis lineata</i>	Spotted sand lizard	High	Not threatened
<i>Phimophis guianensis</i>	Spotted bush snake	Medium	Not threatened
<i>Phrynocephalus intermedius</i>	Common flat lizard	High	Not threatened
<i>Phrynocephalus modestus</i>	Olive grass snake	Medium	Not threatened
<i>Psammophis subtaeniatus</i>	Strike-bellied sand snake	High	Not threatened
<i>Psammophis rhombifer</i>	Spotted skipper	High	Not threatened
<i>Psammophis trigrammus</i>	Striped skipper	High	Not threatened
<i>Ficimia matsumurae</i>	Southern African Python	Low	Not threatened
<i>Rhinoxiphophorus laevis</i>	Delalande's Beaked Blind snake	Medium	Vulnerable
<i>Rhinoxiphophorus schlegelii</i>	Schlegel's Beaked Blind snake	High	Not threatened
<i>Tritoceros semimaculatus</i>	Eastern tiger snake	High	Not threatened
<i>Thelomera capensis</i>	Vine snake	High	Not threatened
<i>Varanus albigularis</i>	Rock Monitor	High	Not threatened

**Ecological Assessment: Proposed
shopping centre development area of
Portion 1 of Schoongelegen**

- Jacques Moller, Bateleur
Environmental Services, 2009

The ecological assessment was conducted in 2007 on the whole of Portion 1 of Schoongelegen 432-LT, based on Activity Alternative 1 (proposed township establishment on the whole of Portion 1). It was subsequently found that Activity Alternative 1 is fatally flawed due to geo-technical constraints on a large portion of the property. Activity Alternative 2 (proposed shopping centre on a small section of Portion 1) is therefore now proposed and has been investigated.

A further ecological assessment was conducted in 2009 as part of the impact assessment phase, which assessed only the particular section of the property on which the shopping centre and associated infrastructure is proposed to be established. This more site-specific ecological assessment is also attached.

Battele Environmental Services



Ecological Report

Proposed Shopping Centre Establishment, Schoongelegen 432 LT, Greater Letaba Local Municipality, Mopani District, Limpopo Province.

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