



BACKGROUND INFORMATION DOCUMENT (BID) **Basic Assessment Environmental Process**

Proposed Kraaibosch Filling & Service Station, Erf 25831, George

4 November 2010

Introduction & Background

Strané Trust 4023/01 (the Applicant), intends to establish a filling and service station on Erf 25831, Kraaibosch. Erf 25831 is located in the **Greater Kraaibosch Area**, approximately five kilometres east of the Central Business District of George. The development site borders Knysna Road and is located on the North-Westerly corner of the traffic intersection at the Garden Route Mall. **Figure 1** shows the location of the site.

The development site was included as part of the detailed environmental assessment and planning processes for the greater Kraaibosch Residential Estate development, which were approved on 9 January 2006 (*DEA&DP Reference: EG12/2/1-37 Kraaibosch 195/1*). The site falls within the jurisdictional area of the **George Municipality** and within the urban edge of George.

The **need and desirability** of the proposed filling station is partially motivated by the presence of several newly approved residential developments in the Greater Kraaibosch Area (including Kraaibosch Country Estate, Kraaibosch Manor and Blue Mountain Village), which are at various stages of development, and are stimulating the demand for associated services and amenities.

Why is an environmental process necessary?

In order to determine whether the Applicant [**Strané Trust 4023/01**] may commence with the proposed activity, and to ensure that the proposal will not result in any significant detrimental impacts to the receiving environment, and ultimately to inform the Department of Environmental Affairs decision about this application, a **Basic Assessment (BA)** environmental process must be followed. This is due to the fact that the proposed development triggers a "listed activity" as stipulated in the National Environmental Management Act (NEMA) Act No. 107 of 1998 (including the 2010 Environmental Regulations).

Cape Environmental Assessment Practitioners (Cape EAPrac) has been appointed, as independent environmental assessment practitioners (EAP), to facilitate the legally required BA environmental process. This process provides opportunity for specialist input as well as for the public and key roleplayers to give input and participate in the process.

What is the purpose of this document?

The main purpose of this **Background Information Document (BID)** is to:

- Provide potential "Interested and Affected Parties" (I&APs) with information regarding the proposed development;
- Describe the environmental process being undertaken;
- Provide I&APs with the opportunity to raise issues or concerns regarding the environmental process and/or the proposal; and
- Provide information on the way-forward for the environmental process.

Description of the site & environment

The site is zoned Business Zone II, and will be rezoned to **Business Zone V** to accommodate a filling station and ancillary retail facilities. The size of the property is approximately 4 588m².

The property is vacant and the vegetation cover consists of a combination of **grass species**. Remnants of indigenous vegetation are sparse and scattered amongst the grasses, resulting in a very **low conservation status**.

The property slopes in a northerly direction and the **drainage line** running to the north of the development site is approximately 80m away, and separated in between by another property.

There are six (6) existing filling stations within a radius of 5km from the development site. The closest filling stations to the property are located outside of town on the N2 (two filling stations near Rademacher's), approximately 2km away. Another four filling stations are positioned in town, along Courtney/Knysna Road, with the closest being 3km from the development site (near the Pick'nPay centre). The furthest filling station is located near the York Street traffic circle, which is also the only filling station located along the northern boundary of Courtney/Knysna Road. If the proposed filling station is approved, it will be the second filling station along the northern boundary of Knysna Road.

What is being proposed?

The proposal includes the following:

- Establishing of a **filling station** with service facilities for the dispensing of both octane and diesel fuels (petrol and diesel);
- Approximately five **Underground Storage Tanks (USTs)** with an approximate capacity of 125m³ (125 000 litres) for fuel storage; and
- Amenities including a **restaurant, take-away / pizza facility and a 24-hour convenience store.**

The Applicant has indicated that the proposal **does not** allow for a truck stop or carwash. The internal layout will however allow for fuel delivery vehicles to access the site.

Need & Desirability:

- The site is located within the urban edge, along the northern boundary of Knysna Road, at an already established signalled traffic intersection, thus providing vehicles with easy and safe access (i.e. no turning against the traffic flow);
- The only other filling station located on the northern side of Knysna Road is located 5km away near the York Street traffic circle;
- The site forms part of the Greater Kraaibosch Area, which is developing as a new residential node, with various residential developments in various stages of development (including Kraaibosch Estate, Kraaibosch Manor etc.);
- The proposed Filling and Service Station will cater mainly for passenger and light commercial vehicles, thus servicing the surrounding land uses (i.e. residential development and visitors to the Garden Route Mall); and
- The development site has existing Business Zone rights (has been allocated for Business / Commercial purposes).

What legislation applies?

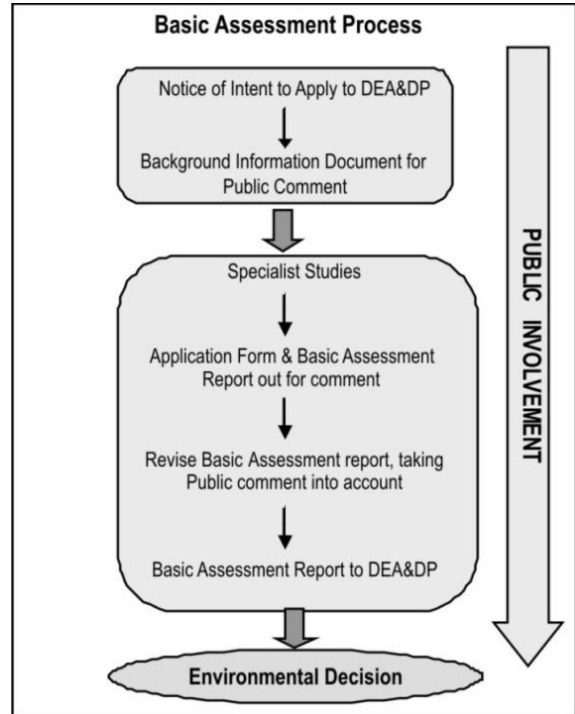
The environmental process is undertaken in terms of the National Environmental Management Act, (Act No.107 of 1998) including the 2010 Environmental Regulations.

Ito the above Act, the following listed activity is applicable: **R544 (13)** – *The construction of facilities or infrastructure for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with combined capacity of 80 cubic metres, but not exceeding 500 cubic metres {for the purpose of five underground storage tanks with a combined capacity of 125 cubic metres.*

Before this listed activity may be undertaken, the necessary authorisation must be obtained from the relevant authority - the provincial Department of Environmental Affairs and Development Planning (DEA&DP).

In addition to the environmental process, the **planning process** (for rezoning) will be undertaken in terms of the *Land Use Planning Ordinance*, 1985, and an application will be submitted to Department of Minerals & Energy, in terms of the *Petroleum Product Act* (120 of 1977) for the necessary **operating permit(s)**.

1.1. What process will be undertaken?



The environmental process for this project involves the following steps as part of a Basic Assessment process:

Steps completed as part of the process:

- Submission of the **Application Form** to DEA&DP on 14 October 2010 (accepted by DEA&DP on 22 October 2010, Reference number EG12/2/4/1-D2/11-0031/10)
 - Identify & notify key **stakeholders, authorities** and relevant **Interested and Affected Parties (I&AP's)**;
 - Availability of the **BID**, briefly explaining the process and project (*this document*);
 - **Advertise** the project in the relevant local newspaper **calling for I&APs to register** for the environmental process (*advert placed in the George Herald, issue of 04 November 2010*);
 - Open a **Register** for Stakeholders who will continue to participate in the environmental process (*only those parties who react to notices, adverts, attend meetings etc. will be kept informed throughout the remainder of the environmental process*);
 - Appoint **specialists** to determine development constraints and evaluate/assess potential issues of concern;
- Activities still to be undertaken as part of process:
- Undertaking of various **specialist investigations and studies** to inform the process;
 - Availability of the draft **Basic Assessment Report (BAR) and Environmental Management Programme (EMP)** for **public review and comment**, highlighting all issues identified by the project team and specialists, alternatives considered, with specialist responses and mitigations;
 - Compilation of the final **BAR and EMP**, incorporating all comments received, and **submit to DEA&DP** for consideration and decision-making; and
 - Inform **registered I&APs** of DEA&DP's decision by means of correspondence.

Which parties were informed of this proposal?

In compliance with the regulations on Public Participation, the following property owners, state departments, local authorities, Non-Governmental Organizations and other parties have been provided with written notification of the

proposal, as well as a copy of this BID, as per Regulation 54 – 57:

- All directly adjacent **property owners** including:
Erf 24368; Erf 24028 and Erf 24119 (Kraaibosch Manor, Kraaibosch Estate, Provincial Roads, Blue Mountain Village, Garden Route Mall);
- Local Councillor;
- Local Authority (George Municipality);
- Eden District Municipality;
- Department of Environmental Affairs & Development Planning (planning);
- Provincial Department of Health;
- Provincial Department of Transport & Public Works;
- South African National Road Agency (SanRal);
- Department of Minerals & Energy;
- Provincial Department of Water Affairs;
- Department of Agriculture, Forestry & Fisheries;
- Heritage Western Cape;
- Fuel Retailers Association;
- George Business Chamber;
- Kraaibosch Conservancy;
- Glenwood Conservancy;
- Cape Nature

These parties are requested to inform Cape EAPrac if (i) they have preliminary issues/concerns, (ii) know additional I&APs we should contact or (iii) they you would like to make a comment about the issues already listed.

Why and how should I get involved?

In the event that you have an **interest** in the project, or feel that you **may be affected** by the proposed development, you are invited to **register** as an I&AP for the environmental process. An important component of the Basic Assessment is **public consultation** as it provides the opportunity to get a better understanding of what is being proposed and to raise any issues or concerns you may have.

How does one register for the Basic Assessment process?

This notice does not mean that the party receiving this notice has been automatically registered as an “Interested & Affected Party”.

Respond to the Advert, BID or Notification letter by forwarding your full contact details (name, postal address, email address, fax and telephone number) to *Cape EAPrac* within the provided registration period, **no later than Monday, 06 December 2010.**

ONLY THOSE PARTIES THAT FORMALLY REGISTER WITH CAPE EAPRAC, SUBMIT COMMENT OR ATTEND MEETINGS WILL BE KEPT INFORMED (RECEIVE PROJECT RELATED INFORMATION) THROUGHOUT THE REMAINDER OF THE PROCESS.

Please note the Department’s Reference Number for this application, on all correspondence: EG12/2/3/1/D1/14/1664/10

In order to be registered, any direct business, financial, personal or other interest which you may have in the approval or refusal of the proposed project must be disclosed.

If you have any preliminary comments on the proposed development or environmental process, please complete the attached form and return it to *Cape EAPrac* at the address or fax number provided below. Submissions must reach *Cape EAPrac* **no later than Monday 06 December 2010.**

What issues have been identified to date?

Potential issues that have already been identified by the Project team include but are not limited to:

- Potential traffic flow constraints at the intersection;
- Safe access to the filling station;
- Potentially pollution of groundwater/surface resources through stormwater runoff or leaks;
- Potentially economic impact on other filling and service stations.

ALL NEW AND RELEVANT ISSUES OR CONCERNS RAISED DURING THE PROCESS WILL BE CONSIDERED AS PART OF THE ENVIRONMENTAL PROCESS AND WILL BE ADDRESSED PRIOR TO COMPLETING THE ENVIRONMENTAL PROCESS.

Alternatives

In terms of the NEMA legislation, alternatives must be considered during an assessment. These may be site, activity or technological alternatives. As such, alternatives to the development concept and layout will be developed/investigated throughout the environmental process.

Application for Exemption

Cape EAPrac has not applied for any specific exemptions from the Regulations. The process will be done in accordance with the relevant requirements of the environmental Regulations.

If you are interested in or feel that you may be affected by the proposed development, please register with Cape EAPrac as an Interested and Affected Party, in order for us to ensure that you are kept up to date with the project. Please make sure to send your registration notice and any comment you would like to submit at this stage, in writing, to:

Cape EAPrac

ATT: Francini van Staden

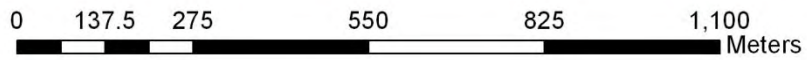
PO Box 2070, George, 6530

Telephone: 044 874 0365

Facsimile: 044 874 0432

E-mail: francini@cape-eaprac.co.za

Registration notices and any preliminary comments must reach this office no later than 06 December 2010.



 Proposed Filling Station



Proposed Filling Station

Erf, 25831 - Kraibosch
George
Ref: GEO102
Date: October 2010

BASIC ASSESSMENT ENVIRONMENTAL PROCESS

FOR THE PROPOSED KRAAIBOSCH FILLIN & SERVICE STATION, ERF 25831, GEORGE

COMMENT / RESPONSE SHEET on BID

Should you have any preliminary comments and would like to be registered as an Interested and Affected Party ("I&AP"), please complete this form and return it to *Cape EAPrac* at P O Box 2070, George, 6530. Tel: 044 874 0365, Fax: 044 874 0432, Email: francini@cape-eaprac.co.za, **on or before, Monday, 06 December 2010.**

TITLE & NAME	
ADDRESS	
ORGANISATION	
TEL / FAX NUMBER	
CELL NUMBER	
E-MAIL	

COMMENTS

1. Please indicate whether you **support/object** to the proposed development and state your reasons:

2. List any **key issues or concerns** relating to the proposed development:

3. Describe your **reason/motivation** for participating in this environmental process (disclose any interest):

4. List any potential (reasonable) **alternatives** for the site:

5. List **interested & affected parties** (I&APs) that you feel should be registered (provide their full contact details and who they represent):

**SHOULD YOU REQUIRE ADDITIONAL SPACE FOR YOUR COMMENTS, PLEASE FEEL FREE TO ADD
ADDITIONAL PAGES TO THIS FORM.**

THANK YOU FOR YOUR PARTICIPATION IN THE ENVIRONMENTAL PROCESS