



22 November 2022

Our Ref: GEO139c/07

DEADP Ref: **16/3/3/5/D2/46/0006/22**

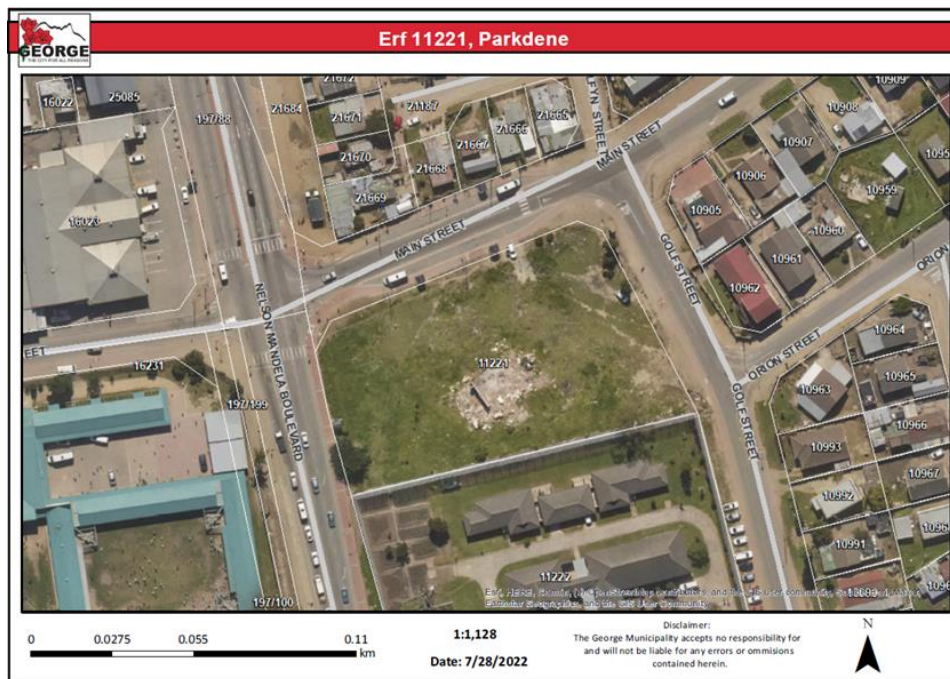
DEA&DP Case Officer: Shireen Pullen

To Potential Interested & Affected Party / Stakeholder,

VIA EMAIL, POST & LETTER DROPS

NOTIFICATION OF PART 2 - AMENDMENT OF ENVIRONMENTAL AUTHORISATION & EMPr FOR THE PARKDENE FILLING STATION ON ERF 11221, PARKDENE, GEORGE

Cape EAPrac has been appointed by **Look Forward Construction (Pty) Ltd.**, hereafter referred to as the Applicant, as the independent Environmental Assessment Practitioner (EAP), to facilitate an application for amendment of the Environmental Authorisation (EA) & Environmental Management Programme (EMPr) for the Parkdene Filling Station on Erf 11221, Parkdene, in terms of the National Environmental Management Act (NEMA, Act 107 of 1998). Erf 11221 Parkdene, located east of the Nelson Mandela Boulevard and Main Street intersection, is approx. 4995m² in size and currently zoned Business Zone IV, with the operation of the filling station as primary use right. The site is also located within the Urban Edge of George.



Locality Map of Erf 11221 (George Municipality Public Viewer, 2022).

The Parkdene Filling Station was granted Environmental Authorisation (EA) on **14 November 2012**. The initial validity period of this EA (5-years) was extended by an **additional 5-years**, on 21 August 2017, via Addendum to the EA. This amended EA stipulated that the Activity must commence by **14 November 2022**.

Although the Site Licence has been approved by the Dept. of Minerals Resources & Energy (DMRE) (08 Nov. 2022), there are several pre-construction requirements stipulated in both the EA and this Licence, which could not be commenced with prior to 14 November 2022. In addition, the Layout of the filling station has been amended, which requires an amendment of the EA & EMPr.

The proposed changes to Site Development Plan (SDP) / Layout, involve:

- The total development / coverage footprint changes from 769.55m² to 762.10m²;
- Position / orientation of the main building convenience store & light-vehicle fuel dispensing Forecourt from south-western corner (SW to NE orientation) to the southern boundary (S to N orientation), in accordance with marketing best practice its exposure to Sandkraal Road, and with due consideration to the current site conditions related to access, building lines, existing services, required petrochemical infrastructure and delivery truck maneuvers, in-particular.
- Twenty-two (22) parking bays with two (2) disabled bay, changes to thirty-one (31) parking bays with one (1) disabled bay.
- Hard-surfaced internal access and service road area slightly larger to allow for required, public transport (bus stops), vehicle manoeuvrability and pedestrian access.
- Exclusion of a car-wash.



Proposed Revised SDP / Layout for Parkdene Filling Station.

NEMA Listing 1 (Activity 14) applies: “*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 proposed filling station is for the fuel storage with capacity approx. 115 cubic metres (not exceeding 500 cubic metres).

A **Draft Environmental Impact Assessment Report (DEIR)** & updated EMPr will be available for a 30-day commenting period, extending from **Monday, 28 November 2022 to Wednesday, 18 January 2023** (excluding December break). The report can be accessed digitally via www.cape-eaprac.co.za / Active projects). Alternative platforms/access to reports can be arranged on request.

Potential I&APs and mandated Authorities/Organs of State are invited to review and submit comment on the Draft Environmental Impact Assessment & updated EMPr. To be registered as an Interested and Affected Party (I&AP) for the Amendment process, individuals are requested to respond to this notice by submitting their complete contact details and/or comments to *Cape EAPrac* in writing (to address below) on or before 18 January 2023. *[Correspondence throughout the remainder of the environmental process will be distributed to registered I&APs only].*

Please make submissions to:

Cape EAPrac – Attention: Siân Holder, Email: sian@cape-eaprac.co.za
PO Box 2070 George 6530; Telephone: 044 874 0365



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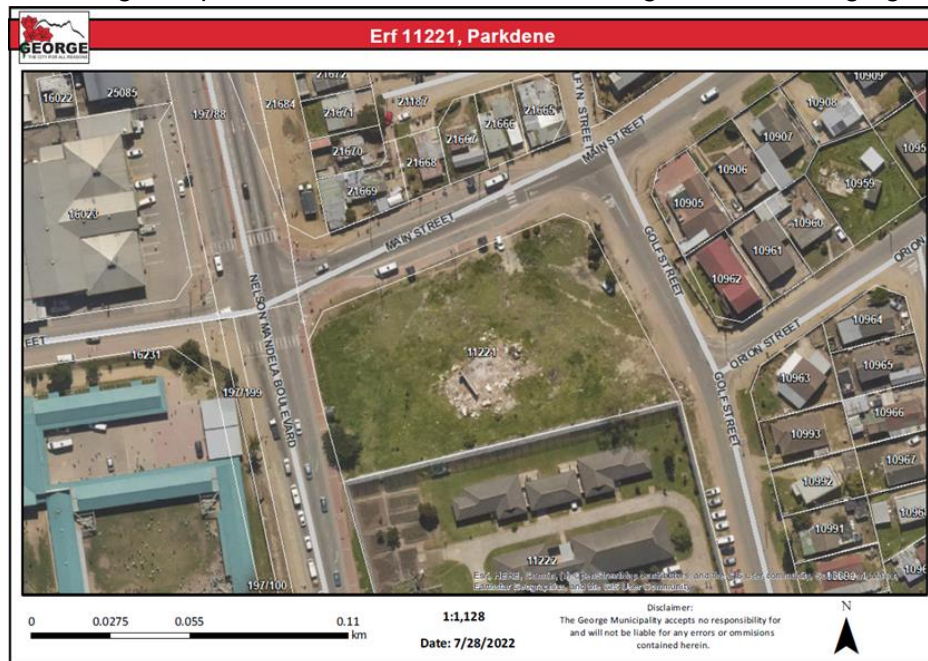
DEA&DP Saakbeampte: Shireen Pullen

Aan Potensiële Belanghebbende & Geaffekteerde Party / Belanghebbendes,

VIA EPOS, POS & BRIEWE

KENNISGEWING VAN WYSIGING VAN OMGEWINGSMAGTIGING & OMGEWINGSBESTUURSPLAN VIR DIE PARKDENE VULSTASIE OP ERF 11221, PARKDENE, GEORGE

Cape EAPrac is aangestel deur **Look Forward Construction (Edms) Bpk.**, hierna verwys as die Aansoeker, as die onafhanklike Omgewings-praktisyn om 'n aansoek om wysiging van die Omgewingsmagtiging & Omgewingsbestuursplan vir die Parkdene Vulstasie op Erf 11221, Parkdene, te fasiliteer ingevolge die Wet op Nasionale Omgewingsbestuur (NEMA, Wet 107 van 1998). Erf 11221 Parkdene, is Oos van die Nelson Mandela Boulevard en Hoofstraat kruising geleë, is ongeveer 4995m² groot en is tans gesoneer as Besigheidsone IV, met die bedryf van die vulstasie as primêre gebruiksreg. Die perseel is ook binne die stedelike grens van George geleë.



Liggingskaart van Erf 11221 (George Municipality Public Viewer, 2022).

'n Omgewingsmagtiging is op **14 November 2012** vir die Parkdene Vulstasie toegestaan. Die aanvanklike geldigheidsydperk van hierdie Omgewingsmagtiging (5 jaar) is verleng met 'n **bykomende 5 jaar**, op 21 Augustus 2017, via Addendum tot die Omgewingsmagtiging. Hierdie gewysigde Omgewingsmagtiging het gestipuleer dat die Aktiwiteit teen **14 November 2022** moes begin.

Alhoewel die Terreinlisensie goedgekeur is deur die Dept. van Minerale Hulpbronne en Energie (08 Nov.2022), is daar verskeie voorkonstruksievereistes wat in beide die Omgewingsmagtiging en hierdie Lisensie uiteengesit is, waarmee nie begin kon word voor 14 November 2022. Daarbenewens is die uitleg van die vulstasie gewysig, wat 'n wysiging van die Omgewingsmagtiging vereis.

Die voorgestelde veranderinge aan die Terreinontwikkelingsplan / Uitleg behels:

- Die totale ontwikkeling / dekking voetspoor verander van 769.55m² na 762.10m²;
- Posisie- / oriëntasie verskuiwing van die hoofgebou geriefswinkel & ligte voertuig brandstof reseptering voorhof vanaf suidwestelike hoek (SW tot NE oriëntasie) tot by die suidelike grens (S tot N oriëntasie), in ooreenstemming met bemerking beste praktyk tot blootstelling aan Sandkraalweg, en met behoorlike inagneming van die huidige terreintoestande wat verband hou met toegang, boulyne, bestaande dienste, vereiste petrochemiese infrastruktuur en afleweringvragmotors, in die besonder.
- Twee-en-twintig (22) parkeerplekke met twee (2) gestremde baaie, verander na een-en-dertig (31) parkeerplekke met een (1) gestremde baai.
- Interne toegang met harde oppervlak en dienspadarea effens groter om voorsiening te maak vir vereiste openbare vervoer (bushaltes), gemakliker voertuig beweegbaarheid en toegang vir voetgangers.
- Uitsluiting van die karwas.



Voorgestelde Gewysigde SDP / Uitleg vir Parkdene Vulstasie.

NEMA gelysde handeling 1 (Aktiwiteit 14) is van toepassing: *“Die ontwikkeling en verwante bedryf van fasiliteite of infrastruktuur, vir die berging, of vir die berging en hantering van gevaarlike goedere, waar sodanige berging plaasvind in houers met 'n gesamentlike kapasiteit van 80 kubieke meter of meer, maar nie meer as 500 kubieke meter nie”*. Die voorgestelde vulstasie is vir brandstofberging met kapasiteit van ongeveer 115 kubieke meter (nie meer as 500 kubieke meter nie).

'n **Konsep-Omgewingsimpakverslag & Opgedateerde Omgewingsbestuursprogram** sal vir 'n 30-dae kommentaar periode vanaf Maandag, **28 November 2022 tot Woensdag, 18 Januarie 2023** (Desember-pouse uitgesluit), beskikbaar wees. Die verslag kan digitaal verkry word via www.cape-eaprac.co.za / Active projects). Alternatiewe platforms/toegang tot verslae kan op versoek gereël word.

Potensiële Belanghebbende en Geaffekteerde Partye en owerhede/staatsorganisasies word uitgenooi om die Konsep-Omgewingsimpakstudie & Omgewingsbestuursprogram te hersien en kommentaar te lewer. Om as 'n Belanghebbende en Geaffekteerde Party vir die Wysigingsproses te registreer, word individue versoek om op hierdie kennisgewing te reageer deur hul volledige kontakbesonderhede en/of kommentaar skriftelik aan Cape EAPrac te rig voor of op 18 Januarie 2023. *[Korrespondensie deur die res van die omgewingsproses sal slegs aan geregistreerde Belanghebbende & Geaffekteerde Partye versprei word]*.

Rig asseblief voorleggings aan:

Cape EAPrac – Aandag: Siân Holder, Epos: sian@cape-eaprac.co.za
Posbus 2070 George 6530; Telefoon: 044 874 0365