



BACKGROUND INFORMATION DOCUMENT



THE DEVELOPMENT OF A LIGHT INDUSTRIAL AREA (BENICON PARK X1) AND FILLING STATION ON A PORTION OF THE REMAINING EXTENT OF PORTION 26 OF THE FARM NAAUWOORT 335 JS, EMALAHLENI

Reference number assigned by the Department of Economic Development, Environment and Tourism: 17/2/3 N-280

Purpose of this document

- Overview of the proposed project;
- Overview of the Basic Assessment Process (BA);
- Invitation to Interested and Affected Parties (I&APs) to participate in the BA process by:

⇒ Indicating their viewpoints, issues and concerns regarding the activity;

⇒ Suggesting alternatives or ways of mitigating negative impacts and enhancing positive impacts.

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Introduction

The applicant, Elmir Industrial Projects cc., intends to develop a light industrial area and filling station on a portion of the Remaining Extent of Portion 26 of the farm Naauwpoort 335 JS, eMalahleni. The said site is located adjacent to the R544 provincial road between eMalahleni and Bethal.

The Minister of Environmental and Water Affairs listed in terms of Sections 24(2) and 24D of the National Environmental Management Act, 1998 (Act No. 107 of 1998), a number of activities that require an environmental impact assessment (either a Basic Assessment or a full Environmental Impact Assessment) before undertaking these activities.

The proposed activity could involve the following listed activities as identified in terms of Section 24(2) and 24D of the National Environmental Management Act, 1998 (Government Notice R544 & R546 of 18 June 2010):

GN R544-Listing Notice 1, Listed Activity 23: *The transformation of undeveloped, vacant or derelict land to – (i) residential, retail, commercial, recreational, industrial or institutional use, inside an urban area, and where the total area to be transformed is 5 hectares or more, but less than 20 hectares, or (ii) residential, retail, commercial, recreational, industrial or institutional use, outside an urban area and where the total area to be transformed is bigger than 1 hectare but less than 20 hectares; - except where such transformation takes place for (i) linear activities; or (ii) for purposes of agriculture or afforestation, in which case Activity 16 of Notice No. R545 applies.*

GN R544-Listing Notice 1, Listed Activity 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 a combined capacity of 80 but not exceeding 500 cubic metres.

GN R545-Listing Notice 3, Listed Activity 13: *The clearance of an area of 1 hectare or more of vegetation where 75% or more of the vegetative cover constitutes indigenous vegetation, except where such removal of vegetation is required for: (1) the undertaking of a process or activity included in the list of waste management activities published in terms of section 19 of the National Environmental: Waste Act, 2008, in which case the activity is regarded to be excluded from this list. (2) the undertaking of a linear activity falling below the thresholds mentioned in Listing Notice 1 in terms of GN No. 544 of 2010.*

In order to obtain approval (authorization) for this activity, a **Basic Assessment (BA)** in terms of the Environmental Impact Assessment Regulations, 2010, must be conducted.

The environmental decision making authority is the Mpumalanga Department of Economic Development, Environment and Tourism (DEDET).

Clean Stream Environmental Services was appointed as independent environmental consultant to conduct the required basic assessment and compile the necessary documentation. Part of the process is to inform interested and affected parties (I&APs) of the proposed project and to obtain any issues of concern.

You are hereby invited to register as an I&AP and provide input with regards to the proposed activity.

Public Participation



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WE'RE ON THE WEB!

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*In order to ensure that you are identified as an interested and/or affected party; please submit your name, contact information and interest in the matter to the contact person within 30 days of receipt of this document (i.e. no later than **25 September 2013**).*

If you know of any other interested and affected party who should be registered as an I&AP, it would be appreciated if you could forward the relevant contact details to Clean Stream Environmental Services.

Who are interested and affected parties?

An interested and affected party (I&AP) can be defined as any person, group of persons or organisation interested in or affected by a proposed activity or any organ of state that may have jurisdiction over any aspect of the activity.

The public participation process allows I&APs the opportunity to:

- Obtain clear and accurate information about the proposed activity;
- Indicate their viewpoints, issues and concerns regarding the activity;
- Suggest alternatives or ways of mitigating negative impacts and enhancing positive impacts.

What are the responsibilities of an interested and affected party?

In order to participate effectively, I&APs should:

- Become involved in the process as early as possible;
- Register as I&APs;
- Advise the consultant of other I&APs who should be consulted;
- Contribute towards the design of the public participation process to ensure that it is acceptable to all I&APs;
- Follow the process once it has been accepted;
- Read the material provided and actively seek to understand the issues involved;
- Give timeous responses to correspondence;
- Be respectful and courteous towards other I&APs and the environmental consultant;
- Refrain from making subjective, unfounded or ill-informed statements;
- Recognize that the process is confined to issues that are directly relevant to the application.

Availability of Reports

The following reports will be made available to interested and affected parties for evaluation purposes-

- Background Information Document (BID);
- Basic Assessment Report (BA);
- Environmental Authorisation and Reasons for Decision.

A copy of the above-mentioned documents will also be provided on our website: www.cleanstreamsa.co.za/map.asp

How to comment

Comments, questions, issues of concern or objections can be made in writing (by fax, e-mail or post). For your convenience, a comment sheet is attached to this document. Should you not be able to provide us with written comment, please give us a call.

If you do not wish to submit comments, please still provide us with your contact details and indicate whether you would like to remain on the mailing list.

Project Description

Proposed activity

The applicant, Elmir Industrial Projects cc., intends to develop a light industrial area and filling station on a portion of the Remaining Extent of Portion 26 of the farm Naauwpoort 335 JS, eMalahleni. The said site is located adjacent to the R544 provincial road between eMalahleni and Bethal, at the T-Junction to Duvha Power Station (see Figure 1).

The property (Re of Portion 26) is 64.1710 ha in extent of which approximately 19 ha will be utilized for the development.

The development will comprise of 3 sections and will be known as Benicon Park X1. The northern portion of the site will be utilized for light industrial purposes. The south eastern section will comprise a filling station (garage) and the south western section will be zoned for residential use. Figure 2 provides an indication of the proposed layout plan.

The filling station (garage) will comprise of 6 X 23000 liter (i.e. 138 m³) underground fuel tanks and associated infrastructure (e.g. fuel pumps, ablution facilities, shop, etc.).

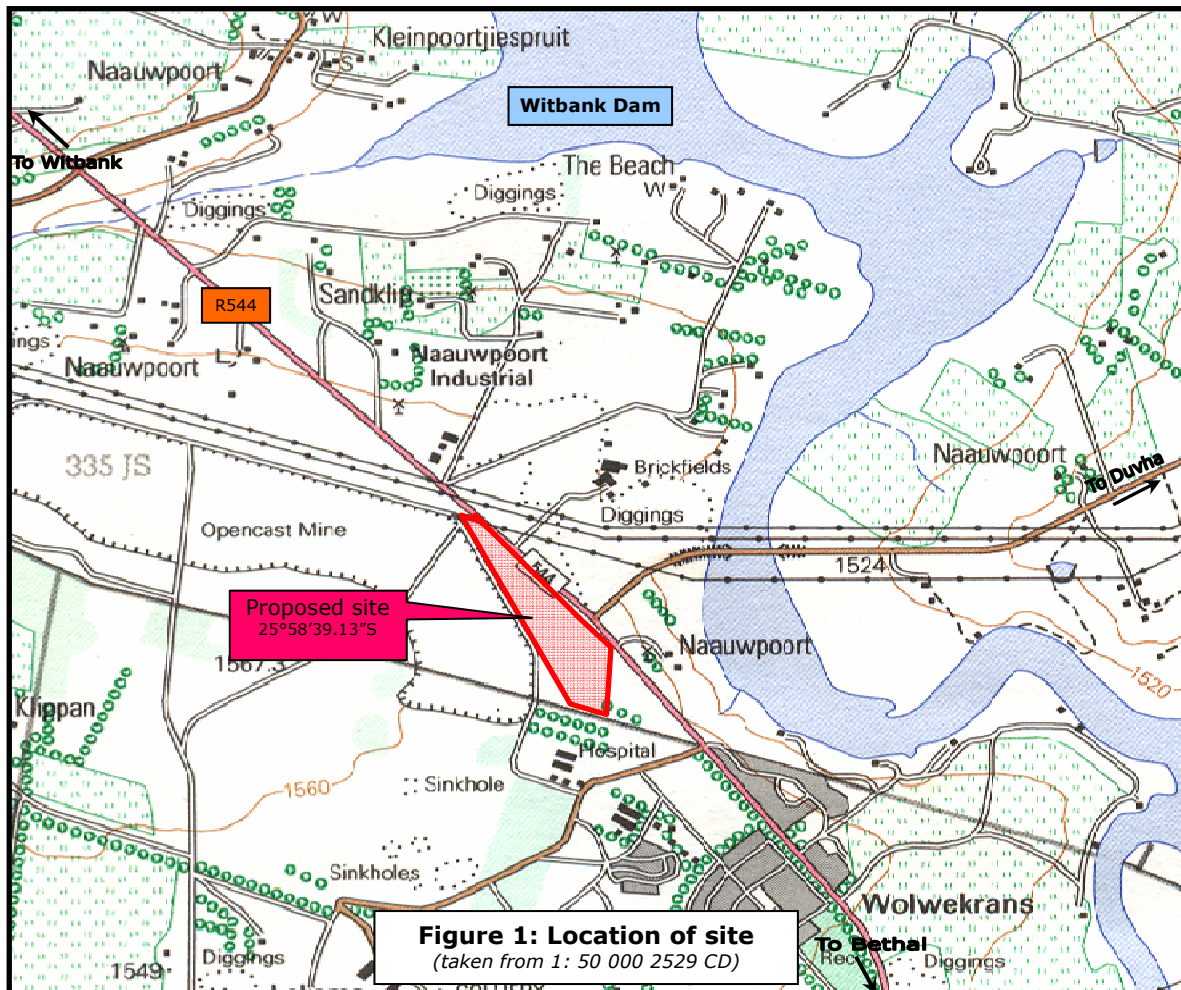
Co-ordinates for the centre of the site are: 25° 58'39.13"S 29°16'35.62"E

Reason for development

A large share of eMalahleni's economic activities (e.g. coal mines, power stations) take place south of the town. There is no proclaimed light industrial area here. Existing businesses are located on agricultural land. The applicant thus identified the need for a **light industrial** development on the proposed site. The proposed development would create an industrial node ('Mining and Electra Hub') which would cater for the numerous coal mines and power stations in the area in terms of maintenance and supply of goods.

The **filling station** would cater for the many heavy vehicles and other traffic utilizing the R544 as well as the Duvha Power Station road.

The **residential stands** would allow for the formalisation of the informal settlement in the southern portion of the property.



Proposed layout plan

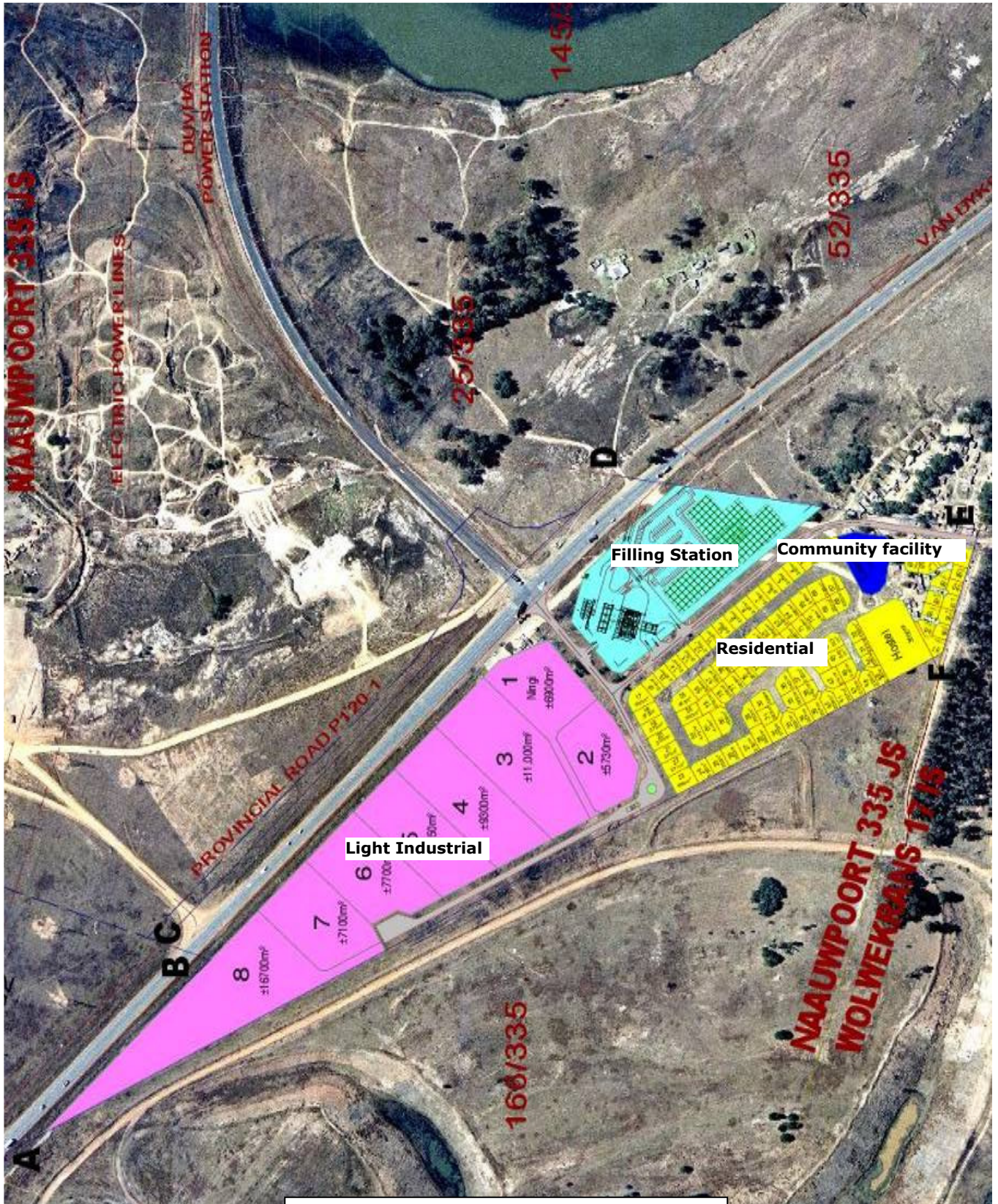
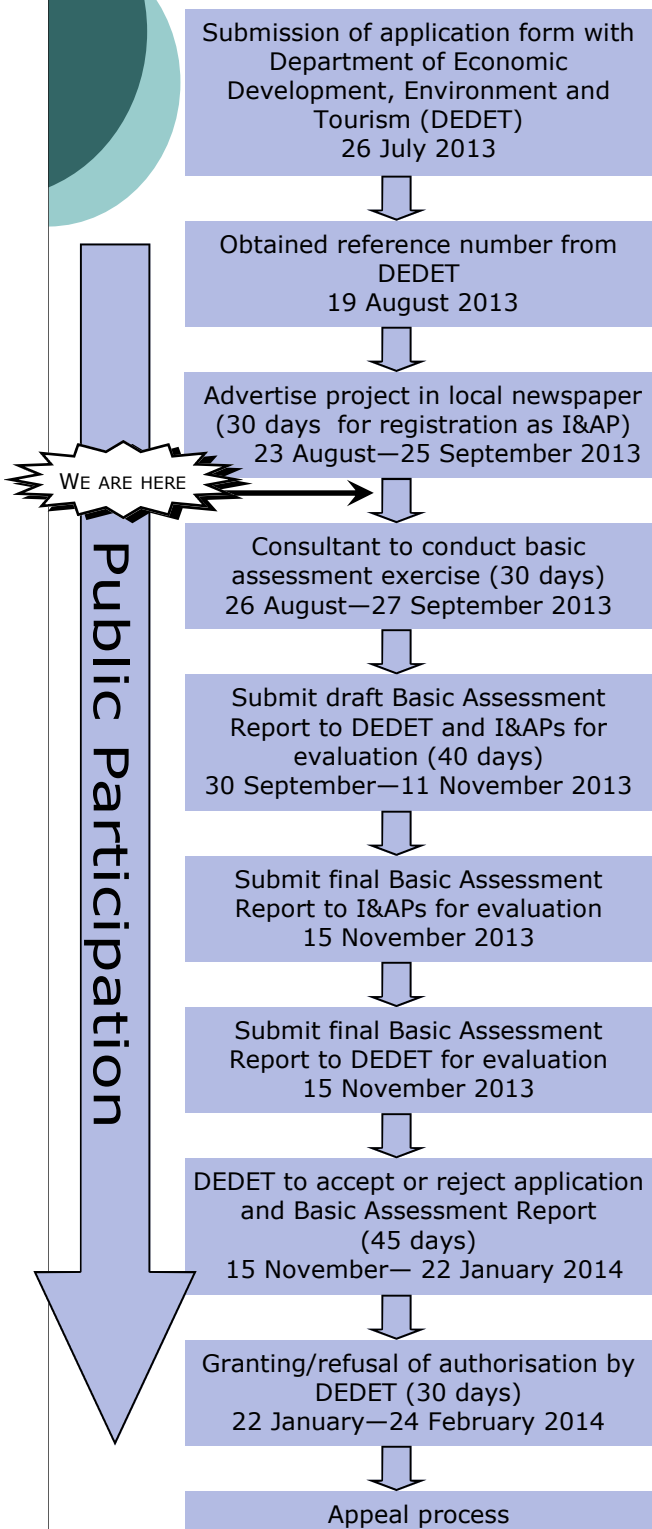


Figure 2: Proposed layout plan

Process to be followed



In order to determine whether approval can be obtained for a proposed activity, a specific process in terms of the National Environmental Management Act (Act 107 of 1998) must be followed.

The process that will be followed by the Environmental Assessment Consultant as well as the anticipated timeframes are attached for perusal. The aim of the process is to ensure that the environmental impacts are considered, the relevant I&APs are consulted and the decision making authorities are provided with sufficient information to make an informed decision.

Baseline information with regards to the following environmental features of the said site will be provided in the Basic Assessment Report:

- Topography
- Geology
- Soil
- Land use
- Natural vegetation/plant life
- Animal life
- Surface water
- Groundwater
- Air quality
- Noise
- Sites of archaeological or cultural interest
- Sensitive landscapes
- Visual aspects
- Traffic
- Sense of place
- Interested and affected parties

The Basic Assessment Report will thus provide information regarding the planned activity, the environmental features of the said site and the public participation process followed. It will also provide an indication of the potential impacts that could result during the construction and operational phases of this project as well as possible mitigation/management measures to be implemented.

PLEASE NOTE: TIME TABLE SUBJECT TO CHANGE THROUGH PROCESS FOLLOWED

*It would be appreciated if you could complete the attached comment sheet indicating your issues of concern and/or objections and could forward this comment sheet to Clean Stream Environmental Services by **25 September 2013**.*

