

BACKGROUND INFORMATION DOCUMENT (BID) FOR THE PROPOSED CONSTRUCTION OF BRA CASS SERVICE STATION (OSIZWENI) AND ASSOCIATED INFRASTRUCTURE ON PORTION 8 OF FARM JOHNSTOWN NO. 8799 AT OSIZWENI, NEWCASTLE LOCAL MUNICIPALITY, KWAZULU – NATAL.

Project Background

Bra Cass (Pty) Ltd is planning to construct a Service Station with associated infrastructure, with a food outlet and small shops on Portion 8 of the Farm Johnstown No. 8779 at Newcastle, Osizweni along Main Road MR 483 to Utrecht.

The proposed Facility will serve as a node with a Service Station comprising of a food outlet and small shops, and will help the local people to fill petrol and buy items like motor spares in the shop. The Facility will also be useful to the motorists travelling on the Main Road 483 to Utrecht and beyond.

Project applicant

Bra Cass Service Station (Pty) Ltd.

EAP – Mondli Consulting Services (mondlib@webmail.co.za / 0824187708), P.O. Box 22536, Glenashley 4022.

Project Location

The project is falling within the municipal jurisdiction of Newcastle Local Municipality and Amajuba District Municipality.

The site for the proposed development is located at about 2 kms from iTheku Mall at Osizweni, travelling along Main Road 483 to Utrecht. The project co-ordinates taken almost at the centre of the site are as follows: S = 27° 46' 45.95"S = 30° 06' 31.50"E.

See the locality google map below:



Figure 1 – Google image of the site location along Main Road 483 (cleared site with a building, off the main road)

Project description

The project entails the construction of Bra Cass Service Station (Osizweni) and associated infrastructure, including the food outlet and small shops on Portion 8 of Farm Johnstown No. 8799 at Johnstown, Osizweni. This will entail fuel storage tanks [2 x 43 000 litres ULP] and 1 x 43 000 litres diesel all underground, pumps, canopy and building on site comprising the office, convenience shop, food outlet, kitchen, staffroom and toilets. It is anticipated that gas will also be stored on site.

Site description

The whole of Portion 8 of Farm Johnstown No. 8799 is 18, 7522 hectares as per the Title Deed T 24722/1990, and is located on both sides of the Main Road MR 483. The site has several portions and the remainder of Portion 8. These comprise of Portion 5 (of 8) leased by the ZCC Church = 1,6388 part of lease A; **Lease A of Portion 8 leased by Bra Cass Service Station (Pty) Ltd – which is the subject property for the current application = 1, 0031 hectares, rounded of to 1 HA**; Lease B of Portion 8 = 11,621 HAs and the Remainder of Portion 8 (household of the owner) and sections adjacent to MR 483 being the balance.

The area of focus for the purposes of this development is 1,0031 hectares with existing buildings (5 x shops) and the proposed service station and associated structures and buildings.

The site is already zoned “Fuel Service Station” by Newcastle Local Municipality. The Service Station building with associated structures and infrastructure will be a double storey building.

The site is flat and has no vegetation. The soil is not showing any signs of erosion. The proposed site is highly transformed in the sense that it has existing buildings on it.

Services on site

The access to the property will be via two entrances both shooting off from Main Road MR 483, but from different points. Since the area has no sewer infrastructure it is anticipated that it will use septic tanks and soak-away system subject to confirmation by the engineering report. There is portable water on site, and the project will also promote rainwater harvesting. A stormwater plan will be compiled to regulate water flow on site. ESKOM has confirmed that the needs of the proposed development can be met from the existing capacity. The waste collection service will be done through the private contractor or an arrangement with Newcastle Local Municipality.

Below is the site photo for the proposed project:



Figure 2 – Site photo

Environmental legislative imperatives

There are no watercourses in the vicinity of the site. There is no known previous issued environmental authorization.

Based on the project description outlined above, the project triggers **GNR. 327 of 2014 (GNR 327, Listing Notice 1)** as amended on 7 April 2017, specifically **activity 14** - 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 but not exceeding 500 cubic metres.

In this instance, the project intends storing [2 x 43 000 litres ULP] and 1 x 43 000 litres diesel all underground, which totals to 129 000 litres of fuel on site. Gas will be stored in bottles of 9kg (30), 14 kg (10), 19kg (20) and 48kg (10), totaling 1270kg at any given time.

In addition, an Environmental Management Programme (EMPr) will be compiled to guide all phases of the project.

Identified project stakeholders

In view of the above, the following stakeholders have been identified as having legal jurisdiction on the application and site, and therefore expected to provide comments:

- Newcastle Local Municipality.
- Amajuba District Municipality.
- Amafa AkwaZulu – Natali.
- Department of Water and Sanitation (DWS).
- KwaZulu – Natal Department of Transport.
- Eskom.
- 500 metre radius neighbours to the proposed facility.
- Department of Energy.
- Fuel Retailers Association.
- Land Claim Commission.
- Department of Economic Development, Tourism and Environmental Affairs (EDTEA)

Project need and desirability

The project will be of great benefit to the local people for their fuel needs, and some of the items that will be sold in small shops like motor vehicle spares. The facility will also be useful to the motorist travelling along Main Road MR 483 for their fuel needs, as well as a facility where they can refresh and eat before proceeding with their journey.

It is anticipated that the Facility will provide sustainable employment for several people. The developer has emphasized that the priority will be given to the locals with regard to job opportunities and other economic spin offs.

Figures:

- **FIGURE 1** – Site google image.
- **FIGURE 2** – Site photo.