



PROJECT BACKGROUND INFORMATION DOCUMENT

**THE PROPOSED VICTORY HOUSE
CENTER, VIC FUEL STATION AND ITS
ASSOCIATED INFRASTRUCTURES.**



PHYSICAL ADDRESS

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BICCARD HEIGHTS

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PREPARED BY	
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PREPARED FOR	
APPLICANT NAME	VICTORY HOUSE CENTRE
CONTACT PERSON	: MR. K MOLABA

INTRODUCTION AND PROJECT BACKGROUND

Victory House Center intends to develop a filling station and associated infrastructure on the Remaining Extent of Locatie Van Mphatlele 457 . The filling station will comprise of underground petrol and diesel tanks (4x 20 000ℓ), fuel pumps, a canopy covered forecourt, Workshop, Carwash, offices and a convenience store. The filling station will be accessed from via Malope Street Mphahlele Seleteng. The Road belongs to Roads Agency Limpopo (RAL). The Proposed Site area is 0.5ha.

The proposed alternative was considered based on the location within land owned by the applicant, avoidance of any high expenditures for the private land and considering sensitivity of the site, no other property alternatives have been proposed for the project as this is the only site available for the applicant and suitable enough to handle the proposed activity. Technology alternatives were not considered, as the applicant will be making use of the Best Practical Environmental Option that is available in the Petroleum industry. The Applicant alternative considered the groundwater availability on the property and power supply from Eskom. The development triggers listed activities in terms of the Environmental Impact Assessment (EIA) Regulations, Government Notice Regulations (GNR) 983 of 2014 promulgated under the National Environmental Management Act (NEMA) (Act no 107 of 1998). In terms of the said Regulations, a Basic Assessment (BA) should be undertaken for the proposed project and The Gidfuels has appointed Ronell Group (Pty) Ltd as an independent Environmental Assessment Practitioners for the above described project.

In order to obtain approval (authorization) for this project, a specific procedure must be followed as stipulated in the Environmental Impact Assessment Regulations, 2014 (as amended), which requires specific documentation (Basic Assessment Report) to be submitted. Once all the required documentation has been submitted and the environmental process completed, the responsible authority must decide on the application.



Figure 1: Location of the proposed project site

AIM OF THE DOCUMENT

This Background Information Document (BID) provides potential Interested and Affected Parties (I&APs) with:

- ✚ Information on the proposed project;
- ✚ A description of the Basic Assessment process to be followed; and
- ✚ Details on how to register your interest in the project and receive further information.
- ✚ Showing the Exact location of the project.

As a registered I&AP, there will be opportunities for you to be involved in this Basic Assessment (BA) process through receiving information, engaging issues and commenting on the Basic Assessment Report (BAR). The input from I&APs, together with the information and assessment provided by the EAP (Ronell Group) and relevant specialists, will be used by the Competent Authority, in this instance LEDET, for decision-making on the proposed project.

NEED AND JUSTIFICATION FOR THE PROJECT

The area was identified in the Spatial Development Framework as one of the activity spines where the Municipality would allow non- residential uses to take place in order to optimally utilize the visual exposure from the high traffic volumes along this road. The proposed filling station site would be highly visible and easily accessible to passing road users. It would thus be ideally situated for business purposes.

The following strategic objectives are sought to be achieved and are aligned with the objectives of the proposed project:

- ✚ Promote shared economic growth and job creation;
- ✚ Improve financial sustainability;
- ✚ Continue institutional development, transformation and innovation.

ENVIRONMENTAL LEGISLATION –BASIC ASSESSMENT PROCESS

The National Environmental Management Act (Act 107 of 1998) (NEMA) provides for duty of care and remediation of environmental damage, imposes an obligation on the responsible person (including an owner of land or premises, a person in control of land or premises or a person who has a right to use the land or premises) to take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment. NEMA, serves as the basis for all environmental frameworks in South Africa. On 4 December 2014 new EIA Regulations (GNR 982) were promulgated in terms of Chapter 5 of the NEMA. These regulations were amended in April 2017 (GNR 326). The EIA Regulations contain three listing notices (GNR. 324, 325 and 327) which identify activities that are subject to either a BA or Scoping and EIA in order to obtain an EA. A BA must be completed if the proposed project triggers activities listed in GNR. 327 (Listing Notice 1) or GNR. 324 (Listing Notice 3). Activities triggered in GNR. 325 (Listing Notice 2), require a Scoping and EIA process to be undertaken.

Listing Notice 1, Listed 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 cubic metres or more but not exceeding 500 cubic metres.*

The Basic Assessment process that will be undertaken for this project is summarised in the steps below:

Step 1: Notify Authorities and potential I&APs (30 days)

The first stage in the process entails notifying all potential I&APs of the proposed project, by sending out a Background Information Document (BID), and providing I&APs with an opportunity to register as an I&AP. I&APs are required to register their interest on the project database within 30 days (in order to be included from the outset of the Basic Assessment process) and/or raise issues or concerns.

Step 2: Basic Assessment Report for Public Comment (30 days)

The Basic Assessment process has been undertaken in order to identify and assess potential environmental impacts, both positive and negative, that may be associated with the project. Mitigation and management measures has been identified to reduce potential negative impacts and maximise positive benefits. These mitigation and management measures has been included in the Environmental Management Programme (EMPr) for this project.

The Basic Assessment Report include comments received from all I&APs on this BID and findings of the specialist studies. All registered I&APs on the project database will be notified in writing of the 30-day comment period for the BAR.








The Draft BAR will be submitted to LEDET for review during this period, and after receiving comments and concerns a final BAR will be compiled as per the comments received and all comments and concerns raised will be included on the report to be submitted to the competent authority (LEDET).

Step 3: BAR to be submitted to LEDET for decision-making





The BAR will be drafted and will be submitted to LEDET for decision-making. The comments and issues raised will be included in the BAR submitted to LEDET. All I&APs will be provided with written notification on the decision made by competent authority and about the appeal process.

SPECIALIST SCOPE OF WORK

The following Specialists studies have been identified and Personnel were appointed to start with the works:


-  Heritage Impact Assessment
-  Geotechnical Report
-  Geohydrological Study
-  Traffic Management Report
-  Engineering Services Report
-  Market Study
-  Survey

HOW TO REGISTER AN INTERESTED AND AFFECTED PARTY OF THE PROPOSED DEVELOPMENT?

-  By responding to our invitation for your involvement as advertised in the local newspaper.
-  By emailing a comment form to the Environmental Assessment Practitioner indicated below.
-  By telephonically contacting the Environmental Assessment Practitioner if you have a query, comment, or require further project information.
-  By reviewing the various reports and provide comments within the stipulated comment periods provided (i.e. the BID and Draft BAR).

Environmental Assessment Practitioner Details

To register as an I&AP or to comment on the project, please send your comments on the details below.

COMPANY NAME	: RONELL GROUP (PTY) LTD 
CONTACT PERSON	: MR. R TSHIBUBUDZE
CONTACT NUMBER	: 081 522 9330
EMAIL ADDRESS	: ronellprojects@gmail.com
	POSTAL ADDRESS: 10A BICCARD STREET POLOKWANE POLOKWANE 0699

THE PROPOSED MAMORWA FILLING STATION AND ITS ASSOCIATED INFRASTRUCTURES.

It would be appreciated if you could indicate on this form whether you have any comments with regards to the proposed activity.

FIRST NAME:	POSTAL ADDRESS:
SURNAME:	
ORGANIZATION / FARM NAME:	TEL:
	FAX:
PHYSICAL ADDRESS:	CELL:
	E-MAIL:

Do you wish to remain on the mailing list?

Y

N

How do you think the proposed activity will impact on you?
Any suggestions to mitigate potential impacts?

Please provide details of any other parties (e.g. Tribal Authorities, land-owners, community members, etc.) who should be consulted.
Please disclose any direct business, financial, personal or other interest that you may have in the approval or refusal of the application.
Please use additional sheet(s) if necessary

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Signed

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Date