



76 Valley View Road, Morningside, Durban, 4001
PO Box 37069, Overport, Durban, 4067

Tel: +27 (0)31 3032835
Fax: +27 (0)86 692 2547

24th November 2015

BACKGROUND INFORMATION DOCUMENT

PROPOSED BP SERVICE STATION DEVELOPMENT ON PORTION 150 AND 151 OF ERF 8, BRIDGE CITY, KWAMASHU, DURBAN, ETHEKWINI MUNICIPALITY IN KWAZULU NATAL

1. INTRODUCTION

Afzelia Environmental Consultants (Pty) Ltd has been appointed by H Z Investments to conduct an environmental impact assessment for the proposed development of a BP Service station and convenience store on Portion 150 and 151 of Erf 8, Bridge City, (on Bridge City Boulevard), opposite the Bridge City Mall, in KwaMashu, Durban, Ethekewini Municipality, KwaZulu-Natal.

This document is aimed at (i) informing you as an Interested and Affected Party (I&AP) about the proposed project, obtaining comments and inputs, (ii) sharing information about the proposed project and environmental assessment process, and (iii) giving you an opportunity to register and comment on the proposed development.

LOCALITY AND CURRENT USE OF LAND

The proposed service station is located in KwaMashu, in the Ethekewini Municipality, in KwaZulu-Natal. Refer to **Figure 1** for the Locality Map. Access to the site is via Bridge City Boulevard from R102/M25 towards KwaMashu. The site is located adjacent west of the Bridge City shopping complex.

The site is currently undeveloped.



Figure 1: Locality map for the proposed BP Service Station in KwaMashu

The geographical co-ordinates of the proposed development site are indicated in **Table 1** below:

Table 1: Coordinates of Proposed Development Site

South	29°	43'	29.14"
East	30°	59'	2.91"

Directions: From the N2 going northwards, take the R102/M25 (Curnick Ndlovu Highway) turn off on the left towards KwaMashu. Follow the M25 for 5.17km, then take the off-ramp left and turn left onto Ntuzuma Access Road. Turn left onto Bridge City Boulevard (Phoenix Road). The development site is located on the corner of Bridge City Boulevard and Nkuzana Road, across the road from Bridge City Centre, KwaMashu. 108285 Street runs along the left hand side of the site.

2. NEED AND DESIRABILITY

The proposed site is located within the Bridge City Urban Renewal Project area. This project is being implemented through a joint venture between eThekweni Municipality & Tongaat Hulett (Pty) Ltd and in order to revitalise the KwaMashu urban area and boost local economic growth. The project includes development of 700 000m² of development bulk including some 3000 residential units, potentially increasing greater volumes of traffic in the area

by 77% (according to the Traffic Impact Assessment undertaken by Stimela Bosch and Associates, August 2013). In addition, the eThekweni Integrated Rapid Public Transport Network (IRPTN) (also known as Go! Durban) will include a transport corridor through the bridge City area, linked by various modes of transport (bus, rail and taxi). Phase 1 of the project includes 3 BRT routes: C1 Bridge City to Durban CBD (operational in 2017), C3 Bridge City to Pinetown (2016), C9 Bridge City to Umlanga Corridor (2018) and the rail corridor: C2: Bridge City and KwaMashu via Berea Road to Umlazi and Isipingo (2016). As such, it is likely that traffic volumes in the Bridge City area will increase substantially in the next 2-3 years and that there will be greater demand for a filling station and service station in the area.

3. PROJECT DESCRIPTION

The site is to be developed as a BP service station, comprising a typical forecourt area and BP Express Shop, in addition to an anchor shop, tanker loading bay and general parking bays. Please refer to **Figure 2**. Five (5) underground storage tanks which a storage capacity of 23m³ each will be fitted, creating a combined capacity of 115 m³. The total extant of the site is 30 882m².

The development lies approximately 133m north of a large wetland. Currently, storm water drains are being installed on site.

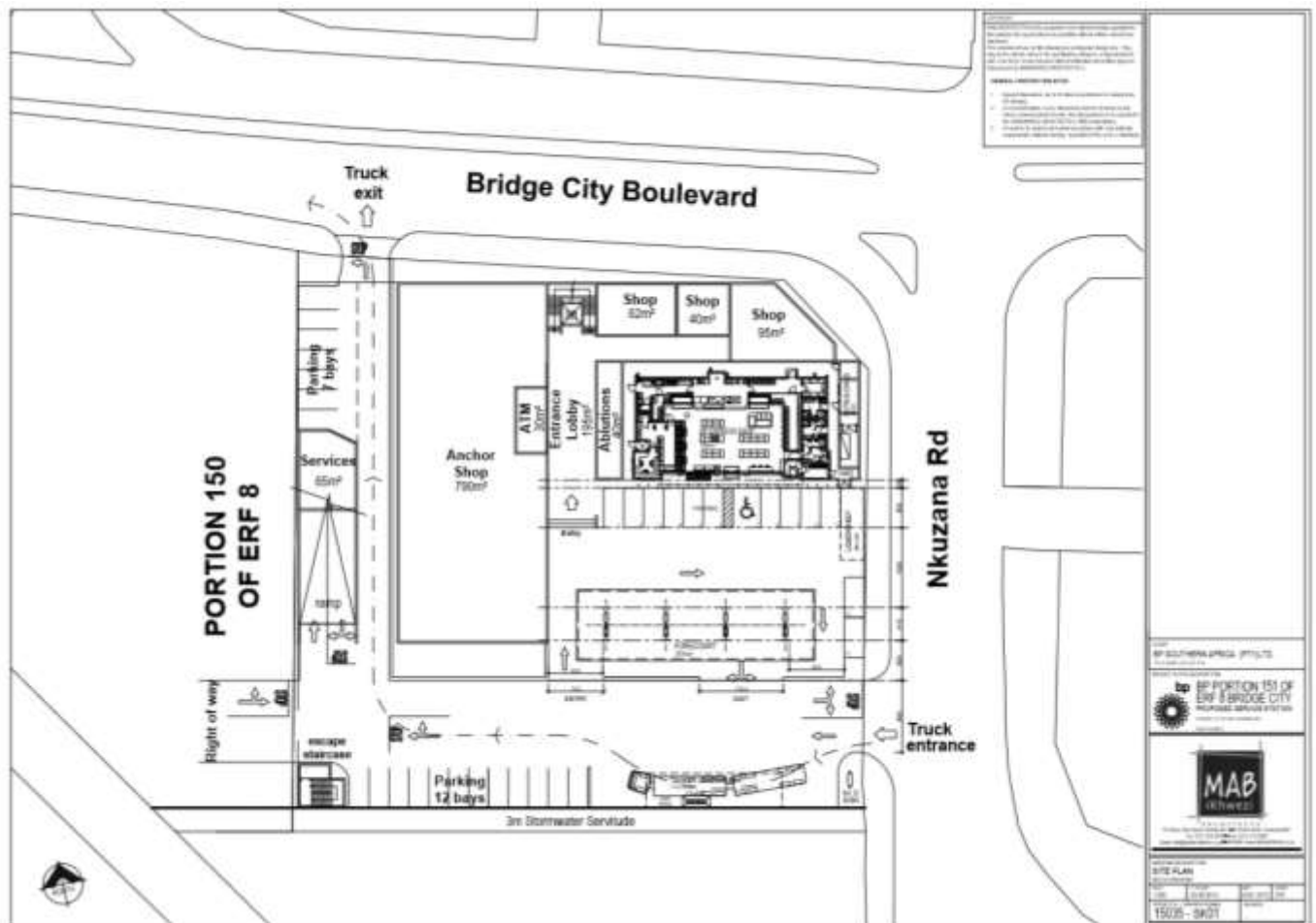


Figure 2: Architectural design for the BP Service Station in KwaMashu

APPLICABLE LEGISLATION

The proposed service station triggers the need for environmental authorisation in terms of the 2014 EIA Regulations [GN R 982, 983, 984 and 985 of 4 Dec 2014]; as well as Section 21 (c) and (i) of the National Water Act (Act No 36 of 1998).

Table 2: Listing Notice 1 (GNR 983) requiring a Basic Assessment Process

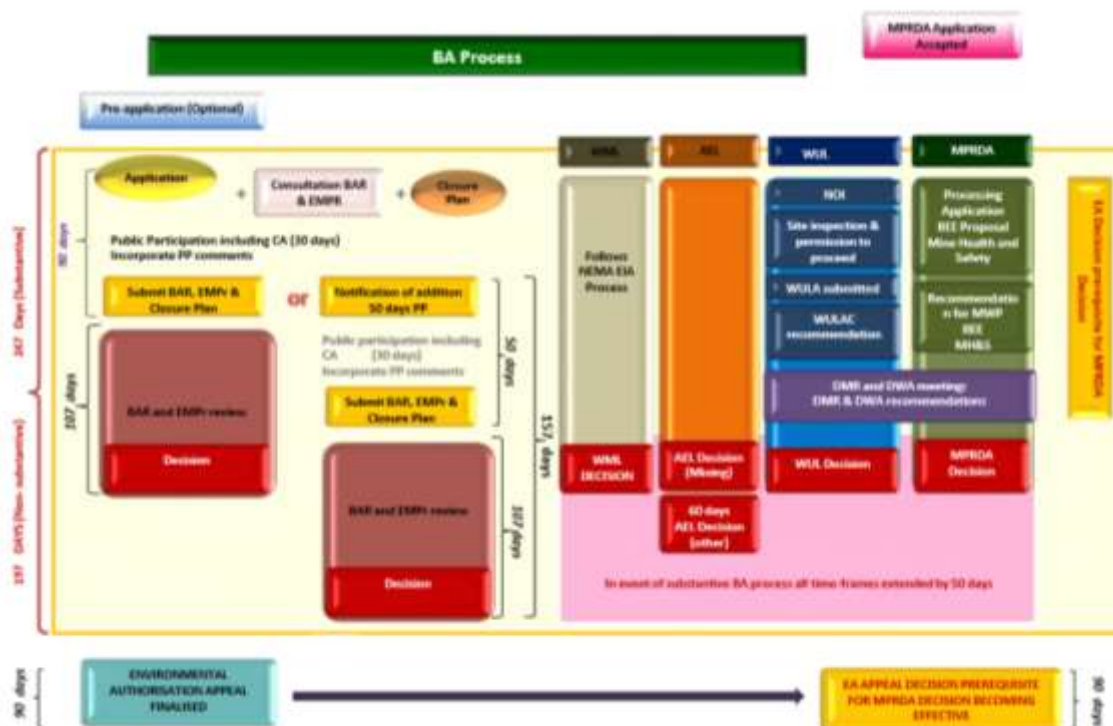
ACTIVITY NUMBER	ACTIVITY DESCRIPTION
14	The development of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.

Although there are no watercourses on the proposed site that would be directly impacted by the proposed development, the proposed development is located within 500m of a wetland. A wetland located 133 m from the site has been classified as a National Freshwater Ecosystem Priority Area (NFEPA) (WRC Report No. TT 500/11). As such, under the current interpretation of Section 21 (c) and (i) of the NWA, a WULA may be required. The following table provides a summary of water uses that are applicable:

Table 3: Summary of water uses that require a WULA

Activity Number	Water Use	Explanation / Definitions
Section 21 (c) of NWA, 1998	Impeding or diverting the flow of water in a watercourse.	<ul style="list-style-type: none"> ❖ Impeding flow means the temporary or permanent obstruction or hindrance to the flow of water into watercourse by structures built either fully or partially in or across a watercourse. ❖ Diverting flow means a temporary or permanent structure causing the flow of water to be rerouted in a watercourse for any purpose.
Section 21 (i) of NWA, 1998	Altering the bed and banks of a watercourse or characteristics of a watercourse.	❖ Altering the bed and banks means any change affecting the resource quality of the watercourse (the area within the riparian habitat or 1:100 year floodline, whichever is the greatest).

OUTLINE OF THE BASIC ASSESSMENT PROCESS



The BAR process is a comprehensive, independent assessment of all identified and potential environmental impacts. The aim of a BAR is to ensure that the development occurs in a sustainable manner and to formulate ways for reducing or mitigating any negative impacts of the project whilst enhancing its benefits. Impacts will be assessed through a process of public participation (PPP), guidance from government authorities, specialist field assessments and impact modelling, and experience with similar projects. The findings and mitigation measures are recorded and addressed in the Environmental Management Programme (EMPr). The results of the various studies and assessments are collated into the Basic Assessment Report which is submitted to the provincial Department of Economic Development, Tourism and Environmental Affairs (EDTEA) for review. EDTEA will assess the application and either grant/ refuse environmental authorisation. Simultaneously, the WULA will be submitted to the Department of Water and Sanitation (DWS) for review. A separate authorisation would be obtained from DWS. Should authorisation be received for the proposed development, the EMPr as well as the conditions of authorisation from DWS and EDTEA become legally binding on the applicant and all contractors on site during the construction and operational phases of the development. Post environmental monitoring and reporting to ensure compliance with these requirements will be undertaken throughout the project development.

Certain specialist studies are required to inform the Basic Assessment process as well as the WULA. The following specialist studies will be done:

- i. Geotechnical Assessment (completed);
- ii. Geohydrological Assessment (in process);
- iii. Traffic Impact Assessment (as needed);
- iv. Wetland Delineation and Functionality Assessment;

- v. Aquatic Ecological Assessment; and
- vi. Botanical Walkover Assessment.

4. HOW CAN YOU PARTICIPATE?

As an interested and affected party you have the opportunity to comment on, or raise issues relevant to the proposed development plan and related activities throughout the process. You are invited to:

- Respond (by phone, fax, mail or e-mail) and let us know whether you would like to register an interest in the project – please send us all your contact information on the attached registration and comment form;
- Contact us regarding any query, comment or request for further project information; and
- Provide comments on the draft and final documents that will be made available. Notices will be sent out of the availability of the reports for review.

You have the right to participate in this process by requesting further information or by informing the relevant consultant of concerns regarding the environment in relation to the project but in order to do so, you **must**:

- Register on the project database in order to receive detailed information regarding the BAR process (See **Registration Form**);
- Inform any other parties (neighbours, friends, colleagues, etc.) who may be interested and/or affected by the project about the BAR process and encourage involvement and participation;
- Ensure that any comments regarding the project are submitted within the timeframes that have been approved or set by the authorities, or within any extension of a timeframe agreed to by authorities and the applicant; and
- Disclose any direct business, financial, personal or other interest in the approval or refusal of the application for the project.

Should you wish to register as an I&AP and/or receive additional information regarding the project, you are requested to complete the form below and email, fax, post or hand deliver it to Afzelia Environmental Consultants by **11 February 2015** as per the details provided in the registration and comment form.

We invite all stakeholders and I&APs to participate freely and to submit any comments or information you feel may be useful.

REGISTRATION FORM

PLEASE RETURN VIA EMAIL/ FAX/ POST BY 11 FEBRAURY 2016

THE PROPOSED BP SERVICE STATION DEVELOPMENT ON PORTION 150 AND 151 OF ERF 8, BRIDGE CITY, KWAMASHU, DURBAN, ETHEKWINI MUNICIPALITY IN KWAZULU NATAL

Title		Name		Surname		
Company						
Designation						
Address					Postal code	
Tel No.				Fax No.		
Email				Cell No.		
I would like to receive my notifications by (mark with X):			Post	Email	Fax	
Please indicate why you have interest in the abovementioned project?						
Please write your comments and questions here:						
<i>Please feel free to attach a separate document</i>						
Please add any person you think may be an interested and affected party:						
Full Name				Company		
Address						
Email				Tel/ Cell No.		
PLEASE SEND YOUR REGISTRATION FORM AND COMMENTS TO:						
Company	Afzelia Environmental Consultants (Pty) Ltd			Contact person	Ms Paige Potter	
Address	PO Box 37069, Overport, 4067					
Tel No.	031 303 2835			Fax	086 692 2547	
Email	paige@afzelia.co.za			Website	www.afzelia.co.za	

