

**Background Information Document (BID) for the proposed construction of Mafakathini Shopping Centre and Fuel Filling Station on Portion 13 (of 5) of the Farm Vaal Hoek No. 953, Registration Division FT, KwaZulu – Natal.**

**Project Title**

Construction of Mafakathini Shopping Centre and Fuel Filling Station at Mafakathini Area, within uMngeni Local Municipality, uMngungundlovu District Municipality, KwaZulu – Natal

**Project Background**

Platinum Blitz Trading cc represented by Mr Bongumusa Phineas Buthelezi has requested Mondli Consulting Services assist with regard to environmental issues on this site. This will include an enquiry to the Department of Economic Development, Tourism and Environmental Affairs (EDTEA), compilation of the background information document (BID) and the Environmental Management Programme (EMPr) including the circulation of the EMPr for comments and stakeholder engagement for the construction of Shopping Centre and Fuel Filling Station on Portion 13 (of 5) of the Farm Vaal Hoek No. 5 953 at Mafakathini area.

The land is privately owned by Mr Buthelezi with title deed registered under his Company Platinum Blitz Trading cc. As highlighted above the site has been acquired, and the buildings on site will be demolished where appropriate to construct a shopping Centre and a Fuel Filling Station. The site is ideally located along the R617, and it is already zone business. The property has been used for business for more than a century, and has been supported by the Mafakathini community and motorists using R617.

**Project Location**

The project is falling within the jurisdiction of uMngeni Local Municipality and uMngungundlovu District Municipalities.

The site is situated along R617, with the main body and entrance being on the same road. The project co-ordinates taken almost at the Centre of the site are as follows: 29° 37' 57.6"S; 30° 07' 41.3"E.

See the site photograph as **Figure 1**, below:



Figure 1 - Site with existing buildings

### **Project Description**

Construction of Mafakathini Shopping Centre and Fuel Filling Station including infrastructure comprising fuel storage tanks [2 x 23 000 litres ULP], [1 x 23 000 litres Diesel 50 ppm], [1 x 9000 litres Diesel 10 ppm] all underground, pumps, concrete slabbing at Mafakathini. All buildings are single storey.



### Site description

Based on the site inspection conducted on 14 June 2019 the following was observed:

The site is in gentle area approximately 1.4583 HA in extent, off R617. The site has existing buildings comprising a small shopping supermarket, Doctor's consulting room, old house, Hardware shop, clothing shop and internet café. The butchery, taxi association and the piggery offices were closed and not functioning. There was also a car wash on site. Adjacent to the site there is brick making business.

There is a SAPPI forest adjoining the site, but on site there are no trees. There was one cabbage tree that was observed on site, other than this tree no other indigenous plant species were seen. However, there are alien plants that were recorded on site including the bug weed.

There is portable water on site, and transformer with electricity connected on site. The site is currently using septic tanks, but is proposing the construction of on-site treatment plant for this project since the area has no sewerage infrastructure. The refuse will be collected by Umngeni Local Municipality once a week or a private service provider will be arranged.

The site is zoned to be used for residential, agricultural, business and trading purpose as confirmed by Umngeni Local Municipality. However, it has been solely used for business and trading all along.

**Environmental legislative imperatives; and activities triggered in terms of the EIA Regulations of 2014 as amended.**

Based on our site visit and inspection conducted on 14 June 2019, we analysed the listed activities as follows:

***GNR 327, Listing 1:***

**Activity 12** - The development of –

(ii) infrastructure or structures with a physical footprint of 100 square metres or more;

where such development occurs –

(a) within a watercourse;

***Our view is that this activity is not triggered since the project is not falling within a watercourse***

***GNR 327, Listing 1:***

**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 meters. In this instance, the project intends storing 78 000 litres of fuel on site, which is under the threshold.

The proposed project is not triggering any activity as there is no watercourse in the vicinity of the site.

***Our view is that this activity is not triggered since the project is not falling within a watercourse***

**Activity 27** - The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-

- (i) the undertaking of a linear activity; or
- (ii) maintenance purposes undertaken in accordance with a maintenance management plan.

In this instance the site is 1.4583 HA in extent, but there is not vegetation on site as it has buildings, let alone indigenous plant species occurring naturally that needs clearance.

Therefore, we concluded that this activity is not applicable.

***GNR 324, Listing 3:***

**Activity 10**

The development and related operation of facilities or infrastructure for the storage, or storage and handling of dangerous goods, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic meters.

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xiii Outside urban areas:

(aa) Areas within 10 kilometers from national parks or world Heritage sites or 5 kilometers from any terrestrial protected Area identified in terms of NEMPAA or from the core areas of a biosphere reserve.

(cc) Areas within a watercourse or wetland; or within 100 meters from the edge of a watercourse or wetland.

<u>Protected Areas</u>	<u>Distance from site.</u>
Midmar Dam Nature Reserve	10.6km
uMngeni Vlei Nature Reserve	28.5km
Impendle Nature Reserve	14.5km

Based on the above, it is therefore concluded that there are no national parks nor protected areas within the specified distance of the site as per South African Protected Areas Database (SAPAD). There is also no watercourse within the site.

***Our view is that this activity is not triggered.***

In addition, an Environmental Management Programme (EMPr) will be compiled to guide the construction, in order to safeguard against any possible environmental degradation and mitigation measures will be put in place.

**Identified project stakeholders**

In view of the above, the following stakeholders have been identified to provide comments to the project:

- uMngeni Local Municipality.
- uMngungundlovu District Municipality.
- Local Traditional Councils
- Amafa AkwaZulu – Natali.
- Department of Agriculture, Forestry & Fisheries.
- Department of Water and Sanitation.
- Department of Agriculture and Rural Development (DARD)
- KwaZulu – Natal Department of Transport.
- SAPPI Forests (Pty) Ltd
- 500 metre radius neighbours to the proposed facility.
- Department of Energy.

### **Project beneficiaries**

The construction will benefit the community of Mafakathini and surrounding areas. The facility will provide the well needed jobs in this area. It will also bring commodities like fuel and a shopping Centre for easy and accessible shopping experience. Internet café will contribute a lot to the community, especially for job seekers as they can be assisted in typing and printing of their curriculum vitae. Learners will be able to apply to tertiary institutions with ease. Tertiary students can also access information for their projects and research work. The facility will be convenient to the locals in terms of filling up fuel as opposed to travelling few kilometres thereby spending more on travelling.

**It is against this background that we request your comments regarding this project.**

### **Conclusion**

The Environmental Management Programme and site layout can be provided in due course if required.