



# **SUSTAINABLE DEVELOPMENT & CITY ENTERPRISES**

## **Development Planning, Environment & Management Unit**

166 K E Masinga Road, Durban, 4001

P O Box 680, Durban, 4000

Tel: 031 311 1111, Fax: 031 311 7776

www.durban.gov.za

**Our Ref.:** (21/11) DPM/EIA 718

**DEDTEA:** -

**Enquiries:** Mrs D. van Rensburg

**Telephone:** 031 – 3117136

29 February 2016

Afzelia Environmental Consultants (Pty) Ltd  
P.O. Box 37069  
Overport  
Durban  
4067

**Att: Paige Potter**

Dear Sir/Madam,

**RE: BACKGROUND INFORMATION DOCUMENT FOR THE PROPOSED BP SERVICE STATION DEVELOPMENT ON PORTION 150 AND 151 OF ERF 8, BRIDGE CITY, KWAMASHU.**

With reference to the abovementioned Background Information Document please be advised that various Municipal Departments have had sight of the proposal and the following comments are submitted for your attention:-

**1. eThekweni Electricity Department.**

The H.V. Department has no objection however **please note;**

- 1.1. The applicant must consult eThekweni Electricity's mains records (held in the drawing office at eThekweni Electricity Headquarters, 1 Jelf Taylor Crescent, for the presence of underground electrical services. In addition should any overhead line and/or servitude be affected, the specific permission of the Head: Electricity must be sought regarding the proposed development.
- 1.2. The relocation of MV/LV electrical services, if required in order to accommodate the proposed development, will be carried out at the expense of the applicant.

**2. Environmental Planning and Climate Protection Department.**

The Environmental Planning and Climate Protection Department has noted the Background Information Document for the proposed BP Service Station development on Portion 150 and 151 of Erf 8 Bridge City in KwaMashu.

Please note that the Environmental Impact Assessment and Water Use Licence Application processes can be undertaken simultaneously for the proposal. Therefore, it is recommended that the above is considered in order to avoid any delays in future.

Further comments on the proposal will be submitted when more details on the proposed development are available.

### **3. Land Use Management Branch.**

The following comments are submitted from a Land Use Management Perspective:

- 3.1. A Petrol Filling Station is a permitted use on Portion 151 of Erf 8 Bridge City. The property has a proposed extent of 4999m<sup>2</sup> and is located on the corner of Bridge City Boulevard and Nkunzana Road. However Council's Special Consent is required for the development of a Petrol Filling Station on Portion 150 of Erf 8 Bridge City. This property is approximately 4715m<sup>2</sup> in extent.
- 3.2. Portions 150 and 151 of Erf 8 Bridge City are approved but unregistered subdivisions. The relevant engineering services to serve the sites would need to be constructed by the developer and a section 148 certificate will need to be obtained from the Land Use Management Branch before any development can take place.
- 3.3. Subject to 3.1 above, any development that would straddle the common boundary between the two properties would require a further application for consolidation, alternatively an application to have the properties tied by way of Notarial Deed in Restraint of Free Alienation.
- 3.4. In accordance with the scheme regulations pertaining to Special Zone 44: Phoenix South-Bridge City the developer is to submit Site Development Plans to the Land Use Management Branch for consideration and approval prior to the submission of any building plans pertaining to the development.
- 3.5. It is not clear how the applicant obtained a site area of 30 882m<sup>2</sup> as referred to in Section 3 of the report as the combined extent of Portions 150 and 151 will be in the region of 9714 m<sup>2</sup> (subject to SG approval).

### **4. Strategic Spatial Planning Branch.**

The construction of this Petrol Station in Bridge City is in alignment with the Bridge City Urban Design Framework and not in opposition to the Spatial Development Framework (2015), the Northern Urban Development Corridor Plan (2011), or any other of the plans produced by Strategic Spatial Planning. The Strategic Spatial Planning Branch is therefore in support of this application.

### **5. Geotechnical Engineering Branch.**

No geotechnical objections. This Branch awaits the results of the geotechnical and geohydrological reports.

**6. eThekwini Transport Authority.**

A Traffic Assessment (TIA) will be required prior to any development of the site.

**7. Environmental Health Department.**

eThekwini Municipality Health Department has no objection in principle to the proposed development provided that concerns listed below are taken into account:

- 7.1. A management plan with mitigation measures for all activities including noise, air and water quality during the various phases of the development i.e pre-construction, during construction, operational and decommissioning phases is made available to this Department for comment.
- 7.2. Suitable and adequate ablution facilities must be provided and maintained at appropriate sites for personnel and if chemical toilets are in use the service provider must have an approval from the Municipality for appropriate disposal of sewage and grey water from the site.
- 7.3. Emergency plan for both minor and major spillages as well as fire incidences during construction and operation of the petrol station to be made available to this Department for comments.
- 7.4. The applicant abides to the provisions of the Occupational and Safety Act in regards to all occupational health and safety related concerns during construction and operational phases of the station.
- 7.5. Petrol tanks to be installed underground must be accompanied by documents reflecting their durability so that this Department knows when the refurbishment is expected to be undertaken.
- 7.6. The activities to be conducted according to the environmental management plan.
- 7.7. The applicant undertakes the proposed construction in such a manner that no health risks or nuisance is caused to the employees and surrounding communities.
- 7.8. The applicant ensures that all contractors and sub-contractors dealing with the collection, transportation and disposal of all category of waste generated on site comply with eThekwini Schedule Trades Bylaws. Confirmation of their registration in terms of a Schedule Trade Permit with this Department prior to engagement will be appreciated.
- 7.9. The applicant ensures that the waste manifest system is adhered to by all contractors and sub-contractors dealing with waste disposal.
- 7.10. The applicant to comply with the FCD Act requirements by ensuring that an application for a Certificate Of Acceptability is obtained from this Department for the proposed convenience store.

**8. Coastal, Stormwater and Catchment Management.**

This Department has no requirements regarding this proposal.

**9. eThekweni Water and Sanitation Department.**

It is stipulated in the report that there are no watercourses on the proposed site that would be directly impacted by the proposed development, however:

- 9.1. Plans must be submitted to this Department for approval, this must clearly show site drainage plan and must indicate compliance with the relevant SABS Specification for the underground fuel tanks.
- 9.2. Petrol filling station must comply with the Building Plan Guidelines for approval with respect to trade effluent control and water pollution prevention in order to comply with the Durban Metro Sewage Disposal Bylaws of February 1999.
- 9.3. The area under the forecourt roof is a process area and must be drained to the Council foul sewer via a sand, oil and grease trap.
- 9.4. Suitable spill kits must be available on site to cater for any spills during both the construction and operational phases.

**10. Durban Solid Waste.**

The proposal must take into account the design of suitable refuse storage areas for both general and hazardous waste and the servicing of these areas so as not to cause a health hazard.

**11. Disaster Management.**

No concerns from this Department.

**12. Fire Safety.**

No comment received.

Should you seek clarification on any of the above issues, please contact the writer on telephone: 031 - 3117136 or via e-mail: [diane.vanrensburg@durban.gov.za](mailto:diane.vanrensburg@durban.gov.za) In addition, the Department requests that a copy of the Environmental Authorisation be emailed to the same address.

Yours faithfully



**ACTING HEAD: DEVELOPMENT PLANNING, ENVIRONMENT AND  
MANAGEMENT**

**Copy To:**  
Department of Economic Development, Tourism and Environmental Affairs  
Private Bag X 54321  
Durban  
4000