



Reference: GAUT 002/22-23/E3354
Enquiries: Mokutu Nketu
Tel: +27 (0)11 240 3389
Mokutu.Nketu2@gauteng.gov.za

Bokamoso Landscape Architects and Environmental Consultants CC
PO Box 11375
Maroelana
0161

Email: reception@bokamoso.net

Dear Lizelle Gregory,

COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT: THE PROPOSED CONSTRUCTION OF FILLING STATION ON ERF 489 ASPEN HILLS EXTENSION 6 CITY OF JOHANNESBURG MUNICIPALITY

Regarding the above-mentioned draft Basic Assessment Report (BAR) received by the on 06 October 2022, herewith receive the comments from the Department.

1. Description of the site/property/route and development

The development entails filling station of 490 m3 tank capacity on Erf 489 of Aspen Hills extension 6. The current zoning of the proposed site is "Business 3", and it is the applicant's intentions to rezone it to "Special" for the purpose of a filling station, ATM, Car Washing Facility and Convenient store. The proposed site falls within the City Johannesburg Metropolitan Municipality.

2. Applicable legislation and policies

The National Environmental Management (NEMA) Act No.107 of 1998 and Gauteng Provincial Environmental Management Framework, 2015.

3. Description of the receiving environment

The current zoning of the property is "Business 3" in which the proposed development is located with high business and commercial potential land which will have significant impact on the surrounding area. The proposed development will not have significant impact on the surrounding area. The site falls within a close proximity of a ridge and an Ecological Support Area.

4. Listed activities applied for

The following listed activities have been applied for-

Activity No and description	Description of the development related to the listed activity
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<p>Listing Notice 1, Activity 14</p> <p><i>The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.</i></p> <p>Listing Notice 3 Activity 4</p> <p><i>The development of a road wider than 4 metres with a reserve less than 13,5 metres</i></p> <p><i>c. Gauteng</i></p> <p><i>iv. Sites identified as Critical Biodiversity Areas (CBAs) or Ecological Support Areas (ESAs) in the Gauteng Conservation Plan or in bioregional plans;</i></p> <p>Listing Notice 3 Activity 12(c)(ii)-</p> <p><i>“The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan:</i></p> <p><i>a) On site located within Critical Biodiversity Areas or Ecological Support Areas identified in the Gauteng Conservation Plan or bioregional plans.”</i></p>	<p><i>The proposed filling station will store and handle of 490m³ of dangerous goods.</i></p> <p><i>The proposed filling station requires the widening of a road in order to allow access to the proposed filling station</i></p> <p><i>The proposed site falls within Ecological Support Area and the development requires clearance of 300m³.</i></p>
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5. Services required

Comments from the Johannesburg Metropolitan Municipality with regards to the availability of bulk services to determine infrastructure capacity to cater for the development must be included in the Final BAR. This must include assurance of water supply, electricity and roads upgrade to cater for the proposed activity. Further, the sewage drainage line/alignment must be confirmed and included in the Final BAR. In addition, a detailed storm water management plan for the site (including storm water management measures to be implemented temporarily during the construction phase and permanent measures to be installed for the operational phase) must be approved by the Local Municipality.

6. Impacts Identification, Assessment and Mitigation

The assessment of impacts included in the draft BAR indicates that the impacts rating is from low significance to very high significance and therefore the proposed mitigation measures may reduce impacts to an even lower rating.

7. Assessment of alternatives

It is noted in Section 3 of the Alternatives of the Draft BAR that no other alternatives have been considered. It must be noted that there are alternatives such as technology, demand layout and need and desirability that can be considered for such activity. If those alternatives are not feasible; a motivation must be provided to the Department for consideration in the Final BAR.

A locality map must be included in the Final BAR. In addition, a layout plan is required indicating the position of all the various structures and facilities that will be found on site. The layout plan must be legible with a legend easily linked to activity components and all sensitivities that are found on site should also be reflected and be overlaid.

8. Public Participation Process

Comments from all relevant stakeholders must be adequately addressed and submitted to this Department with the Final BAR. Legible proof of correspondence (site notice, newspaper advertisement, email, fax, delivery etc.) with stakeholders must be incorporated on the Comments and Response report and be included in the Final BAR. Should you be unable to submit comments, proof of attempts that were made to obtain comments must be attached. Please note that the success of this application may be prejudiced as a result of lack of willingness to address the issues herein as well as submission of inadequate information in support of the application.

9. Environmental Management Programme (EMPr)

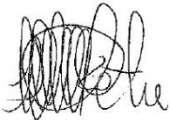
The EMPr must comply with the content requirements as stipulated in Appendix 4 of the Environmental Impact Assessment (EIA) Regulations, 2014. Also, the EMPr must be consider specialist mitigation and recommendation and also include proper colours showing rating of impacts and mitigation measures.

If you have any queries regarding the contents of this letter, please contact the official of the Department using any of the above indicated contact details.

10. Other issues

- Ground water monitoring system for leak detection must be developed on site and form part of the monitoring plan for the site (i.e., Borehole for testing ground water contamination, spillage detection) must form part of the Final BAR.
- It is noted on the report that its making reference to business development for Thaba lifestyle Centre in which the filling station is not catered on the report, and some approvals of the Municipality. Comments and proper reports which include the specific proposed development must be addressed and included on the Final BAR.

Yours faithfully,



Mr. Mokutu Nketu
Control Environmental Officer: B: Impact Management
Date: 28/10/2022