Seaton Thomson and Associates is a private consultancy specialising in tourism development and marketing, environmental planning and impact assessment, conservation issues and financial planning.

Seaton Thomson and Associates was established in 1995 and comprises of two main shareholders and directors, namely Grahame Thomson and Judy Johnston. The company is based in Irene, Pretoria and Kynsna in the Western Cape. The major elements of the company are identified as follows:

- including environmental impact assessments and environmental planning
- tourism development and tourism marketing
- tourism investment facilitation

**Development and Tourism Marketing**
Since its inception, Seaton Thomson and Associates has been involved in a variety of tourism related projects, with particular reference to the development and implementation of feasibility studies and strategic market plans. The company has been appointed by some of South Africa’s leading industrial, tourism and leisure corporations to undertake business plans, development proposals and strategic market planning. These appointments include Stocks Hotels and Resorts, JCI Limited, North West Parks and Tourism Board, Greater Pretoria Metropolitan Council, the Department of Environment Affairs and Tourism. In July 1997 the Company was appointed by the World Bank to undertake a feasibility study and develop a business plan for a luxury new game lodge in the Tarangire National Park, Tanzania.

**Wildlife Conservation**
The Company has been involved in a variety of conservation related issues, which have included the planning and development of the Pongola Game Reserve, northern Zululand. More recently, the company has been assisting the Game Rangers Association of Africa in establishing itself as a major environmental and conservation advisory body, structured along sound business principles.

**Environmental Planning**
The Company has considerable experience in the co-ordination of environmental impact assessments (EIA’s) and integrated environmental planning, as required in terms of the Regulations to the National Environment Management Act, 107 of 1998. EIA’s have been completed for numerous new low income housing developments and in situ upgrading of informal settlements, industrial and commercial townships, public filling stations, waste disposal sites, electrical substations and supply lines. The company has also undertaken the planning, design and establishment of leisure resorts, recreation areas, conservation areas and other ecotourism projects in Gauteng and Zululand/Maputaland.

The specific functions in terms of the planning and environmental section include:
- environmental impact assessments in terms of the new Regulations to the National Environmental Management Act, 107 of 1998
- integrated environmental management and environmental policies
- design and planning of ecotourism resorts and the formal establishment of private resorts

**THE MEMBERS : JUDY JOHNSTON**

Judy Johnston is a registered Town and Regional Planner, with a B.Sc in Town and Regional Planning, with 30 years planning in a diverse range of town, regional and environmental planning. She worked in town, regional and environmental planning for both the government and private sectors, followed by two years in the Mashatu Game Reserve, Botswana, assisting in the management of the game lodge and also at Bumi Hills Safari Lodge in the Zambezi Valley, Zimbabwe.

She has become deeply involved in the co-ordination of environmental impact assessments and integrated environmental planning, as required in terms of the Regulations to the National Environmental Management Act, 107 of 1998. Environmental Impact Assessments have been undertaken for a variety of development proposals, including low income housing projects in terms of the National policy for Rapid Land Release, for electrical substations, petrol filling stations, new townships and waste disposal sites. She has also undertaken a number of Integrated Environmental Management Policies, as well as the planning, design and establishment of leisure resorts, recreation areas, conservation areas and other ecotourism projects.

**SELECTION OF ENVIRONMENTAL PLANNING PROJECTS: PROJECTS 1995/2008**

1. **KHAYALAMI METROPOLITAN COUNCIL: EIA FOR PROJECT MAYIBUYE**
   The preparation of an environmental impact assessment for the proposed development of a low cost housing development in terms of the Government's rapid land release project in the Edenvale/Modderfontein area.

2. **KHAYALAMI METROPOLITAN COUNCIL: ENVIRONMENTAL ASSESSMENT FOR THE IN SITU UPGRADE OF THE WINNIE MANDELA INFORMAL SETTLEMENT**
   The preparation of an environmental assessment for the proposed in situ upgrading and formalisation of the Winnie Mandela Informal Settlement, to determine the critical issues and areas requiring further investigation.

3. **EDENVALE/ MODDERFONTEIN METROPOLITAN SUBSTRUCTURE: ENVIRONMENTAL IMPACT ASSESSMENT FOR THE SEBENZA LANDFILL SITE:**
   An environmental impact assessment to accompany an application for a permit from the Department of Water Affairs for a permit with view to closure of the Sebenza Landfill site, including full participation of affected communities and businesses.

4. **GAUTENG PROVINCIAL GOVERNMENT: GREEN PAPER ON TOURISM**
   Appointment by the Department of Economic Affairs and Tourism to prepare a Green Paper on tourism policy for the Province of Gauteng, with particular reference strategic market planning and development and infrastructural issues. This includes the development and siting of new leisure resorts, country house lodges and casinos. Local and international investment policies, marketing strategies, etc., are included in the Green Paper.

5. **JOHANNESBURG CONSOLIDATED INVESTMENTS: STEENBERG ESTATE**
   A feasibility assessment study for Johannesburg Consolidated Investments (JCI), in respect of their R220 million Steenberg Residential Golfing Estate, which is situated in the Constantia Valley, Cape Town. The feasibility study was specifically related to the development of an associated five star country house hotel, which would be complimentary with and supportive of their entire development.
6. MONDI LIMITED: BONAMANZI GAME RESERVE & SABIE
Appointment by Mondi Limited, Zululand, to undertake a feasibility study of their Bonamanzi Game Reserve on the northern Zululand coast. The project assessed the feasibility of upgrading, rehabilitating and expanding the existing accommodation infrastructure in the reserve, to meet the changing tourism demands in South Africa.

7. M & M PROJECTS : FALSE BAY PARK: HLUHLUWE
Seaton Thomson and Associates have completed a feasibility assessment of a proposed new luxury R4.5 million game lodge adjoining the False Bay Park, on the western shores of St Lucia. The assessment includes a strategic market plan and financial profit and loss statement for a 3 to 5 year period.

8. MOSDENE NATURE RESERVE: NYL RIVER FLOOD PLAIN
Application to the Province in terms of the Public Resorts Ordinance in order to develop and establish the reserve with tourist facilities. Also a feasibility study and preliminary marketing strategy in terms of a proposed luxury country house lodge development in the 5 000 hectare Mosdene Nature Reserve. The reserve is located on the internationally renowned ornithological wetland area of the Nyl River Flood Plain, Northern Province.

9. PONGOLWANE BIOSPHERE RESERVE : KWAZULU
Strategic planning and development of the 35 000 hectare Pongolwane Biosphere Reserve in northern KwaZulu Natal, to incorporate tourism facilities and infrastructure, optimum lodge development, environmental planning and resource management.

10. GREATER PRETORIA METRO COUNCIL: EIA FOR HATHERLEY LANDFILL SITE EXTENSION
Preparation and approval of a Scoping Report in terms of Environment Conservation Act regulations and Minimum Requirements of the Dept of Water Affairs, for a regional landfill site located in the northern area of the Eastern Gauteng Services Council.

11. HELDERFONTEIN ESTATE : ENVIRONMENTAL IMPACT ASSESSMENT RIVERSIDE TOWNSHIP A full Environmental Impact Assessment a 118ha development for a residential golf course estate. Specialist ecological surveys and Red Data species investigations were considered critical.

12. GREATER NYLSTROOM TLC: EIA FOR A PROPOSED LANDFILL SITE
Preparation and approval of a Scoping Report in terms of Environment Conservation Act regulations and Minimum Requirements of the Dept of Water Affairs, for a regional landfill site located outside Nylstroom in the Northern Province.

13. GREATER PRETORIA METRO COUNCIL: SCOPING REPORTS FOR NEW LOW INCOME RESIDENTIAL DEVELOPMENTS: ATTERIDGEVILLE & SOSHANGUVE
Preparation and approval of a Scoping Report in terms of Environment Conservation Act, for proposed new low income residential areas in Soshanguve and Atteridgeville.

14. AECI REAL ESTATE PTY LTD
Preparation and approval of a Scoping Report in terms of Environment Conservation Act, for proposed new 300ha mixed township adjoining Modderfontein and Edenvale. Specialist hydrology and soil surveys were required due to the long time effluent spraying on the site by AECI.

15. STOCKS AND STOCKS PROPERTIES (PTY) LTD: BELLS GOLFING ACADEMY
Preparation and approval of a Scoping Report in terms of Environment Conservation Act, for a proposed golf driving range, putting and chipping greens in the 1:50 year floodline of the Hennops River, Centurion.
16. ELCON PROJECTS/ KIRON HOMES/ GERMISTON CITY COUNCIL
Preparation and approval of Scoping Reports in terms of Environment Conservation Act, for the development of low income housing developments with government grants on Farm Rondebult(10ha) and Farm Vlakplaats (405ha).

17. ELCON PROJECTS/ KIRON HOMES: Preparation and approval of Scoping Reports in terms of Environment Conservation Act, for the development of low income housing developments with government grants in the Moutse TLC and KwaMhlanga TLC areas of Mpumalanga.

18. BOKSBURG CITY COUNCIL/EMENDO: EIA FOR LOW INCOME HOUSING: BOKSBURG Preparation and approval of a Scoping Report in terms of Environmental Conservation Act, for the development of low income housing developments with government grants in the Brakpan/ Boksburg area adjoining Villa Liza, Gauteng.

19. KHAYALAMI METRO COUNCIL (EKURHULENI): EIA FOR EXTENSIONS OF TSWELAPELE : PROJECT DUDUZA Preparation and approval of a Scoping Report in terms of Environmental Conservation Act, for the formal development of low income housing developments and upgrade of the informal settlement with government grants at Olifantsfontein adjoining Ivory Park/ Tswelapele/ Winnie Mandela, Midrand

20. KIRON HOMES: EIA FOR FURTHER EXTENSIONS OF DIEPSLOOT SETTLEMENT
Preparation and approval of a Scoping Report in terms of Environmental Conservation Act, for the formal development of low income housing developments with government grants at Diepsloot

21. TOWNSHIP REALTORS: EIA FOR FUTURE EXTENSIONS OF PROTEA GLEN
Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of further residential extensions to Protea Glen, south west of Soweto. The project included specialist studies for ground water conditions.

22. MODDERBEE (PTY) LTD: EIA FOR ALLIANCE EXT 1 & MODDER EAST EXT 2
Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of medium income residential development in the Springs/Benonin area. The project included specialist studies due to the undermining conditions.

23. SEDGELEY DEVELOPMENTS: PORTIONS OF THE FARM RIETFONTEIN: GLEN MARAIS EXTENSION 59
Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of a shopping centre, located within the Swartspruit, Kempton Park The project included specialist studies in alteration of the floodline and reclamtion of land below the existing floodline.

24. CENTURY PROJECTS: EIA FOR A GUEST LODGE DEVELOPMENT: MPUMALANGA: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of a luxury guest resort based on the Drakensberg escarpment in Graskop, Mpumalanga. Sensitive ecology and presence of the endangered Blue Swallow are significant components of the site.

25. CITY OF JOHANNESBURG: SOL PLAATJES VILLAGE
Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the formalisation of the old Durban Roodepoort Deep hostel and surrounding squatter area for government grant housing.

26. SUMMERCON HOLDING CO: VARIOUS TOWNSHIPS SUNNINGHILL & PAULSHOF: Applications in terms of Environmental Conservation Act, for the development of upmarket, high density (70 dwelling units/hectare) residential apartments in the Sandton area, Johannesburg
27. GAUTENG PROVINCIAL HOUSING BOARD: ETHEMBALETHU ECO-VILLAGE: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of a low income government funded housing development in the Muldersdrift area, bordering the World Heritage Site. Specialist ecological and hydrological studies were undertaken.


29. CHARTPRO PROPERTIES: PART OF THE FARM PARKVIEW GOLF COURSE: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of a 3ha residential development, which involves part of the Parkview Golf Course, Parkview.

30. TRANSACT (PTY) LTD: PORTIONS OF THE FARM WITFONTEIN: KEMPTON PARK: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of ±350ha for a residential and business development, in the Kempton Park area, adjoining the Glen Marais areas and adjoining the R21 freeway. Issues of noise from the airport and high potential agricultural land, were investigated.

31. CITY OF JOHANNESBURG: EIA ORANGE FARM EXTENSIONS 9 AND 10: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of extensions of Orange Farm for Provincial Housing Board low cost housing and to accommodate existing informal settlement.

32. CENTURY PROJECTS: EIA FOR THE HONEYGUIDE CONCESSION AREA IN MANYALETI GAME RESERVE: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the construction and upgrading of a luxury tented camp based in the Provincial Manyaleti Game Reserve, Mpumalanga. This included negotiations with the Department of Environmental Affairs and Tourism.

33. WATERKLOOF MARINA ESTATE: WATERKLOOF QUARRY SITE: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the rehabilitation and development of the 15ha Waterkloof quarry site, for upmarket residential development and a restaurant. This included negotiations with the Department of Water Affairs and Forestry.

34. DEPT AGRICULTURE CONSERVATION ENVIRONMENT & LAND AFFAIRS: GAUTENG'S RAPID RAIL PROJECT: Appointment by DACEL to undertake an Independent review of the land use and town planning components of the Environmental Impact Assessment report for the Gautrain Rapid Rail Link.

35. IRENE LAND CORPORATION: IRENE EXTENSIONS 29 AND 47: Preparation & approval of Scoping Reports in terms of Environmental Conservation Act, for the development of two ±40ha sites in Centurion, for residential and office development. Specialist ecological surveys were undertaken to identify Red Data plant species.

36. LE-SEL RESEARCH (PTY) LTD: MAJOR HAZARDOUS INSTALLATION: HALFWAY HOUSE. Environmental Impact Assessment for proposed relocation of the company’s aerosol manufacturing plant. Specialist air pollution & hydrological surveys undertaken.
36. WILDERNESS SAFARIS: LUXURY SAFARI CAMP: MAKULEKE CONTRACTUAL PARK: KRUGER NATIONAL PARK: Application to DEAT for environmental authorisation for 2 luxury safari camps in the Makuleke area of Kruger National Park. The 24 000ha area was the subject of a successful land claim through the Land Claims Commission.

37. LILIES LEAF TRUST: LILIES LEAF LEGACY PROJECT
Development of an Environmental Management Plan for management of the redevelopment of Lilies Leaf Farm as a educational historic and cultural monument, together with an upmarket luxury hotel. The historic site in Rivonia is where Nelson Mandela was living prior to being arrested.

38. TOWNSHIP REALTORS: EIA FOR PROTEA GLEN EXTENSION 17
Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of further residential extensions to Protea Glen, south west of Soweto. The project included specialist studies for ground water conditions.

39. UP ON POINT PROPERTIES: GOLF ISLAND, PARYS: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the upgrade of the existing Parys golf course into a residential golf estate, located on the island in the Vaal River.

40. WRAPEX: BLAIR ATHOLL LODGE: Feasibility and investment investigation into the establishment of a 5 star plus luxury lodge in the Blair Atholl Estate.

41. BALWIN PROPERTIES: GLENVISTA EXTENSION 13: Preparation & approval of Scoping Reports in terms of Environmental Conservation Act, for the development of upmarket residential estates in the Glenvista area. Specialist ecological surveys were undertaken to identify Red Data plant species.

42. SUMMERCON HOLDCO: VARIOUS: a number of applications made in terms of the environmental legislation for high density residential clusters in the Fourways, Sandton, Paulshof and Sunninghill areas.

43. INVESTEC: TUNNEY EXTENSIONS 9 AND 12: Preparation & approval of Scoping Reports in terms of Environmental Conservation Act, for the development of various industrial and commercial townships in the Germiston area.

44. DEPT OF ENVIRONMENTAL AFFAIRS AND TOURISM: Undertook 7 different feasibility studies for DEAT in terms of their job creation project, specifically related to the development of tourism facilities. Sites included the Abe Bailey Natures Reserve, the Richtersveld, Waterberg Biosphere, Komatiport, Port St Johns, Coffee Bay, and Lake Gariep.

45. HELDERFONTEIN ESTATE: VARIOUS PORTIONS OF THE FARM ZEVENFONTEIN: Preparation & approval of Scoping Reports in terms of Environmental Conservation Act, for the development of upmarket residential developments at the Helderfontein Estate, north of Lonehill. Specialist ecological surveys were undertaken to identify Red Data plant species.

46. SABLE HOMES: PORTIONS OF THE FARM ZWARTKOPPIES: Preparation & approval of Scoping Reports in terms of Environmental Conservation Act, for the development of ±1000 ha in the area to the east of Silver Lakes for diverse mixed use developments, including residential developments, as well as commercial and business activities. Specialist ecological surveys were undertaken to identify Red Data species.

47. IRENE LAND CORPORATION: VARIOUS PORTIONS OF THE FARM DOORKLOOF: The undertaking of several applications in the area to the east of
Irene, Centurion, for upmarket residential developments, as well as commercial and business developments.

48. NKANGALA DISTRICT MUNICIPALITY: PROPOSED UPGRADE OF SEWAGE WORKS: Application to upgrade the existing sewage works at Waterval Boven, Nkangala

49. JABULANI BUSH CAMP: FARM JABULANI: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the construction and upgrading of luxury housing on a farm in the lower Drakensburg, adjoining Little Switzerland.

50. TINTSWALO LODGES: KOEEL BAY LODGE: Application and approval of a luxury guest lodge at Koeel Bay on the Cape Peninsular, overlooking Hout Bay. Application made through the Western Cape Dept of Environment Affairs and Development Planning

51. EGOLI VIEW MALL: FARM VLAKPLAATS: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the construction of a major new business and retail centre on the N3 adjoining Vosloorus and Kagiso

52. FILEY INVESTMENTS: FARM ALEWYNSPoORT: EYE OF AFRICA: Preparation & approval of Scoping Reports in terms of the ECA, for the development of a new mixed residential and golf course estate in the Midval area. Specialist ecological surveys were undertaken to identify Red Data plant species, as well as a heritage assessment

53. DIHLABENG MUNICIPALITY: BAKEN PARK EXTS 4 TO 7: Preparation & approval of a Scoping Report, for the development of low income government funded housing development in the Bethlehem area of the Free State for the huge backlog of low income families

54. GOOSEBAY CANYON: FARM ZEEKOEFONTein: Preparation & approval of a Scoping Report, for the development of a small housing development adjoining the Vaal River

55. ESKOM: PROPOSED NEW POWER STATIONS AT KENDEL AND VAAL SOUTH: Input into the Environmental impact assessment process for Eskoms two new power stations in the Vaal Triangle

56. LIMPOPO PARKS BOARD: SCHUINSdRAAI NATURE RESERVE: Preparation of an ecological master plan for the future planning and use of the Schuinsdraai Nature Reserve in the Limpopo Province, especially to determine future tourism use.

57. BALWIN PROPERTIES: OAKDene: Preparation & approval of a Scoping Report in terms of Environmental Conservation Act, for the development of upmarket residential estates in the Oakdene area. Specialist ecological surveys were undertaken to identify Red Data plant species, as well as a heritage assessment

58. ELMIR PROJECTS: BANKEVELD GOLF ESTATE: Preparation & approval of Scoping and EIA Reports in terms of NEMA, for the development of a upmarket residential and golf estate in the Witbank area adjoining the Witbank Dam area of Mpumalanga. Specialist ecological surveys were undertaken to identify Red Data plant species, as well as a heritage assessment

59. FILEY INVESTMENTS: FARM WATerval: Preparation & approval of Scoping and EIA Reports in terms of NEMA, for the development of a new industrial estate and the new Heineken Brewery in the Midvaal area. Specialist ecological surveys were undertaken to identify Red Data plant species, as well as a heritage assessment
60. RYTON ESTATES: Preparation & approval of Scoping and EIA Reports in terms of NEMA, for the development of a upmarket residential and golf estate in the Waterval Boven area of Mpumalanga. Specialist ecological surveys were undertaken to identify Red Data plant species, as well as a heritage assessment.

61. EKURHULENI METRO COUNCIL: SERVICE INFRASTRUCTURE UPGRADE: Obtaining of environmental authorisation in terms of NEMA for several civils services projects, including stormwater drains, bridges, sewerage pipelines in parts of Ekurhuleni including Tembisa, TswelaPele and Kempton Park.

62. WEST RAND MUNICIPAL DISTRICT: Obtaining of environmental authorisation in terms of NEMA for several civils services projects, including water pipelines and bridges in parts of the West Rand District.

63. KIRON HOMES: MAHUBE VALLEY: Preparation & approval of Scoping and EIA Reports, for the development of affordable housing developments in the Mabapone area of Tshwane.

64. TOWNSHIP REALTORS: FARM ZUURBEKOM: PROTEA GLEN: Obtaining of environmental authorisation in terms of NEMA for a new industrial development node in the Protea Glen area, south west Johannesburg.

65. KIRON HOMES: FARM FINAALSPAN: Obtaining of environmental authorisation in terms of NEMA for the development of affordable housing developments in the Dawn Park, Villa Liza area of Boksburg.

66. GROUP FIVE: LYDENBURG ECO ESTATES: Appointed to obtaining environmental authorisation in terms of NEMA for the development of residential eco estates and golf course estates in Lydenburg, Mpumalanga.

CLIENTELE LIST TO 2008

AECI Real Estate (Pty) Ltd
Balfour Municipality / Dipelaseeng
Balwin Properties
Bohlweki Environmental (Pty) Ltd
Boksburg City Council
Centurion Town Council
Century Properties
City of Johannesburg Metropolitan Council
City of Tshwane Metropolitan Council
Commission on Restitution of Land Rights
Department of Arts Culture and Technology
Department of Environment Affairs & Tourism
Development Bank of Southern Africa
East Cape Game Traders
Eastern Cape Tourism Board
Ekurhuleni Metropolitan Council
Elcon Construction (Pty) Ltd
Eskom
Exeter Game Lodges
Gariep Municipality
Gauteng Department of Agriculture, Conservation and Environment
Gauteng Department of Land Affairs
Gauteng Province Dept of Economic Affairs
Greater Nylstroom TLC
Group Five
Gwalagwala Nature Reserve
Heidelberg TLC / Lesedi

Madikwe River Lodge
Marakele Ecosafaris
Mary Slack Oppenheimer
Matrix Properties (Pty) Ltd
Midrand Town Council
Midvaal Municipal Council
Mogale Local Municipality
Mondi Forests
Mosdene Nature Reserve
MTN (Telecommunication Network)
Munbak Developments
M5 Developments
Namibia Department of Trade & Industry
Northern Province Dept of Land Affairs
Northern Cape Provincial Govt
North West Parks & Tourism Dept
Ongava Game Reserve
Palace Engineering Services
Phumelela (Vrede) Municipality
Planteck Associates
Pongolapoort Biosphere Reserve
Probuild
Qwa Qwa Municipality / Thabo Mfutsunyane
RBA Developments
Renprop (Pty) Ltd
RETOSA
RPP Developments
Sable Homes (Pty) Ltd
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