CATO RIDGE DEVELOPMENT COMPANY LIMITED

Reg. No. 1956/002268/06

P O Box 782075
SANDTON
2107

24 Impala Road
CHISLEHURSTON
JOHANNESBURG
2196

Telephone: (011) 779-1000
Telefax : (011) 779-1031

Date: 28 September 2022

Presidential Infrastructure Coordinating Commission (PICC) Secretariat
Private Bag X149
Pretoria 0001
Via email: infrastructure@economic.gov.za

Dear Chairperson,

Proposed Cato Ridge Land Development and Release Project, eThekwini Metropolitan Municipality, KwaZulu-Natal: Request for confirmation of SIP 2 Alignment and Status

1. Introduction

The Cato Ridge Development Company Ltd ("CRDC") a wholly-owned subsidiary of Assmang (Pty) Limited ("Assmang"), own some 1800ha in and around the town of Cato Ridge and plans to release approximately 358 hectares of developable land parcels across the study area in Cato Ridge. The intention is to establish a mega development with a combination of land use options to enable activities associated with warehousing and logistics, as well as support services to dry port activities that could help alleviate congestion at the Port of Durban. The development will adopt principles associated with green buildings and circular economies, with the intention of achieving a sustainable precinct for continued support to the Port of Durban.

The proposed Cato Ridge land development and release project (hereinafter referred to as "*the Project*") is located within the eThekwini Metro, KwaZulu Natal. Appendix A (Project Layout) illustrates the location and extent of the proposed project. Zutari (Pty) Ltd ("Zutari") has been appointed as the Environmental Assessment Practitioner (EAP) to undertake the regulatory Environmental Impact Assessment (EIA) process owing to the nature and scale of the Project.

2. eThekwini Metro Context

According to the eThekwini MSDF, 2020-2021 (eThekwini Metro, 2020), the Cato Ridge area has been identified as a potential industrial expansion and dry port area that can respond to the increasing demand for industrial land in the Metro and provide logistics support for the Port of Durban. It is recognised that the ease of access to an inland port facility and the quality of the road-rail interface

Directors: B.H. van Aswegen, K. Bissessor, A.G. Mcleod
Company Secretary: ARM Limited

determines the success of the dry port's performance. One of the critical success factors of an inland port facility is the role that rail plays as an intermediate transport mode between sea and road, thereby alleviating congestion along the N3 and subsequent greenhouse gas emissions. The presence of an efficient back-of-port precinct supported by a reliable rail network is a key feature to support the decongestion of the Port of Durban. Given the extent of flat, developable land in the study area, the proximity of road and rail networks, and the lack of alternative suitable flat land available for logistics/warehousing purposes in the region, the proposed project is anticipated to support this inland port.

The proposed warehousing and logistics precinct will act as a catalyst for significant commercial growth in the eThekwini Metro and broader province, as the total investment would likely reach R17 billion and generate almost 29 000 jobs (temporary and permanent) over its lifespan. In doing so, the Project would also have significant macro-economic benefits to both the surrounding communities and government revenue base in the form of tax generation. Due to its scale and extent, the Project will be unlocked over a period of 20-25 years, based on market demand and the level of interest of investors and/ or end users. In addition, it is anticipated that the Project will consolidate development north of the N3 highway in the Cato Ridge area which is in line with the aspirations of the Cato Ridge Local Area Plan (LAP) (eThekwini Metro, 2018). The Project has been registered as a Catalytic Project within the eThekwini Metro based on its scale and the magnitude of the positive impacts that will result from such a development.

3. Way Forward

The principal purpose of the Strategic Infrastructure Project (SIP2) is to improve the logistics and economic integration between the main economic centres in South Africa as well as to increase the efficiency of export operations. Based on the location and nature of the proposed development and according to the 2018 Cato Ridge LAP (eThekwini Metro, 2018), the Project gives effect to the intentions of the SIP 2 (Durban-Free State-Gauteng Logistics and Industrial Corridor), as part of the broader South African National Infrastructure Plan.

To support the Application for Environmental Authorisation, we request formal confirmation from the PICC that the proposed Cato Ridge land development and release project will give effect to the SIP 2 initiative.

Please do not hesitate to contact the undersigned with any queries or clarifications.

Yours faithfully,

Signed by:Bastiaan H van Aswegen
Signed at:2022-09-28 11:39:42 +02:00
Reason:Witnessing Bastiaan H van Aswe

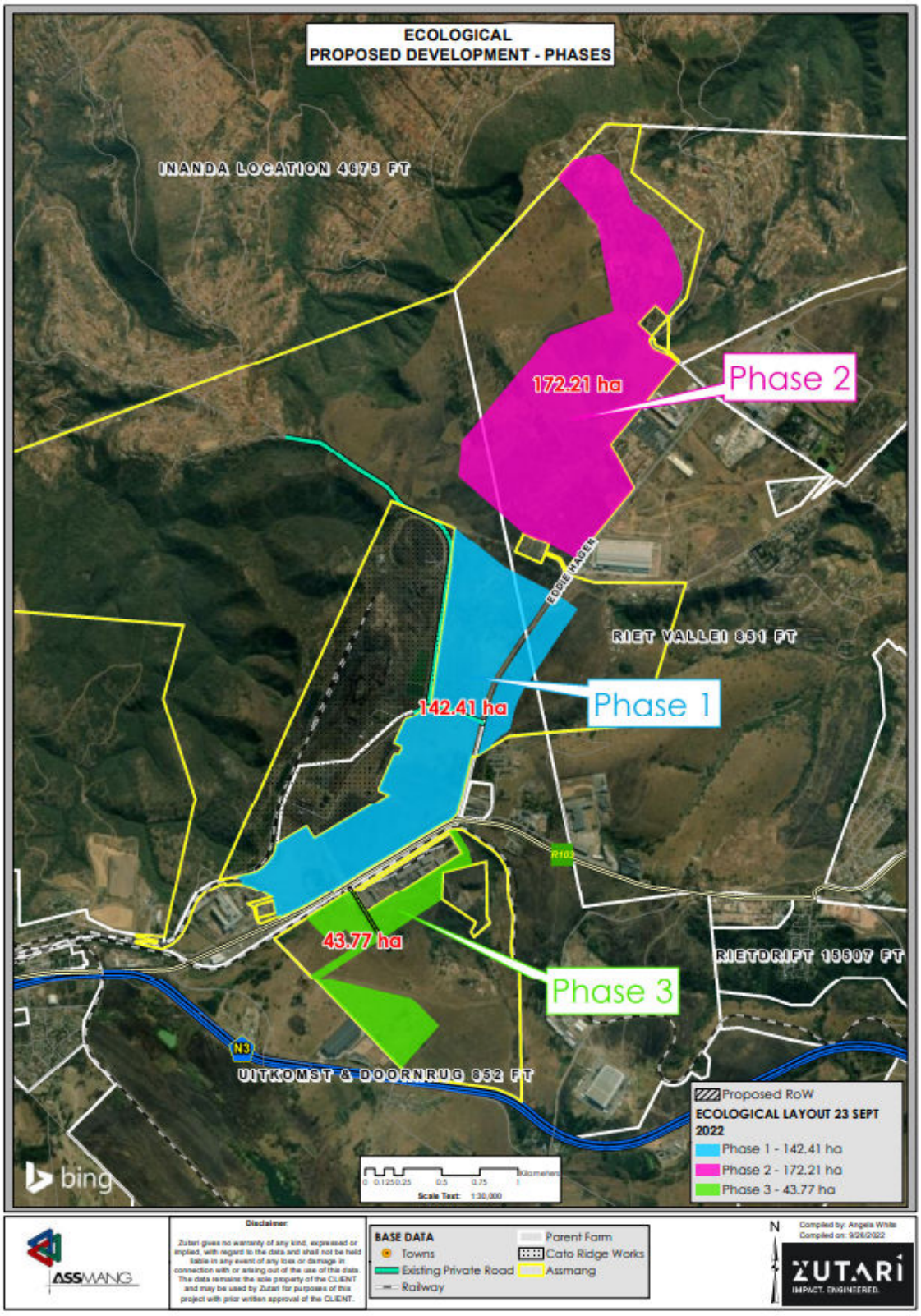
BH van Aswegen

BH van Aswegen
Chairman - Cato Ridge Development Company Ltd

Directors: **B.H. van Aswegen, K. Bissessor, A.G. Mcleod**
Company Secretary: **ARM Limited**

Appendix A:

Project Layout Plan (358 hectare development scenario)



Directors: B.H. van Aswegen, K. Bissessor, A.G. Mcleod
Company Secretary: ARM Limited