



CEN INTEGRATED ENVIRONMENTAL MANAGEMENT UNIT

Environmental and Rural Development Specialist

Scoping Report for the Proposed Filling Station

Development on Erf 1572 Boesmansriviermond,

Bushman's River, Eastern Cape

September 2009

Project Title:
**Scoping Report for the Proposed Filling Station Development on Erf
1572 Boesmansriviermond, Bushman's River, Eastern Cape**

Project Applicant: Jophil Country Properties 100 CC, Pretoria

Reference Number: EcO5/387/m/08-111

Environmental Assessment Practitioner:
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Executive Summary

CEN Integrated Environmental Management Unit was appointed by Jophil Country Properties 100 CC, Pretoria to undertake an environmental assessment (Scoping and EIA) for the proposed Filling Station Development on Erf 1572 Boesmansriviermond, Bushman's River, Eastern Cape. This environmental report is required in terms of the Regulations promulgated under Section 24(5) read with section 44 of the National Environment Management Act (Act 107 of 1998).

Property description: Erf 1572 Boesmansriviermond

Size and Locality

The approximate extent of the proposed development area; Erf 1572 Boesmansriviermond, Bushman's River, Eastern Cape is 0.4992 ha. Erf 1572 is situated within Bushman's River Mouth town, directly adjacent to the R72 at 33°41'5.98" south and 26°38'50.78" east.

Current Zoning Land Use

The property is vacant land that is zoned as Business Zone V.

The site slopes gently towards the Bushman's River in the east.

During the establishment of the towns of Kenton-On-Sea and Bushman's River large scale vegetation clearing was conducted and the historically occurring vegetation has been removed to a greater extent. Vegetation on the property has been transformed to grass dominated veld. Indigenous pockets of vegetation do still remain.

The development proposal

It is proposed to establish a filling station and related infrastructure on Erf 1572 Boesmansriviermond. This development will consist out of the following:

- ✿ Shop Building (218.7 m²)
- ✿ Car wash (58.23 m²)
- ✿ Canopy area (386.84 m²)

Services and Infrastructure

An engineering services investigation will be conducted by and the following service requirements will be examined:

- ✿ Access
- ✿ Storm water drainage
- ✿ Water supply
- ✿ Sewage
- ✿ Solid waste disposal
- ✿ Electricity
- ✿ Telkom

These will be discussed in the EIA to be prepared after approval of the Scoping Report

Listed Activities

The proposed development has several potential components that are listed activities identified in terms of GN R 368 (21 April 2006) and GN R 387 (21 April 2006) of the National Environmental Management Act, 1989.

The following activities have been identified:

| | | |
|-----------------------------|--------------------|--|
| No. R. 387 21 April 2006 | | |
| | Activity Number | Activity Description |
| | 3 | The above ground storage of a dangerous good, including petrol, diesel, liquid petroleum gas or paraffin, in containers with a combined capacity of 1 000 cubic metres or more at any one location or site including the storage of one or more dangerous goods, in a tank farm. |

Methodology

The specific methodology adopted in identifying and assessing impacts and project alternatives is described in Chapter 6 of the Scoping Report. The methodology was designed to meet the requirements of the EIA Regulations (2006) and Guidelines 3 to 5 published in support of the regulations.

Potential Impacts

The following key significant potential impacts are identified and highlighted.

- ✿ Geology
- ✿ Pollution
- ✿ Heritage impacts
- ✿ Impact on limited services service provision
- ✿ Traffic issues

Specialist Studies

The following specialist studies will be done as part of the EIR:

- ✿ Geotechnical Assessment
- ✿ Archaeological and Cultural Sensitivity (Heritage Impact Assessment)
- ✿ Assessment of Services and Water Supply and Demand
- ✿ Traffic Impact Assessment

Public Participation

Public participation was done in accordance with Chapter 6 (Regulations 56 to 59) of the EIA Regulations (2006) and Guideline 4 published in assistance of interpretation of these regulations.

At the time of printing this draft report, there were no registered interested and affected parties – No response had been received from the media and site

advertisements and from notices sent to government departments and selected NGO's.

Way Forward

This Draft Scoping Report has identified potential impacts associated with the proposed development. All neighbours and role players in the Bushman's River area have been notified and asked to participate in the environmental process.

This Draft Scoping report was placed in the Kenton on Sea Public Library from 7th September 2009 until 25th September 2009. All registered parties will be notified of the availability as well as the importance of commenting and identifying any issue which CEN IEM Unit may have overlooked and which they feel needs to be addressed in the EIA.

The executive summary of the Draft Scoping Report will be emailed to all lead I&APs.

The report has also been submitted to Provincial DEDEA for their review. Once the stakeholder comments have been received and the period for stakeholder comment has expired, the issues raised by the parties will be recorded and addressed in a final scoping report or in a response report.

All comments on this scoping report should be forwarded to:

Michael Cohen
CEN Integrated Environmental Management Unit (CEN IEM Unit)
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Walmer

Port Elizabeth
6070

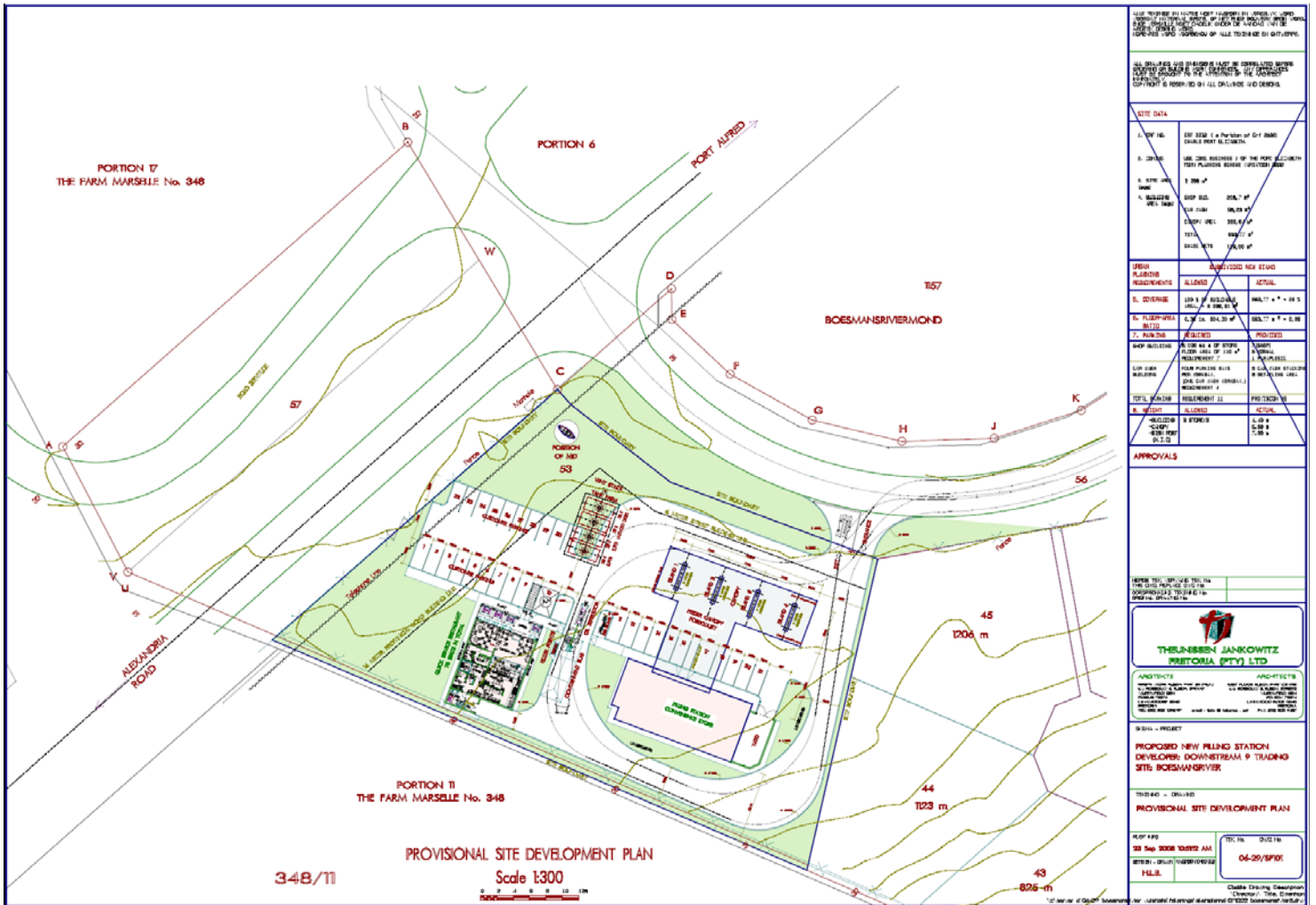
Comments can be emailed to:

steenbok@aerosat.co.za

Hard copies of the report can be mailed to I&APs at cost of printing and postage

Structure of the Report

Chapter 1 of the report presents a background to the Scoping procedure. Chapter 2 presents a detailed description of the property and the development proposal as well as possible alternatives. Chapter 3 describes the receiving environment and details relevant environmental planning guidelines. Chapter 4 describes the methodology that will be followed in deriving and assessing impacts and alternatives, and ensuring the report is in compliance with EIA Regulations (2006) and published guidelines. Chapter 5 lists and describes potential environmental issues and impacts that will be considered further in the EIR. Chapter 6 presents a Plan of Study for EIA. Chapter 7 details the public participation phase up to the Scoping Phase. Chapter 8 is a reference list.



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