



**Western Cape
Government**

Environmental Affairs and
Development Planning

**DIRECTORATE: LAND MANAGEMENT
REGION 3**

EIA REFERENCE NUMBER: EG12/2/4/1-D2/22-0067/11

ENQUIRIES: Mrs. R. Roets

DATE OF ISSUE: 2012 -11- 14

Mr. Aboobaker Ismail
PO Box 6007
LENASIA NORTH
1838

received
14 November 2012
Selt.

Tel: (011) 852 3288
Fax: (011) 854 2451

Dear Sir

**APPLICATION FOR ENVIRONMENTAL AUTHORISATION AND EXEMPTION IN TERMS OF
THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND
THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2010: PROPOSED
PARKDENE FILLING STATION ON ERF 11221, PARKDENE, GEORGE**

With reference to your application for the abovementioned, find below the outcome with respect to this application.

ENVIRONMENTAL AUTHORISATION AND EXEMPTION

DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2010, ("NEMA EIA Regulations") the competent authority herewith **grants environmental authorisation** to the applicant to undertake the list of activities specified in section B below with respect to Design Alternative 3 described in the final Basic Assessment Report dated 19 September 2012

The granting of this environmental authorisation (hereinafter referred to as the "environmental authorisation") is subject to compliance with the conditions set out in section E below.

A. DETAILS OF THE APPLICANT FOR THIS ENVIRONMENTAL AUTHORISATION

Mr. Aboobaker Ismail
PO Box 6007

4th Floor York Park Building York Street GEORGE Private Bag X6530, GEORGE, 6530
tel: +27 44 805 8600 fax: +27 44 874 2423 www.westerncape.gov.za/eadp

LENASIA NORTH

1838

Tel: (011) 852 3288

Fax: (011) 854 2451

The abovementioned juristic person is the holder of this environmental authorisation and is hereinafter referred to as "the applicant".

B. LIST OF ACTIVITIES AUTHORISED

Government Notice No. R544 of 18 June 2010 -

Activity Number: 13

Activity Description: *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 a combined capacity of 80 but not exceeding 500 cubic metres;*

The abovementioned list is hereinafter referred to as "the listed activity".

The applicant is herein authorised to undertake the following alternative related to the listed activities:

Layout Alternative 1 (Preferred Alternative):

Layout Alternative faces north (towards Main Street) and has a total development footprint of 769.55m². This larger development footprint is within the Business Zone rights and coverage rights of the erf and is therefore preferred above a smaller layout as shown in Alternative 2.

The development further entails the installation of five Underground Storage Tanks (USTs) with a combined capacity of approximately 115 m³ (115 000 litres) on the premises at a depth of approximately 2 to 2.5 metres below natural ground level. In addition to the forecourt and tanker refuelling area, the development also includes the establishment of small commercial and retail facilities, such as a convenience store. Provision will also be made for twenty-two surfaced parking bays (two parking bays will be designated for disabled persons) and internal access and service roads that will be surfaced. The development will also make provision for a carwash facility on the filling station premises and the establishment of a hard-surfaced fuel dispensing forecourt. The filling station will be equipped for the dispensing of octane (petrol) and diesel fuels, for passenger and light delivery vehicles, as well as heavy vehicle.

C. PROPERTY DESCRIPTION AND LOCATION

The site covers an area of approximately 4 995m² and is currently zoned for Business and the consent use under this zoning allow for the operation of a filling station on Erf 11221. The site falls within the jurisdictional area of the George Municipality and is located within the urban edge of George on the corner of Sandkraal and Main Road, Parkdene, which is approximately 3,5 kilometres South-East of the Central Business District of George.

Co-ordinates:

Latitude: 33° 59' 33.00"South

Longitude: 22° 28' 31.10"East

hereinafter referred to as "the site".

D. DETAILS OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

Cape EAPrac (Pty) Ltd.
C/o Ms. Francini van Staden
PO Box 2070
GEORGE
6530

Tel: (044) 874 0365

Fax: (044) 874 0342

E. CONDITIONS OF AUTHORISATION

1. This environmental authorisation is valid for a period of **five years** from the date of issue. The holder must commence with all the listed activities within the said period or this environmental authorisation lapses and a new application for environmental authorisation must be submitted to the competent authority, unless the holder has lodged a valid application for the amendment of the validity period of this environmental authorisation, before the expiry of this environmental authorisation. In such instances, the validity period will be automatically extended ("the period of administrative extension") from the day before this environmental authorisation would otherwise have lapsed, until the amendment application for the extension of the validity period is decided. The listed activities, including site preparation, may not commence during the period of administrative extension.
2. The listed activities, including site preparation, may not commence within 20 (twenty) calendar days of the date of issue of this environmental authorisation. In the event that an appeal notice and subsequent appeal is lodged with the competent authority, the effect of this environmental authorisation may be suspended until such time as the appeal is decided.
3. The applicant must in writing, within 12 (twelve) calendar days of the date of this decision and in accordance with regulation 10(2)–
 - 3.1 notify all registered interested and affected parties of –
 - 3.1.1 the outcome of the application;
 - 3.1.2 the reasons for the decision as included in Annexure 1;
 - 3.1.3 the date of the decision; and
 - 3.1.4 the date of issue of the decision;
 - 3.2 draw the attention of all registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms

of Chapter 7 of the Environmental Impact Assessment Amendment Regulations, 2010 detailed in section F below;

3.3 draw the attention of all registered interested and affected parties to the manner in which they may access the decision.

4. Seven calendar day's notice, in writing, must be given to the competent authority before commencement of construction activities.

4.1. The notice must make clear reference to the site details and EIA Reference number given above.

4.2. The notice must also include proof of compliance with the following conditions described herein:

Conditions: 2, 3, 8 and 12

5. The holder is responsible for ensuring compliance with the conditions by any person acting on his/her behalf, including an agent, sub-contractor, employee or any person rendering a service to the holder.

6. Any changes to, or deviations from the scope of the description set out in section B above must be accepted or approved, in writing, by the competent authority before such changes or deviations may be implemented. In assessing whether to grant such acceptance/approval or not, the competent authority may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder to apply for further authorisation in terms of the applicable legislation.

7. The applicant must notify the competent authority in writing, within 24 hours thereof if any condition herein stipulated is not being complied with.

8. The draft Environmental Management Programme ("EMP") must be amended to address the following aspects and be re-submitted to the competent authority for approval, prior to commencement of construction:

8.1. Incorporate all the conditions of this Environmental Authorisation;

8.2. Amend the draft EMP to include all the key mitigation measures recommended by the specialists and contained in the BAR, as well as those conditions that are practically implementable and imposed by all organs of state who commented on the proposal.

An application for amendment to the EMP must be submitted to the competent authority if any further amendments are to be made to the EMP and this may only be implemented once the amended EMP has been authorised by the competent authority. The EMP must be included in all contract documentation for all phases of implementation.

9. A copy of the environmental authorisation and the EMP must be kept at the site where the listed activities will be undertaken. Access to the site referred to

in section C above must be granted and the environmental authorisation and EMP must be produced to any authorised official representing the competent authority who requests to see it for the purposes of assessing and/or monitoring compliance with the conditions contained herein. The environmental authorisation and EMP must also be made available for inspection by any employee or agent of the applicant who works or undertakes work at the site.

10. The applicant must submit an application for amendment of the environmental authorisation to the competent authority where any detail with respect to the environmental authorisation must be amended, added, substituted, corrected, removed or updated. Further, the rights granted by this environmental authorisation are personal rights (i.e. not attached to a property, but granted to a natural or juristic person). As such, only the holder may undertake the activities authorised by the competent authority. Permission to transfer the rights and obligations contained herein must be applied for in the following manner:
 - 10.1. The applicant must submit an originally signed and dated application for amendment of the environmental authorisation to the competent authority stating that he/she wishes the rights and obligations contained herein to be transferred, and including (a) confirmation that the environmental authorisation is still in force (i.e. that the validity period has not yet expired or the activities were lawfully commenced with); (b) the contact details of the person who will be the new holder; (c) the reasons for the transfer; (d) an originally signed letter from the proposed new holder acknowledging the rights and obligations contained in the environmental authorisation and indicating that he/she has the ability to implement the mitigation and management measures and to comply with the stipulated conditions.
 - 10.2. The competent authority will issue an amendment to the new holder either by way of a new environmental authorisation or an addendum to the existing environmental authorisation if the transfer is found to be appropriate.
11. Non-compliance with a condition of this environmental authorisation or EMP may result in suspension of this environmental authorisation and may render the holder liable for criminal prosecution.
12. The holder must appoint a suitably experienced environmental control officer ("ECO"), for the construction phase before commencement of any land clearing or construction activities to ensure compliance with the EMP and the conditions contained herein.
13. An integrated waste management approach, which is based on waste minimisation and incorporates reduction, recycling, re-use and disposal, where appropriate, must be employed. Any solid waste must be disposed of at a landfill licensed in terms of the applicable legislation.

14. All procedures and equipment used within the site should comply with the Occupational Health and Safety Act (Act 85 of 1983) and should also comply with the SANS 10089 Part 3's particulars for the industry standards associated with pumps and dispensers to ensure that the equipment used is accord to these standards, thereby reducing any avoidable vapour emissions.
15. Should any heritage remains be exposed during excavations or any actions on the site, these must immediately be reported to the Provincial Heritage Resources Authority of the Western Cape, Heritage Western Cape (in accordance with the applicable legislation). Heritage remains uncovered or disturbed during earthworks must not be further disturbed until the necessary approval has been obtained from Heritage Western Cape. Heritage remains include: archaeological remains (including fossil bones and fossil shells); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts and bone remains; structures and other built features; rock art and rock engravings; shipwrecks; and graves or unmarked human burials.

A qualified archaeologist must be contracted where necessary (at the expense of the applicant and in consultation with the relevant authority) to remove any human remains in accordance with the requirements of the relevant authority.

F. APPEALS

Appeals must comply with the provisions contained in Chapter 7 of the Environmental Impact Assessment Amendment Regulations, 2010.

1. An appellant must –

- 1.1. submit a notice of intention to appeal to the Minister, within 20 (twenty) calendar days of the date of the decision;
- 1.2. submit the appeal within 30 (thirty) calendar days after the lapsing of the 20 (twenty) calendar days contemplated in regulation 60(1), for the submission of the notice of intention to appeal; and
- 1.3. within 10 (ten) calendar days of having lodged the notice of intention to appeal, provide each person and organ of state registered as an interested and affected party in respect of the application, or the applicant, with –
 - 1.3.1. a copy of the notice of intention to appeal form; and
 - 1.3.2. a notice indicating where and for what period the appeal submission will be made available for inspection by such person, organ of state, or applicant, on the day of lodging it with the Minister, and that a responding statement may be made on the appeal within 30 (thirty) calendar days from the date the appeal submission was lodged with the Minister.

2. A person, organ of state or applicant who submits a responding or answering statement in terms of regulation 63 must within 10 (ten) calendar days of having

submitted the responding or answering statement, serve a copy of the statement on the other party.

3. If the person, organ of state or applicant fails to meet a timeframe with respect to the requirements as detailed above, the person, organ of state or applicant must immediately submit a written explanation to the Ministry providing a concise explanation for the non-compliance.
4. All notice of intention to appeal and appeal forms must be submitted by means of one of the following methods:
 - By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000
 - By facsimile: (021) 483 4174; or
 - By hand: Attention: Mr J. de Villiers
Room 305 A
3rd Floor Leeusig Building (Entrance at: Utilitas Building, 1 Dorp Street, Cape Town, 8001)
5. A prescribed notice of intention to appeal form and appeal form as well as assistance regarding the appeal processes is obtainable from the office of the Minister at: Tel. (021) 483 3721, E-mail Jaap.deVilliers@pgwc.gov.za or URL <http://www.westerncape.gov.za/eadp>.

G. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this environmental authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



MR. KOBUS MUNRO

DIRECTOR: LAND USE MANAGEMENT (REGION 3)

DATE OF DECISION: 13/11/2012

Copied to: (1) Ms. Francini van Staden (EAP) Fax: (044) 874 0365
(2) The Municipal Manager (George Municipality) Fax: (044) 873 3776

FOR OFFICIAL USE ONLY:**EIA REFERENCE NUMBER:****EG12/2/4/1-D2/22-0067/11****NEAS EIA REFERENCE NUMBER:****WCP/EIA/0000698/2011****EXEMPTION REFERENCE NUMBER:****N/A****NEAS EXEMPTION REFERENCE NUMBER:****N/A**

ANNEXURE 1: REASONS FOR THE DECISION

In reaching its decision, the competent authority, *inter alia*, considered the following:

- a) The information contained in the application form dated 9 November 2011, the Final Basic Assessment Report dated and received on 19 September 2012 by the competent authority, the EMP submitted together with the aforementioned Final Basic Assessment Report;
- b) Relevant information contained in the Departmental information base, including, the Guidelines on Public Participation, Alternatives and Exemptions (dated October 2011);
- c) 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);
- d) The comments received from interested and affected parties and the responses provided thereon, as included in the Final Basic Assessment Report dated 19 September 2012;
- e) The sense of balance of the negative and positive impacts and proposed mitigation measures; and
- f) No site visit was conducted. The competent authority had sufficient information before it to make an informed decision without conducting a site visit and verified the site with the site photographs that were submitted as part of the application documentation.

All information presented to the competent authority was taken into account in the consideration of the application for environmental authorisation. A summary of the issues which, according to the competent authority, were the most significant reasons for the decision is set out below.

1 Public Participation

The public participation process included:

- identification of and engagement with interested and affected parties on 10 November 2011;
- fixing notice boards (English and isiXhosa) on 24 November 2011 at the site where the listed activities are to be undertaken;
- giving written notice on 10 November 2011 to the owners and occupiers of land adjacent to the site and any alternative site where the listed activities are to be undertaken, the ward councilor, and the various organs of state having jurisdiction in respect of any aspect of the listed activities; and
- the placing of a newspaper advertisement in the 'George Herald' on 24 November 2011.

All the concerns raised by interested and affected parties were responded to and adequately addressed during the public participation process. Specific management

and key mitigation measures recommended by the specialists and the EAP have been incorporated in the EMP to adequately address the concerns raised.

Comments from authorities:

Hard copies of the FBAR were submitted to Department's of Health, Minerals and Energy and Transport. Only Department of Health responded and indicated that they have no objection against the proposed development (30 August 2012).

Cape Nature:

According to comment received from Cape Nature the property is not a designated sensitive area. It is further submitted that the proposed site does not contain sensitive Wetlands as identified by the Freshwater Ecosystem Priority Areas ("FEBA") project as confirmed in the BAR and there appears to be no biodiversity issues associated with this application;

Cape Nature also recommends that the underground storage Tanks ("UST's") be extremely impermeable (double layered) and that monitoring and regular testing of the UST's be done to assess potential leakages. Cape nature requires that measures be implemented to prevent contamination of surface or groundwater by UST's and activities associated with filling stations. In principle Cape Nature does not object to the abovementioned proposal.

Department of Water Affairs:

The Department has no objection to the development, subject to the following conditions being adhered to:

- The internal reticulation and connections service infrastructure must be done according to the specifications laid out by George Municipality;
- The construction of the storm water management system and the associated infrastructure must be done to the satisfaction of the responsible local authority;
- All waste should be kept in appropriate containers and disposed of at an appropriate and permitted disposal site.

Department of Health:

The Department of Health has no objection to the proposed filling station development on erf 1122, George provided that no environmental, underground or surface water pollution takes place.

George Municipality:

The municipality requires that the developer be responsible for all costs related to the proposed development. The municipality further submits that any damaged to existing service-infrastructure must be repaired by the developer and at the developer's expense and in accordance with municipal standards.

This Department concurs with the environmental assessment practitioner's responses to the issues raised during the public participation process and has included appropriate conditions in this environmental authorisation to adequately addresses all the issues and concerns that were raised by I&APs.

2. Alternatives

Layout Alternative 1 (Preferred)

This Layout Alternative faces north (towards Main Street) and has a total development footprint of 769.55m². This larger development footprint is within the Business Zone rights and coverage rights of the proposed erf and is therefore preferred above a smaller layout as shown in Alternative 2.

Layout Alternative 2

Layout Alternative 2 also faces north towards Main Street, and the development components remain the same, except for a smaller commercial component. The total development footprint is 634.70m². Layout Alternative 2 does not allow for maximum traffic flow and movement convenience. The commercial facility of this alternative has a less cost effective layout and design. Alternative 2 is furthermore slightly smaller in covered footprint, (Alternative 1 has a total covered area of 769.55m² compared to Alternative 2, which has a total covered area of 634.70m²).

"No-Go" Alternative

In addition to the two layout alternatives, the Status Quo (No-Go) alternative was also considered as part of the environmental assessment process. For the purpose of this exercise the No-Go option was considered as having nothing on the property.

3. Impact Assessment and Mitigation Measures

3.1. Activity Need and Desirability

According to the Basic Assessment Report ("BAR") and the Economic Impact Assessment there is a definite need for a filling station at the proposed development site, particularly to serve transient traffic (i.e. traffic moving through George and surrounding areas towards the N2), and in particular heavy vehicles that access Sandkraal Road and the N2 for commercial / business purposes. The George Municipality has confirmed the availability and capacity for all civil services.

It is further submitted in the FBAR that the proposed site has established business rights and that a filling station development is allowed for under the Consent Use of the registered rights.

3.2. Services/Bulk Infrastructure

George Municipality has confirmed the availability and capacity for civil services, in addition to the site being an existing Municipal serviced site.

3.3. Cumulative Impacts

Cumulative impacts were considered to be low according the FBAR. No adverse impacts were identified that is associated with the building of the filling station. The comments raised during the public participation were distributed to the project team and specialists for consideration and addressed. The mitigation measures required to address these issues and avoid associated impacts have been described in the FBAR. Measures to first avoid and secondly to mitigate any potential negative impacts have been prescribed for the design, construction and operational phases of the proposed development. This Department is confident

that these measures will contribute to avoid, and reduce the significance of any potential negative impacts.

3.4. Biodiversity

According to the National Spatial Biodiversity Assessment (NSBA) the vegetation in the area consists of Garden Route Granite Fynbos which is considered to be "Endangered." There is however no remaining natural vegetation found on the site as the entire site has been transformed. Over the years the site has been used for various purposes. There is no remaining vegetation with any significant conservation status left on the development site, or on the surrounding properties, which are within a mixed residential / commercial area.

3.5. Visual / Sense of Place

The proposed construction of the filling station will not change or negatively affect the visual character of the surrounding environment. There are existing businesses on the surrounding properties and the design is in line with the area and its neighbouring properties.

3.6. Noise

Noise that will be generated during the construction phase is unavoidable, but this will be minimal and restricted to the proposed site and immediate surroundings.

3.7. Impact Assessment and Significance

According to the FBAR, there are no adverse impacts associated with the construction of the filling station. The comments raised during the public participation were also distributed to the project team and specialists for consideration and addressing. The mitigation measures required to address these issues, and to avoid these impacts, are described in the FBAR. Avoidance and mitigation measures proposed are prescribed for the design, construction and operational phases and will contribute to avoiding, and reducing the significance of the potential negative impacts.

Positive impacts, mainly economic-related, were also identified. These include direct and indirect positive economic benefits from the construction and operational phases and various types of job opportunities. A definite feasibility for the development proposal has been confirmed in the outcome of the Economic Impact Assessment. All impacts identified to date, have been adequately investigated and addressed, and there are no impacts that, with mitigation, will result in significantly detrimental impacts on the receiving environment, including the surrounding land users and residents.

National Environmental Management Act Principles

The National Environmental Management Principles (set out in section 2 of the NEMA, which apply to the actions of all organs of state, serve as guidelines by reference to which any organ of state must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

- the effects of decisions on all aspects of the environment to be taken into account;

- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- that the disturbance of ecosystems and loss of biological diversity are avoided, or, where they cannot be altogether avoided, are minimized and remedied;
- that a risk-averse and cautious approach is applied, which takes into account the limits of the current knowledge about the consequences of decisions and actions; and
- the selection of the best practicable environmental option.

The development will result in both negative and positive impacts.

Negative Impacts:

The construction of the filling station will not have any significant negative impacts as the site is already severely transformed and surrounded by existing business, institutional and residential developments. There will however be economic competition with other service stations that are within close proximity, but these will mainly be dictated by the market, as well as service delivery standards.

Positive impacts:

Positive impacts, mainly economic-related, were also identified. These include direct and indirect positive economic benefits from the construction and operational phases and various types of job opportunities. A definite feasibility for the development proposal has been confirmed in the outcome of the Economic Impact Assessment. All impacts identified to date, have been adequately investigated and addressed, and there are no impacts that, with mitigation, will result in significantly detrimental impacts on the receiving environment, including the surrounding land users and residents.

In view of the above, the NEMA principles, compliance with the conditions stipulated in this environmental authorisation, and compliance with the EMP, the competent authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

THE END



**Western Cape
Government**
Environmental Affairs and
Development Planning

BETTER TOGETHER

Development Management
(Region 3)

REFERENCE: 16/3/3/5/D2/45/0008/17
ENQUIRIES: Shireen Pullen
DATE OF ISSUE: 2017 -08- 21

Mr. Aboobaker Ismail
PO Box 6007
LENASIA NORTH
1838

Tel: (011) 852 3288
Fax: (011) 854 2451

Dear Sir

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014: APPLICATION FOR AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION ISSUED ON 14 NOVEMBER 2012 FOR THE PROPOSED PARKDENE FILLING STATION ON ERF 11221, PARKDENE, GEORGE

With reference to your application for the abovementioned, find below the amendment to the Environmental Authorisation with respect to this application.

ADDENDUM TO ENVIRONMENTAL AUTHORISATION

A. DECISION

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998, as amended) and the Environmental Impact Assessment Regulations, 2014 ("NEMA EIA Regulations) the competent authority herewith **grants** the amendment of the Environmental Authorisation issued 14 November 2012 Ref: EG12/2/4/1-D2/22-0067/11

The amendments are set out below:

1. The applicant referred to under **Section C** of the Environmental Authorisation must read as follows:

"The Director
Look Forward Construction (Pty) Ltd
% Mr. Aboobaker Ismail
PO Box 6007
LENASIA NORTH
1838

Tel: (011) 852 3288

4th Floor, York Park Building,
93 York Street, George, 6529
tel: +27 44 805 8600 fax: +27 44 874 2423

Private Bag X6509, George, 6530
www.westerncape.gov.za/eadp

Fax: (011) 854 2451 "

2. **Section E: Condition 1** is amended and must read as follows:

"The activities must commence before or on **14 November 2022**. If commencement of the activity does not occur within this period, the authorisation lapses and a new application for environmental authorisation must be submitted and authorisation obtained, before the activity may be undertaken."

3. The following condition is added to **Section E** of the Environmental Authorisation as condition 16 which must read as follows:

"The holder must, for the period during which the environmental authorisation and EMPr remain valid—

16.1 ensure the compliance with the conditions of the environmental authorisation and the EMPr, is audited;

16.2 during the construction phase the holder must undertake annual environmental audit(s) and submit these Environmental Audit Report(s) to the Competent Authority;

16.3 The final construction phase Environmental Audit Report(s) must be submitted to the Competent Authority within sixty (60) days of completion of construction;

16.4 during the operational phase, the holder must ensure that environmental audit(s) are performed regularly and submit these Environmental Audit Report(s) to the Competent Authority;

16.5 During the operational phase the frequency of the auditing of compliance with the conditions of the environmental authorisation and of compliance with the EMPr may not exceed intervals of 5 years; and

16.6 the environmental audit report must be prepared and submitted to the Competent Authority, by an independent person with the relevant environmental auditing expertise and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014 (as amended)".

4. All other information contained in the Environmental Authorisation, Ref: EG12/2/4/1-D2/22-0067/11 and issued 14 November 2012 remains unchanged and is still in force.

B. REASONS FOR THE DECISION:

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

1. The application is for a non-substantive amendment to the Environmental Authorisation.
2. The environment and the rights and interests of other parties are not likely to be adversely affected by this decision to amend the Environmental Authorisation.
3. The application does not constitute any changes to the scope, motivation or environmental commitments of the project.

4. The proposed amendment will not result in increased impacts as it only pertains to the extension of the validity period of the EA and the transfer of the EA from Mr. Aboobaker Ismail in his personal capacity to Look Forward Construction (Pty) Ltd of which Mr. Aboobaker is the sole shareholder and Director. The applicant motivates that at the time of the application, the company, Look Forward was not incorporated.
5. The extension of the validity period is required as the applicant is still in the process of obtaining the required licenses (site and petroleum retail licenses) from the Department of Mineral Resources.

6. Changes to the relevant legislative framework:

The original application was decided in term of Environmental Impact Assessment Regulations, 2010, however, said regulations were replaced by the Environmental Impact Assessment Regulations, 2014 on 4 December 2014. The Environmental Impact Assessment Regulations, 2014 were subsequently amended on 7 April 2017 by the Minister of Environmental Affairs. The amended regulations (refer to Government Notice No. R.324, R.325, R.326 and R.327) took effect on 07 April 2017.

Due consideration has been given to the current legislative framework, which provides that any authorisation issued in terms of the previous NEMA Regulations must be regarded to be an environmental authorisation issued in terms of the Environmental Impact Assessment Regulations, 2014.

The authorised activity, activity 13 of GN No. R.544 of 18 June 2010 is similarly listed to activity 14 of GN No. R.983 of 4 December 2014, which reads: "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 80 cubic metres or more but not exceeding 500 cubic metres".

In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as amended), the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority, hence the inclusion of condition 16 in the Environmental Authorisation.

7. All the information presented to the Department was taken into account in the Department's consideration of the application.

C. CONDITIONS

1. The applicant must, in writing, within **14 (fourteen)** calendar days from the date of the Department's decision –
 - 1.1 notify all registered interested and affected parties registered in the previous EIA process of –
 - 1.1.1 the outcome of the application;
 - 1.1.2 the reasons for the decision;
 - 1.1.3 the date of the decision; and
 - 1.1.4 the date of issue of the decision;

- 1.2 draw the attention of all registered interested and affected parties registered in the previous EIA process to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 in section D below;
- 1.3 draw the attention of all registered interested and affected parties registered in the previous EIA process to the manner in which they may access the decision.
2. The holder of the environmental authorisation must within thirty (30) calendar days of the issue of this amendment decision, provide the competent authority with written proof of compliance with condition 1 above.

D. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (refer to Government Notice R.993 of 8 December 2014).

1. An appellant must –
 - 1.1. submit an appeal in accordance with Regulation 4 to the appeal administrator, within 20 (twenty) calendar days from the date the applicant notified registered I&APs of this decision.
 - 1.2. if the appellant is the applicant, provide any registered I&AP, any Organ of State and the decision-maker with a copy of the appeal lodged with the appeal administrator;
 - 1.3. if the appellant is a person other than the applicant, provide any registered I&AP, any Organ of State and the decision-maker with a copy of the appeal lodged with the appeal administrator;
2. The applicant (if not the appellant) the decision-maker, I&APs 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.
3. The appeal form/s must be submitted by means of one of the following methods:

By post: Attention: Jaap de Villiers
 Western Cape Ministry of Local Government, Environmental Affairs and
 Development Planning
 Private Bag X9186
 CAPE TOWN
 8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr J. de Villiers (Tel: 021 483 3721)
 Room 809
 8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

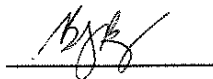
By e-mail: Jaap.DeVilliers@westerncape.gov.za
4. A prescribed appeal form, as well as assistance regarding the appeal processes is obtainable from the office of the appeal authority/ at: Tel. (021) 483 3721, E-mail Jaap.deVilliers@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Addendum to Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully



MR. GAVIN BENJAMIN

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 3)

DATE OF DECISION: 17/08/2017

Copied to: Mrs. L. M. van Zyl

Cape EAPrac (EAP)

Fax: (044) 874 0432



REFERENCE: 16/3/3/5/D2/46/0007/22
NEAS REF: WCP/EIA/AMEND/0000676/2022
ENQUIRIES: Shireen Pullen
DATE OF ISSUE: 18 May 2023

The Director
Look Forward Construction (Pty) Ltd.
Post box 007
LENASIA NORTH
6670

Attention: Mr. Aboobaker Ismail

Cell: 083 369 2284
Email: mbhinvest@telkom.net
aboo@lenasiabuilders.co.za

Dear Sir

ADDENDUM TO THE ENVIRONMENTAL AUTHORISATION

APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED): AMENDMENT OF THE ENVIRONMENTAL AUTHORISATION AND ENVIRONMENTAL MANAGEMENT PROGRAMME FOR PARKDENE FILLING STATION ON ERF 11221, PARKDENE, GEORGE

With reference to your application for the abovementioned, find below the outcome with respect to this application for amendment.

A. DECISION

1. By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") and the Environmental Impact Assessment ("EIA") Regulations, 2014, the Competent Authority in terms of Part 2 of Chapter 5 of the Environmental Impact Assessment Regulations, 2014, herewith **grants** amendment of the Environmental Authorization issued on 14 November 2012 (DEA&DP Reference Number: EG12/2/4/1-D2/22-0067/11).
2. The Environmental Authorisation issued on 14 November 2012 is amended as set out below:
 - 2.1 The activity Description under Section B is amended to read as follows:

"The applicant is herein authorised to undertake the following alternative related to the listed activity:

A Filling Station to dispense both octane (petrol) and diesel fuels, for passenger, light delivery, and heavy vehicles. The total covered development footprint will be 762.10m² includes:

- Installation of five (5) Underground Storage Tanks (USTs);
 - Depth: 2 to 2.5 metres below natural ground level;
 - Capacity: ~115m³ (~115 000 litres);

- Hard-surfaced fuel dispensing Forecourt and tanker refuelling area;
- Main building (309.92m²), including:
 - a convenience shop, public toilets, freezer/chiller room, storeroom, kitchen freezer/chiller, prep area, servery area, cashiers' cubicle, offices, staff toilets, attendants' cubicle, attendants' change rooms, ATM room.
- Twenty (29) parking bays with two (2) disabled bays;
- Hard-surfaced internal access and service roads;
- Main Access to the development:
 - Entrance only off Main Street;
 - Full access off Golf Street.

The proposed development will be implemented approximate to the site development plan contained in Annexure 1 of this addendum".

2.2 Section E, Condition 1 is amended to read as follows:

"The environmental authorisation is valid for a period of fifteen (15) years until 14 November 2027 during which all construction activities, including auditing and reporting must be finalised. The operational aspects of this Environmental Authorisation are granted for a period until 14 November 2047. The filling station may not be operated without a valid Environmental Authorisation."

3. By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2014 (as amended), the competent authority also approves the amended EMPr submitted on 25 January 2023.
4. All the remaining conditions in the Environmental Authorisation issued on 14 November 2012, Reference Number: EG12/2/4/1-D2/22-0067/11, remains unchanged and is still in force.

B. REASONS FOR THE DECISION

In reaching its decision, the Competent Authority considered, *inter alia*, the following:

- a) The information contained in the Application Form received on 12 October 2022, the Final Impact Report (Ref: GEO139c/05) submitted on 25 January 2023;
- b) Relevant information contained in the Departmental information base, including the Guidelines on Public Participation and Need and Desirability;
- c) 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);
- d) The comments received from Interested and Affected Parties (I&APs) and responses to these, included in the Final Impact Report received by this Department on 25 January 2023;
- e) The balancing of negative and positive impacts and proposed mitigation measures;
- f) All relevant information that was made available in the report to understand the environmental and spatial context.
- g) The site inspection that was undertaken by the case officer on 3 March 2023.
- h) EAPs motivation
According to the Final Impact Report, in an attempt to respond to the current site context and marketability, and particularly the development of the "Go George" bus infrastructure adjacent to

the site, the process of designing a responsive layout for the Filling Station started during 2018 already. The amended layout is the product of more than three (3) years of discussions, negotiations and revisions between the Holder of the EA and local authorities, which were subject to an updated Traffic Impact Assessment (TIA) (2021). The approval of the Updated TIA & amended layout / SDP by the George Municipality in June 2021, allowed for the submission of the building plans (reflecting the new layout) thereafter.

The motivation continues by stating that additional delays resulted from on-going negotiations with the Retailer (BP) as the service provider and the Municipality regarding its required capital contributions. The delays associated with these negotiations were further complicated by the Covid-19 epidemic and the complicated litigation processes associated with objections and appeals received from competitors to the application for the site and retail licence (submitted in 2015). These applications were initially rejected by the controller, but following the review and setting aside of those rejections by the High Court, the Controller reconsidered the applications and ultimately granted the site licences. These, however lapsed, while the negotiations referred to above and below were underway.

Further delays resulted from negotiations with the Retailer (BP), however, the new site and retail licences were finally issued by the Department of Mineral Resources & Energy (DMRE) on 8 November 2022. All approvals except for this decision, are now in place.

i) Applicant's Motivation:

According to the applicant, given the delays associated with obtaining all of the necessary approvals, including accommodating critical changes associated with the Go-George bus stop erected at the approved entrance of the filling station, commencement and implementation of the EA could not take place. The findings of the Economic Impact Assessment identified that there is a definite need for this filling station at the proposed development site, particularly to serve transient traffic (traffic moving through George and surrounding areas towards the N2), and in particular heavy vehicles that access Sandkraal Road from the N2 for commercial business purposes, which represents a specific demand market that other filling stations in the area cannot necessarily accommodate either due to site limitations or distance from the N2.

j) The Site

The site, Erf 11221, George is located at the corner of Nelson Mandela Boulevard and Main Street between the residential areas of Parkdene, Ballotsview, Lawaakamp and Borchersds. The site is currently vacant with a portion of the wall, foundation and rubble of a demolished creche still remaining in the centre of the site. The site is fenced with a simple fence and monitored daily by a female security guard, to deter trespassers and illegal dumping. There are also biophysical concerns regarding the property. The site is completely transformed, with very few indigenous plants noted. The sparse vegetation is dominated by Kikuyu grass, alien invasive plants (garden escapees) and weedy pioneers.

k) Need and Desirability

The Updated Socio-Economic Impact Assessment submitted as part of the amendment application confirmed that there remains a need for a filling station at the proposed development site, particularly to serve traffic moving from George Industria and surrounding areas towards the N2, and in particular heavy vehicles that access Nelson Mandela Blvd / Sandkraal Road and the N2 for commercial and business purposes.

The George Municipality has confirmed the availability and capacity for civil services, in addition to the site being an existing Municipal serviced site. The amended filling station layout has responded to and accommodated the existing municipal civil services, and public-transport and pedestrian movement infrastructure and operations, in particular, as required by the Municipality. The necessary road infrastructure is in place and the upgrade of the N2 bridge and Nelson Mandela Blvd have been considered in the Updated TIA.

l) Market Potential

According to the Final Impact Report the market for this filling station is not only aimed at the transient market (N2 traffic) alone, but also traffic travelling on the eastern side of Sandkraal Road. There is currently no filling station on the eastern side of the road, north of the N2, catering for vehicles travelling in a southerly direction away from the industrial area towards the N2. A traffic island which stretches the length of Sandkraal Road furthermore creates complications for vehicles travelling in a southerly direction (eastern side of Sandkraal Road). This inconvenience of crossing towards the western side of Sandkraal Road for refuelling, increases with vehicle size, and as such, heavy vehicles in particular seem to have difficulty in refuelling, prior to accessing the N2. The recently established Puma Filling Station, although also located on the eastern side of Nelson Mandela Boulevard, is positioned on the opposite side (south) of the N2 highway, when entering Thembalethu to the south. The filling station will serve the traffic leaving and entering Thembalethu and for this reason, the amended layout of the filling station has been designed to accommodate and service heavy vehicles and trucks in addition to light and/or passenger vehicles on the southern side of the N2 highway.

m) Traffic

The updated Traffic Impact Assessment and Statement found that the filling station can still be supported and it recommends that an entrance only is provided from Main Street and full access is provided via Golf Street.

Given the changes to the context (the new bus stop & associated pedestrian sidewalks), as well as the responsive changes to the new preferred layout (2021) to these existing conditions, the road upgrade recommendations contained in the original TIA (VelaVKE, 2011), which were applicable to the previously approved layout, are no longer required or possible, for the following reasons:

- A turning lane with a 12metre storage length be constructed on the western approach of Main Street:

As result of the Go-George facilities in the road reserve of Main Street, the road reserve width has become inadequate to accommodate an additional turning lane. The access as proposed in the 2012 report needs to move closer to the intersection with Golf Street and is now located only $\pm 22\text{m}$ from Golf Street. The access spacing, Go-George facilities and road reserve width was contributing factors to omit the right-turn lane for the 2021 proposal.

- A stop line and sign should be placed at the access junctions with Main and Golf Street:

There were geometric issues with the access on Golf Street and the intersection with Main Street to accommodate the swept path for the fuel delivery trucks. Upgrades were proposed and incorporated in the site plan, none of these were required in the 2012 report. The stop-line at the access junction on Golf Street is still part of the access, but not required at the entrance on Main Street.

- An additional phase should be implemented within the Sandkraal Road / Main Road signalised intersection, to prevent the future expected right turning saturation problem:

The upgrade of Sandkraal Road to a dual-carriage-way road from Main Street to the N2 was taken into account in the 2021 report. The additional through-lane on Sandkraal Road through the intersection resulted in the signal upgrade no longer required.

In terms of the revised / current preferred layout, the swept path and turning radii for fuel filler trucks (single unit truck and trailer = 19m long), entering the site from Golf and Main Streets and exiting the site at Golf Street (turning within site), require the following upgrades:

- a turning radius at the intersection of Main Street and Golf Street needs widening;
- the full access on Golf Street also needs widening

n) Public Participation

A sufficient public participation process was undertaken, and the applicant has satisfied the minimum requirements as prescribed in the EIA Regulation 2014 for public involvement. The public participation process included:

1. Letter drops to erven 16023, 21669, 21668, 21667, 21666, 21665, 25354, 10905, 10962 & 10963 were undertaken on 23 November 2022 to notify occupants of the availability of the draft Impact Report.
2. The draft Impact Report was made available for public review from 28 November 2022 until 18 January 2023. The draft Impact Report was also available on the Cape EAPrac Website: www.cape-eaprac.co.za (under Active Projects, Parkdene Filling Station) for the same period.
3. A legal advert was placed advertising the proposed amendment in the George Herald on 24 November 2022.
4. A site notice was placed at the site on 23 November 2022.
5. Due to wind damage and vandalism, Site Notices were replaced on 06 January/2023. Change in DEA&DP Reference number was written onto site notices (with permanent marker) on 16 January 2023.
6. The following State Departments were notified of the availability of the draft Impact Report:
 - Department of Mineral Resources and Energy
 - South African National Roads Agency Limited (SANRAL)
 - Provincial Roads Department
 - Department of Agriculture
 - George Municipality (Planning)
 - George Municipality (Technical Services)
 - George Municipality (Environmental Management)
 - Garden Route District Municipality
 - Breede Gouritz Catchment Management Agency (BGCMA)
 - Heritage Western Cape

The BGCMA confirmed that no water use license is required for the proposed amendment. The George Municipality has confirmed the availability of all required services to support the proposed development. The Department of Transport and Public Works: Roads indicated that they have no objection to the proposed amendment.

The general concern regarding crime in the area especially around filling stations and the Go-George bus stops were also raised as a concern and mitigation measures such as extra lighting at night, the presence of security at the filling station, as well as the presence of a small gate in the fence for pedestrians during the day, was included in the Environmental Management Programme.

Another issue that was raised was the issue of traffic flow during peak traffic time. The TIA took this into account and the fact that there is a traffic officer that regulates the traffic during peak hours will mitigate this issue. This Department is satisfied that all the comments and issues raised by I&APs and respective Organs of State were adequately captured and responded to and addressed in the Impact Report.

o) Impacts

None of the specialists identified any significant changes to the nature of the impacts, nor are there any increases in the level of significance of the impacts associated with the amendment of the layout. This Department is therefore of the opinion that there is no reason as to why the amendment should not be granted.

C. CONDITIONS

1. The applicant must, in writing, within **14 (fourteen)** calendar days from the date of the Department's decision –
 - 1.1 notify all registered interested and affected parties registered in the previous EIA process of –
 - 1.1.1 the outcome of the application;
 - 1.1.2 the reasons for the decision;
 - 1.1.3 the date of the decision; and
 - 1.1.4 the date of issue of the decision;

- 1.2 draw the attention of all registered interested and affected parties registered in the previous EIA process to the fact that an appeal may be lodged against the decision in terms of the National Appeals Regulations, 2014 (as amended) in section D below;
 - 1.3 draw the attention of all registered interested and affected parties registered in the previous EIA process to the manner in which they may access the decision.
2. The holder of the environmental authorisation must within thirty (30) calendar days of the issue of this amendment decision, provide the competent authority with written proof of compliance with condition 1 above.

D. APPEALS

Appeals must comply with the provisions contained in the National Appeal Regulations 2014 (as amended).

1. An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority –
 - 1.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 1.2. Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
2. An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs–
 - 2.1. Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; and
 - 2.2. Submit a copy of the appeal to the holder of the decision, any registered I&AP, any Organ of State with interest in the matter and the decision-maker i.e. the Competent Authority that issued the decision.
3. The holder of the decision (if not the appellant), the decision-maker that issued the decision, the registered I&AP and the Organ of State must submit their responding statements, if any, to the appeal authority and the appellant within 20 (twenty) calendar days from the date of receipt of the appeal submission.
4. The appeal and the responding statement must be submitted to the address listed below:

By post: Western Cape Ministry of Local Government, Environmental Affairs and Development Planning
Private Bag X9186
CAPE TOWN
8000

By facsimile: (021) 483 4174; or

By hand: Attention: Mr Marius Venter (Tel: 021 483 3721)
Room 809
8th Floor Utilitas Building, 1 Dorp Street, Cape Town, 8001

Note: For purposes of electronic database management, you are also requested to submit electronic copies (Microsoft Word format) of the appeal, responding statement and any supporting documents to the Appeal Authority to the address listed above and/ or via e-mail to DEADP.Appeals@westerncape.gov.za.

5. A prescribed appeal form as well as assistance regarding the appeal processes is obtainable from Appeal Authority at: Tel. (021) 483 3721, E-mail DEADP.Appeals@westerncape.gov.za or URL <http://www.westerncape.gov.za/eadp>.

E. DISCLAIMER

The Western Cape Government, the Local Authority, committees or any other public authority or organisation appointed in terms of the conditions of this Addendum to Environmental Authorisation shall not be responsible for any damages or losses suffered by the holder, developer or his/her successor in any instance where construction or operation subsequent to construction is temporarily or permanently stopped for reasons of non-compliance with the conditions as set out herein or any other subsequent document or legal action emanating from this decision.

Your interest in the future of our environment is appreciated.

Yours faithfully

**Zaahir
Toefy**

Digitally signed by
Zaahir Toefy
Date: 2023.05.18
09:35:44 +02'00'

MR. ZAAHIR TOEFY

DIRECTOR: DEVELOPMENT MANAGEMENT

DATE OF DECISION: 18 MAY 2023

Copy: Mrs. L. van Zyl
Mrs. S. Holder
Mr. C. Pietersen

Cape EAPrac
Cap EAPrac
George Municipality

Email: louise@cape-eaprac.co.za
Email: sian@cape-eaprac.co.za
Email: Cpietersen@george.gov.za

FOR OFFICIAL USE ONLY:

REFERENCE: 16/3/3/5/D2/46/0007/22
NEAS REF: WCP/EIA/AMEND/0000676/2022

ANNEXURE 1: SITE DEVELOPMENT PLAN

