



**read**

Department:  
Rural, Environment and Agricultural  
Development  
North West Provincial Government  
REPUBLIC OF SOUTH AFRICA



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Reference: NWP/EIA/22/2018

Attention: **Mr Daniel Boschoff**  
**Sun International**  
P.O. Box 1  
**SUN CITY RESORT**  
0316

Tel No.: (014) 557 3079  
Cell No.: 082 801 6115  
Email.: [Daniel.boshoff@suninternational.com](mailto:Daniel.boshoff@suninternational.com)

Dear Sir

**ENVIRONMENTAL AUTHORISATION FOR THE EXPANSION, UPGRADE AND MAINTENANCE PROJECT WITHIN THE SUN CITY COMPLEX, MOSES KOTANE LOCAL MUNICIPALITY, NORTH WEST PROVINCE**

Your application for Environmental Authorisation, in terms of Section 24(2)(a) of the National Environmental Management Act, 1998 as amended (Act No. 107 of 1998) in respect of –

Government Notice No. R327 of Environmental Impact Assessment Regulations of 04 December 2014 as amended for:

- 1 *The development and related operation of facilities or infrastructure for the generation of electricity from a non-renewable resource where the electricity output is more than 10 megawatts but less than 20 megawatts; or the output is 10 megawatts or less but the total extent of the facility covers an area in excess of 1 hectare. [(Listed Activity 2(i)(ii));*
- 2 *The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water with a n internal diameter of 0, 36 metres or more; or with a peak throughput of 120 litres per second or more excluding where such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or where such development will occur within an urban area. [(Listed Activity 9)];*
- 3 *The development of facilities or infrastructure for the transmission and distribution of electricity outside urban areas or industrial complexes with a capacity of more than 33 but less 275 kilovolts excluding the development of bypass infrastructure for the transmission and distribution of electricity where such bypass infrastructure is temporarily required to allow for maintenance of existing infrastructure; 2 kilometres or shorter in length; within an existing transmission line servitude; and will be removed within 18 months of the commencement of development. [(Listed Activity 11(i));*

- 4 The development of infrastructure or structures with a physical footprint of 100 square metres or more; where such a development occurs if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse. [(Listed Activity 12(ii)(c))];
- 5 The development and related operation of facilities or infrastructure for the storage , or for the storage and handling of dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres. [(Listed Activity 14)];
- 6 The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse. [(Listed Activity 19)];
- 7 The decommissioning of existing facilities, structures or infrastructure for any activity regardless the time the activity was commenced with, where activity is similarly listed to an activity in (i) or (ii) above; and is still in operation or development is still in progress. [(Listed Activity 31)];
- 8 The expansion and related operation of infrastructure for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes where the existing infrastructure has an internal diameter of 0,36 metres or more; or has a peak throughput of 120 litres per second or more; and where the facility or infrastructure is expanded by more than 1 000 metres in length; or where the throughput capacity of the facility or infrastructure will be increased by 10% or more. [(Listed Activity 46)]; and
- 9 The expansion of infrastructure or structures where the physical footprint is expanded by 100 square metres or more; or dams or weirs, where the dam or weir, including infrastructure and water surface area, is expanded by 100 square metres or more; where such expansion occurs within a watercourse; in front of a development setbacks, or if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse. [(Listed Activity 48 (i) (ii))].

Government Notice No. R325 of Environmental Impact Assessment Regulations of 04 December 2014 as amended for:

- 1 The clearance of an area of 20 hectares or more of indigenous vegetation, excluding where such clearance of vegetation is required for the undertaking of a linear activity or maintenance purposes undertaken in accordance with a maintenance management plan. [(Listed Activity 15)].

Government Notice No. R324 of Environmental Impact Assessment Regulations of 04 December 2014 as amended for:

- 1 The development of reservoirs, excluding dams with a capacity of more than 250 cubic metres within a protected area including municipal or provincial nature reserves as contemplated by NEMPAA or other legislation. [(Listed Activity 2)];
- 2 The development of a road wider than 4 metres with a reserve less than 13.5 metres; in areas within 5 kilometres from protected areas identified in terms of NEMPAA or from a biosphere reserve. [(Listed Activity 4(h)(ii))];
- 3 The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority, sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the



Act and as adopted by the competent authority; or areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland. [(Listed Activity 6(h)(iv)(v)(vi));

- 4 The development and related operation of facilities or infrastructure for the storage, or for the storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 cubic metres or more but not exceeding 80 cubic metres, in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority, sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland. [(Listed Activity 10(h)(iv)(v)(vi));
- 5 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 plan, in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority, sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland. [(Listed Activity 12(h)(iv)(v)(vi));
- 6 The expansion of reservoirs excluding dams, where the capacity will be increased by more than 250 cubic metres, in a protected area including municipal or provincial nature reserves as contemplated by NEMPAA or other legislation. [(Listed Activity 16(ii));
- 7 The expansion of a resort, lodge, hotel or hospitality facilities where the development footprint will be expanded and the expanded facility can accommodate an additional 15 people or more in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority, sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland. [(Listed Activity 17(h)(iv)(v)(vi)); and
- 8 The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometres, in areas within 5 kilometres from protected areas identified in terms of NEMPAA or from a biosphere reserve, and areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland. [(Listed Activity 18(h)(ii)(ix)).

In terms of the Regulations of Chapter 5 of NEMA, 1998 refer.

This Department has evaluated the **Environmental Impact Assessment Report** received on 23 January 2019 for the expansion, upgrade and maintenance projects within the Sun City Complex, Moses Kotane Local Municipality, North West Province, to verify whether these activities will have significant negative impact on the environment.

**Enclosed please find the Environmental Authorisation and the conditions under which your application is authorised.**



Formal appeals regarding the Environmental Authorisation can be directed to the Appeal Administrator for Department of Rural, Environment and Agricultural Development, North West Province. Such an appeal must be lodged in terms of the National Appeal Regulations of 8 December 2014 as amended.

Yours Faithfully



**Ms. Portia Krisjan**  
**Director: Environmental Quality Management**  
**Department of Rural, Environment and Agricultural Development**

Date: 29/04/2019

**Cc: Digby Wells and Associates (South Africa) (Pty) Ltd**  
Contact Person: Ms. Sanusha Govender  
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**Department of Rural Development and Land Reform**  
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Fax No.: (018) 381 1875  
E-mail.: [Richard.keothaile@drdlr.gov.za](mailto:Richard.keothaile@drdlr.gov.za)

**Moses Kotane Local Municipality**  
Contact Person: Sandra Rasepae  
Tel No.: (014) 555 1300  
Fax No.: (014) 555 6368



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## A DEFINITIONS

**“activity”** means an activity identified in any notice published by the Minister or MEC in terms of Section 24D(1)(a) of the Act as a listed activity or specified activity.

**“commence”** means the start of any physical activity, including site preparation and any other activity on the site in furtherance of a listed activity or specified activity, but does not include any activity required for purposes of an investigation or feasibility study as long as such investigation or feasibility study does not constitute a listed activity or specified activity.

**“development”** means the building, erection, construction or establishment of a facility, structure or infrastructure, including associated earthworks or borrow pits, that is necessary for the undertaking of a listed or specified activity, including any associated post development monitoring, but excludes any modification, alteration or expansion of such a facility, structure or infrastructure, including associated earthworks or borrow pits, and excluding the redevelopment of the same facility in the same location, with the same capacity and footprint;

**“expansion”** means the modification, extension, alteration or upgrading of a facility, structure or infrastructure at which an activity takes place in such a manner that the capacity of the facility or the footprint of the activity is increased.

**“independent”**, in relation to an EAP, a specialist or the person responsible for the preparation of an environmental audit report, means-

(a) that such EAP, specialist or person has no business, financial, personal or other interest in the activity or application in respect of which that EAP, specialist or person is appointed in terms of these Regulations; or

(b) that there are no circumstances that may compromise the objectivity of that EAP, specialist or person in performing such work; excluding –

(i) normal remuneration for a specialist permanently employed by the EAP; or

(ii) fair remuneration for work performed in connection with that activity, application or environmental audit;

**“public participation process”** means a process in which potential interested and affected parties are given an opportunity to comment on, or raise issues relevant to, specific matters.

**“registered interested and affected party”**, in relation to an application, means an interested and affected party whose name is recorded in the register opened for that application in terms of regulation 42;

**“the Act”** means the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended.

**“the Department”** means the Department of Rural, Environment and Agricultural Development.

**“state Department”** means any Department or administration in the national or provincial sphere of government exercising functions that involve the management of the environment.

**“the Regulations”** means the Environmental Impact Assessment Regulations, of 04 December 2014, as amended.



## B. ENVIRONMENTAL AUTHORISATION

Authorisation register number: NWP/EIA/22/2018

Holder of Environmental Authorisation: Sun International

Location of activity: North West Province: Sun City Complex,  
Moses Kotane Local Municipality

### 1. Decision

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

### 2. Activities authorised

By virtue of the powers delegated by the MEC in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended and the Environmental Impact Assessment Regulations of 04 December 2014 as amended, the Director: Environmental Quality Management of the Department of Rural, Environment and Agricultural Development authorizes:-

**Sun International**  
P.O. Box 1  
**SUN CITY RESORT**  
0316

Tel No.: (014) 557 3079

Cell No.: 082 801 6115

Email: [daniel.boschoff@suninternational.com](mailto:daniel.boschoff@suninternational.com)

to undertake the following activity:

*Expansion, upgrade and maintenance projects within Sun City Complex*

The project entails the following:

#### **Resort Expansion Projects:**

- *Development of an Eco-lodge at the Gary Player Golf Course (GPGC) workshop;*
- *Construct a road to connect the Driving range at Lost City Golf Course (LCGC) to the Gary Player Golf Course (GPGC) via the Palace garden road and Valley of Waves (VOW) road;*
- *Construct 20 additional Rustic Chalets at Kwena Gardens;*
- *Construct an additional 150 simplex units, 2-3 bed units and associated infrastructure to expand capacity at the Vacation Club. (Vacation Club phase 3);*



- Construction of additional 150 simplex units, 2-3 bed units and associated infrastructure to expand capacity at the Vacation Club. (Vacation Club phase 4);
- Expand the existing artificial beach at the Lake and construct an additional shallow swimming pool at Waterworld Beach;
- Decommission the existing helipad, to make space for vacation club Phase 3, and construct a new helipad with increased bays closer to the Palace;
- Construct an additional parking garage, Convention Centre and hotel (250 rooms) including a bridge link from Sun Central to the new hotel; and
- Develop two soccer fields.

#### Utilities and Services Projects:

- Install storm-water pipes/culverts at Golf Course Roads to allow water to flow under the roads and maintain the road surface for fence inspections;
- Construct 2 x 10MI reservoirs or alternatively 1 x 20MI reservoir on Telkom hill next to existing upper reservoir;
- Currently there is an effluent transfer line (old asbestos line) through Sunset Drive to the irrigation lake at Hole 2. The line will be decommissioned A new line will be installed against the fence of Letsatsing;
- Construct a main water line from Welcome Centre to Skytrain (pipe will be attached to skytrain route);
- A new wastewater treatment works will be established to manage sewage from Vacation Club and the Palace;
- Construct an additional pipeline for water supply to South Village; and
- Consolidate the generators throughout the site into one area for effective monitoring and control, or establish a generator park to service the east side business units.
- Diesel storage of 80m<sup>3</sup> or more.

#### Maintenance:

- Vegetation clearance at perimeter fences to serve a maintenance roads and fire breaks (25 km);and
- Clear both sets of culverts under the road at Sun Park from debris and siltation. Construct maintenance road to facilitate future maintenance.

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

#### Site Location:

Annexure 1	Latitude (S)	Longitude (E)
Sun City Resort Complex	25° 20' 7.23" S	27° 5' 58.43" E

#### Resort Expansion Projects

Eco- Lodge	Latitude (S)	Longitude (E)
Centre point of the Eco- Lodge	25°20'7.23" S	27°5'58.43" E

Driving Range Road	Latitude (S)	Longitude (E)
Start point of road	25°20'22.26" S	27°5'30.77" E





End point of road	25°20'34.65" S	27°5'57.17" E
<b>Kwena Gardens Expansion</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre point of the new chalets	25°21'24.68" S	27°6'30.48" E

<b>Vacation Club (VC) Phase 3</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre point of the VC Phase 3	25° 20'26.37" S	27° 4'54.81"E

<b>Vacation Club (VC) Phase 4</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre point of the VC Phase 4	25° 20'19.732" S	27° 4'17.09" E

<b>Recreational Lake Beach Expansion</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre point of the Beach Expansion site	25° 20'48.46" S	27° 6'12.94" E

<b>Helipad relocation and expansion</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre point of new Helipad	25° 20'28.65" S	27° 5'28.48" E

<b>Additional parking Garage, Convention Centre and Hotel</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre of the site	25° 20'47.21" S	27° 5'55.11" E

<b>Soccer Fields</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre point of the site	25°21'30.94" S	27°6'7.96" E

#### **Utilities and Services Projects**

<b>Storm-water Channels at Golf Course Roads</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
LCGC river crossing	25°19'43.79" S	27°5'42.47" E
GPGC river crossing	25°19'51.07" S	27°6'22.08" E

<b>Additional Reservoirs</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre point of New Reservoir(s)	25°20'51.96" S	27°5'15.99" E

<b>Effluent transfer line replacement</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Start of new line	25°21'40.19" S	27°06'18.26" E
Middle of new line	25°21'08.51" S	27°06'26.81" E
End of new line	25°20'17.51" S	27°06'20.26" E

<b>Sunset-Skytrain Fresh Water line</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Start of new line	25°20'58.84" S	27°06'11.75" E
Middle of new line	25°21'10.07" S	27°06'18.77" E
End of new line	25°21'19.51" S	27°06'22.72" E



<b>Ledig sewer line decommissioning, and new Waste Water Treatment Works (WWTW) for Vacation Club and Palace</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre of the WWTW site	25°20'37.05" S	27°4'51.55" E
<b>South Village Pipeline</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Start of pipeline (at reservoir)	25°21'19.04" S	27°5'52.02" E
End of pipeline (tie-in point)	25°21'24.07" S	27°06'05.25" E

<b>Generator Park</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Centre of site (Alternative 1)	25°21'23.35 S	27°6'19.15" E

### **Maintenance Projects**

<b>Sun Park Culverts</b>	<b>Latitude (S)</b>	<b>Longitude (E)</b>
Culvert location	25°21'1.54" S	27°6'17.65" E

The development site is located within the existing Sun City Resort Complex, on portion 7 and the remaining extent of the farm Styldrifft 90 JQ, portion 3, 4, 6,7,15 and the remaining extent of the farm Ledig 909 JQ and portion 1,2,3, 4 and the remaining extent of the farm Doornhoek 910 JQ under the jurisdiction of Moses Kotane Local Municipality, North West Province, hereafter referred to as "the property".

### **3. Conditions**

#### **3.1 Scope of Environmental Authorisation**

3.1.1 The preferred activity location in B2 is approved.

3.1.2 Authorisation of the activity is subject to the conditions contained in this Environmental Authorisation, which form part of the Environmental Authorisation and are binding on the holder of the Environmental Authorisation.

3.1.3 The holder of the Environmental Authorisation must be responsible for ensuring compliance with the conditions contained in this Environmental Authorisation. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the Environmental Authorisation.

3.1.4 The activities authorised may only be carried out at the property as described in Point 2 under site location.

3.1.5 If the holder of the Environmental Authorisation anticipates that commencement of the activities would not occur within **5 year** period, he/she **must** apply and **show good cause** for an extension of the Environmental Authorisation prior to its expiry date.

3.1.6 This Environmental Authorisation does not negate the holder of the Environmental Authorisation's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

3.1.7 Relevant legislation that must be complied with by the holder of this Environmental Authorisation includes, *inter alia*:



- a) All provisions of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993).
- b) All provisions of the National Water Act, 1998 (Act No. 36 of 1998).
- c) All provisions of the National Environmental Management: Protected Areas Act, 2003 (Act No. 57 of 2003)
- d) All provisions of the National Environmental Management: Waste Act, 2008 (Act 59 of 2008) as amended.
- e) All provisions of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004).
- f) All provisions of the National Heritage Resources Act, 1999 (Act No. 25 of 1999)
- g) All provisions of the Hazardous Substance Act, 1973 (Act No.15 of 1973).
- h) All provisions of the Petroleum Products Act, 1997 (Act No.120 of 1997).
- i) Restitution of Land Rights Act, 1994 (Act No. 22 of 1994).
- j) All provisions of the Spatial Planning and Land Use Management Act, 2013 (Act No.16 of 2013).
- k) The municipal by-laws must be adhered to where applicable.

3.1.8 The holder of an Environmental Authorisation has the responsibility to apply for Environmental Authorisation amendment to the competent authority should any alienation, or deviation from project description / ownership occur.

#### **4. Appeal of Environmental Authorisation**

4.1 The holder of the Environmental Authorisation must notify every **registered** interested and affected party, in writing and within **14 days**, of receiving an Environmental Authorisation from the Department.

4.2 The notification referred to in 4.1 must –

4.2.1 Inform interested and affected parties of the decision, reason for decision and where the decision can be accessed.

4.2.2 Advise the interested and affected parties that a copy of the Environmental Authorisation and reasons for the decision will be furnished on request.

4.2.3 Specify the date on which the Environmental Authorisation was issued.

4.2.4 Inform the registered interested and affected parties of the appeal procedure provided for in Chapter 2 of the National Appeal Regulations (see Annexure 2).



- 4.3 An appeal against the decision must be lodged in terms of Chapter 2 of the National Appeal Regulations with:

**The Appeal Administrator: Ms. Carene Nieuwoudt**  
**Department of Rural, Environment and Agricultural Development**  
Private Bag X 2039  
**MMABATHO**  
2735

Or hand delivered to:

Ms. Carene Nieuwoudt  
Room E30, Agricentre Building  
Cnr. Dr. James Moroka & Stadium Road,  
**MMABATHO**

Tel No.: (018) 389 5986  
Cell No. (083) 385 9486  
Fax No.: (086) 581 7858  
E-mail.: [CNieuwout@nwpg.gov.za](mailto:CNieuwout@nwpg.gov.za)

- 4.4 Such Appeal must be lodged in writing by completing an Appeal Form obtainable from the Appeal Administrator.
- 4.5 An appeal made against this Environmental Authorisation will result in it being suspended; therefore the activity must not commence pending the lapse of 20 days after all Interested and Affected parties have been informed of this decision.
- 4.6 Should an appeal be lodged within 20 days after notification to all Interested and Affected parties of this decision, the activity may only commence once the decision by the MEC, as Appeal Authority, have been made.

## 5. Management of the activity

- 5.1 The Environmental Management Programme (EMPr) for the project submitted as part of application for Environmental Authorisation is **hereby approved**.
- 5.2 The overall EMPr is based on the premise of sound environmental management that will ensure wherever possible solution to the remediation of the impacts caused by the development and operation activities.
- 5.3 The recommendations and mitigation measures outlined in the Environmental Impact Assessment Report received by the Department on 23 January 2019 must be adhered to.
- 5.4 Any proposed amendments to the EMPr (as a result of this Environmental Authorisation or otherwise) must be submitted in writing to Director: Environmental Quality Management for approval prior to the amendment being implemented. The proposed amendments will be decided upon by the Department within a period of **30 days** of receiving the submission.



- 5.5 The provisions of the EMPr are an extension of the conditions of the Environmental Authorisation and therefore non-compliance with the EMPr would constitute non-compliance with the Environmental Authorisation.
- 5.6 Notwithstanding the preceding conditions, the holder shall adhere to, and ensure adherence by all contractors, sub-contractors and workers for this project, to all conditions listed herein, and all obligations, commitments, monitoring and proposed mitigation measures as outlined in the EMPr.

## 6. Monitoring

- 6.1 The holder of Environmental Authorisation has the responsibility to ensure that the mitigation/ rehabilitation measures and recommendations referred to in the Environmental Impact Assessment Report are implemented, and to ensure compliance with the provisions of the EMPr.
- 6.2 The holder of Environmental Authorisation must ensure communications with key stakeholders in respect to monitoring of compliance with conditions of Environmental Authorisation and the EMPr and also liaise with this Department's Control Environmental Officer Grade B: Environmental Compliance and Enforcement Section.
- 6.3 It is the responsibility of the holder of this Environmental Authorisation to ensure that ongoing management and monitoring of the impacts of the activities on the environment throughout the life cycle of the activities is put into practice.

## 7. Recording and reporting to the Department

- 7.1 **14 days** written notice must be given to the Departments' Environmental Compliance and Enforcement Section that the activity will commence at [cnieuwoudt@nwpg.gov.za](mailto:cnieuwoudt@nwpg.gov.za) and [lnonkomo@nwpg.gov.za](mailto:lnonkomo@nwpg.gov.za).
- 7.2 Records relating to monitoring and auditing must be kept on site and made available for inspection to any relevant and competent authority in respect of this development
- 7.2 All incidents of major hazardous substances spill must be reported to Control Environmental Officer Grade B: Environmental Compliance and Enforcement section and Department of Water and Sanitation within **48 hours**, and action taken to remedy the situation must be outlined.

## 8. Validity of Environmental Authorisation

- 8.1 **This Environmental Authorisation is valid from the date of issue of the authorisation and has no conclusion date. An Environmental Audit Report must be compiled and be submitted to this Departments' Environmental Compliance and Enforcement Section within 5 years of the issue of this Environmental Authorisation (i.e. April 2024) AND subsequently every 5 years thereafter. Such an Environmental Audit Report must be compiled in compliance with Appendix 7 of the 2014 EIA Regulations. This condition is applicable to the following activities:**

- *Listed activity 2 (i)(ii): "The development and related operation of facilities or infrastructure for the generation of electricity from a non-renewable resource where the electricity output is more than 10 megawatts but less than 20 megawatts; or the output is 10 megawatts or less but the total extent of the facility covers an area in excess of 1 hectare."*



- *Listed activity 14: "The development and related operation of facilities or infrastructure for the storage, or for the storage and handling of dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres."*
- *Listed activity 46: " The expansion and related operation of infrastructure for bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes where the existing infrastructure has an internal diameter of 0,36 metres or more; or has a peak throughput of 120 litres per second or more; and where the facility or infrastructure is expanded by more than 1 000 metres in length; or where the throughput capacity of the facility or infrastructure will be increased by 10% or more."*
- *Listed activity 10(h)(iv)(v)(vi): "The development and related operation of facilities or infrastructure for the storage, or for the storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 cubic metres or more but not exceeding 80 cubic metres, in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority, sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland."*

8.2 **This Environmental Authorisation is valid for a period of 5 years, i.e., this activity must be concluded within 5 years from the date of issue of this Environmental Authorisation.** This condition is applicable to the following activities:

- *Listed activity 9: "The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water with an internal diameter of 0, 36 metres or more; or with a peak throughput of 120 litres per second or more excluding where such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or where such development will occur within an urban area."*
- *Listed activity 11(i): "The development of facilities or infrastructure for the transmission and distribution of electricity outside urban areas or industrial complexes with a capacity of more than 33 but less 275 kilovolts excluding the development of bypass infrastructure for the transmission and distribution of electricity where such bypass infrastructure is temporarily required to allow for maintenance of existing infrastructure; 2 kilometres or shorter in length; within an existing transmission line servitude; and will be removed within 18 months of the commencement of development."*
- *Listed activity 12(ii)(c): "The development of infrastructure or structures with a physical footprint of 100 square metres or more; where such a development occurs in no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse."*
- *Listed activity 19: " The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic meters from a watercourse."*



- *Listed activity 31: “ The decommissioning of existing facilities, structures or infrastructure for any activity regardless the time the activity was commenced with, where activity is similarly listed to an activity in (i) or (ii) above; and is still in operation or development is still in progress.”*
- *Listed activity 48 (i)(ii): “ The expansion of infrastructure or structures where the physical footprint is expanded by 100 square metres or more; or dams or weirs, where the dam or weir, including infrastructure and water surface area, is expanded by 100 square metres or more; where such expansion occurs within a watercourse; in front of a development setbacks, or if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse.”*
- *Listed activity 15: “ The clearance of an of 20 hectares or more of indigenous vegetation, excluding where such clearance of vegetation is required for the undertaking of a linear activity or maintenance purposes undertaken in accordance with a maintenance management plan.”*
- *Listed activity 2: “The development of reservoirs, excluding dams with a capacity of more than 250 cubic metres within a protected area including municipal or provincial nature reserves as contemplated by NEMPAA or other legislation.”*
- *Listed activity 4(h)(ii): “The development of a road wider than 4 metres with a reserve than 13.5 metres; in areas within 5 kilometers from protected areas in terms of NEMPAA or from a biosphere reserve.”*
- *Listed activity 6(h)(iv)(v)(vi): “The development of resorts, lodges, hotels, tourism or hospitality that sleeps 15 people or more in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority, sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland.”*
- *Listed activity 12(h)(iv)(v)(vi): “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 plan, in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority, sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland.”*
- *Listed activity 16(ii): “The expansion of reservoirs excluding dams, where the capacity will be increased by more than 250 cubic metres, in a protected area including municipal or provincial nature reserves as contemplated by NEMPAA or other legislation.”*
- *Listed activity 17(h)(iv)(v)(vi): “The expansion of a resort, lodge, hotel or hospitality facilities where the development footprint will be expanded and the expanded facility can accommodate an additional 15 people or more in in critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority, sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority; or areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland.”*



- *Listed activity 18(h)(ii)(ix): "The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometres, in areas within 5 kilometres from protected areas identified in terms of NEMPAA or from a biosphere reserve, and areas within a watercourse or wetland, or within 100 metres from the edge of a watercourse or wetland."*

8.3 If the holder of the Environmental Authorisation anticipates that the conclusion of the activity would not occur within a **5 year** period, he/she **must** prior to the lapse of **5 years**, apply for an amendment of the Environmental Authorisation and **show good cause and give reasons** why an extension of the Environmental Authorisation should be granted.

8.4 **Should the Environmental Authorisation for listed activities 9, 11(ii), 12(ii)(c), 19, 31, 48(i)(ii), 15, 2, 14(h)(ii), 6(h)(iv)(v)(vi), 12(h)(iv)(v)(vi), 16(ii), 17(h)(iv)(v)(vi) and 18(h)(ii)(ix) expire, the said authorisation will be null and void and a new application for an Environmental Authorisation must be made in order for the activity to be undertaken.**

## 9. Operation of the activity

9.1 General waste must be collected and disposed of at a licensed landfill site on a weekly basis. Recyclable waste must be recovered for recycling purpose. No temporary dumping of waste is allowed on site.

9.2 All storage of hazardous and non-hazardous chemicals and waste must be in a bunded area with sufficient capacity to contain stored products.

9.3 Ensure that all operational infrastructures are placed outside of the freshwater areas and their associated 32m zones of regulations.

9.4 The storm water management plan must be designed appropriately.

9.5 Pipelines must be inspected regularly for any leaks.

9.6 Invasive alien plants must be eradicated in accordance with Alien and Invasive Species Regulations, 2014 in terms of Chapter 3 of the National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004).

9.7 **The number of people employed for operational phase must be submitted to this Department one (01) month after extending the operational period of activity.**

## 10. Site Closure and Decommissioning of the activity

10.1 Should the activity ever cease or become redundant, the applicant must undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and competent authority at that time.

10.2 Should the authorised activity be abandoned or decommissioned, a closure management plan must be compiled and submitted to this Department for approval and the Department must be notified **30 days** prior to decommissioning.





## 11. Specific conditions

- 11.1 The applicant must adhere to the mitigation measures and recommendations contained in the Environmental Impact Assessment Report received on 23 January 2019.
- 11.2 The development must be restricted to the extension, upgrade and maintenance of activities as listed in the authorisation within Sun City Complex, Moses Kotane Local Municipality, North West Province.
- 11.3 The development site must be suitably demarcated and construction must be restricted to the demarcated area to minimise damage to the vegetation and exposure of the ground to erosion.
- 11.4 If drains are going to be excavated below the water level, dewatering of the aquifer to lower the water table locally must be considered to ensure that the construction takes place above the groundwater level.
- 11.5 Sediment/ Sand from the beach expansion must be restricted to the beach area with the use of barrier systems to restrict sand from entering the recreational dam.
- 11.6 The activity may not commence without the necessary permits/licenses/approvals and/or service agreements, where it is relevant, from or with the relevant regulatory authorities whether national, provincial or local.
- 11.7 In order to preserve landform features, it must be ensured that the siting of facilities is related to environmental resilience and visual screening capabilities of the landscape and also to ensure that the scale, density and nature of activities or developments are harmonious and in keeping with the sense of place and character of the area.
- 11.8 Topsoil must be removed and stockpiled aside for rehabilitation and such topsoil must be protected against water and wind erosion.
- 11.9 Archaeological remains, artificial features and structures older than **60 years** are protected. Should any archaeological artefacts be exposed during excavation for the purpose of construction, construction in the vicinity of the finding must be stopped immediately and relevant Heritage Resources Agency and North West Provincial Heritage Resources Authority must be informed about the finding. Under no circumstances may Itlholanoga Heritages Resources be disturbed.
- 11.10 No surface or ground water must be polluted due to any activities on the property or site. The requirements of the National Water Act, 1998 (Act No. 36 of 1998) must be complied with at all times. The discharge of any pollutants such as cement, concrete, lime, chemicals, etc. into the natural environment and storm water system must strictly be prohibited.
- 11.11 The holder of the Environmental Authorisation (**Sun International**) must be responsible for compliance with the provisions for duty of care and remediation of environmental damage in accordance with Section 28 of National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended.



## 12. General

- 12.1 A copy of this Environmental Authorisation must be kept at the property where the activity will be undertaken. The Environmental Authorisation must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the Environmental Authorisation who works or undertakes work at the property.
- 12.2 Where any of the applicant's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the applicant must apply to the Department as soon as the new details become known to the applicant.
- 12.3 The holder of the Environmental Authorisation must notify the Department, in writing and within **48 hours**, if any condition of this Environmental Authorisation cannot be or is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance. Non-compliance with a condition of this Environmental Authorisation may result in criminal prosecution or other actions provided for in the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Regulations.

### Environmental Authorisation Approved By:



**Ms. Portia Krisjan**  
**Director: Environmental Quality Management**  
**Department of Rural, Environment and Agricultural Development**

**Date:** 29/04/2019



## ANNEXURE 1: REASONS FOR ENVIRONMENTAL AUTHORISATION

### 1. Background

The Applicant, **Sun International** applied for Environmental Authorisation to carry out the following activity:

*Expansion, upgrade and maintenance projects within Sun City Complex under the area of jurisdiction of Moses Kotane Local Municipality, North West Province.*

The applicant appointed **Digby Wells Environmental** to undertake the Environmental Impact Assessment process as required by Regulation 12 of the EIA Regulations of 2014 as amended.

### 2. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration -

The information contained in the Environmental Impact Assessment Report (EIAR) received by the Department on 23 January 2019 compiled by Digby Wells Environmental, and recommendations in the following specialist reports:

- Soil, Land Capability and Land Use Assessment Specialist Reports compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells Environmental dated April 2018.
- Fauna and Flora Assessment Specialist Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells Environmental dated June 2018.
- Wetland Assessment Specialist Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells dated May 2018.
- Aquatic Biodiversity and Impact Assessment Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells dated June 2018.
- Surface Water and Groundwater Impact Assessment Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells dated September 2018.
- Noise Impact Assessment Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells dated April 2018.
- Air Quality Impact Assessment Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells dated April 2018.
- Visual Impact Assessment Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells dated October 2018.



- Heritage Impact Assessment Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells dated October 2018.
  - Socio-Economic Impact Assessment Report compiled by Digby Wells and Associates (South Africa) (Pty) Ltd t/a Digby Wells dated October 2018.
- a) All mitigation measures and recommendations as contained in the EIAR and the Environmental Management Programme included in the report received on 23 January 2019 are acceptable and practical for implementation.
  - b) The objectives and requirements of relevant legislation, policies and guidelines, including Section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended.
  - c) The findings of a site visit undertaken by the Department official Ms. Queen Imasiku and Mr. Danie Boschoff of Sun International (Applicant) on 28 August 2018.

### 3. Key factors considered in making the decision

All information presented to the Department was taken into account in the Department's consideration of the application. A summary of the issues which, in the Department's view, were of the most significance is set out below:

- a) Details provided of the qualifications of the EAP indicate that the EAP is competent to carry out the Environmental Impact Assessment Report process.
- b) The EIAR received on 23 January 2019, included a description of the environment that may be affected by the activity and the manner in which the physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity.
- c) A sufficient public participation process was undertaken and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulations of 2014 as amended for public involvement. The development was advertised in "Rustenburg Herald" dated 13 July 2018 as part of the public participation process.
- d) The legal and procedural requirements have been complied with and the information contained in the document is to the satisfaction of this Department.

### 4. Findings

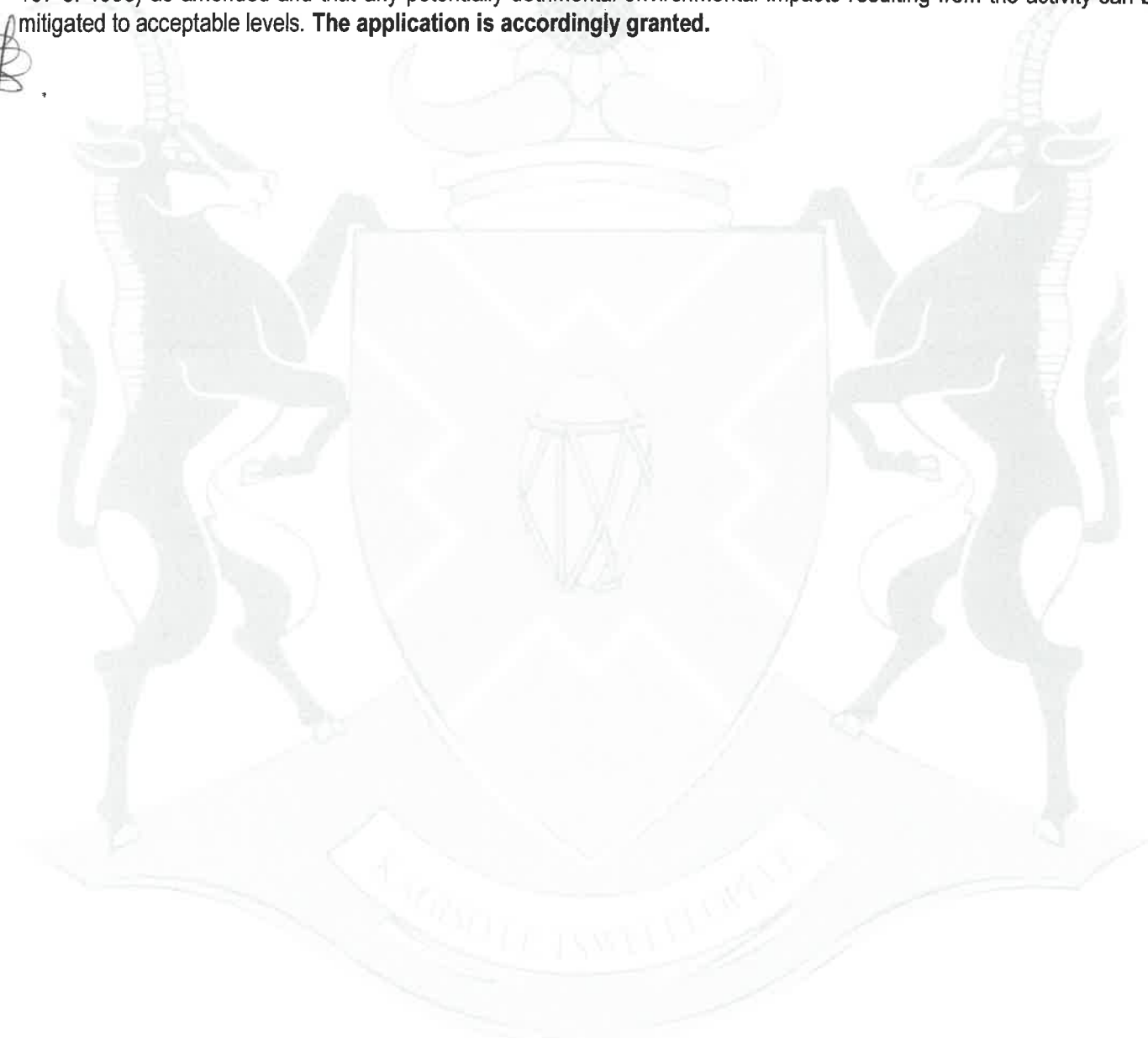
After consideration of the information and factors listed above, the Department made the following findings –

- a) The Moses Kotane Local Municipality Spatial Development Framework identifies Sun City as the main node of economic activity within the municipality. The expansion of Sun City Complex aligns to this objective as a major tourism node and will strengthen the capacity of the primary node for the North West Province.
- b) The need for expansion of existing Services and Utilities projects stems from the age of the existing infrastructure, and lack of capacity of existing infrastructure to accommodate the current and planned activities within Sun City.



- c) The Sun City Resort contributes to the economic development of Bojanala Platinum District Municipality and Moses Kotane Local Municipality and these projects will aid the Sun City Resort in increasing its contribution.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the Environmental Authorisation, the activity will not conflict with the general objectives of Integrated Environmental Management laid down in Section 23 (2) (a-f) of Chapter 5 of National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended and that any potentially detrimental environmental impacts resulting from the activity can be mitigated to acceptable levels. **The application is accordingly granted.**



## ANNEXURE 2: ADMINISTRATION AND PROCESSING OF APPEALS

### ADMINISTRATION AND PROCESSING OF APPEALS IN TERMS OF CHAPTER 2 OF THE NATIONAL APPEAL REGULATIONS, 2014 TO BE FOLLOWED BY THE APPLICANT, AND INTERESTED AND AFFECTED PARTIES UPON RECEIPT OF NOTIFICATION OF AN ENVIRONMENTAL AUTHORISATION

#### Appeal submission

4. (1) An appellant must submit the appeal to the appeal administrator, and a copy of the appeal to the applicant, any registered interested and affected party and any organ of state with interest in the matter **within 20 days** from:
  - (a) the date that the notification of the decision for an application for an environmental authorisation was sent to the registered interested and affected parties by the applicant; or
  - (b) the date that the notification of the decision was sent to the applicant by the competent authority, issuing authority or licensing authority, in the case of decisions other than those referred to in paragraph (a).
- (2) An appeal submission must be-
  - (a) submitted in writing in the form obtainable from the appeal administrator; and
  - (b) accompanied by-
    - (i) a statement setting out the grounds of appeal;
    - (ii) supporting documentation which is referred to in the appeal submission; andand a statement, including supporting documentation, by the appellant to confirm compliance with regulation 4(1) of these Regulations.

#### Responding statement

5. The applicant, the decision-maker, interested and affected parties and organ of state must submit their responding statement, if any, to the appeal authority and the appellant within 20 days from the date of receipt of the appeal submission.

#### Appeal panel

6. (1) If the appeal authority reasonably believes that expert advice must be sought or that an appeal panel must be appointed, the appeal administrator must source an independent expert or constitute an independent appeal panel, or both, within 10 days from the date of receipt of an instruction from the appeal authority,
- (2) The appeal panel contemplated in sub-regulation (1) may consist of such number of independent experts and with such expertise as the Appeal Authority may deem necessary under the circumstances;
- (3) The expert or appeal panel must provide advice to the appeal administrator within 10 days from the receipt of an instruction from the appeal administrator.



## Recommendations and decisions on appeals

7. (1) The appeal administrator must make a recommendation on the appeal to the appeal authority within 30 days of receipt of the responding statement referred to in regulation 5 of these Regulations, in the event that an independent expert has not been sourced or an independent appeal panel has not been constituted.
- (2) The appeal administrator must make a recommendation on the appeal to the appeal authority within 10 days of receipt of the advice referred to in regulation 6(2) of these Regulations, in the event that an independent expert has been sourced or an independent appeal panel has been constituted.
- (3) The appeal authority must reach a decision on an appeal, and notify the appellant, applicant, and any registered interested and affected party, within 20 days of the recommendation on the appeal by the appeal administrator.
- (4) The decision contemplated in sub-regulation (3) must contain written reasons for the decision.

## Communication

8. (1) A person may deliver documents in terms of these regulations by using one of the delivery methods referred to in section 47D of the Act, which are:
  - (i) by faxing a copy of the notice or other document to the person, if the person has a fax number;
  - (ii) by e-mailing a copy of the notice or other document to the person if the person has an e-mail address;  
or
  - (iii) by posting a copy of the notice or other document to the person by ordinary mail, if the person has a postal address;
- (2) In order to meet the time periods determined in these regulations, the person referred to in sub-regulation (1) must also email, fax or hand deliver the document to the recipient, if the document is delivered by ordinary mail or registered mail.

