



AGRICULTURE, CONSERVATION, ENVIRONMENT AND LAND AFFAIRS

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EIA ADMINISTRATIVE GUIDELINE

GUIDELINE FOR THE CONSTRUCTION AND UPGRADE OF FILLING STATIONS AND ASSOCIATED TANK INSTALLATIONS

SEPTEMBER 2001

1. INTRODUCTION

This guideline document is intended to provide a framework of departmental requirements for the construction and upgrade of filling stations and associated tank installations. The guideline is further an attempt on part of the Department to reduce the evaluation/ review period but simultaneously ensuring that all impacts have been addressed through commitment of the petroleum industry.

With these guidelines, the Department wants to implement and maintain minimum requirements for the development of filling stations that will contribute to sustainable development and a measurable improvement in the quality of life of all the people of Gauteng, while considering the shortfalls in available data/ scientific knowledge about the cumulative impacts on the environment as a result of the development of such facilities.

1.1 LEGISLATIVE BACKGROUND

The Department of Agriculture, Conservation, Environment and Land Affairs is the authority responsible for authorising developments which may have an impact on the environment, while keeping the needs and rights of the people of Gauteng in mind. In fulfilling its function, the Department is subjected to and guided mainly by three pieces of legislation.

The Bill of Rights of The Constitution (Act no. 108 of 1996, Chapter 2), South Africa's supreme law, makes specific reference to the people's right to a safe and healthy environment. Section 24 states that everyone has the right to an environment that is not harmful to their health or well-being. Everyone has a right to have the environment protected for the benefit of present and future generations through reasonable legislative and other measures. These measures must aim to prevent pollution and ecological degradation, promote conservation, and secure sustainable development and use of natural resources while promoting justifiable economic and social development.

The National Environmental Management Act (NEMA, Act no. 107 of 1998) established, amongst others, an extensive list of principles for decision-making on matters affecting the environment. These principles, which are based on the environmental and other fundamental rights in The Constitution, apply to the actions of all organs of state that may significantly affect the environment. These actions include authorising certain developments.

Principle 4(a) of Section 2 of NEMA requires the consideration of several factors to ensure sustainable development. The most important consideration, with specific reference to these regulations for the development of filling stations, is that "*a risk averse and cautious approach must be applied, which takes into account the limits of current knowledge about the consequences of decisions and actions*". Other relevant considerations include the avoidance, or where it cannot be altogether avoided, the minimisation and remediation of:

- Biodiversity loss and ecosystem disturbance;
- Pollution and environmental degradation;
- Disturbance of landscapes and sites constituting the nations cultural heritage;
- Negative impacts on the environment and on people's environmental rights.

In addition to the above, the following principles are considered particularly relevant:

- Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably [Principle 2].
- Development must be socially, environmentally and economically sustainable [Principle 3].
- Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option [Principle 4b].
- Responsibility for the environmental health and safety consequences of a policy, programme, project, product, process, service or activity exists throughout its life cycle [Principle 4e].
- The participation of all interested and affected parties in environmental governance must be promoted, and all people must have the opportunity to develop the understanding, skills and capacity necessary for achieving equitable and effective participation, and participation by vulnerable and disadvantaged persons must be ensured [Principle 4f].
- Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognising all forms of knowledge, including traditional and ordinary knowledge [Principle 4g].
- The social, economic and environmental impacts of activities, including disadvantages and benefits, must be considered, assessed and evaluated, and decisions must be appropriate in the light of such consideration and assessment [Principle 4i].

On 5 September 1997, the EIA Regulations (GN R. 1182 and 1183) were promulgated in terms of Sections 21, 22 and 26 of the Environment Conservation Act (Act no. 73 of 1989). GN R.1183 stipulates that authorisation must be obtained from the relevant authority, this Department, before commencement of any activity listed in GN R.1182. In terms of Schedule 1, Item 1(c) of GN R.1182, "*The construction or upgrade of transportation routes and structures, and manufacturing, storage, handling or processing facilities for any substance which is considered as dangerous or hazardous and is controlled by national legislation*", legally requires authorisation from this Department. Filling stations and associated tank installations are included.

1.2 KEY ISSUES

Several key issues related to 1(c) activities need consideration to ensure decision making is in line with the principles of NEMA and other legislation. The Department has therefore been guided by several factors in developing this guideline. Note that these issues, and in some respects the concerns surrounding them, all guided the development of this guideline, and none were regarded as particularly more relevant/ significant than the other.

- **Requirements and concerns from other Authorities**

The Department of Water Affairs and Forestry, Department of Transport and Public Works (Gautrans) and some Local Authorities require that all developments of Item 1(c) activities comply with specific requirements before approval or support thereof will be considered.

- **The need for a transparent approach**

One of the guiding principles of the EIA Regulations and NEMA is to ensure the public is involved and aware of decisions taken with regard to identified activities before authorisation/ exemption can be considered.

- **Previous applications**

During the past year, a large number of applications were received, some of which were in non-sensitive areas. The Department also received applications for general exemption for certain facilities, and has to make sure that dealing with these applications constitutes an effective use of resources.

- **The need to protect sensitive areas**

There is a potential danger and environmental risk associated with the above-mentioned developments. The construction and operation of such an activity can furthermore have a substantial negative impact on the environment, in relation to its sensitivity.

- **The effects associated with such a development**

Filling stations potentially are major sources of pollution and unless appropriate measures are in place, severe environmental impacts could be expected. Filling stations have a potential significant impact on:

- Natural ecosystems and habitats, and the renewable and non-renewable natural resources of the Province such as air, water, land and all forms of life.
- Ecosystems, habitats and spatial surroundings modified or constructed by people, including urbanised areas, agricultural and rural landscapes, places of cultural significance and the qualities that contribute to their value.

- **Social Impacts**

Indications are that filling stations could also have significant social impacts on the environment, which may detrimentally affect the social well-being of citizens. These include:

- Noise impacts.
- Reduction in land value and real estate properties in proximity of filling stations.
- Visual impact and "sense of place".
- Impact on the safety and security of an area and specifically adjacent properties.
- Impacts associated with traffic.
- Impact on the feasibility of filling stations in close proximity, in other words the financial security of existing filling station owners, job-security of his/her employees etc.

- **Noise impacts**

Filling stations could be a source of Noise Nuisance or Disturbing Noises (*noise levels that cause the ambient noise level to rise above the designated zone level, or if no zone level has been designated, the typical rating levels for ambient noise indicated in districts in table 2 of SABS 0103*) associated with motor cars and trucks braking and accelerating to and from such facilities. For example, it appears that even a single heavy diesel truck leaving a road during the small hours of a morning, could within a few minutes of coming to a halt with

its engine running, contravene the provisions of the Gauteng Noise Control Regulations (GN R.5479, 20 August 1999). The effects of noise on the environment are particularly relevant for filling stations in urban/ built-up/ residential areas.

- **Cumulative Effects**

Due to a substantial increase in the number of filling stations in Gauteng over the last 12 months, the Department is following a precautionary approach in accordance with Section 2(4a)vii of NEMA to ensure that cumulative impacts are addressed or avoided. The following significant cumulative impacts could result due to the proliferation of filling stations in proximity to each other:

- Groundwater and soil contamination.
- Visual intrusion and lighting.
- Sense of place and character of the area.
- Traffic disruptions.
- An increase in the significance of social impacts.

- **Irreversible impacts**

Filling stations may have significant irreversible impacts where the character, diversity or reproductive capacity of the environment is permanently lost within a given area or space. A filling station also has specific infrastructure, and alternative uses if a filling station is decommissioned are limited. Rehabilitation of a site will require substantial funding, which may be problematic. As a result of financial constraints when a filling station is closed due to it not being sustainable (refer to next point - Feasibility / Sustainability), owners/ developers may fail to show a dedication towards an adequate environmental rehabilitation programme after decommissioning thereof.

- **Feasibility / Sustainability**

The feasibility of new developments is currently questionable, taking into account the extreme economic pressure experienced by existing filling stations. Recently filling station owners demanded an increase of their profit margin on the sale of fuel in order to prevent thousands of job losses. Recently, the South African Fuel Dealers Association (SAFDA) indicated that more than half of South Africa's filling stations is operating below the break-even point and face closure.

Based on the above, it appears that:

- The demand is not high enough to make all new filling stations feasible/ sustainable.
- Even existing filling stations have difficulty to keep being feasible/ sustainable.
- The feasibility study required to date as part of EIA applications for filling stations is appears inadequate and does not give a true reflection of feasibility/ sustainability.

- **Desirability**

Although the rights of a developer must be protected, those of the public at large are equally if not more important. To date, applications for filling stations have only focussed on the needs of the developer, while the needs of society (i.e. the need for more filling stations) have not been considered. This is in contravention of Section 2(2) of NEMA which requires the needs of people to be put at the forefront. Developers neglect to inform the public adequately on a possible need for a filling station, and affected communities are therefore unable to make a significant input regarding the desirability of a filling station which will impact on their natural and social environment. In most cases, feasibility studies, despite possibly being questionable (see above), are wrongly used to illustrate the need for the development. Current indications based on objections from the public are that the people of Gauteng do not support, and therefore do not need, the development of new filling stations in close proximity to each other, particularly in existing urban/ built-up/ residential areas.

1.3 DEFINITIONS

In this document, unless the context requires otherwise –

Agriculture and temporary tank installations

means tank installations for agricultural purposes on farms or tank installation for projects of temporary nature such as road works, construction activities and other civil projects.

Commercial site

means a site where tank installations are used for the storage of hazardous or dangerous substances and which do not fall under the definition of filling stations below.

Cumulative impact

refers to impacts on the environment that take place so frequently in time or so densely in space that the effects cannot be assimilated by the environment;

Environmental authority

means the designated relevant authority, which receives all applications for consideration.

Industrial area:

means an area zoned as industrial as defined under the town planning scheme.

In proximity of existing filling stations

means within five (5) kilometres driving distance of an existing filling station (urban/ built-up/ residential area), or within twenty-five (25) kilometres driving distance of an existing filling station in other instances (e.g. rural areas, and along highways and national roads).

Filling stations:

means petrol facilities, service stations, public garages, highway filling stations, petroports and fuel depots.

Sensitive area

refers to the areas listed in Annexure 4 or in close proximity thereof.

Synergistic effect

refers to the impacts from one activity combined with those of another to produce a greater impact or different impact.

Upgrade

means the relocation of existing storage tanks, installation of additional storage tanks, replacement of storage tanks where there is an increase in total storage capacity, total demolition and rebuilt of filling station where there's either increase in capacity or change of location of a filling station.

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2. CLASSIFICATION OF ITEM 1(c) APPLICATIONS

All applications will be categorised on receipt and listed against the following categories:

- 2.1 New filling stations in proximity of an existing filling station, or within sensitive areas;
- 2.2 Upgrade of filling stations in proximity of existing filling stations or within sensitive areas, resulting in a capacity increase of more than 25%;
- 2.3 New filling stations or upgrade resulting in a capacity increase of more than 25% within industrial/ non-sensitive areas, or
upgrade of filling stations in proximity of existing filling stations or within sensitive areas, resulting in a capacity increase of less than 25%;
- 2.4 • Tank installations for agricultural or temporary purposes (eg. civil and road works);
• Tank installations at commercial sites in industrial areas;
• Upgrade of filling stations resulting in a capacity increase of less than 25% within industrial or non-sensitive areas.

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3. DEPARTMENTAL REQUIREMENTS

In adopting the following approach, the Department has been influenced by various factors as explained in Section 1.2. The following requirements should be applied as a minimum, and the Department reserves the right to request additional information as required. A completed copy of the checklist for 1(c) activities (Annexure 5) must accompany all applications. Note that due to some of the issues in Section 1.2 above, the Department prefers that a proposed development already be associated with and supported by a petroleum company.

In addition, for filling stations along provincial roads the approval of the Department of Transport and Public Works (Gautrans) will be used as a determining factor in the decision-making process, and approval will be denied if the conditions of Gautrans cannot be complied with.

3.1 New filling station in proximity of an existing filling station, or within sensitive areas

The Department will generally not support the development of any filling stations within:

1. five (5) kilometres driving distance of an existing filling station(urban/ built-up/ residential area), or
2. twenty-five (25) kilometres driving distance of an existing filling station in other instances (e.g. rural areas, and along highways and national roads), or
3. Sensitive areas.

Should a developer wish to submit an application for a development of this type, the application will have to be supported by a detailed motivation. In addition:

- The applicant must appoint an independent consultant to undertake a Scoping Report and/or Environmental Impact Assessment (EIA). The EIA Guideline Document (*EIA Regulations- Implementation of sections 21, 22 and 26 of the Environment Conservation Act - DEAT, April 1998*), must be followed to ensure process is in accordance with the legal requirements. Submit the attached checklist (Annexure 5) completed in full.
- Annexure 1 lists the minimum requirements to be addressed in the Scoping Report.

3.2 Upgrade of filling stations in proximity of existing filling stations or within sensitive areas, resulting in a capacity increase of more than 25%

The following will be required for the above applications:

- The applicant must appoint an independent consultant to undertake a Scoping Report and/or Environmental Impact Assessment (EIA). The EIA Guideline Document (*EIA Regulations- Implementation of sections 21, 22 and 26 of the Environment Conservation Act - DEAT, April 1998*), must be followed to ensure process is in accordance with the EIA Regulations. Submit the attached checklist (Annexure 5) completed in full.
- Annexure 1 lists the minimum requirements to be addressed in the Scoping Report.

3.3 New filling stations or upgrade resulting in a capacity increase of more than 25% within industrial/ non-sensitive areas, or upgrade of filling stations in proximity of existing filling stations or within sensitive areas, resulting in a capacity increase of less than 25%

Partial exemption based on an EMP may be considered for this category. Exemption will not be considered where cumulative impacts are likely to occur as a result of the proximity of the proposed filling station to existing filling stations.

3.3.1 New filling station or upgrade resulting in a capacity increase of more than 25% within industrial/ non-sensitive areas

- The attached checklist marked Annexure 5 must be completed in full to determine if the filling station can be considered for exemption from compliance with the EIA Regulations.
- Should exemption be considered the requirements as outlined in Annexure 2 must be met.

3.3.2 Upgrade of less than 25% in proximity of existing filling stations or within sensitive areas

- Where upgrades in proximity of existing filling stations or within sensitive areas result in an increase in total storage capacity of less than 25%, the checklist marked Annexure 5 must be completed in full. Should exemption be considered the requirements as outlined in Annexure 2 must be met. *Exemption for upgrades resulting in a capacity increase of less than 25% will only be considered every five (5) years for the same filling station. If several upgrades of less than 25% are planned which will lead to totalling to a more than 25% increase in capacity within a 5-year period, the requirements in 3.2 above shall apply.*

3.4 General Exemption

The aim of considering a General Exemption is to streamline the administrative process of dealing with this type of application, and to accommodate industry in meeting their market demands within a reasonable time. General Exemption can be considered for the following:

- Tank installations for agricultural or temporary purposes;
- Tank installations at commercial sites in industrial areas; and
- Upgrades of filling stations resulting in a capacity increase of less than 25% in industrial and/or non-sensitive areas.

The requirements outlined in Annexure 3 must be met. The General Exemption will be subject to a pre-approved generic Environmental Management Plan (EMP). This EMP must address mitigation measures for impacts associated with this type of installation, throughout the construction, operational and decommissioning phases of the facility. Further information may be requested at any stage. Once the General Exemption has been granted, details of each project and their scope must be submitted to the Department on a quarterly basis.

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**SUMMARY OF DEPARTMENTAL REQUIREMENTS FOR THE
CONSTRUCTION AND UPGRADE OF
FILLING STATIONS AND ASSOCIATED TANK INSTALLATIONS**

	Activity	Process in terms of EIA Regulations	Guideline Requirements
1	<ul style="list-style-type: none"> • New filling stations in proximity of existing filling stations or within sensitive areas. 	Follow the application process as in the EIA Regulations.	<i>Not supported.</i> Detailed motivation required. Complete the Checklist (Annexure 5). Requirements in Annexure 1 must be met. Refer to list of sensitive areas (Annexure 4).
2	<ul style="list-style-type: none"> • Upgrade of more than 25% in proximity of existing filling stations or within sensitive areas. 	Follow the application process as in the EIA Regulations.	Complete the Checklist (Annexure 5). Requirements in Annexure 1 must be met. Refer to list of sensitive areas (Annexure 4).
3	<ul style="list-style-type: none"> • New filling station or upgrade of more than 25% within industrial or non-sensitive areas. • Upgrade of less than 25% in proximity of existing filling stations or within sensitive areas. 	Exemption could be considered.	Complete the Checklist (Annexure 5). Should Exemption be considered, the requirements outlined in Annexure 2 must be met. An EMP will be required
4	<ul style="list-style-type: none"> • Tank installations for agricultural and temporary purposes. • Tank installations at commercial sites in industrial areas. • Upgrade of less than 25% within industrial or non-sensitive areas. 	General Exemption will be considered.	Complete the Checklist (Annexure 5). Follow the requirements outlined in Annexure 3. A generic EMP and regular reporting will be required.

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Agriculture, Conservation, Environment & Land Affairs
Gauteng Province

ANNEXURE 1

Requirements for activities specified in 3.1 & 3.2 of this guideline:

- New filling station in proximity of an existing filling station or within a sensitive area (Not supported - needs very strong motivation).
- Upgrade which result in an increase in total storage capacity of more than 25% in proximity of an existing filling station or within a sensitive area.

1. An application form and Plan of Study for Scoping should be submitted.
2. The following specific requirements, amongst others, must be addressed or provided in the Scoping Report before authorisation can be considered:
 - 2.1 A 1:50 000 map and street map.
 - 2.2 Detailed site development plans.
 - 2.3 The above maps/ plans must indicate:
 - The location of the site in relation with, and the distance of the tank/s from, council boundaries,
 - lay-out of adjacent properties,
 - current land-use and zoning of the area,
 - major roads, railways, open spaces,
 - environmentally sensitive/ significant features,
 - places of social and cultural importance,
 - seep lines, channels, dams, rivers and other water bodies,
 - and existing filling stations within a 5km/ 25km radius (whichever is applicable).
 - 2.4 A description of the geology of the site with a description of soil types in terms of compatibility.
 - 2.5 A detailed motivation on the need & desirability of the proposed development.
 - 2.6 Details of the availability of funds for rehabilitation should the need arise.
 - 2.7 The depth of the water table should be provided with a baseline reference of the ground water quality of the site and surrounding areas.
 - 2.8 The location of wells and boreholes on the site and neighbouring properties with an indication of the level of reliance of the neighbouring properties on ground water resources.
 - 2.9 A description of other environmental issues (eg. socio-economic aspects related to the sense of place, visual impact, etc.) as a result of the construction, upgrade or the operation of the filling station.
 - 2.10 A description of the public participation process prescribed by the EIA regulations. The public participation process must provide for mechanisms to resolve conflict.
 - 2.11 Details (quantity, quality & method) of liquid and solid waste disposal from the premises.
 - 2.12 Specific site design and recommendations for installation of underground tanks in relation to the receiving environment.
 - 2.13 If the proposed filling station will include a car wash, the following must be taken into account:
 - Manual vs. automated systems.
 - Water recycling practices.
 - Quantity and quality of the effluent discharged into the sewer must be determined in consultation with the relevant local authority.
 - 2.14 A comparative assessment (benefits vs. disadvantages) of alternatives, specifically location, land-use and the no-go option.

- 3. In the case where there are existing filling stations in proximity, an assessment of the cumulative impacts on the environment, as a result of combined impacts from all filling stations in the applicable radius (5 or 25 km), must be undertaken.**

The above assessment must address amongst others:

- 3.1 the ability of the natural and social environment to assimilate cumulative stresses placed on them;
- 3.2 the likelihood of negative synergistic effects;
- 3.3 whether the proposed development have a significant impact on, or be constrained by existing or future developments rights in the area;
- 3.4 the feedflow and anticipated traffic volume;
- 3.5 a feasibility study which includes the information in 3.4, and addressing the concerns under point 10 of Section 1.2,
- 3.6 the demand (necessity) and desirability of the proposed development (not feasibility); with an indication of the potential of the proposed filling station in terms of fulfilling the need of the targeted consumer;
- 3.7 impact on the feasibility of existing filling stations;

ANNEXURE 2

Requirements for activities specified as points 3.3.1 and 3.3.2 of this guideline:

- New filling station within a non-sensitive/ industrial area.
- Upgrades in proximity of an existing filling station or within sensitive area which result in an increase in total storage capacity of less than 25%.

The Checklist marked as Annexure 5 must be completed in full and submitted as application.

1. In considering the partial exemption, the following information must be provided:
 - 1.1. A locality map, with a clear indication of the location of the tank(s) and the distance of the tank(s) in relation to the identified sensitive area(s), where applicable.
 - 1.2. The expected location, extent and depth of surface subsidence of the area where the tank will be located.
 - 1.3. The location of wells and boreholes on the site and neighbouring properties with an indication of the level of reliance of the neighbouring properties on ground water resources.
 - 1.4. Precautionary measures to prevent accidental spills.
 - 1.5. Information on the means of disposal of old fuel tanks.
 - 1.6. Proof of compliance to the following SABS standards:
 - SABS 089, 1535 and 0131 relating to tank installation;
 - SABS 0108 relating to classification of hazardous locations and selection of apparatus for such installations; and
 - SABS 0400 relating to building regulations.
 - 1.7. The number of tanks to be installed and upgrade capacity, if applicable, in relation to the total storage capacity of all tanks on site.
 - 1.8. A brief motivation on the need and desirability of the proposed development in the case of a new filling station.
 - 1.9. Indication of the feed-flow and anticipated traffic volume in relation to similar existing facilities along the road within 5km if in urban/built-up residential area, and within 25km if in other areas, in the case of a new filling station. Any possible increase in traffic flow due to the proposed facility must be provided.
 - 1.10. An EMP addressing all issues associated with the construction, operation and decommissioning of the proposed development.
2. The following notification must be done to ensure consultation with I&AP's:
 - 2.1. The proposed filling station/ upgrade must be advertised in a local newspaper and on site.
 - 2.2. Interested and Affected parties (I&AP's) must be given a thirty (30) day period in which to lodge any objections to the proposed development.
 - 2.3. A list of the I&AP's (such as land owners, residents association, ratepayers' association and environmental groups, etc.) in the area must be submitted together with the proof of advertisement to the Department.
 - 2.4. After the thirty (30) day period, the Department must be informed of any objections raised by any I&AP's regarding the proposed filling station/ upgrade.
 - 2.5. All conflicting issues emanating from objections must be addressed by an independent consultant before exemption will be granted.

ANNEXURE 3

Requirements for the activities specified as point 3.4 of this guideline i.e.:

- Tank installations for agricultural and temporary purposes.
 - Tank installations at commercial sites in industrial areas.
 - Upgrade within industrial or non-sensitive areas.
1. A generic EMP must be submitted addressing all issues associated with the construction, operation and decommissioning of the proposed development.
 2. The following notification must be done to ensure consultation with I&AP's:
 - 2.1 The proposed upgrade must be advertised in a local newspaper and on site.
 - 2.2 Proof of such advertisement must be submitted to the Department.
 - 2.3 Interested and Affected parties must be given a thirty (30) day period in which to lodge any objections to the proposed development.
 - 2.4 After the thirty- (30) day period, the Department will be informed of any objections raised by interested and affected parties regarding this development.
 3. Once the general exemption has been granted, details of each project and their scope, will be requested and must be submitted to the Department on a quarterly basis. Information requirements are specified as follows:
 - 3.1 A locality and site maps.
 - 3.2 The number of tanks to be installed and the upgrade capacity in relation to the total storage capacity of tanks on site, if applicable.
 - 3.3 List the names, the usage, the characteristics of substances and their quantities in the case of tank installations at commercial sites.

ANNEXURE 4 LIST OF SENSITIVE AREAS

1. Rivers, streams, wetlands and pans.
2. Within the 1:100 year flood line. (This is not considered as a suitable location by the Department of Water Affairs and Forestry and location alternatives must be considered).
3. Bird Sanctuaries or adjoining properties.
4. Proclaimed Nature Reserves, protected natural environments or adjoining properties.
5. Properties subject to any statutory conservation status or similar, including, but not restricted to, National Parks, Provincial, Local or Private Nature Reserves, Protected Natural Environments, or adjoining properties.
6. Any area that is of cultural importance e.g. historical sites, as proclaimed by the National Monuments Act.
7. Any Environmental Protected Area including zoned open spaces or adjoining properties
8. Areas of high ecological, cultural, social or heritage environmental importance in Gauteng, as defined by this Department [Gauteng Open Space Project (GOSP, Phase 2), 2000].
9. Ridges (the term refers to hills, koppies, mountains, kloofs, gorges etc.).
10. Dolomitic or undermined areas.
11. Sensitive or major aquifers.



ANNEXURE 5
DEPARTMENT OF AGRICULTURE, CONSERVATION,
ENVIRONMENT AND LAND AFFAIRS
INFORMATION CHECKLIST FOR ITEM 1(C) ACTIVITIES.

SECTION A: GENERAL INFORMATION

Project Applicant			
Contact Person			
Postal Address			
Telephone		Facsimile	
E-mail		Cell	
Project Consultant			
Contact Person			
Postal Address			
Telephone		Facsimile	
E-mail		Cell	
Registered Owner			
Contact Person			
Postal Address			
Telephone		Facsimile	
E-mail		Cell	
Local Authority			
Contact Person			
Postal Address			
Telephone		Facsimile	
E-mail		Cell	
Project Title			
Property Description (Farm Portion)			
Physical Location (Street Address)			
Grid Reference	Latitude: 0 ‘ “ E	Longitude: 0 ‘ ” S	
Current Zoning			
Current Land-use			
Area of Site			
Area of Development			

SECTION B: ENVIRONMENTAL FRAMEWORK

1. Are any of the following located on the site earmarked for the development? Provide the direction and nearest distance from the proposed development to each respective feature.

ENVIRONMENT	Located on Site		Distance	Direction
	YES	NO	Metres	
a) A river, stream, dam or wetland (including pans and seasonal vleis).				
b) A conservation, reserve or open space area, or any other protected environment.				
c) A ridge or other prominent landscape feature.				
d) An area that is of cultural importance, e.g. historical site, graveyard, place of worship.				
e) A hospital or school.				
f) Formal or informal residential area.				
g) An area of archaeological or paleontological value.				
h) Any Red Data or other protected plant or animal species.				
i) Power lines, water pipes or servitudes.				

2. Where the development involves the re-zoning of agriculture land, please answer following questions.

a) What is the soil potential of the site earmarked for development?

b) What is the climatology in the area?

c) What is the vegetation cover in the area?

d) Is the land currently cultivated?

e) When was the land last cultivated if it is not currently cultivated?

f) Is the area contoured, and what is the direction and magnitude of the slope of the site?

g) Do any soil conservationist works exist?

h) Does the area have irrigation rights or has the area in the past had irrigation rights?

SECTION C: PROJECT DETAILS

1. Will the proposed development be significantly different from surrounding land-uses?
Please give brief details.

YES/ NO

2. Is the proposed development within a 5km driving distance of any existing filling stations within an urban/ built-up/ residential area or within a 25km driving distance of any existing filling stations in other areas?

Residential Area	
YES	
NO	

Rural Area	
YES	
NO	

3. How many filling stations presently exist within either the 5km driving distance within an urban/ built-up/ residential area or within a 25km driving distance of any existing filling stations in other areas?

Residential Area
Number of existing filling stations?

Rural Area
Number of existing petrol facilities?

4. Give the distance (in meters) from the proposed development to the closest existing filling station in all directions (irrespective of distance):

North:	Meters
South:	Meters

West:	Meters
East:	Meters

5. Could the development be considered as noisy or an intrusion by neighbours in the vicinity of the site?

YES/ NO

6. Could the development be considered a visual intrusion, e.g. on a ridge or creating light pollution in a dark area?
YES/ NO

7. Will there be any emissions into the atmosphere? If yes, please give brief details:
YES/ NO

8. Solid Waste:

(i) What solid waste products will be generated? Please give brief details including estimates of quantities:

(ii) How will these waste products be disposed of?

9. Effluent:

(i) What effluent will be generated? Please give brief details including estimates of quantities:

(ii) How will this effluent be treated (if applicable) before disposal?

(iii) How will this effluent be discharged and when?

10. Will any hazardous substances be produced or utilised? Please give brief details including estimates of quantities:

11. How will the site be serviced and who will provide the service? Please confirm that the service provider has the additional capacity for the development. (e.g. Rand Water):

(i) Electricity

(ii) Sewage

(iii) Solid waste

(iv) Water

SECTION D: FACILITY INFORMATION

Please answer the following questions	YES	NO
<i>1. Are existing tanks being replaced with same capacity tanks?</i>		
If replaced as a result of leaks, has a contamination assessment and remediation taken place.		
Number and size of new tanks?		
Number and size of existing tanks not being replaced (if any)?		
Combined capacity?		
<i>2. Are existing tanks being replaced with larger capacity tanks?</i>		
If replaced as a result of leaks, has a contamination assessment and remediation taken place.		
Number and size of tanks to be replaced?		
Number and size of new tanks?		
Number and size of existing tanks not being replaced (if any)?		
Combined capacity?		
<i>3. Are new additional tanks being installed at an <u>existing</u> site?</i>		
Number and size of new tanks?		
Number and size of existing tanks?		
Combined capacity?		
<i>4. Are the tanks being installed at a <u>new</u> site?</i>		
Number and size of tanks?		
Combined capacity?		

SECTION E: FACILITY SPECIFICATIONS

Will the tank installations mentioned above meet compliance with:	YES	NO
1. SABS 089, Part 3- with reference to the following:		
• Observation wells		
• Pipes slope back to tank		
• Non-return valve on suction line		
• Leak detection on pressure lines		
• Shear valve under dispenser		
• Overfill protection		
• Gravity fill tanks		
• Filler point containment		
2. SABS 1535, GRP-coated steel tank standards.		
3. SABS 1830, non-corrosive piping standards.		
4. Any other additional construction specifications.		
List:		
5. Any additional management practices.		
List:		

FOR DEPARTMENTAL USE ONLY

DATE RECEIVED:	
REFERENCE NO:	

CLASSIFICATION	X	Requirements
1. New filling station in proximity of an existing filling station	<input type="checkbox"/>	<i>Not Supported.</i> The application has to be supported by a detailed motivation. The requirements outlined in Annexure 1 must be met.
2. New filling station within a sensitive area	<input type="checkbox"/>	
3. Upgrade of <u>more</u> than 25% in proximity of existing filling station or within sensitive area	<input type="checkbox"/>	The requirements outlined in Annexure 1 must be met.
4. New filling station within an industrial or non-sensitive area	<input type="checkbox"/>	Exemption could be considered. The requirements outlined in Annexure 2 must be met.
5. Upgrade of more than 25% within an industrial or non-sensitive area	<input type="checkbox"/>	
6. Upgrade of <u>less</u> than 25% in proximity of existing filling stations or in sensitive areas	<input type="checkbox"/>	
7. Upgrade of less than 25% within an industrial or non-sensitive area	<input type="checkbox"/>	General Exemption could be considered. The requirements outlined in Annexure 3 must be met.
8. Tank installations for agricultural / temporary purposes	<input type="checkbox"/>	
9. Tank installations at commercial sites in industrial areas	<input type="checkbox"/>	

Is Exemption/ General Exemption applicable:	Comments
Yes	
No	

If yes above, are the requirements listed in Annexure 2/3 satisfactorily addressed?

Yes		
No		

If no, list additional requirements:

Responsible Official:
Date: _____

Supervisor:
Date: _____