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ENVIRONMENTAL



## Sun International Environmental Authorisation Process for Developments on the Farms Doornhoek 910 JQ and Ledig 909 JQ

### Notification of Intent to Develop



#### Project Number:

SUN4270

#### Prepared for:

Sun International (Pty) Ltd

December 2016


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<b>Project Name:</b>	<b>Sun International Environmental Authorisation Process for Developments on the Farms Doornhoek 910 JQ and Ledig 909 JQ</b>
<b>Project Code:</b>	<b>SUN4270</b>

<b>Name</b>	<b>Responsibility</b>	<b>Signature</b>	<b>Date</b>
Justin du Piesanie Manager: HRM ASAPA Member: 270	Pre-disturbance survey NID Compilation		December 2016

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Appendix A: Plans

## 1 Introduction

Digby Wells Environmental (hereinafter Digby Wells) was requested by Sun International to undertake specialist studies required for an application for Environmental Authorisation (EA) and associated assessment processes for a proposed chair lift development within the Sun City Complex in the North West Province. The EA process was completed in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the Government Notice Regulation 982 of 8 December 2014 (Environmental Impact Assessment [EIA] Regulations).

The suite of requested specialist studies included a Heritage Resources Management (HRM) process to comply with the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (NHRA).

## 2 Project details

Sun International is currently in a process of renovation and refurbishment of its Sun City complex. The approximate R 800 000 000.00 project is aimed at retaining Sun City's status as an iconic leisure destination offering clients a superior holiday experience. The Sun City refurbishment primarily includes:

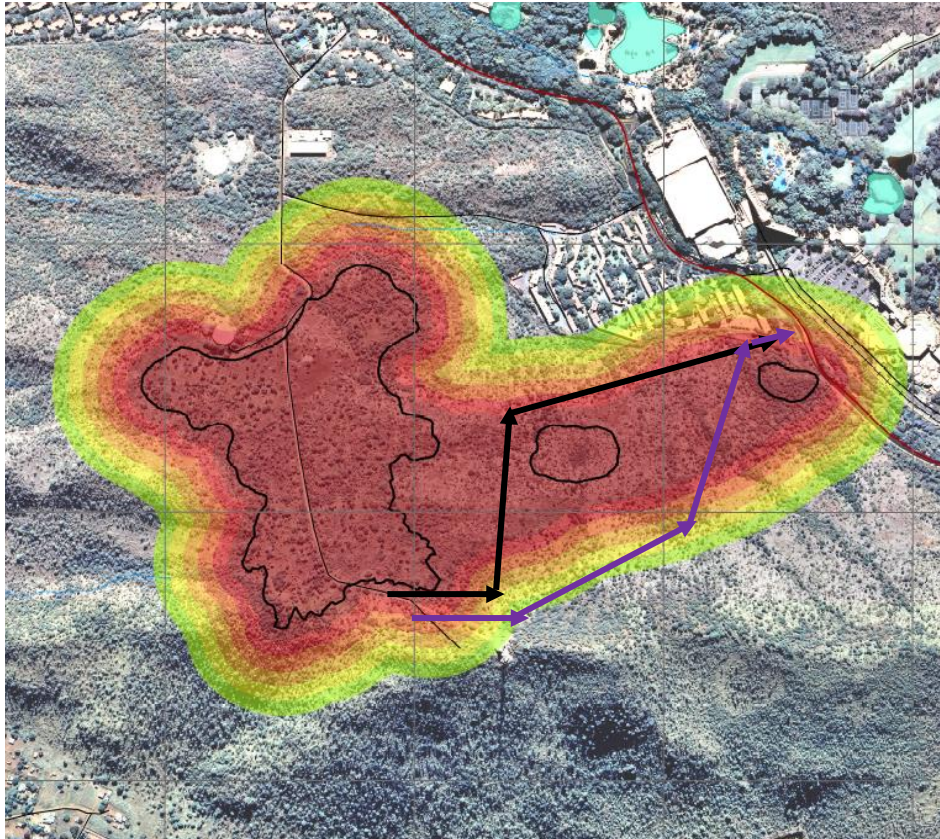
- Revitalisation of four hotels;
- Renovations to the Entertainment Centre;
- Upgrading of the Valley of the Waves; and
- Development of food and beverage outlets at the resort.

Building on the success of the joint ventures between UNREAL – The Company (UNREAL) and Sun International at their Sun City Resort, UNREAL proposes to construct and operate an approximate 900 m long chair lift from the Sun City Welcome Centre to the top of the Sun City Mountain (location of the site “*Itlholanoga*”) and establish a 1 100 m long hiking trail on its northern slope.

The chair lift will be constructed and operated by UNREAL. It is envisaged that the operation will allow for 200 pax capacity per hour through the bottom station adjacent to the current workers' housing and top stations located next to the established UNREAL Zip Line attraction. The planned pylons to support the chair lift will be spaced approximately 100 m apart and will have an impact footprint of less than 3 m<sup>2</sup>. A trail will be created directly beneath the chair lift route to allow for maintenance access.

In addition to the chair lift, a hiking trail extending approximately 1 100 m will be established on the northern slope of the Sun City Mountain. Two options have been proposed, a northern and southern routing.





**Figure 2-1: Proposed hiking trail routings adapted from the Heritage Mapping Report  
(See Appendix B)**

The construction of the Project will focus on low impact construction methods over a period not exceeding eight months. Existing infrastructure will be utilised to access the top station and all construction material will be hand carted to the pylon locations. No new access routes/ roads will be created. Additionally, clearing activities and trimming of vegetation will be kept to a minimum, and a 0.5 m wide path cleared along natural contour lines for the hiking trail. It is proposed to utilise natural bio-engineering methods to control erosion.

The Project is located within the Sun City Resort north of Rustenburg in the Moses Kotane Local Municipality (MKLM), North West Province.

**Table 2-1: Project location details**

<b>Town</b>	Rustenburg
<b>Name of property</b>	Sun City Resort
<b>Location</b>	Off the R556 regional road
<b>Erf or farm number/s</b>	Portion 7 of the farm Ledig 909 JQ Remaining Extent of Portion 1 of the farm Doornhoek 910 JQ
<b>Coordinates of approximate centre of project area</b>	25° 20' 56.936" S
	27° 05' 32.869" E

<b>District Municipality</b>	Bojanala Platinum District Municipality
<b>Local Municipality</b>	Moses Kotane Local Municipality
<b>Extent of property</b>	Total area = 1400.472969 ha
<b>Maximum extent of proposed development</b>	Chair lift – 900 m Hiking trail – 1 100 m
<b>Current use</b>	Natural/ Undisturbed
<b>Predominant land use/s of surrounding properties</b>	Leisure and Residential

**Table 2: Landowner details**

<b>Name</b>	<b>Property</b>	<b>Notified</b>
Republic of South Africa	Ledig 909 JQ	Yes
	Doornhoek 910 JQ	

### 3 Assessment processes

The following impact assessment processes are currently being conducted for the proposed project.

**Table 3: Current assessment processes**

<b>Legislation</b> (e.g. NEMA, MPRDA, etc.)	<b>Current phase of assessment process</b> (e.g. Scoping, EIA, etc.)	<b>Authorities who has / will receive information</b>	<b>Capacity of Authorities</b>
NEMA	Application for Environmental Authorisation - Basic Assessment	Rural Enterprise and Industrial Development (REID)	Licencing Authority
NHRA	Notification of Intent to Develop & Request for Exemption	SAHRA	Commenting
	Notification of Intent to	North West Provincial	Noting <sup>1</sup>

<sup>1</sup> The NID will be submitted to the NW-PHRA via the South African Heritage Resources Information System (SAHRIS) for noting only, as no heritage resources will be impacted on that fall within the NW-PHRA's competency, i.e. NHRA Section 34 protected structures.

<b>Legislation</b> (e.g. NEMA, MPRDA, etc.)	<b>Current phase of assessment process</b> (e.g. Scoping, EIA, etc.)	<b>Authorities who has / will receive information</b>	<b>Capacity of Authorities</b>
	Develop & Request for Exemption	Heritage Resources Authority (NWPHRA)	

These assessments are required in terms of legislated and / or regulated activities outlined in Sections 3.1 to 3.3 below.

### 3.1 EIA Regulations listed activities

The proposed development will include the following activities listed in the EIA Regulations, which generally require impact assessments.

**Table 4: Identified listed activities**

<b>NEMA Activity No.</b>	<b>NHRA Trigger</b>	<b>Description</b>	<b>Expected duration/phase</b>
GNR 985 Activity 8	38(1)(a)	The development and related operation of above ground cableways and funiculars	Construction and Operation
GNR 985 Activity 12	38(8)	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan	Construction
GNR 985 Activity 17	38(1)(a)	The expansion of a resort, lodge, hotel and tourism or hospitality facilities where the development footprint will be expanded	Construction and Operation

### 3.2 NHRA Section 38(1) activities

The proposed development will include the following activities listed in Section 38(1) of the NHRA, which generally require heritage assessments to be undertaken.

**Table 5: NHRA Section 38 triggers**

	<b>NHRA Section 38 (1) Activities / Triggers</b>	<b>Summary description</b> (e.g. 500 m conveyor belt, open cast pit, etc.)
<input checked="" type="checkbox"/>	a Any linear development or barrier >300 m	Construction of a chair lift extending approximately 900 m in extent. Establishing a hiking trail in excess of

	<b>NHRA Section 38 (1) Activities / Triggers</b>		<b>Summary description</b> (e.g. 500 m conveyor belt, open cast pit, etc.)
			1 100 m
<input type="checkbox"/>	b	Any bridge or similar structure >50 m	-
<input type="checkbox"/>	c	Any development or activity that will change the character of a site:	-
	<input type="checkbox"/>	i $\geq 5\,000\text{m}^2$ in extent	-
	<input type="checkbox"/>	ii Involving $\geq 3$ existing erven/ subdivisions	-
	<input type="checkbox"/>	iii Involving $\geq 3$ or more erven/ divisions consolidated within past 5 years.	-
<input type="checkbox"/>	d	Rezoning of a site $\geq 10\,000\text{m}^2$ in extent.	-
<input checked="" type="checkbox"/>	e	Other triggers, e.g.: in terms of other legislation, (i.e.: National Environment Management Act, etc.)	NEMA

### 3.3 Identified / known heritage resources and potential impacts

Certain categories of heritage resources, if identified / existing, generally require heritage assessments to be conducted before any development may take place. These categories may also be formally or generally protected in terms of the NHRA:

**Table 6: Identified heritage resources in terms of Section 3 of the NHRA**

	<b>Section</b>	<b>Description</b>
<input type="checkbox"/>	<b>3(2)(a)</b>	<b>Places, buildings, structures and equipment of cultural significance</b> Description of resource: None identified Potential impact: None
<input type="checkbox"/>	<b>3(2)(b)</b>	<b>Places to which oral traditions are attached or which are associated with living</b> Description of resource: None identified Potential impact: None
<input type="checkbox"/>	<b>3(2)(c)</b>	<b>Historical settlements and townscapes</b> Description of resource: None identified Potential impact: None
<input type="checkbox"/>	<b>3(2)(d)</b>	<b>Landscapes and natural features of cultural significance</b> Description of resource: None identified Potential impact: None
<input type="checkbox"/>	<b>3(2)(e)</b>	<b>Geological resources of scientific or cultural importance</b> Description: <i>Pilanesberg Alkaline Province</i> and Quaternary Sands. <i>Pilanesberg Alkaline Province</i> has zero palaeontological potential, where Quaternary Sands are known to contain fossils and has a moderate palaeontological sensitivity. The



	Section	Description
		development footprint, however, is not underlain by Quaternary Sands.
		Potential impact: None
<input checked="" type="checkbox"/>	3(2)(f)	<b>Archaeology and/or palaeontology (Including archaeological sites and material, fossils, rock art, battlefields &amp; wrecks)</b> Description of resource: The archaeological site <i>Itlholanoga</i> . A Late Farming Community (LFC) stone walled settlement on the northern slope of the Sun City Mountain. The site covers an approximate extent of 42.5 ha based on mapping of the perimeter of the site. Archaeological and historical research in the Pilanesberg region suggest that the site was the Tlokwa capital between 1760 – 1780, and displays similarities in terms of spatial layout with the well documented <i>Marothodi</i> site. Potential impact: Damage to the stonewalling and possible exposure of subsurface resources.
<input type="checkbox"/>	3(2)(g)	<b>Graves and burial grounds (e.g. ancestral graves, graves of victims of conflict, historical graves &amp; cemeteries)</b> Description of resource: None identified Potential impact: None
<input type="checkbox"/>	3(2)(h)	<b>Other human remains</b> Description of resource: None identified Potential impact: None
<input type="checkbox"/>	3(2)(i)	<b>Sites of significance relating to the history of slavery in South Africa</b> Description of resource: None identified Potential impact: None
<input type="checkbox"/>	3(2)(j)	<b>Movable objects</b> Description of resource: None identified Potential impact: None

## 4 Illustrative Material

Illustrative material is provided in the completed Heritage Sensitivity Mapping Report and Heritage Basic Assessment Report. The illustrative material demonstrates the general Project locality, and the approximate extent of *Itlholanoga* that was assessed as part of the pre-disturbance survey.

## 5 Recommendation

A summary and motivation of the specialist recommendations is provided in Table 7:

**Table 7: Specialist heritage recommendations**

Is a Heritage Impact Assessment required?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If NO, provide motivation:		

**If YES, provide suggested components that may be required or undertaken during HIA.**

<input checked="" type="checkbox"/>	Archaeology	<input type="checkbox"/>	Architecture
<input type="checkbox"/>	Built Environment	<input type="checkbox"/>	Burial Grounds and Graves
<input type="checkbox"/>	Palaeontology	<input type="checkbox"/>	Public Participation
<input type="checkbox"/>	Townscapes	<input type="checkbox"/>	Visual Impact
<input type="checkbox"/>	Other:		

**Recommendation made by:**

**Name:** Justin du Piesanie

**Capacity:** Manager: HRM

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## Appendix A: Plans



# Sun City HRM Process

## Study Area

### Legend

- ★ Development Footprint
- City
- Major Town
- ▭ Site Specific Study Area
- ▨ Local Study Area
- ▭ Regional Study Area
- Main Road
- Arterial / National Route
- ▭ Local Municipal Boundary
- ▭ District Municipal Boundary



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• Sustainability • Service • Positive Change • Professionalism • Future Focused • Integrity

Projection: Transverse Mercator      Ref #: scm.SUN4270.201612.065  
Datum: WGS 1984      Revision Number: 1  
Central Meridian: 27°E      Date: 09/12/2016

