



LIMPOPO

PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM

Enq: Ngoasheng TR

Tel: 015 293 8424

E-mail: NgoashengTR@ledet.gov.za

Ref: 12/1/9/1-W290

New Era Versions (Pty) Ltd
1111 Stanza Bopape Street
HATFIELD (Pretoria)
0083

Attention: Gudani Milton Luula

Tel/Cell: 072 702 8451

E-mail: Milton@nevpetroleum.co.za

ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED DEVELOPMENT OF A FILLING STATION AND SHOPPING COMPLEX ALONG N11 ROAD ON PORTION 0 OF THE FARM ARMOEDE 823 LR WITHIN MOGALAKWENA LOCAL MUNICIPALITY OF WATERBERG DISTRICT

With reference to the abovementioned application, please be advised that the Department has decided to grant authorisation. The environmental authorisation and reasons for the decision are attached herewith.

In terms of Regulation 4(2) of the Environmental Impact Assessment Regulations of 2014 as amended, you are instructed to notify all registered interested and affected parties, in writing and within 14 (fourteen) calendar days, of the date of the Department's decision in respect of your application as well as the provisions regarding the lodgement of appeals as provided in the National Appeals Regulations of 2014, as amended.

Should you wish to appeal any aspect of the decision, you must, *inter alia*, lodge an appeal with MEC for Economic Development, Environment and Tourism (LEDET), within 20 calendar days of date when this letter was sent to you, by means of prescribed forms obtainable from LEDET, using one of the following methods:

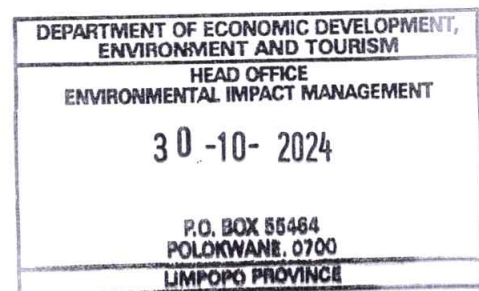
By post : P O Box 55464, **POLOKWANE**, 0700

By hand : Evidiki Towers, 20 Hans van Rensburg Street, **POLOKWANE**, 0699

Should you decide to appeal, you must serve a copy of your appeal on all registered interested and affected parties and any organ of state interested in this matter.

Yours faithfully

CHIEF DIRECTOR
INTEGRATED ENVIRONMENTAL MANAGEMENT
DATE: 30/10/2024



Cc: Muti Multi-Disciplinary Consultancy (Pty) Ltd

E-mail: harronnefale@yahoo.com

HEAD OFFICE

Evidiki Towers, 20 Hans van Rensburg Street, Polokwane, 0700, Private Bag X9484, Polokwane, 0700
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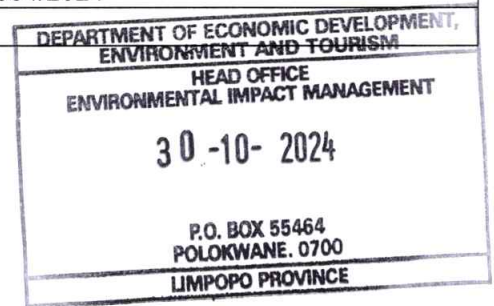
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA

DEPARTMENT OF
ECONOMIC DEVELOPMENT, ENVIRONMENT & TOURISM
ENVIRONMENTAL AUTHORISATION

PROJECT DESCRIPTION: THE PROPOSED DEVELOPMENT OF A FILLING STATION AND SHOPPING COMPLEX ALONG N11 ROAD ON PORTION 0 OF THE FARM ARMOEDE 823 LR WITHIN MOGALAKWENA LOCAL MUNICIPALITY OF WATERBERG DISTRICT

Environmental impact Assessment Process: Basic Assessment

LEDET Reference	12/1/9/1-W290
NEAS Reference	LIM/EIA/0001984/2024
Amendments	First Issue



Holder of Authorisation: New Era Versions (Pty) Ltd

Address:

1111 Stanza Bopape Street
HATFIELD (Pretoria)
0083

Attention: Gudani Milton Luula **Tel/Cell:** 072 702 8451 **E-mail:** Milton@nevpetroleum.co.za

LOCATION OF ACTIVITY:

Local Area Description	Location	District Municipality	Local Municipality
Mokopane Town	On Portion 0 of the farm Armoede 823 LR	Waterberg	Mogalakwena

GPS Coordinates:

Point	Coordinates (taken / confirmed by the Department)			
Corner 1	South	23°	59'	19.68"
	East	28°	57'	34.56"
Corner 2	South	23°	59'	18.60"
	East	28°	57'	38.16"
Corner 3	South	23°	59'	21.48"
	East	28°	57'	39.24"
Corner 4	South	23°	59'	22.56"
	East	28°	57'	35.64"

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ACRONYMS

NEMA	National Environmental Management Act, 1998 (Act 107 of 1998), as amended.
Regulations	EIA Regulations of 8 December 2014 in terms of Chapter 5 of NEMA.
EIA	Environmental Impact Assessment.
Department	Department of Economic Development, Environment and Tourism.
I&APs	Registered Interested and Affected Parties
EA	Environmental Authorisation.
EMPr	Environmental Management Programme.

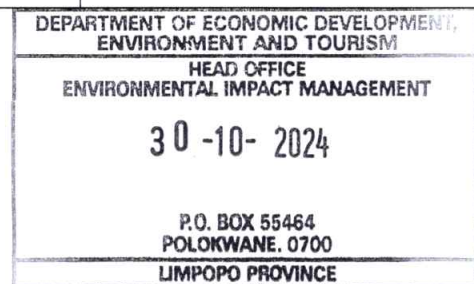
Details regarding the basis on which the Department reached this decision are set out in Annexure 1.

ACTIVITIES AUTHORISED

Notice and description	Activity Number and description	Component in the proposed development/expansion
Notice 1: R. 983 of 2014	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.”	Installation of underground fuel tanks with a combined total capacity of 320 000 litres.
Notice 1: R. 983 of 2014	Activity 27 – “The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.”	The clearance of an area of 1.673 hectares in extent.

Associated activities

- Access road from N11 road;
- Parking area;
- Car wash;
- Onsite wastewater treatment;
- Shopping complex;
- Taxi rank; and
- Eight (8) underground fuel storage tanks with a combined total capacity of 320 000 litres of dangerous good, comprising of the following:



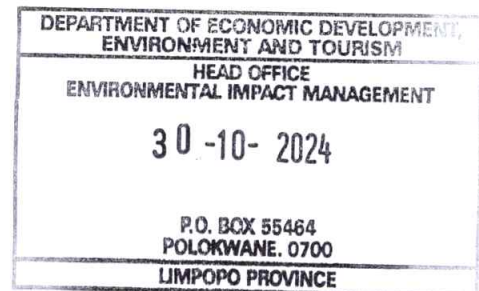
Fuel Type	Number Tanks	Combined Capacity
Petrol tank (93 ULP)	Two	80 m ³
Petrol tanks (95 ULP)	Two	80 m ³
Diesel tank (50 ppm)	Four	160 m ³
Total	Eight	320 m³

CONDITIONS

1. An approval from South African National Road Agency Limited for the new access road the connects to and from the N11 road must be obtained prior to establishment of such access.
2. Only tanks with secondary storage or equivalent must be used.
3. LEDET Departmental standard conditions attached as Annexure 2.
4. Standard conditions for filling station attached as Annexure 3.
5. The EMPr attached as part of reports for the above development submitted as part of the application for an EA is hereby approved and must be adhered to during the construction and operation phases of the activity.
6. Firefighting installations must comply with Mogalakwena Local Municipality Fire Station requirements.
7. This activity must commence within a period of ten (10) years from the date when the EA was issued. If commencement of the activity does not occur within that period, the EA lapses and a new application for EA must be made in order for the activity to be undertaken. Any request for extension of the validity period of the EA must be lodged with the Department at least 60 days before the expiry date of the EA.


CHIEF DIRECTOR
INTEGRATED ENVIRONMENTAL MANAGEMENT

DATE: 30/10/2024



ANNEXURE 1: REASONS FOR THE DECISION

1. Environmental Assessment Practitioner

Names: Harron Nefale
Company (where applicable): Muti Multi-Disciplinary Consultancy (Pty) Ltd
Telephone Number/Cell Number: 079 108 7440
E-mail: harronnefale@yahoo.com



2. Dates of receipt of information

Document	Application Form	Basic Assessment Report
Date of receipt	21 May 2024 21 August 2024 (amended)	Consultation – 22 July 2024 Decision – 21 August 2024
Date of acknowledgement of receipt	27 May 2024 02 September 2024 (amended)	Consultation – 24 July 2024 Decision – 02 September 2024

Date of Site visit: 26 July 2024

3. List of specialist reports and other information:

Report description	Person (and Company) where applicable, who compiled the report and Date	Location in the BAR
Environmental Screening Report	Muti Multi-Disciplinary Consultancy (Pty) Ltd, 07 May 2024	Attached to application form
Baseline Hydrogeological Study	Mr Madanda Tsumbedzo Peter of Muthetshesi Projects (Pty) Ltd, September 2024	Received as additional Information
Geotechnical investigation Report	Vincent Tshingwala of Davhana Geotech Solutions (Pty) Ltd, June 2024	Appendix D
Biodiversity Impact Assessment	Molepo Mokgatla of MORA Ecological Services (Pty) Ltd, 2024	Appendix D
Phase 1 Heritage Impact Assessment	Trust Mlilo of Integrated Specialist Services (Pty) Ltd, 25 May 2024	Appendix D

4. Key factors considered in making the decision

4.1 Public Participation

Name of newspaper: Bosveld

Date of advert in the newspaper: 18 – 24 July 2024

Date of public meeting: 23 June 2024

Site Notices: Site notices were placed on and around the site.

Notification of interested and affected parties about the development: Notifications were sent by hand and e-mail.

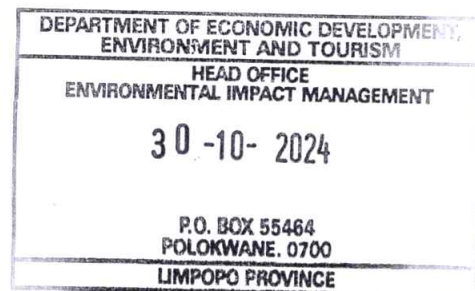
Issues raised by I&APs; and responses from the EAP and Department:

Issue	Comment by EAP	Comment by the Department
None	None	None

4.2 Findings

Activity/Report	Finding
Baseline Hydrogeological Study	Some of the boreholes in the vicinity are dry although available information indicates that water table is shallow (10-25m below ground level). Drilling of monitoring boreholes is recommended for early detection of pollution.
Geotechnical investigation Report	The site is suitable for the proposed development.
Biodiversity Impact Assessment	No fatal flaws are evident for the proposed project.
Phase 1 Heritage Impact Assessment	There are no archaeological reasons to prevent the development not to proceed.

In view of the above, the Department is satisfied that, subject to compliance with the conditions contained in the EA, the proposed activity will not conflict with the general objectives of integrated environmental management laid down in Chapter 5 of the NEMA and that any potentially detrimental environmental impacts resulting from the proposed activity can be mitigated to acceptable levels. The authorisation is accordingly granted.



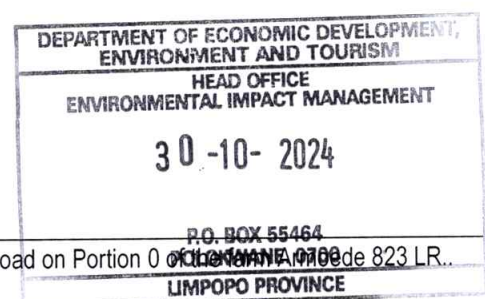
LEDET DEPARTMENTAL STANDARD CONDITIONS

1. SCOPE OF AUTHORISATION

- 1.1 The holder of the EA shall be responsible for ensuring compliance with the conditions contained in this EA. This includes any person acting on the holder's behalf, including but not limited to, an agent, servant, contractor, sub-contractor, employee, consultant or person rendering a service to the holder of the EA.
- 1.2 Any changes to, or deviations from, the project description set out in this EA must be approved, in writing, by the Department before such changes or deviations may be effected. In assessing whether to grant such approval or not, the Department may request such information as it deems necessary to evaluate the significance and impacts of such changes or deviations and it may be necessary for the holder of the EA to apply for further authorisation in terms of the Regulations.
- 1.3 The activity, which is authorised, may only be carried out at the property indicated in the EA.
- 1.4 The holder of the EA will be held liable for any damages to the environment and associated costs, which results from any activity related to the construction and/or operation of the proposed project.
- 1.5 Where any of the holder of the EA's contact details change, including the name of the responsible person, the physical or postal address and/or telephonic details, the holder of the EA must notify the Department as soon as the new details become known to the holder of the EA.
- 1.6 The Department reserves the right to monitor and audit the development throughout its full life cycle.
- 1.7 This EA does not negate the holder of the EA's responsibility to comply with any other statutory requirements that may be applicable to the undertaking of the activity.

2. APPEAL OF AUTHORISATION

- 2.1. The holder of the EA must notify all registered interested and affected party, in writing and within 14 (fourteen) calendar days, of receiving notice of the Department's decision.
- 2.2. The notification referred must –
 - 2.2.1 specify the date on which the EA was issued;
 - 2.2.2 inform all the interested and affected party of the appeal procedure provided for in Chapter 7 of the Regulations;
 - 2.2.3 advise all the interested and affected party that a copy of the EA will be furnished on request; and
 - 2.2.4 give the reasons for the decision.



3. APPEAL PROCEDURE

- 3.1 An appellant (if the holder of the decision) must, within 20 (twenty) calendar days from the date the notification of the decision was sent to the holder by the Competent Authority, submit an appeal;
- 3.2 An appellant (if NOT the holder of the decision) must, within 20 (twenty) calendar days from the date the holder of the decision sent notification of the decision to the registered I&APs, submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator;
- 3.3 Submit an appeal in accordance with Regulation 4 of the National Appeal Regulations 2014 (as amended) to the Appeal Administrator; as follows:

Makgoka KS

Address: 20 Hans van Rensburg Street, Evridiki Towers, **POLOKWANE**, 0700

MEC Support Services

Tel: (015) 293 8526/27| Mobile: 072 306 2324| Email: MakgokaKS@ledet.gov.za

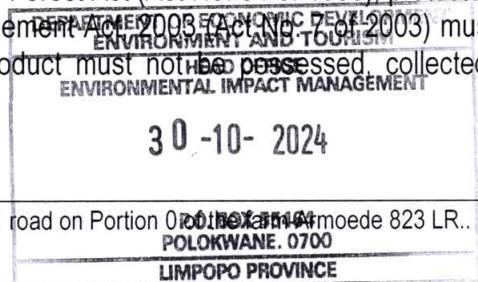
Web: www.ledet.gov.za

- 3.4 Submit a copy of the appeal to any registered I&APs, any Organ of State with interest in the matter and the decision-maker i.e. the Department that issued the decision.

4. COMMENCEMENT OF THE DEVELOPMENT

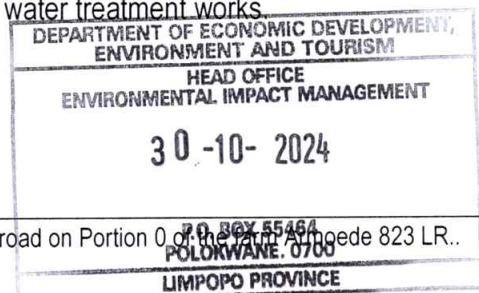
- 4.1 In order to ensure their safety, all employees must be given the necessary personal protective equipment.
- 4.2 This EA must be provided to the site operator and the requirements thereof must be made fully known to him/her.
- 4.3 Appropriate notification signs must be erected at the construction site, warning the public (residents, visitors etc) about the hazards around the construction site and presence of heavy vehicles and machinery.
- 4.4 Hauling routes for construction vehicles and machinery must be clearly marked and appropriate signalling must be posted to that effect. Further, movement of construction vehicles and machinery must be restricted to areas outside of the drainage line/wet area.
- 4.5 Construction must include appropriate design measures that allow surface and subsurface movement of water along drainage lines so as not to impede natural surface and subsurface flows. Drainage measures must promote the dissipation of stormwater run-off.
- 4.6 Vegetation clearing must be kept to an absolute minimum. Mitigation measures must be implemented to reduce the risk of erosion and the invasion of alien species.

- 4.7 The holder of the EA must note that in terms of the National Forest Act (Act No. 84 of 1998); protected plant species (also listed in Limpopo Environmental Management Act 2003 (Act No. 7 of 2003) must not be cut, disturbed, damaged, destroyed, and their product must not be possessed, collected,



removed, transported, exported, donated, purchased or sold unless permission is granted by the Department of Forestry, Fisheries and the Environment(DFFE).

- 4.8 All construction areas (e. g. material lay down area), topsoil and sub-soils must be protected from contamination or pollution and stockpiling must not take place in drainage lines or where it would impede surface water runoff.
- 4.9 If any soil contamination is noted during the construction and operational phase of the proposed activities, the contaminated soil must be removed to a suitable waste disposal facility and the site must be rehabilitated to the satisfaction of this Department and DWS. The opportunity for the on-site remediation and re-use of contaminated soil must be investigated prior to disposal and this Department must be informed in this regard.
- 4.10 Should infill material be required for any purpose, the use of borrow pits must comply with the provisions of the Mineral and Petroleum Resources Development Act, 2002 (Act No. 28 of 2002) administered by the Department of Mineral Resources and Energy (DMRE).
- 4.11 An integrated waste management approach must be implemented that is based on waste minimisation and must incorporate avoidance, reduction, recycling, re-use and disposal where appropriate. Uncontaminated builders' rubble generated during the construction can be re-used as back filling material on site. Ensure that no refuse or builders rubble generated on the premises is placed, dumped or deposited on adjacent properties or public places and open spaces during or after construction.
- 4.12 Section 28 of the NEMA places a duty of care on the holder of the EA to ensure that reasonable measures are taken to prevent pollution or degradation of the environment from occurring, continuing or recurring. Should any environmental damage result from this development or the operation thereof, the holder of the EA, must within 14 days of the damage being caused, rectify the situation at his/her own expense.
- 4.13 Movement of construction vehicles and machinery must be restricted to areas outside of the drainage lines/wet area.
- 4.14 Construction vehicles must be serviced and maintained in a manner whereby excessive smoke and noise production is reduced to acceptable levels, and to prevent oil leaks. Contaminated soil must be remediated on site or removed to an appropriately authorised landfill site.
- 4.15 Dust and nuisance must be minimised through damping down of unsurfaced areas.
- 4.16 Residents (if any) on the property and surrounding area must be informed if any unusually noisy activities are planned. Noise impacts must be reduced over distance at a rate of 1db (decibel) per 13 metres.
- 4.17 Chemical sanitation facilities or systems such as "toilets" that do not rely on seepage of liquids must be provided with a ratio of one for every 15 workers. These must be placed such that they prevent spills or leaks to the environment and must be maintained according to operating instructions and the contents thereof must be disposed of at an authorised waste water treatment works.



- 4.18 Mixing of cement, concrete, paints, solvents, sealants and adhesive must be done in specified areas on concrete aprons or on protected plastic linings to contain spillage or overflows onto soil to avoid contamination to underground water and environmental damage.
- 4.19 Construction activities must be suspended and a representative of the South African Heritage Resources Agency (SAHRA) and/ or Limpopo Heritage Resources Agency (LIHRA) be contacted immediately in the event of finding or uncovering any subterranean (middens, graves, etc.).
- 4.20 Care must be taken to ensure that the material and excavated soil required for backfilling are free of contamination from hydrocarbons.
- 4.21 The hydraulic fluids or chemicals required during construction must be stored in a concrete lined surface with bund walls and shall be designed in such a manner that any spillage can be contained and reclaimed without any impact on the surrounding environment. Should any spills occur it should be cleaned immediately by removing the spillage together with the polluted solid and dispose it in an authorised disposal site permitted to dispose of such waste. The Regional Office of the Department of Water and Sanitation (DWS) must be notified within 24 hours of an incident that may pollute surface and ground water.

5. MANAGEMENT OF THE ACTIVITY

- 5.1 A copy of this EA must be kept at the property / on-site office where the activity (ies) will be undertaken. The EA must be produced to any authorised official of the Department who requests to see it and must be made available for inspection by any employee or agent of the holder of the EA who works or undertakes work at the property.
- 5.2 The contents of the EMPr and its objectives must be made known to all contractors, subcontractors, agents and other people working on the site, and any updates or amendments to the EMPr must be submitted to the Department for approval.
- 5.3 Regular monitoring and maintenance of storm water drainage facilities must be conducted at all times and repaired, if damaged, as directed by this Department or any other relevant authority.
- 5.4 The holder of the EA shall note that in terms of Section 19(1) of the National Water Act, 1998 (Act No. 36 of 1998), "An owner of the land, a person in control of land or a person who occupies or uses the land on which- (a) any activity or process is or was performed or undertaken; or (b) any other situation exists, which caused or is likely to cause pollution of a water source must take all reasonable measures to prevent any such pollution from occurring, continuing or recurring". Therefore any pollution incident(s) associated with the proposed project shall be reported to the relevant Regional Office of the Department of Water and Sanitation within 24 hours.

6. REPORTING TO THE DEPARTMENT

- 6.1 The holder of the EA must notify the Department, in writing and within 48 (forty eight) hours, if any condition of this EA cannot be or is not adhered to. Any notification in terms of this condition must be accompanied by reasons for the non-compliance. Non-compliance with a condition of this EA may result in criminal prosecution or other actions provided for in NEMA and the Regulations.

- 6.2 Fourteen (14) days written notice must be given to the Department that the activity's operational phase will commence. Commencement for the purposes of this condition includes HPE preparation.

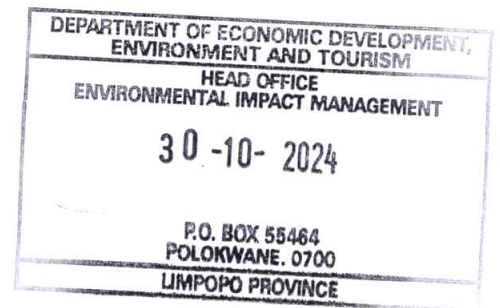


- 6.3 Any complaints received from the registered interested and affected parties (I&APs) during the construction and operational phase of the activity must be attended to as soon as possible and addressed to the satisfaction of all concerned I&APs.
- 6.4 The holder of the authorisation must ensure that an up to date emergency register is kept during the construction and operation of the project. This register must be made available upon request by the Department.
- 6.5 The holder of the EA must notify the Department within thirty (30) days after the completion of the construction activities.

7. SITE CLOSURE AND DECOMMISSIONING

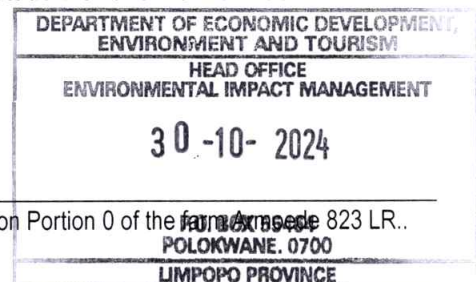
7.1

Should the activity ever cease or become redundant, the holder of EA shall undertake the required actions as prescribed by legislation at the time and comply with all relevant legal requirements administered by any relevant and competent authority at that time.

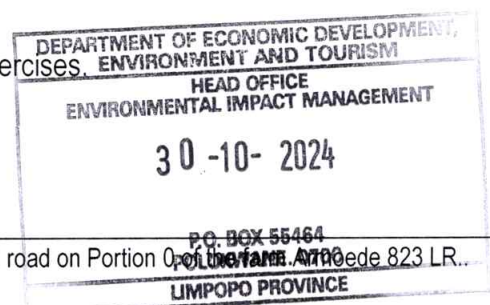


STANDARD CONDITIONS FOR FILLING STATIONS / FUEL DEPOTS

1. An Emergency Response Plan for the proposed development must be in place and approved by the relevant district/ local municipality.
2. The holder of the EA must implement water pollution management measures that are aligned with the Department of Water and Sanitation (DWS) Best Practice Guidelines series.
3. The installation of the tanks including all secondary containment equipment and the mitigation measures must be done by an experienced professional in accordance with relevant SANS codes.
4. The tank pit, which will house the fuel storage tanks, must be lined with an impermeable layer.
5. A SANS compliant oil/water separator must be installed on site in order to capture surface run-off from all areas of the site, where hydrocarbon spillages may occur.
6. The tanks must be fitted with an appropriate over-fill shut off valve to prevent spillage during the filling of the tanks.
7. The pumps, separator and associated structures must be maintained according to a maintenance register.
8. Any petroleum product from the separator must be placed in a dedicated container for disposal at a registered hazardous landfill site; the holder of the EA must maintain records of Safe Disposal Certificates for all wastes leaving the site. These records must be made available on request.
9. The forecourt must be sealed in accordance with the appropriate SANS code in order to prevent soil contamination during fuelling of vehicles. The slope of that area must be in direction of the drainage, which is connected to SANS compliant separator before discharge into the sewerage system. No contaminated water and storm water must be discharged into the storm water drain.
10. Co-ordination of the Spill Response Procedure must be undertaken by the holder of the EA as well as the site manager. For major spills, an emergency response company must be used to remove and remediate spillage.
11. Daily stock reconciliation must be conducted and records must be maintained.
12. Annual pressure testing must be undertaken on the tanks installed on site. Pressure testing of all tanks must also be conducted when a leak is suspected.
13. Monitoring wells must be installed for the proposed tanks to serve as an avenue for leak detection and leak monitoring must be conducted weekly.
14. Groundwater monitoring, which must include amongst others, hydrocarbon detection, must take place quarterly during the first year of operation of the filling station and on an annual basis in subsequent years.



15. Volatile organic compounds (VOC's) that may be released during the loading and off-loading of the tanks on site must be monitored on quarterly basis. A comprehensive monitoring plan for the entire site must be submitted to this Department within thirty (30) day prior to the first monitoring campaign, indicating the scope, methodology and technology to be employed. The results of the monitoring must be assessed against national and international ambient air and occupational health and safety standards.
16. An environmental Control Officer/s (ECO) must be appointed or designated to ensure that daily inspections are performed during construction for the implementation of mitigation and management measures. Furthermore, an ECO must monitor the holder of the EA's compliance with all the conditions of this EA.
17. The appointed ECO must prepare compliance monitoring/ environmental audit reports every six (6) months from the date of commencement. These reports must indicate the holder of the EA's compliance status with regards to the conditions of the Environmental Authorisation and the reasons for non-compliance as well as the proposed remedial steps. These reports must be submitted to the Department within fourteen (14) days after the lapse of six (6) months. This report must be kept on record and made available to the Department on request. The audit must include but not be limited to the following:
 - 17.1 Monthly fuel volume accepted and consumed, including a discussion on any discrepancies;
 - 17.2 Confirmation that:
 - a. maintenance of pumps, separator and associated equipment have been undertaken according to a maintenance register;
 - b. A SANS compliant oil separator has been installed on site;
 - c. there is conformance of operation to industry standards and SANS codes; and
 - d. Records of waste and effluent disposed /removed from the site are being kept by the holder of the EA.
 - 17.3 Compliance with:
 - a. the conditions of this authorisation;
 - b. the requirements of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993); and
 - c. the EMPr and Emergency Response Plan.
 - 17.4 Update of emergency procedures and fire drills;
 - 17.5 Proof that an Emergency Response Plan was approved by the relevant district/ local municipality; and
 - 17.6 Results of annual and any other pressure testing exercises.



18. The first audit report must also verify the following:
- 18.1 conformance of the installation and the tanks manufacture with the relevant SANS standards. This must include a discussion on the pollution prevention measures implemented;
 - 18.2 the oil/water separator is working correctly and is appropriately maintained;
 - 18.3 the certificate of tank manufacture issued by the tank manufacturer/supplier; and
 - 18.4 the personnel have been trained in spills response skills by a representative of the holder of the EA.

