

## Background Information Document

Basic Assessment for the Proposed development of luxury lodges on the remainder portion of the Farm Vlaknek, No. 31, and on Farm No. 30, Ibamba Private Game Reserve, Jansenville, Eastern Cape

July 2018

### CEN Integrated Environmental Management Unit

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#### Purpose of the Background Information Document

The purpose of this Background Information Document (BID) is to provide stakeholders with the opportunity to register as interested and affected parties in the environmental assessment process and to obtain their initial comments on the proposed development of luxury lodges on Farm Vlaknek, No. 31 and Farm No. 30, Ibamba Private Game Reserve, Jansenville, Dr Beyers Naudé Municipality, Eastern Cape.

The purpose of the environmental assessment is to identify potential impacts associated with the proposed project and to recommend measures to avoid or reduce adverse impacts and enhance beneficial or positive impacts.

The environmental decision making authority is the Provincial Department of Economic Development, Environmental Affairs and Tourism (DEDEAT) in accordance with the Regulations published in Terms of Chapter 5 of the National Environmental Management Act, 1998.

If you would like to participate in the process please register yourself and or your organization as an interested and affected party. Submit issues that you feel need to be addressed in the assessment by completing the response form or in a letter or by email to:

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CEN IEM Unit  
36 River Road  
Walmer  
Port Elizabeth  
6070

[steenbok@aerosat.co.za](mailto:steenbok@aerosat.co.za) / [irma@environmentcen.co.za](mailto:irma@environmentcen.co.za)

**All comments must be submitted within 30 days of the date of this notice. Comments must be received by 24 August 2018.**

**Date of Notice –20 July 2018**

## **1. Proposed Project**

### **1.1 Proposed Project Description**

CEN Integrated Environmental Management Unit has been appointed by Friedshelf 1383 (Pty) Ltd. to undertake the necessary environmental assessments for the proposed development of luxury lodges on the remainder portion of the Farm Vlaknek, No. 31 and Farm No. 30, Ibamba Private Game Reserve, Jansenville, Eastern Cape.

The proposed development will entail the construction of five lodges, namely Buffalo Ridge, situated on Farm No. 30, and the construction of an additional five luxury lodges on the remainder portion of Farm Vlaknek, No. 31. Additionally, the tented camps, on the remainder portion of Farm Vlaknek, No. 31, will be expanded and upgraded. The luxury lodges will accommodate visitors to the Ibamba Private Game Reserve.

The proposed site is situated in the Ibamba Private Game Reserve, approximately 20 kilometres east of Jansenville, in the Eastern Cape and falls within the jurisdiction of the local Dr Beyers Naudé Municipality.

Friedshelf 1383 (Pty) Ltd. will be applying for an Environmental Authorisation for the proposed construction of luxury lodges at Ibamba Private Game Reserve, in terms of the Environmental Impact Assessment Regulations, 2014, published in Government Notice R.982 of 4 December 2014. This application will be done in terms of activities listed in Government Notice Regulation (GNR) 324 and 327, published in terms of Section 24(5) of the National Environmental Management Act, 1998 (Act No 107 of 1998) as amended. The proposed activities require that a Basic Assessment Report (BAR) be submitted to the Eastern Cape Provincial Department of Economic Development, Environmental Affairs and Tourism (DEDEAT).

### **1.2 Locality**

Five lodges, namely Buffalo Ridge, will be constructed on Farm No. 30, within the Ibamba Private Game Reserve. An additional five luxury lodges will be constructed on the remainder portion of the Farm Vlaknek, No. 31, also within the Ibamba Private Game Reserve.

The proposed site is situated in the Ibamba Private Game Reserve, approximately 20 kilometres east of Jansenville, in the Eastern Cape and falls within the jurisdiction of the local Dr Beyers Naudé Municipality.

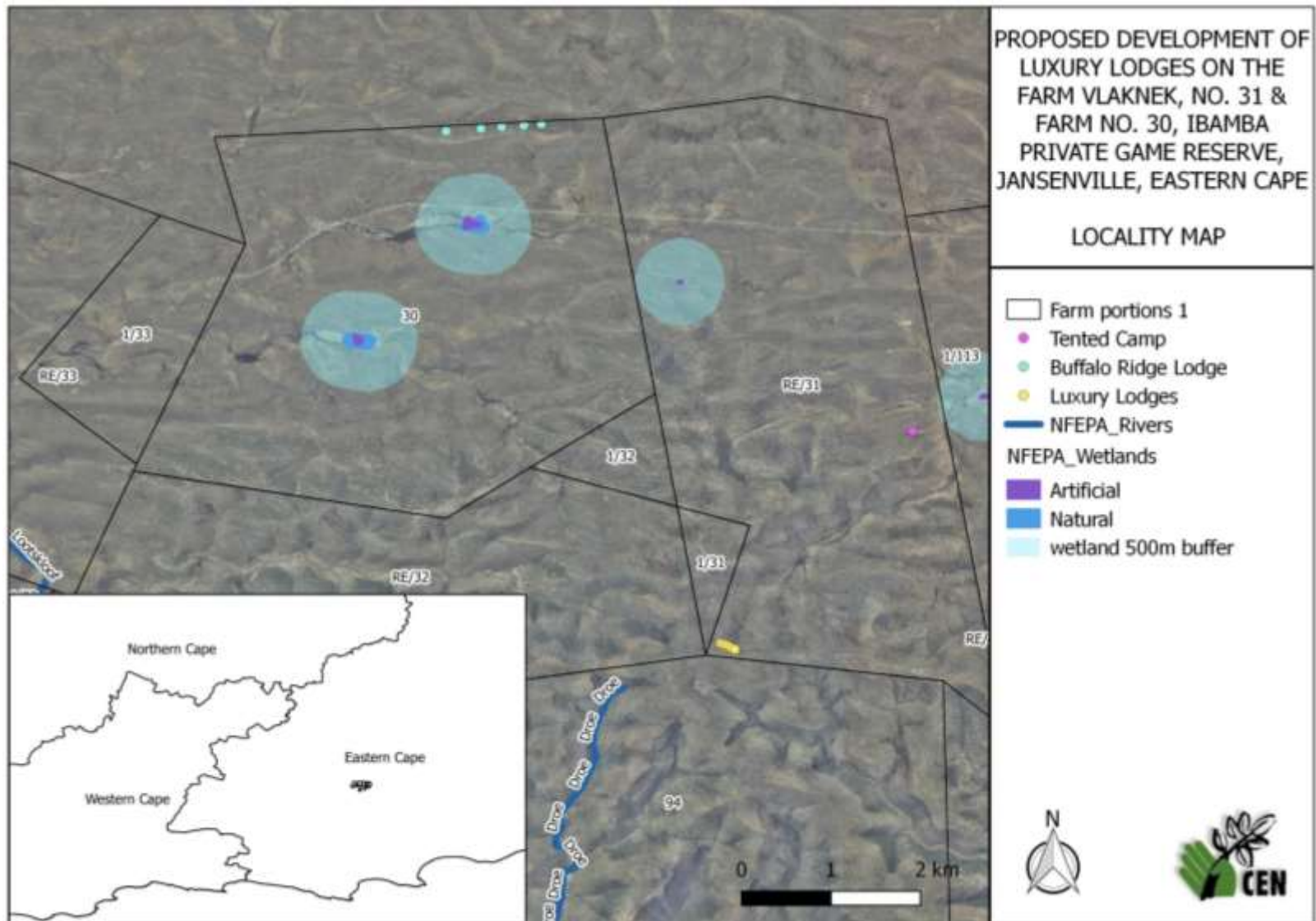


Figure 1: Locality of the proposed development.

## 2. Environmental Assessment Process

### 2.1 Identified Listed Activities in Terms of the EIA Regulations

The Minister of Environmental Affairs has in terms of sections 24 and 24D of the National Environmental Management Act, 1998 (Act No. 107 of 1998, NEMA), listed the activities that require an environmental assessment.

In terms of the Environmental Impact Assessment Regulations, 2014, made under section 24(5) and 44 of the National Environmental Act and published in Government Notice No. R. 38282 of 2014 the following activities require to be subjected to an assessment.

Listed activity	Description
<p><b>GNR 324 Activity 2:</b> The development of reservoirs excluding dams, with a capacity of more than 250 cubic metres. In the Eastern Cape: Outside urban areas, in: (dd) Critical biodiversity areas as identified in systematic biodiversity plans adapted by the competent authority or in bioregional plans;</p>	<p>It is proposed that a water reservoir be constructed for the proposed lodges on Farm 30. The site is situated outside an urban area within a CBA as mapped by the Eastern Cape Biodiversity Conservation Plan (ECBCP, 2007).</p>
<p><b>GNR 324 Activity 4:</b> The development of a road wider than 4 metres with a reserve less than 13.5 metres. a. Eastern Cape i. Outside urban areas: (ee) in Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans.</p>	<p>The proposed luxury lodges will be accessed by means of new gravel roads. The site is situated outside an urban area within a CBA as mapped by the Eastern Cape Biodiversity Conservation Plan (ECBCP, 2007).</p>
<p><b>GNR 324 Activity 5:</b> The development of resorts, lodges, hotels, tourism or hospitality facilities that sleep less than 15 people. a. Eastern Cape i. Outside urban areas: (ee) critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans:</p>	<p>The proposed development entails the construction of luxury lodges for tourists at the Ibamba Private Game Reserve. The site is situated outside an urban area, within a CBA as mapped by the Eastern Cape Biodiversity Conservation Plan (ECBCP, 2007).</p>
<p><b>GNR 324 Activity 6:</b> The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more. a. Eastern Cape iii. Outside urban areas:</p>	<p>The proposed development entails the construction of luxury lodges for tourists at the Ibamba Private Game Reserve. The site is situated outside an urban area, within a CBA as mapped by the Eastern Cape Biodiversity Conservation</p>

<p>(aa) critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans:</p>	<p>Plan (ECBCP, 2007).</p>
<p><b>GNR 324 Activity 12:</b>  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.</p> <ul style="list-style-type: none"> <li>a. Eastern Cape <ul style="list-style-type: none"> <li>i. Within critical biodiversity areas identified in bioregional plans.</li> <li>v. on land, where, at the time of the coming into effect of this notice or thereafter such land was zoned open space, conservation or had an equivalent zoning.</li> </ul> </li> </ul>	<p>The proposed development has a footprint that exceeds 300 square metres. More than 300 square metres of indigenous vegetation will have to be cleared. The site is situated outside an urban area, within a CBA as mapped by the Eastern Cape Biodiversity Conservation Plan (ECBCP, 2007). The current landuse for the site is conservation / game farming.</p>
<p><b>GNR 324 Activity 17:</b>  The expansion of a resort, lodge, hotel, tourism or hospitality facilities where the development footprint will be expanded and the expanded facility can accommodate an additional 15 people or more.</p> <ul style="list-style-type: none"> <li>a. Eastern Cape <ul style="list-style-type: none"> <li>i. Outside urban areas: (ee) critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans.</li> </ul> </li> </ul>	<p>The applicant proposes to expand the luxury accommodation facilities at Ibamba Private Game Reserve with an additional 10 lodges. The site is situated outside an urban area, within a CBA as mapped by the Eastern Cape Biodiversity Conservation Plan (ECBCP, 2007).</p>
<p><b>GNR 327 Activity 27:</b>  The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-</p> <ul style="list-style-type: none"> <li>(i) The undertaking of a linear activity; or</li> <li>(ii) Maintenance purposes undertaken in accordance with a maintenance management plan.</li> </ul>	<p>The proposed development entails clearing of vegetation.</p>

## 2.2 National Water Act

The National Water Act, 1998 (Act No. 36 of 1998) aims to regulate the use of water and activities, which may impact on water resources through the categorisation of 'listed water uses'. Such activities require authorisation by the Department of Water and Sanitations (DWS) before such an activity may take place.

Activities for the water uses associated with the proposed project include the following:

Activity	Description
Section 21 (b) storing water	Storage of water in a water reservoir requires a Water Use License from the Department of Water and Sanitation.
Section 21 (c) impeding or diverting the flow of water in a watercourse;	Construction within 500 m of a wetland requires a Water Use Authorisation from the Department of Water and Sanitation.
Section 21 (i) altering the bed, banks, course or characteristics of a watercourse	

## 3. Basic Assessment Process

The Basic Assessment Process identifies and assesses potential impacts, then provides mitigation measures to reduce the anticipated negative impacts. Appropriate public participation process is undertaken as part of this process. The Basic Assessment ends with recommendations for authorisation and under what conditions.

### 3.1 Some Identified Potential Issues/Impacts

Potential beneficial and adverse impacts will be identified as the environmental investigation progresses. All identified issues will be subjected to an assessment in order to determine its significance and whether additional investigation will be required. The following issues have been identified during a preliminary investigation.

- Soil erosion
- Biodiversity Impacts
- Aquatic
- Socio-economic impacts

### 3.2 Description of Tasks in Basic Assessment Process

- Notification of the intended application for Environmental Authorisation is sent to identified stakeholders, landowners and adjacent landowners prior to submission of the application for Environmental Authorisation to the competent authority, namely the DEDEAT for this project.
- An application for Environmental Authorisation is submitted to the competent authority.

- Public participation starts announcing the proposed project. Newspaper advertisements are placed and site notices are placed. Registration of IAPs begins.
- Background information documents are also sent to identified stakeholders and registered IAPs
- A Basic Assessment Report is compiled that considers inputs from stakeholders, IAPs and specialists, in terms of:
  - Potential impacts of the activity on the environment;
  - Whether the impacts can be mitigated, and if so to what extent; and,
  - Whether there are any other significant issues/impacts to be investigated.
- Once the Basic Assessment Report is compiled, it is then submitted for a 30 day review period to registered IAPs and stakeholders. This enables you to comment on the Basic Assessment Report and accompanying Environmental Management Programme.
- Your comments are incorporated and the reports are then finalised.
- These final reports are submitted to the DEDEAT for consideration.
- The DEDEAT reviews the documents and decides whether the project can proceed or not, their decision is known as an Environmental Authorisation.
- A copy of the EA is made available to you to consider, along with the reasons for the decision made. If you disagree with the decision, you are provided with information on how to lodge an appeal.

### **3.3 How do You Participate**

Every proposed project and/or development has the potential to significantly affect the natural and social environments, both at, as well as surrounding the proposed development site. While some of the impacts will have an adverse impact on the environment others will have a beneficial impact.

For this reason it is imperative that you as an interested and/or affected party (I&AP) comment on the proposed development and raise issues or concerns that you feel need to be considered during the proposed planning and implementation process.

This can be done by completing the attached registration form and submitting it to the contact details below. All of your comments will be addressed and included in the Basic Assessment Report.

Upon submission of the registration form to CEN IEM Unit, you will be registered as an I&AP, and be included on an I&APs database which will ensure that you receive future project information.

**Please provide comments on the BID within 30 days of its distribution. Comments must be received by 24 August 2018.**

**Registered IAPs will also be given 30 days to review the Basic Assessment Report and provide comments.**

