

Meeting Summary		
Participants	5	
Meeting Title	DWS Project Introduction Meeting: Cato Ridge Land Development Options	
Meeting Start Time	12/6/2021, 8:58:49 AM	
Meeting End Time	12/6/2021, 10:32:59 AM	
Project number:	1001556	
Full Name	Email	Role
Mel Pillay	Mel.Pillay@zutari.com	Presenter
Werner Botha	wernerb@feralloys.co.za	Presenter
Methula Khethiwe (DBN)	MethulaK@dws.gov.za	Presenter
Carlos Magalhaes	CarlosMagalhaes@assore.com	Presenter
Jeanne-Louise Wiese	Jeanne-Louise.Wiese@zutari.com	Organizer

Introduction	
00:00:26.520 --> 00:00:42.830 Mel Pillay So colleagues welcome, thank you so much for making the time just a brief overview in terms of the agenda will do a quick round of outcomes and introductions and apologies. We'll move into the project description and then the project structure and model and how we are approaching the EIA. We'll then look at the EIA specifically, as well as specialist studies and then at this stage we will. We will discuss or touch on potential future water uses. I will explain them as we go through the presentation why I call it potential and then finally we. We can open the floor up for some discussions and questions. So perhaps if I could just maybe do an introduction, maybe I'll just start with zutari so my name is Mel Pillay and I am from Zutari environmental team and will be running the EIA process. I've got my. Colleague Jeanne Louise JL. On the call as well, she is from Zutari environmental team and will be running the EIA process together with myself if I could, perhaps just hand over to to to to assmang.	 The slide is orange with white text. It reads: 'Cato Ridge Environmental Impact Assessment', 'DWS Introductory Meeting', '6 December 2021', and the Zutari logo with the tagline 'IMPACT. ENGINEERED.'
00:01:39.310 --> 00:01:44.340 Carlos Magalhaes Thanks Mel morning, my name is Carlos. I represent assmang on this project.	
00:01:47.570 --> 00:02:01.060 Werner Botha Moaning my name is Van Argueta. I'm also from the Assmang team, but I	

specifically work in Cato Ridge Development Company, which is local in case it in, you know, to administrate this project with asthma.

00:02:06.230 --> 00:02:15.570 Methula Khethiwe (DBN)

We from sanitation within the Water Quality Management section responsible for the area.

00:02:21.230 --> 00:02:47.640 Mel Pillay

Perfect thank you, so just some brief housekeeping. Like I said, I wouldn't be able to see any any hands being raised, but please do raise your hands. Jail is also monitoring that and we'll be able to just notify me. Please try to keep your your audio and video off during the discussion and the meeting. I'm not sure if it is being recorded, but does anyone have any objections? If we do record the meeting?

00:02:48.730 --> 00:02:49.910 Jeanne-Louise Wiese

Yes, I'm recording Mel.

00:02:51.310 --> 00:02:52.640 Werner Botha

No objection from me.

00:02:54.070 --> 00:02:55.470 Methula Khethiwe (DBN)

No objection Assad.

Agenda

- 1 Welcome and Introductions
- 2 Apologies
- 3 Project Description
- 4 Approach to the EIA application process
- 5 Discussion and Questions
- 6 Way Forward
- 7 Close of Meeting

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Housekeeping – Online Meeting

- Please complete the online Google form attendance register- link in chat
- Consent for use of data for project purposes
- Please use the "raise hand" tool
- Please mute audio and video during the presentation
- Meeting will be recorded
- Discussion and Questions

00:03:02.430 --> 00:03:11.280 Mel Pillay

The Cato Ridge Development Company and Assmang proposed as part of this project to release or sell land. Property in interest is Assmang owned property and three development areas have been identified, perhaps just for the sake of the discussion. Here are the three development areas, but I will go through it in a little more detail as we as we progress with the presentation.

This particular site is located within each thekwini primary corridor, that being the N1 and the R 103 intersection. It falls within each thekwini, and it's it's within the Urban Development line. The intention is to make land available for various land use options in in Cato Ridge and and it's essentially to sell land to future developers with the intention for this to act as a catalyst.

For further investments into the future within the Cato Ridge area, now based on the location as well as available bulk service infrastructure in their area.

Yeah, the nature of land use options that will be looked at as part of the EIA process will be specific to mixed use logistics and general industry and I think essentially the purpose of this is to serve as a container management facility to assist as a redistribution area and I think the ultimate goal is to support the Durban port in alleviating the high congestion that they are currently experiencing.

Based on the size and and and magnitude of the project, the projects expected to be phased over 5 to 10 years.

And a pre feasibility study was undertaken in 2020.

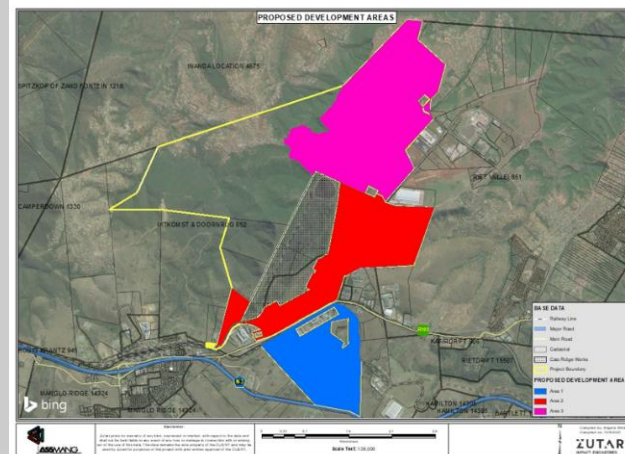
To determine the developability of the land. During the pre feasibility study, environmental and Topographical constraints were identified and regulatory limitations such as servitude railway lines and proposed development footprint was was defined to develop these three areas.

There is a group called the Cato Ridge Logistics Hub Consortium that has also been looking at stimulating development within the Cato Ridge area and a number of the properties that we're looking at here or that are owned by Assmang were included into the Cato Ridge Logistics Consortium Development plan or proposal. We just like to clarify upfront that as part of this EIA process with assmang, this is not in any way.

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Project Description: Site Locality and Context

- Cato Ridge Development Company Ltd ("CRDC") and Assmang (Pty) Limited ("Assmang"), proposes to release land parcels across three (3) Proposed Development Areas within their property in Cato Ridge.
- Located within eThekweni's Primary Corridor, with the N1, R103 intersection.
- Within eThekweni Metropolitan Municipality, within the Urban Development Line, within the Camperdown, Harrison and uThwaba Planning Units.
- Intention is to make land available for a combination of land use options in the Cato Ridge area for future developers and to serve as a catalyst for investment.
- Based on the location and available bulk service infrastructure, the nature of land use options will focus on Mixed Use, Logistics and General Industry. It would mainly serve as a container management and redistribution area in support of alleviating the high congestion at the Durban Port.
- The project would be phased over 5 -10 years.
- Pre-Feasibility study was undertaken in 2020 to determine the developability of the land.
- Due to environmental and topographical constraints and regulatory limitations such as servitudes, railway lines etc, the proposed developable footprint was refined, and the three priority land parcels / proposed development areas were selected.



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Total Project
Boundary =
1263.48 ha

Total Study Area
(1,2,3) =
789.02 ha

Linked to the consortiums endeavors and engagements around a Cato Ridge development option.

Uh, it seems as if the consortium had preceded with this idea. This development plan, without the consent of Assmang as the landowner. So I'm I'm not sure if DWS has engaged with the consortium to date around this, but I just thought it's something that's important that we just clarify up front.

But that being said, for their the area that's surrounded in yellow is owned by Assmang and it covers a total area of 1263 hectares. The shaded area here, I hope you all can see my mouse. The shaded area here is the existing Cato Ridge work smelter.

And the three areas that have been identified for development. The blue, the red and pink.

Total land area of 789 hectares. Here we have the N 3 running on the side and here we have the R 103 and up. This way we have Eddie Hagen drive and this is the development area that we will be investigating as part of the EIA process.

The Development will involve light logistics and medium industry sort of activities are being proposed which will cover an area of 547 hectares. There'll be an internal Rd network which will also include for bulk services such as water, electricity and sewer and stormwater. This will cover an area of 57 hectares. There is some vacant land that has been identified to look at the new kwa Ximba interchange the northern link.

There are existing right of way and electrical servitude's which are not considered developable but perhaps suitable for temporary storage. There's some existing rural residential areas that have been identified as part of the development footprint, but please keep in mind that these areas that have been identified for rural residential is already zoned for such and the communities surrounding these areas. They have already started to encroach into these areas, so the intention is to release those to the communities for residential purposes. There's some Rd reserves also found in the area and then finally approximately 458 hectares of conservation.

The total project boundary is 1263 hectares, 3 PDAs and conservation area..

This is just a master plan, a sort of high level overview, an idea of what could

Project Description: Site Locality and Context

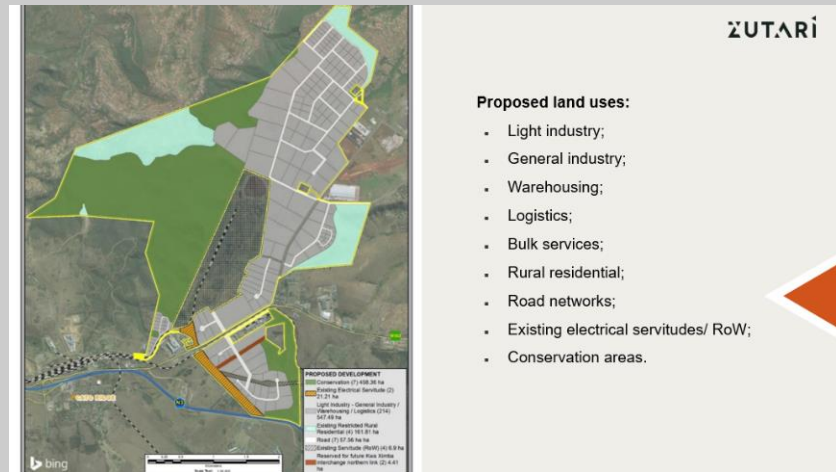
Activity	Total Area (ha)
*Light/ Logistics/ Medium Industry	547.49
*Internal Road Network (including bulk services for water, electricity, sewer)	57.56
*Vacant land for future road network (Kwa Ximba interchange northern leg)	4.41
Existing ROW and electrical servitude (undevelopable)	28.11
Rural Residential (current zoning, areas already encroached by communities)	161.81
Existing Road Reserve (undevelopable)	5.74
Proposed Conservation Area	458.36
Total Project Boundary	1263.48

* Items associated with the proposed development footprint, comprising of 609.46 hectares of land

be proposed on the site, and the grey blocks that I've been indicated here is the development footprint together with the roads and the white lines that are shown here. Please know this is indicative and is not an actual layout for purposes of determining box service requirements. This sort of layout was established, but this is where a lot of the. Light industry general industry activities and logistics will take place.

The areas in green have been identified as conservation areas.

All of this land is owned by by Assmang. But like I said, there are some rural residential areas identified here (light blue) where encroachment is happened as well as encroachment experienced here and here. So these areas have been there for earmarked for rural residential purposes, and there's a variety of servitudes that are also found on the site which will not be developable for permanent infrastructure.



00:10:04.420 --> 00:10:09.010 Mel Pillay

If we look at project description bulk infrastructure requirements.

Maybe I'll just quickly go through it looking at the development footprint that's being proposed.

They would be in need to establish a couple of ground reservoirs, one with the storage capacity of 22 megaliters like covering 50 by 50 meter footprint and having a maximum height of 10 meters. And they will also be an elevated water tower. Maximum height of 25 meters, but the footprint of 10 square metres.

The storage of about two megaliters will occur in this and the purpose of this is for domestic usage or firefighting purposes to service the the broader area development area.

Water distribution pipelines will run through the OR sit within the road networks. These pipelines will be about 200MM in diameter with the throughput capacity of about 50 liters a second, and these pipelines will run for a total of 24 point 524.35 kilometers.

For sewer as well and internal reticulation network of about 25.4 kilometre gravity sewer line which will extend in the road reserve has been proposed and the sewer pipeline network will be approximately 300 millimeters in diameter and with the capacity of no more than 3 liters per second.

There is a broader sewer boxer pipeline being proposed by E. Thekwini is water and sanitation we understand, and the intention is to link into that bulk service infrastructure. But the timing of which will need to be discussed in agreed to with ITA Queenie.

From a roads perspective, yes, there will be a significant internal Rd network of about 617 kilometres long and the road network will be about 20 meters in width, including the road reserve, so all roads will be 3.5 meters wide, totaling 7 meters in width, 'cause there will be a single lane in both directions and the remaining Rd reserve of 6.5 meters on each lane is where they will accommodate the bulk services. The stormwater, sewer, water and electric.

And then finally, on the electrical side 11 KV underground distribution lines will run through from an existing substation and it'll run within the Road Reserve for about 21.72 kilometers. There will be various mini substations proposed across the site, approximately 21 and these will be about 2 meters high where the footprint of about 11:50 square metres.

Project Description: Bulk Infrastructure Requirements

The following bulk infrastructure will be required to unlock the full development potential for the Study Area and will be assessed as part of this EIA:

WATER:

- One ground reservoir, with storage capacities of 22ML and footprints of roughly 50m x 50m. It is estimated that the reservoir will have a maximum height of 10m.
- One elevated water tower (maximum height of 25m and total footprint of 10m²) with a storage capacity of 2ML to provide sufficient water pressure for domestic usage and firefighting.
- 200mm diameter mPVC/ uPVC water distribution lines with a throughput capacity of 50 litres/ second, which will extend for approximately 24.35km, within the proposed road reserves of the internal road network.

SEWER:

- Internal sewer reticulation network for a 25.40km gravity sewer line, which will extend within the road reserve of the proposed internal road network; and
- The proposed gravity sewer pipeline network will have a maximum diameter of 300mm, with a throughput capacity of no more than three litres per second.

I didn't mention earlier that the proposed structure and model was around assmang selling land to future developers, but perhaps if I could just go through it in a bit more detail. So as part of the EIA process, ZUTARI has been identified and appointed as the EAP TER on DRA, and we've brought in Phelamanga who will also be assisting us with stakeholder engagement. The applicant will be Assmang or Cato Ridge Development Company and the intention is to.

Authorized developable land. So at this stage a determination is made on how much of land can be developed based on the environmental sensitivities on site and the land that can be developed. His what will be sold to a third party developer. At this stage we do not know who will be purchasing the land.

Project Description: Bulk Infrastructure Requirements cont.

The following bulk infrastructure will be required to unlock the full development potential for the Study Area and will be assessed as part of this EIA:

ROADS:

- The internal road network will be 20m in width, including the road reserve.
- All internal roads required for the development will be a single lane in both directions. Each lane will be 3.5m wide, totalling 7m in width.
- The total road reserve will be 6.5m for each lane. The purpose of the road reserve is to accommodate bulk service infrastructure for stormwater, sewer, water and electricity
- The internal road network (including access roads) will equal a total length of 17.01km.

ELECTRICAL:

- 11kV underground distribution line extending from the Abattoir 132kV substation, for 21.72km, within the proposed road reserve.
- 21 mini substations will be established along the road reserves across the Study Area.
- Each mini substation will be approximately 2 m high, with a footprint of 10m² -12m² each

00:13:31.330 --> 00:13:58.830 Mel Pillay

This is why we are approaching this EIA as a framework. Yeah, a process with EDTEA and Ezemvelo KZN Wildlife, but the intention is to sell the land to the third party developers and through each sale there will be various requirements placed on the future developers for these various sites and the EIA and EMP's will be linked to these land sales there will be conditions associated with the environmental authorisation and EMP that future developers will be subject to and there will be additional permits and licenses that will be required depending on whoever the future developer is, and these permits and licenses will include things like the water use license will include biodiversity permits and so forth.

This this level of detail is currently not available for purposes offer framework EIA. Based on the fact that we don't have specific layout plans. future third party developers, they are going to need to determine and provide this information at the time of acquiring the land.

So essentially that is the overall project structure and model. Approaching it from a framework EIA perspective.

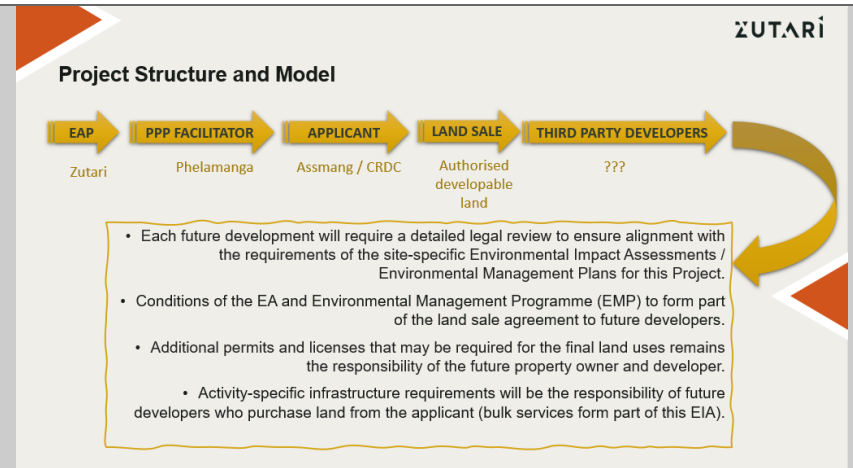
Now we currently have a number of specialist studies being undertaken. And yes, in aquatic specialist study is also going to will also be undertaken. Eco Pulse has been appointed for this to complete the impact assessment they have done some baseline work which we will present some of the findings to you shortly.

At this stage assmang can or will not be applying for a water use license.

And this will happen after the EIA has been completed and waiting on future third party developers to determine the exact layouts and activities on site there for future landowners will need to apply for individual water use license activities as and when they trigger. Section 21 of the National Water Act.

Now, as part of our process for the EIA, we've completed the National Department screening tool and the following specialist studies have been identified .

From the full list the only study that's not going to be undertaken is the defense study, because there is no sensitivity associated from that perspective. But the rest of the specialist studies will be undertaken. There will be some additional studies also included as part of the EIA in addition to what has has suggested.



And then finally, if we look at the initial wetlands work that has been done, watercourses and wetlands have been identified in various parts of the site. In wetlands present within different parts of the area now just to clarify, as I said at this stage, they is no certainty on what exactly is going to be developed, and I think more So what can be developed based on the environmental sensitivities on the site, the development footprint or what will be allowed to be developed has still to be determined. We are currently engaging with EDTEA, ethekwini, enzemvelo bellow around us and once we have that certainty.

Assmang will then know which land can be sold, and then once they is a third party developer, Assmang will be able to determine what activities they are proposing. Within the current development footprint, they are very. There are some sections where you can see the water costs are in close proximity.

We can confirm that these water courses that sit around the development footprint will be avoided and suitable buffers will be maintained. Uh, across the process based on what the aquatic colleges is recommended. However, if we look at this specific area here.

Development footprint shown here is what is currently being looked at and this hatched section. Here is the existing wetland that's found on this site and based on current calculations, the wetland comprises a total area of approximately 60 hectares and currently the development footprint covers about 25 of those hectares within this wetland, and there's also a little snippet of a wetland that comes in from outside of the development footprint into the development footprint as well, so a total of 25 hectares is likely going to be impacted.

This is why we're having this meeting with the Department of Water and Sanitation, is we? We do recognize that this is certainly going to trigger the requirements for a water use license going forward, and we wanted to also

Specialist Studies: Specialist Verification Reports

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Theme	Very High Sensitivity			High Sensitivity			Medium Sensitivity			Low Sensitivity			Specialist Verification
	1	2	3	1	2	3	1	2	3	1	2	3	
Proposed Development Areas													
Agriculture				X	X	X							Landscape / Visual Impact Assessment
Animal Species				X	X	X							Avian Impact Assessment & Animal Species Assessment
Aquatic Biodiversity	X	X	X										Aquatic Biodiversity Impact Assessment
Archaeological & Cultural Heritage	X									X	X		Archaeological and Cultural Impact Assessment
Civil Aviation				X	X	X							Microlight airstrip approx. 3-5km from the site opposite N3. Grass Roots" airstrip – 8km south
Defence										X	X	X	No study required
Paleontology							X	X				X	Palaeontology Impact Assessment
Plant Species				X	X				X				Plant species Assessment
Terrestrial Biodiversity	X	X	X										Terrestrial Biodiversity Impact Assessment



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Watercourses within the Study Area

Potential future water uses to be triggered (Section 21 of the NWA):

- (b) storing of water
- (c) impeding or diverting the flow of water
- (f) discharging waste or water containing waste into a water resource through a pipe, canal, sewer, sea outfall or other conduit
- (i) altering the bed, banks, course or characteristics of a watercourse

just try and understand your views on this and and and perhaps get some guidance.

Based on the aquatic baseline that has been completed, the different parts of the wetland has been defined, and I think the present ecological status. The summary PS varies between C and D for different parts of this wetland. But that being said, I think it was it is something that we would like to discuss with the Department of Water and Sanitation to obviously get your views on this going forward. We're not going to be applying for a water use license as yet, but I think feedback from yourselves will also help inform what areas can or can't be developed, and the sort of mitigation and management measures that you may have in mind that could be required.

that's the end of our presentation.

Discussion and Questions

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Discussion
00:19:56.630 --> 00:20:00.980 Mel Pillay Perhaps I could open, open up the discussion. To you Matula, to perhaps let us know if you've got any queries or questions, but please also assmang and JL if you have anything further to add that I may have missed, please do contribute to it.
00:20:18.820 --> 00:20:19.510 Methula Khethiwe (DBN)
00:20:22.480 --> 00:20:26.340 Methula Khethiwe (DBN) Thanks Mel. OK, just a minor thing on the on the location. Think we wanted to say. It's the corridor with the N3 and not the N1.. With the with regards to the bulk service infrastructure would it be the Etikweni proviind potable water?
00:20:51.600 --> 00:21:10.910 Mel Pillay Up to date as far as I understand, yes. And going forward they will be. We will be consulting with them as part of the EIA process also to understand their current infrastructure and what that can handle. And and then obviously propose the additional water storage reservoirs and so forth. But those discussions will happen as part of the EIA process that we are looking to start.
00:21:17.190 --> 00:21:33.080 Methula Khethiwe (DBN) Alright, the same would go for the sewer infrastructure. I heard you saying these would tie into the existing line. They will need to be assessment being done in terms of. capability of the infrastructure to handle what is proposed like sewage that is going to be generated from envisaged developments because at the moment you did indicate that it is uncertain in terms of who will be doing what on that specific piece of land. A confirmation from the from the municipality must be btained to say we've done a assessment from what is proposed and what we've got. We do have the capacity to to handle wastewater and sewage. Also, are we looking at using the Municipal Wastewater treatment works?
00:22:37.740 --> 00:22:45.550 Mel Pillay yes, so we during our initial discussions with EThekwini water and sanitation, they have given us a layout of the future bulk gravity, sewer line and it will be

running along and I hope you guys can see my mouse still, yes. so it will be running from up here running along the western section of the property, down to this point and then through this site to come out onto the other side (see Red line adjacent). Essentially, this layout has been provided to us by EThekweni is water and sanitation and as it runs through the the border of the site, there will be multiple connection points that can be established to service this development. But that's from an infrastructure perspective. Also, the feedback we got on the wastewater treatment works is that the current wastewater treatment works servicing this area will need to be upgraded in order to accommodate the full development footprint. However, as this project is going to be phased over the next 5 to 10 years the development progress and the wastewater infrastructure upgrades will need to happen concurrently in order to service as the development continues to grow, but initially there could be some existing or available capacity to enable some degree of development, but in the long term to unlock the full area, there will need to be upgrades in both the sewer infrastructure pipelines as well as the treatment plants itself.



00:24:19.350 --> 00:24:20.170

Methula Khethiwe (DBN)

Thanks for that.

00:24:23.330 --> 00:24:45.120

Mel Pillay

One of our big queries or questions is specifically around the the wetland here (Red Circle) that that that we can see is is going to be impacted to a certain extent. Now, like I said from a biodiversity perspective, there's a lot of sensitivity in this area, so that's currently being discussed with EDTEA Ethekewini Ezemvelo. We will still need to determine what what a viable development footprint is, but I think from from our perspective, in just trying to anticipate future developments and and how to how to determine what land can be sold or can't be sold, we we were hoping to get some initial views from the Department of Water and Sanitation In terms of particularly this section of the development footprint. As I said, it does impact into this existing wetland In certain sections, approximately 25 hectares off that wetland is going to be impacted by the current footprint. As I say, that footprint can change and will change going forward, but as water and sanitation are the competent authorities on the water use license process and this will trigger a water use license. We were hoping to just get some views from you?



00:25:39.030 --> 00:25:49.300

Methula Khethiwe (DBN)

You've got that correct to say. Activities occurring within wetlands or within a 500 meter radius or boundary of a wetland Section 21 (c and i) and will require authorisation

Uhm, now in terms of mitigating avoiding the the wetland offsets, that unfortunately it's not something I sitting care can pre-empt it is a specialist to specialist process. There is engaged in during the authorization process. When your guys have submitted your master layout plans, our wetland specialist will have a look and actually guide in terms of this can be avoided, put this here, put that there. At this Point in time in terms of offsets there, whether you using the ratio or hectares, there is an input that a DWS wetland specialist would bring into the water use authorization application process.

But you are correct to say the development of the watercourse would trigger section 21 C and I water use and require authorisation.

00:27:02.530 --> 00:27:31.520 Mel Pillay

I think this is where it becomes a little bit tricky in that the intention of the EIA process is to understand what land can be sold and what land can't be sold. And in order to get that guidance, of course, it will be really useful, and I know we we, we not in a position to start awarding use license application process. But is there any way that we could engage with DWS wetland team to start? Getting their views and and feel off off of what of what needs to be considered going forward. Because this is going to influence how assmang takes the project forward, particularly for this area. You know in terms of what can be sold, how do we plan for bulk services? What sort of Road networks? Because you know if certain areas can't be developed then then it's excluded from the planning and consideration. But and and I know it's a tricky one because we do have aquatic studies completed in terms of baselines and and detailed analysis for both seasons. Dry and wet season available that we can also share with DWS wetland team.

00:28:17.700 --> 00:28:24.910 Methula Khethiwe (DBN)

Can I then commit to say I'm gonna engage with the guys from a wetland perspective and actually try? Maybe you would need to share that baseline information that ECOPULSE has done in his provided you with for them to have a look and actually guide in terms of what you can look at. I understand it is a bit tricky because it is not certain in terms of what would be here. What would be put on the ground? And you also wouldn't launch to invest or sell a land that is not developable.

00:28:54.920 --> 00:28:58.910 Mel Pillay

Yeah, exactly exactly the challenge we are having.

00:28:57.490 --> 00:29:26.680 Methula Khethiwe (DBN)

Yeah, yeah no. I I I get wait where you are coming from but also they. It's just the tricky part in terms of how do you completely guide given the fact that there is not a complete picture in terms of what is is being proposed. However, I I do commit to to take this forward with our wetland guys and see what they can. What they can do in terms of guiding you. Having looked at that ecopulse.

00:29:30.290 --> 00:29:47.300 Mel Pillay

OK Mr, like if I can ask JL to to email through the the baseline report that we've done to date for this and and which will include all of the mapping, the PS, the overall category ratings and so forth for the various wetlands. And as I say, we. We will work off this development footprint for now as we are still trying to establish and determine, you know what can or can't be developed and what can or can't be sold. So keeping that in mind, we would like to send that to you. You know if you are able to distribute it to your wetland teams internally and then we certainly available for a discussion with them as well to go through some of their thinking, Initial views, Of course we we fully recognize that DWS can only comment when a formal water use license application has been submitted in the process started.

00:30:25.510 --> 00:30:52.680 Methula Khethiwe (DBN)

That that was the challenge. Even getting someone to to be part of this, you may pick that up on the emails, and now I do understand because it was not clear in terms of what the role of the person to be sitting in the meeting. One would say Colin and his team which are dealing with the licensing would have to be here, but again they were saying but you've not lodged a WULA, so we can't really engaged for Muller perspective. And then there's water quality that provides comments on the EIA process, which I'm part of. But also we are not at a level of providing any comments in terms of their WULA process or specialists Assessment reports, so I think I get why there was a challenge in the back and forth in terms of getting a relevant person. To to guide the the process for going forward, but I get your your your challenge and where you stand even for assmang as a land owner to say we need this thing ironed out before we can even sell their land to a third party. So once UM JL has sent me the that baseline, I'll I'll. I'll forward it to our guys and explain the whole thing to them and ask them just to give input or guidance in terms of what would be developable work and what cant. What measures can be put in place in terms of buffers. Are we going for destruction and then offset within the catchment like they can guide in terms of all those.

00:32:22.870 --> 00:32:50.440 Mel Pillay

We would really appreciate that. Mitchell, I I think that's been the challenge is that assmang is is trying to approach this in a more responsible manner as opposed to just selling land randomly. And you know having each developer come to DWS saying or what about this and only to find out they can't develop it. So we we said we're going to approach this project at a more strategic level because there's a lot of sensitivities that we are dealing with including wetlands and we thought you know. Would actually have a better conservation outcome if we do approach it in in such a strategic level.

00:32:57.910 --> 00:33:05.820 Methula Khethiwe (DBN)
If I may just ask in terms of the the EIA, ZUTARI is doing the whole EIA for the development footprint.
00:33:06.040 --> 00:33:07.230 Mel Pillay
Yep, that's correct.
00:33:08.100 --> 00:33:12.210 Methula Khethiwe (DBN)
And would would there would it be kept, UM? In mind that then in the sales agreement. The individual. Companies would then need to be made aware of legislative requirements in terms of developing the area. It will there be a way of including such within the argument 'cause you wouldn't want a situation whereby the EA has been issued and then the sale has gone through and only to find that the WULA is not in place and when there is a compliance issue they landowner again says or the company then says I was not made aware of a WULA requirement.
00:33:58.550 --> 00:34:28.500 Mel Pillay
The intention is that the sales agreement is out or I should say the environmental authorisation, the EMP and the EIA which will contain all of the conditions of authorization will form part of the sales agreement that the future developer buys on. There will also be a an indication or list of additional legal implications outside of the EIA such as biodiversity permits, perhaps. protected species. Alien invasive management. maybe there could be some on site archaeological or cultural heritage requirements that come up as excavation happens. These sort of things will all be required. For the future developer to ensure is in place before construction can commence, so this will. This will form part of that sales agreement and I think it's it's considered a condition precedent in which that this future sales or the future developer has to satisfy all of these requirements, including the water use license application requirements before proceeding.
00:35:13.100 --> 00:35:42.580 Methula Khethiwe (DBN)
All right, no? That's that's noted. Thanks 'cause I I saw that you indicated that there's no law being applied for during the EIA A and one without that information would say, why is that? Because you want to avoid delays, you would want the two processes to run concurrently. But having understood that, they'll end pieces of land will still be sold to different people, who would then take. Their responsibility to have to apply for a whatever is authorisation depending on what would be triggered for that development.
00:35:53.960 --> 00:36:08.270
Mel Pillay
And I I, I think the entire or full purpose of the EIA is to determine what can be developed and what can't be developed, because that will then inform how you approach bulk services, requirements, infrastructure. What land can be sold, what? What can't be sold? And and I recognize that it's that's a slightly different perspective on EIA's, because EIA is are generally very site specific and you presented development for a site, but as I said.
00:36:26.390 --> 00:36:33.040 Methula Khethiwe (DBN)
And you would have alternatives, four at specific sites in terms of saying if I can't do this option, AI will help.
00:36:35.960 --> 00:36:42.970 Mel Pillay
It's uh, and and as I said, the reason we are approaching it strategically is because we feel we're going to get a more responsible outcome.
00:36:52.380 --> 00:37:02.710 Methula Khethiwe (DBN)
It is your approach is understood. It is understood. Like I say, even for as long as a land owner it is understood that they wouldn't want to I'm developing land and only to find that it can't be sold or selling land, only to find that it's currently provide. Yeah yeah, I think from from our side you are very much aware in terms of the potential or 10 users to be triggered. Honestly depending on what that individual camping or lend on at that time would be doing on the property. But with a watercourse systems in place as certainly see and I would be treated. You'll be if there would be any, UM, land owner that would be constructing dams within the property in stream dams or off channel. There will be guided by that and then the The discharge will talk to come wastewater treatment if there's any discharge from from that perspective, again, that would trigger that, but I think from our side at this point in time it would be to actually get our wetland specialist overland team to have a look at this and guide. Accordingly.
00:38:14.120 --> 00:38:35.410
Mel Pillay
Like that's perfect, JL will send through the the baseline report and then yes, please let us know if if there is any way we can engage directly with your

wetlands team as well, just so that we start getting their feedback and bringing that into the broader discussions we're having with EDTEA it thekwini and as Ezemvelo as well.
00:38:37.070 --> 00:38:38.540 Methula Khethiwe (DBN) And then there was a. There was a was something that you had raised about encroachment on the rural areas, with Drake earmarked for grout development.
00:38:47.350 --> 00:38:50.330 Mel Pillay Yes I can. You see the map that I'm showing you? Referring to the light blue areas.
00:39:01.710 --> 00:39:32.260 Mel Pillay But these areas we've identified at for rural residential because firstly it's zoned by Ethewkwni. And secondly all these areas that have been identity of shown here have already experienced encroachment by the surrounding tribal communities. So they've started to move into these areas because they generally flatter and enable for for development of informal settlements.
00:39:06.550 --> 00:39:06.780 Methula Khethiwe (DBN) Yeah. it's fine. I just wanted to check with that covers their drainage areas.
00:39:41.020 --> 00:39:57.790 Mel Pillay Ah yes, also, I mean, there's a lot of drainage lines that are sitting in this section. Yeah, and but it's it's based on the size of the area. It is quite difficult to manage as well, particularly when when your site is surrounded by bye tribal communities, it's a. I did something illegal sand mining that that that has happened in the past which which Assmang has put a stop to it, but the area is over grazed, particularly the section here and I think that's what's also caused the lower PS in terms of the wedding qualities and things like that. So there's a fair bit of land pressure that's that's on the site at the moment from the surrounding communities. Uhm and and I think there is an understanding between the communities and assmang to try and assist assmang to try and assist the communities with some sort of economic opportunities to support livelihoods. so that's also a little bit in the mix here as to how or what we can do or can't do to assist both assmang and the communities.
00:40:47.690 --> 00:40:53.530 Mel Pillay Matula, I I just wanted to find out. Have you been in any discussions with the Cato Ridge Logistics Consortium hub?
00:40:55.240 --> 00:40:56.730 Methula Khethiwe (DBN) I've not had not. I'm not aware of any quantity and consultations and discussions around the property. No, I'm not only if if there is well was away would have brought it to my attention. Being responsible for the area and list, it may have gone through Collins section licensing, but from my eyes side no, I'm not OK.
00:41:27.170 --> 00:41:37.460 Mel Pillay OK, OK uh, will we do understand that the sort of development options that have been put forward by the consortium for various parts of the sites that we are looking at? And Assmang is is of course not part of that development consortium, nor has provided any consent on it. So it's it's just complicating matters a little bit. And I thought, perhaps you you may have some background, but no worries, man. So I think I think that that that's what we wanted to sort of present to Department of Water and sanitation to get your views and explain the the complexities or the uncertainties that we are dealing with. But we obviously want to do this correctly and in a responsible manner. So we really appreciate you making the time. To to chat to us and we certainly look forward to further engagements with DWS.
00:42:14.860 --> 00:42:40.980 Methula Khethiwe (DBN) Thank you for for arranging this and actually it paints a clearer picture in terms of what is being done. What's the status quo at the moment? Like I say, I do apologize for the back and forth, but it was also lack of clarity in terms of what's this stage. The project is in or what's the proposed activities? That's why

you moved from licensing to us and and and. I do apologize for not making for this. I think from our side it will be just to get your guys engaging with our wetlands team and then advising accordingly in terms of what's developable, what can be done avoiding some wetlands if they can't be avoided, mitigation measures that are being proposed. Rehab offsets like you can just engage at that level.
00:43:07.120 --> 00:43:10.880 Mel Pillay Yes, that would be very useful for us, OK?
00:43:12.080 --> 00:43:18.240 Mel Pillay I don't have any further questions. Perhaps if I could open it up to the floor to Werner Carlos and jail.
00:43:22.010 --> 00:43:22.570 Carlos Magalhaes Thanks Mel. Thanks so much for your time and Mel. I think you've encapsulated exactly what we'd like to do. And again, important to emphasize that this footprint that you see them into the is not the final footprint if that's what we would like to have, but our discussions with the environmental authorities will then determine exactly what the footprint will look like, and in turn the print over the wetlands, if any. I haven't looked further questions so you guys have covered everything that I had in mind. Thank you very much if I could just ask our team to stay behind for a few minutes afterwards, be approved. Appreciate it very much.
00:44:05.590 --> 00:44:08.320 Werner Botha Cool, no questions from my side either, thanks.
00:44:11.510 --> 00:44:20.830 Jeanne-Louise Wiese Nope, nothing from my side. I'll send fitting that information to Matula. Just one thing, can I send it to? Should I send it to everybody involved in the govender and Buthelezi ...?.
00:44:28.080 --> 00:44:34.870 Methula Khethiwe (DBN) Don't speak to me in the region, so you can just send it to myself, and Siya.
00:44:36.980 --> 00:44:37.530 Jeanne-Louise Wiese OK.

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