

Meeting Agenda

Project number	1001556	Meeting date	2022-08-17
		Meeting Time	15h00 – 16h14
Project name	Cato Ridge Land Release EIA	Drafted by	J Wiese
Meeting/Subject	EDTEA Pre-Application Meeting #2	Total pages	4 + Appendix A

AGENDA

Item	Topic
1	Welcome and introductions
2	Apologies
3	Presentation of the Draft Scoping Report findings
4	Comments on Draft Scoping Report
5	Close of Meeting

Attendees

Name	Organisation	Telephone	Email
Nombulelo Zungu	EDTEA eThekwini District: EIA Component		Nombulelo.Zungu@kznedtea.gov.za
Natasha Brijlal (NB)	EDTEA eThekwini District: EIA Component	079 898 0491	Natasha.Brijlal@kznedtea.gov.za
Werner Botha	Cato Ridge Development Company (CRDC)/ Assmang	082 411 1656	wernerb@feralloys.co.za
Mel Pillay (MP)	Zutari	073 0334306	mel.pillay@zutari.com
Jeanne-Louise Wiese (JLW)	Zutari	073 163 6409	jeanne-louise.wiese@zutari.com
Natalie Way-Jones (NWJ)	Zutari	083 254 6602	natalie.way-jones@zutari.com

Apologies

Ian Felton from EDTEA: Head Office: Integrated Environmental Management (IEM) Tools and Jeanne-Louise Wiese from Zutari.

Meeting Minutes

Item	Topic Discussion	Action	Responsibility
1.	Welcome and Attendance Natalie Way-Jones (NWJ) from Zutari welcomed all attendees.		
2.	Apologies Apologies were recorded from Ian Felton from EDTEA and Jeanne-Louise Wiese from Zutari		
3.	Presentation of the Draft Scoping Report (DSR) findings NWJ presented the summarised findings from the DSR attached hereto as Appendix A.		
4.	Comments on Draft Scoping Report Natasha Brijlal (NB) mentioned that a major concern was feasibility. She mentioned that so much of the footprint has already been reduced and whether that is viable and tying into that would be the biodiversity offset because it depends on what eThekwini and Ezemvelo comes back with in terms of reducing the footprint even more. This is a concern in terms of development viability. In terms of splitting the site up into 3 smaller plots, our major concern is what are the cumulative impacts. Each site itself, how will that impact on each other if anything and then cumulatively. Natalie Way-Jones (NWJ) responded that there is a section in the report that specifically looks at cumulative impacts based on the specialist findings who all looked at cumulative impacts for each aspect. Mel Pillay (MP) responded on NB's first comment on viability. He noted that since this information was compiled, we started off with 1260 ha area then screened it down to 789ha for 3 Project Development Areas (PDAs) and then screened it down to 609ha. Further to this after consultation with eThekwini and Ezemvelo this footprint has been reduced even further to a current 480ha. We have not commissioned the engineering studies based on this 480ha footprint and we are doing the affordability analysis on this too. Once we get that, we would have to represent it to eThekwini and Ezemvelo and to be honest they might request further reductions. At this point there will be a threshold that the client would not be able to reduce based on offset requirements and cost of bulk infrastructure. That will be where we will head towards around 400-450ha but would need these studies completed. We plan to present the summary of findings from the affordability analysis and reduced footprint once it is completed. It would be good if EDTEA can also attend this meeting with the other authorities. NB indicated that their main concern is the viability since an offset can be proposed but to find a feasible option is not easy but looking forward to the results of the study. But we note that you indicate a footprint of around 450ha is what you are looking at for a viable option. MP responded by saying that the footprint and viability is not yet confirmed, but we have brought it down to 480ha and will be doing all the studies on that and then will look at the viability of that size and trying to find the middle ground. But once the studies are done, we can share that with the authorities and have discussions around that. Werner Botha (WB) also added that the ratios might also be impractical such as the offset ratios of 1:30 might be impractical but this will also come out when the feasibility analysis is done, and the results are available. NWJ thanked everyone for their comments and requested if anyone has any more questions.	Reduction of footprint based on offset study outcome to be incorporated into the affordability analysis. Once this is done a meeting should be held with EDTEA, eThekwini and Ezemvelo.	Zutari, Mel Pillay

Item	Topic Discussion	Action	Responsibility
	Nombulelo Zungu (NZ) indicated that she also share the same sentiments as with NB. She also takes note of the comments regarding negotiations with Ezemvelo and other relevant stakeholders because currently there is still encroachment into those sensitive areas. She also is taking note of the studies being done on the bulk services, so at this stage it is not determined what would be required exactly. Another point she would like to raise is the wetland delineation and noted that she had not seen the report but that she would like to see the delineation done in PDA1, including buffers. She also added that cumulative impacts are important as there are other industrial activities also being proposed in this area. NZ also indicated that she saw that the 1:100-year floodline was used but would like to find out if the 1:200 year floodline could be used if possible as we had floods during April 2022. NWJ indicated that she made notes for the scoping phase. On the wetland delineation the seasonal saturation zone was used but not all detail is shown in the presentation. The specialist study does however have all the detail and impact assessments for each of the PDAs. MP indicated that currently there are no rivers running through the sites and that the wetlands do not use floodlines but have delineation and buffer areas. The development will stay outside of the buffer areas. It should be noted that the Applicant and our client also owns property to the south of the highway and there where there are streams the application of floodlines would have been more applicable than in the northern section that is the subject of this scoping report. NWJ showed the floodline map from the scoping report and indicated that there are no floodlines except for the PDA1 which also falls in line with the wetland buffer areas. But to carry NZ's comment further However, pre-and post-stormwater runoff would be important here, so not as much the impact of floodlines on the development but more the impact of stormwater from the development on surrounding freshwater resources. MP reiterated that this will be looked at by specialist studies. He also added that the wetland on PDA1 will be used to refine the layout and as part of the 480ha footprint all buffers will be avoided and maintained. Therefore, there will be no direct impact on the wetlands. Also, on the sewage and bulk services, we were told by the eThekweni Water and Sanitation department that no effluent discharge may take place into the catchments to the north. So any effluent discharge should be done to the south of the study area and would have to gravity feed to freshwater systems from site. So at the moment we will be looking at a potential sewage package plant in the absence of sulk sewage infrastructure. So we are considering locating this package plant on the southern part of the study area, and effluent would have to be discharged into the wetland to the south east of PDA1. Once the engineering studies are done that information would have to be fed into an updated scoping report at the time and submitted for comment again. NZ thanked Natalie and Mel for their clarifications. NWJ asked if anyone had any more comments or questions. NZ confirmed that she is pleased that these matters would all be sorted out before the regulatory process starts. NWJ also indicated that we are looking forward to receiving formal feedback on the draft scoping report after the final meeting next week on 24 August 2022. The purpose of today was to prompt further discussion and interest.	Include pre- and post-construction stormwater considerations as part of the impact from the development on the surrounding environment. Complete engineering studies & refine the layout based on additional studies and location of sewage treatment plant. Scoping report to be updated with new information and layout. EDTEA to provide formal response after the meeting scheduled for next week.	Zutari, Jeanne-Louise Wiese / Natalie Way-Jones Zutari, Mel Pillay Zutari, Jeanne-Louise Wiese / Natalie Way-Jones EDTEA
5.	Close of Meeting NWJ thanked attendees for their participation. The meeting was closed at 13h14.		

Appendix A**Presentation of the Draft Scoping Report findings**

Cato Ridge Environmental Impact Assessment

EDTEA Pre Application Meeting

17 August 2022

ZUTARI IMPACT. ENGINEERED.

Proposed Agenda

Welcome and Introductions

Housekeeping – recording, mute, questions

Apologies

Acceptance of Previous Minutes

Purpose of the Meeting

Outline of the Draft Scoping Report for EDTEA Review

- Need & Desirability
- Background & Project Description
- Bulk Services
- Approach to EIA
- Listed Activities
- Specialist Studies
- Status of Biodiversity Offset Process
- Alternatives
- Public Participation Process
- Wetlands & Water Use License Process
- Plan of Study for EIA

Discussion and Questions

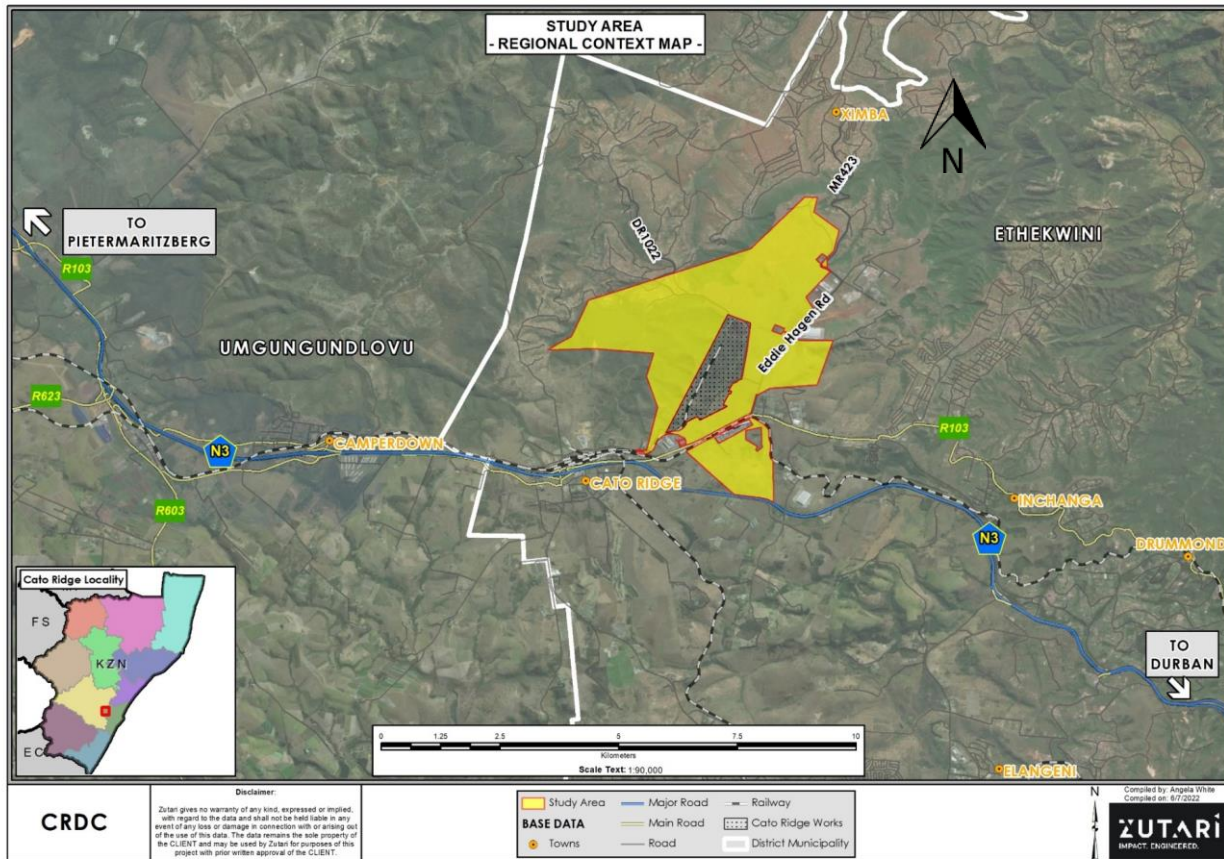
Way Forward

Close Out

Purpose of Meeting

- DSR was circulated to EDTEA for review end June 2022
- Introduce the project, provide background and outline the DSR in preparation for next pre-application meeting on 24 August 2022
- Comments will guide the finalisation of the DSR, the scope of specialist studies and the EIA Phase
- Highlight issues of concern to address in Scoping/ EIA Phases

Need & Desirability



- Map shows property owned by Assmang (Pty) Ltd and the Cato Ridge Development Company Ltd (CRDC), located to the north and south of the N3 highway, within the eThekweni Metropolitan Municipality.
- To determine potential developable areas within the broader site:
 - Pre-Feasibility Study (PFS) (2019/20).
 - Strategic Environmental Assessment (SEA) (2020/21).
- Strategic location, flatter topography, and intersection with key logistics.
- Maximising the existing rail infrastructure can ease traffic congestion locally and at the Port.
- Envisaged as the next industrial complex and logistic node for the eThekweni region.
- Increasing demand for industrial land and potentially provide logistics support for the Port, depending on the level of Port expansion.
- Regarded as a stimulus to unlocking the potential of the surrounding areas of Mpumalanga and Hammarsdale.

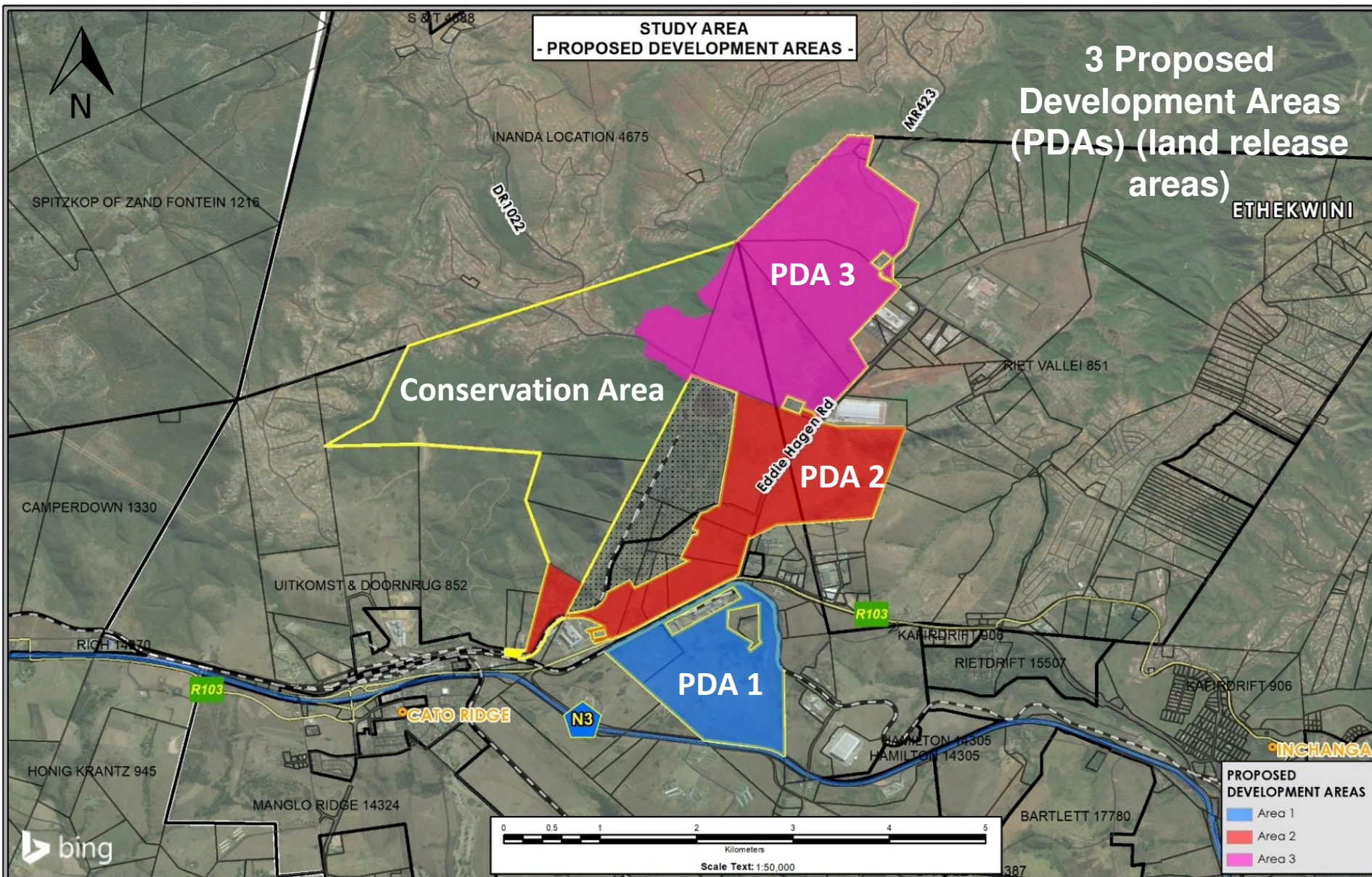
Need & Desirability

- Cato Ridge recognised as a strategic location from a planning perspective – alignment with:
 - National Infrastructure Plan: Strategic Integrated Project 2 (Durban-Free State-Gauteng logistics and industrial corridor).
 - Provincial Growth Development Strategy.
 - Transnet Desired State Port of Durban Hub Development Strategy (2032).
 - eThekweni MSDF, 2020-2021.
 - eThekweni Municipality IDP – 5-year plan- 2017/18 to 2021/22.
 - eThekweni Industrial Spatial Strategy (2009).
 - eThekweni Industrial Land Strategy (2014).
 - Integrated Freight and Logistics Strategic Framework and Action Plan (2017).
 - eThekweni Industrial Land Study and Land Strategy Development (2014).
 - eThekweni RDS (2016).
 - Outer West Spatial Development Plan (OWSDP, 2013-2014).
 - Outer West Development Corridor Study & Cato Ridge LAP (2012).
 - Outer West Sub Scheme (5 August 2021).
 - Cato Ridge Local Area Plan (LAP).
- Final viable development footprint to be informed by specialist input, biodiversity offsetting requirements and costs of the provision of bulk services (affordability analysis).

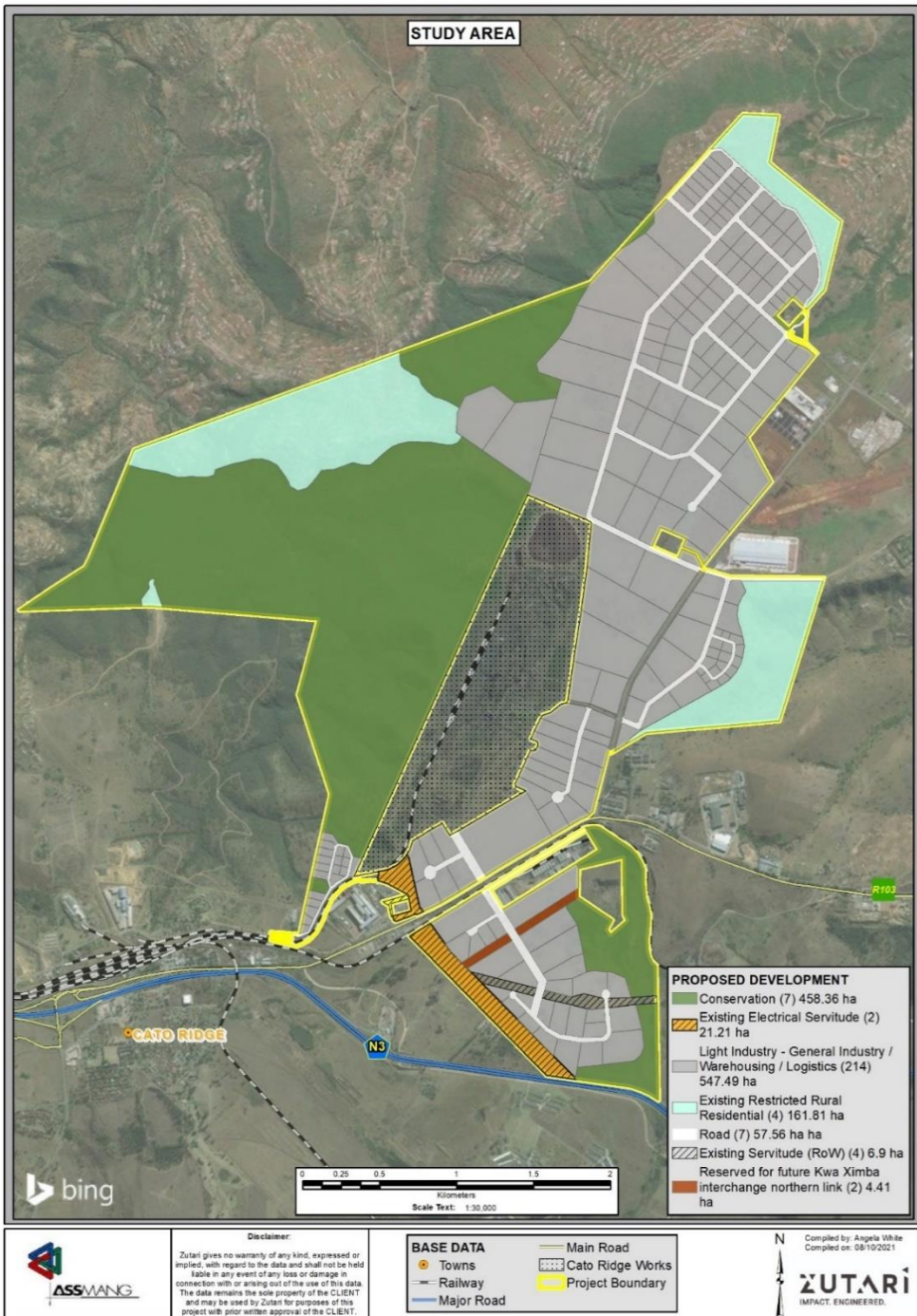
3 Proposed Development Areas (PDAs) (land release areas)

Total Project Boundary = 1263.48 ha

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



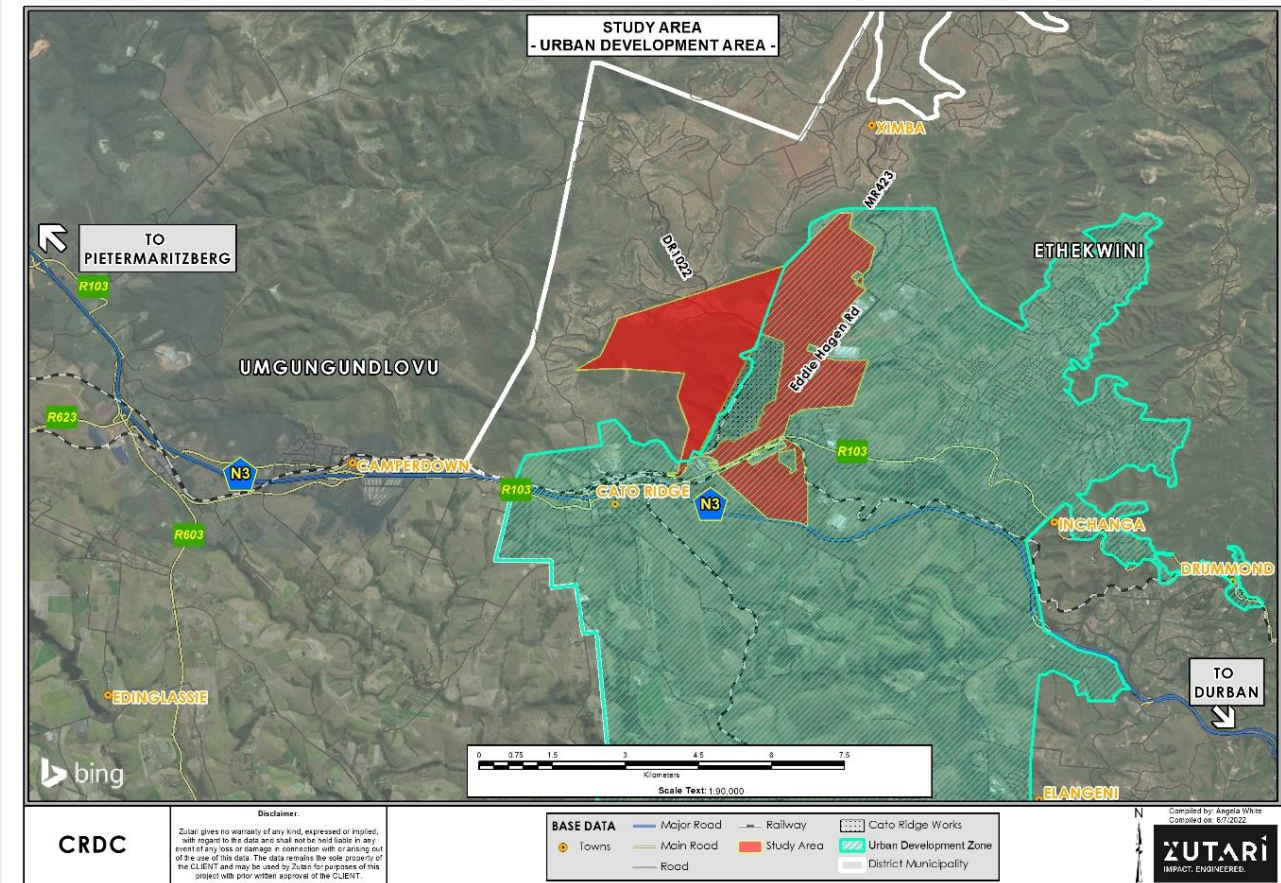
CRDC has no association with the *Cato Ridge Logistics Hub Consortium (CRLHC)*, also engaged with development activities on CRDC and Assmang land which was unbeknown and without the consent of the land owner.



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
* Proposed Dev Footprint (subject to change)	609.46

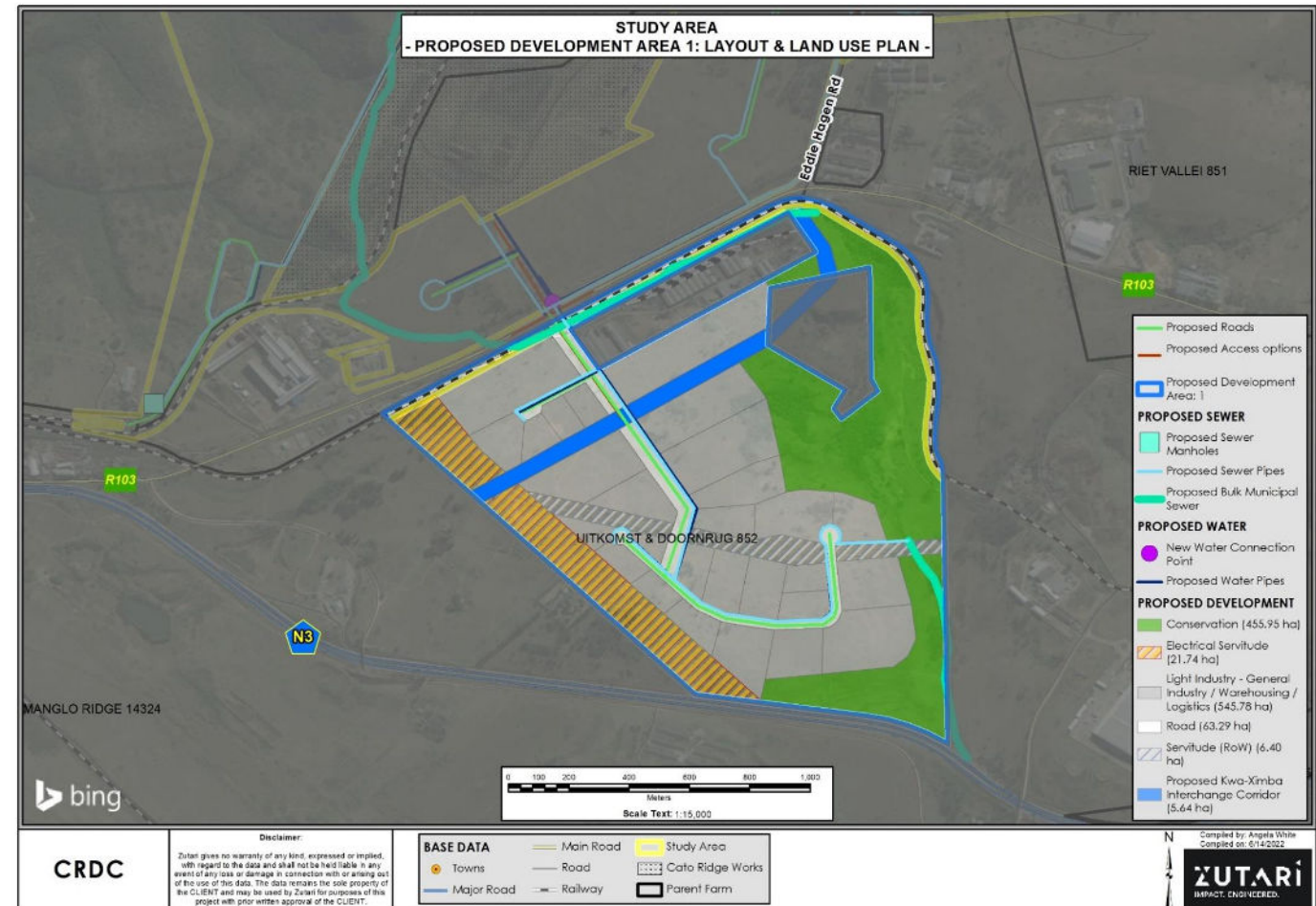
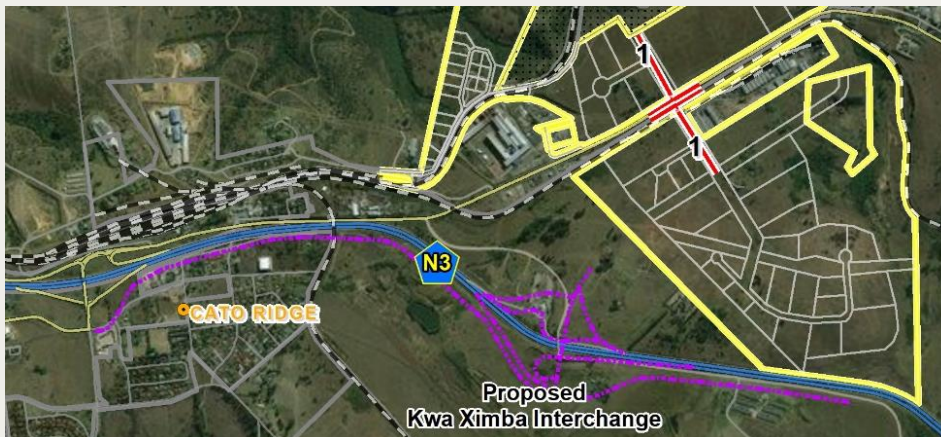
Background & Project Description

- 3 PDAs fall largely within the Urban Development Line ->
- Strategically located relative to key infrastructure such as the railway line, major road networks, bulk services.
- Limited socio-economic investments in the region.
- Presence of Critically Endangered grasslands (KZN Sandstone Sourveld [KZNSS]).
- No residential land uses or medium/ heavy industrial activities are proposed, only light industrial and services (warehousing/ logistics).
- Project aims to stimulate investment and development in the region by making land available for sale to potential developers.
- Study area is predominately zoned for general industry, some residential and is largely undeveloped.



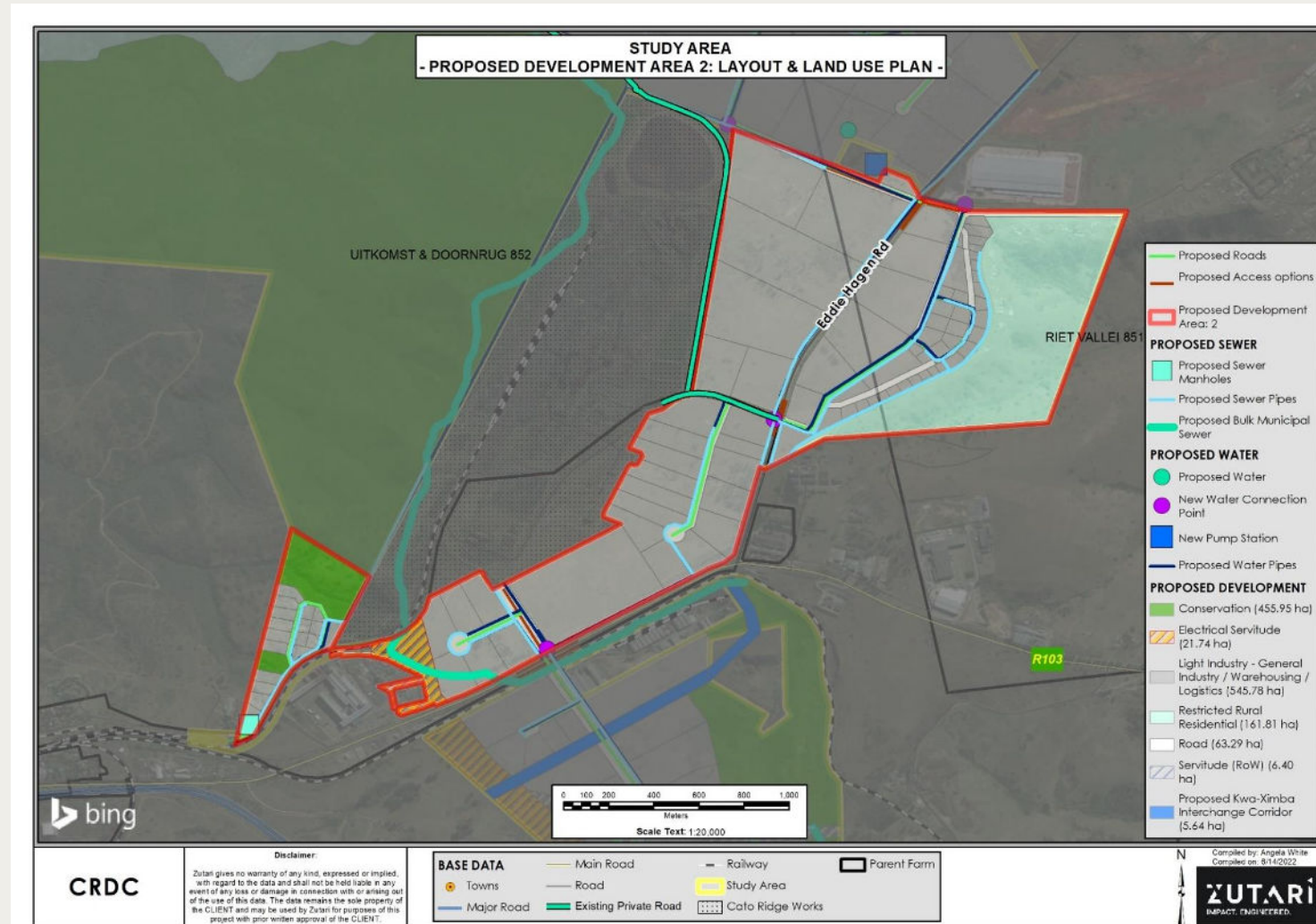
PDA 1 "Rem 29"

- Currently vacant, with evidence of small-scale illegal sand mining and the occasional illegal waste dumping.
- Various informal dirt roads and trails traverse the site, servitudes (ROW) and existing Eskom transmission lines along SW boundary.
- **New KwaXimba interchange** (eThekweni Transport Authority, ETA, and SANRAL) does not form part of scope of Application but is reflected on plans, provides a new link between the N3, the R103 and Eddie Hagan Drive



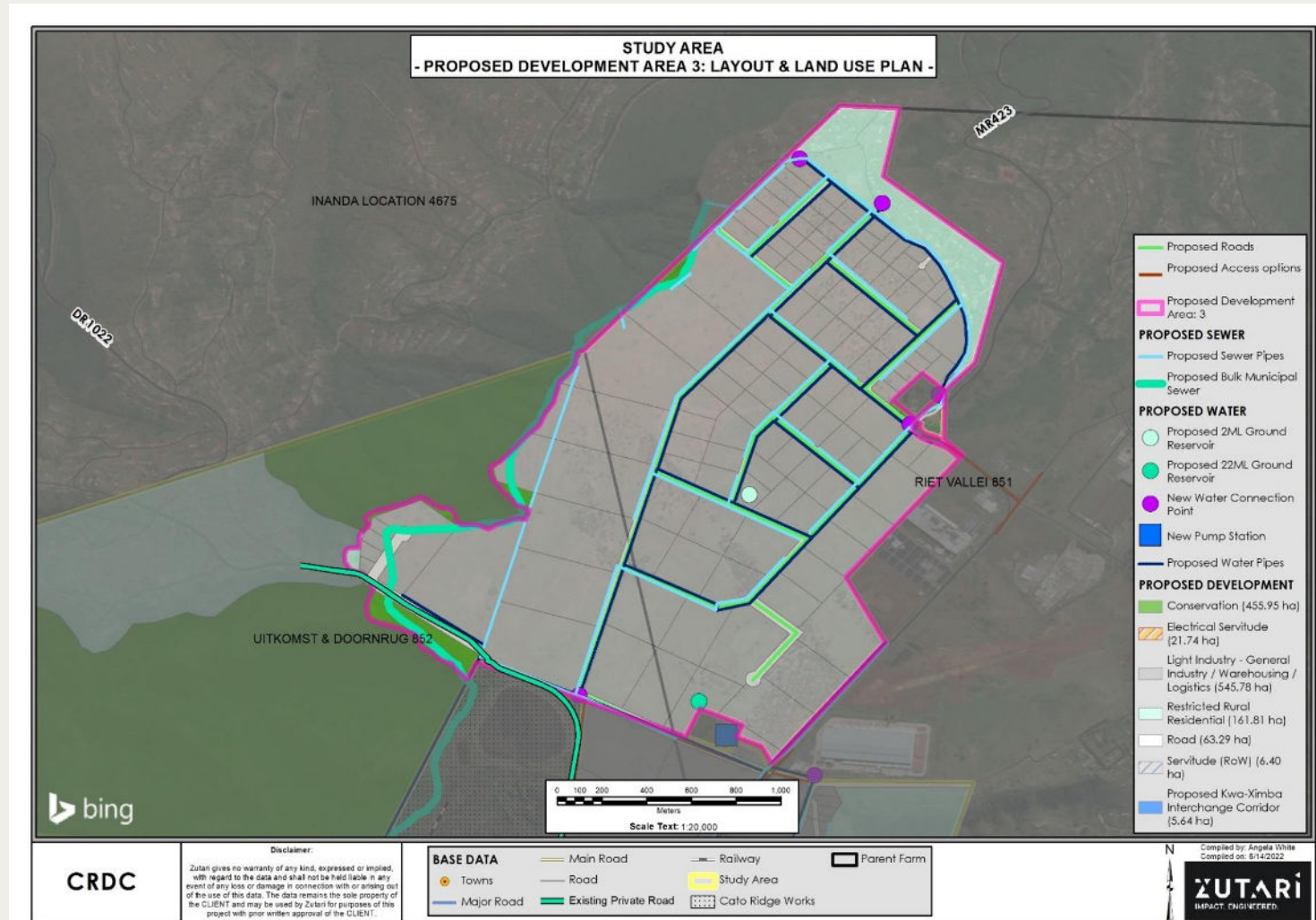
PDA 2

- Natural grassland with dispersed pockets of dense woodland (mostly Eucalyptus).
- Natal Corridor (Natcor) railway along the southern boundary, the existing CRW smelter operations on the western boundary, some residential buildings along the eastern boundary, cattle grazing and small-scale illegal sand mining.



PDA 3

- Natural grassland and woodland (mostly Eucalyptus) in the central areas and along the eastern border with a formal residential area towards the north.
- Currently subject to informal activities in the form of cattle grazing and occasional illegal sand mining. Residential houses from the KwaXimba settlement encroach the site on the northern boundary.
- Houses in the Denge and Siweni settlements are located in a small cluster on the western boundary.
- Existing transmission line traverses the site in a north-south direction along the western escarpment.
- Smaller erf sizes in North to restrict activities and allow for community-owned businesses



Bulk Services

- Initial engagements eThekweni Water and Sanitation.
 - Not sufficient bulk services to service the development.
 - 10+ years before trunk sewer installed.
 - No pumping of sewage permitted.
 - Effluent discharge not permitted in the catchments north of the site due to the position of dam infrastructure.
 - Closest WWTP with spare capacity is in South Durban.
- Alternative options are being explored through a bulk engineering services study by Kantey and Templar (K&T):
 - Gravity-fed.
 - On-site WWTP or use of existing WWTP in area.
 - Septic Tanks – costs of servicing.
- Significant cost implications for the Applicant- being collated and assessed in a feasibility/ viability report, would be used to assess the viability of the development.
- Minimum threshold to achieve to make the investments into bulk services viable.

Approach to EIA

2014 EIA Regulations, as amended

Regulation 11

(4) If one or more proponents intend undertaking interrelated activities at the same or different locations within the area of jurisdiction of a competent authority, the competent authority may, in writing, agree that the proponent or proponents submit a single application in respect of all of those activities and to conduct a consolidated assessment process but the potential environmental impacts of each activity, including its cumulative impacts, must be considered in terms of the location where the activity is to be undertaken.

Regulation 25

(2) If the competent authority decides to grant authorisation in respect of an application, the competent authority may issue a single environmental authorisation or multiple environmental authorisations in the name of the same or different applicants covering all aspects for which authorisation is granted.

The Applicant intends to submit one integrated application for Environmental Authorisation (EA) but seeks separate EAs for the 3 PDAs

- Conditions of the EA and EMPr to form part of the land sale agreement to future developers.
- Additional permits and licenses that may be required for the final land uses remains the responsibility of the future property owner and developer.
- Activity-specific infrastructure requirements will be the responsibility of future developers who purchase land from the applicant (bulk services form part of this EIA).

Listed Activities

- During the assessment of the applicability of the listed activities, it was determined that all three PDAs would trigger the same listed activities. Therefore, listed activities are not presented for individual development areas
- **Assumptions:**
 - Urban/ Rural Classification: PDAs are within Urban Development Line, but largely undeveloped, and as such not considered “urban”, bulk infrastructure and roads triggered.
 - Proximity of watercourses: several watercourses and wetlands.
 - D'MOSS Controlled Area: PDAs are located within areas classified as part of the Durban Metropolitan Open Space System (D'MOSS).
 - Critical Biodiversity Areas (CBAs) (Irreplaceable and Optimal) occur across all PDAs.
 - Threatened Ecosystems: PDAs currently mapped within **Vulnerable** Ngongoni Veld ecosystem/ Dry Coast Hinterland Grassland. Even though the revised NEMBA list of terrestrial ecosystems is not gazetted yet, the presence of KZNSS as a **Critically Endangered** ecosystem has been recognised by the project botanist (David Styles) and will be applied as such through the screening of applicable listed activities in terms of NEMA.
 - Industrial complexes: areas currently zoned "General Industry 2" within PDAs 2 and 3 can be considered industrial complexes.

Listing Notice 1

Activity	Short Description	Applicability
9	Bulk transportation of water or stormwater.	Development of water and stormwater pipelines (linking to the surrounding reticulation) and attenuation inside and outside existing road reserves and will exceed 1000 m. Diameter and throughput exceed the thresholds mentioned for stormwater infrastructure.
12	Infrastructure within 32 m watercourse.	High probability of development taking place within 32 m of natural drainage lines or wetlands and exceeding 100 m2.
19	Excavation, removal and infill.	Construction within and infill of certain natural drainage lines and wetland buffer zones.
26	Residential, retail, recreational, tourism, commercial or institutional developments of 1 000 m2 or more, on land previously used for mining or heavy industrial purposes	Development proposed within the already disturbed sand mining areas.
28	Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998.	Development of vacant land used for grazing by the surrounding communities outside an urban area, where the total land to be developed will exceed 1 ha.
30	Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004).	Most of the study area consists of Critically Endangered KZNSS and could include impacts on protected species.
45	Expansion of bulk water and stormwater pipelines.	Dimensions and throughput of the existing infrastructure are currently unknown, however, once these are confirmed this activity will be confirmed.
46	Expansion of bulk sewage and effluent pipelines.	Dimensions and throughput of the existing infrastructure are currently unknown, however, once these are confirmed this activity will be confirmed.

Listing Notice 2

Activity	Short Description	Applicability
15	Clearance of an area of 20 hectares or more of indigenous vegetation.	Proposed development footprint across the entire study area exceeds 20 ha in extent.

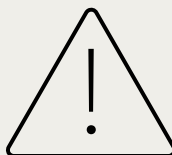
Listing Notice 3

Activity	Short Description	Applicability
4	Development of a road wider than 4 metres with a reserve less than 13,5 metres.	Internal access roads will be 7 m wide with a reserve of 20 m, which will exceed the 13.5 m threshold. These roads will transect CBA areas within PDA 1 and 2 as well as D'MOSS areas in PDA 2 and PDA 3.
12	Clearance of an area of 300 square metres or more of indigenous vegetation.	Proposed development would result in the clearance of more than 300 m2 of indigenous vegetation and this clearing would affect Critically Endangered vegetation (KZNSS), CBAs and D'MOSS areas.
14	Infrastructure or structures with a physical footprint of 10 m2 or more within 32 m watercourse.	High probability that the proposed infrastructure for the development will take place within 32 m of wetlands, natural drainage lines and CBAs and will exceed 10 m2.

Specialist Studies

Studies referenced in current DSR:

- Phase 1 Geotechnical Investigation (PFS).
- Floodline Study (PFS).
- Obstacle Limitation Surface (OLS) analysis.
- Socioeconomic Impact Assessment.
- Plant Species Assessment.
- Grassland Recoverability Study.
- Terrestrial Biodiversity Impact Assessment.
- Terrestrial Faunal Biodiversity Assessment.
- Wetland And Aquatic Ecosystem Preliminary Impact Assessment.
- Baseline/ Phase 1 Traffic Impact Assessment.
- Landscape and Visual Impact Assessment.
- Air Quality Impact Assessment.
- Agricultural Assessment.
- Biodiversity Offset Study and Management Plan.
- Phase 1 Heritage Impact Assessment.
- Palaeontological Assessment.



Update to current Specialist Studies (addendum/ memo to the original studies) will be based on:

- **Biodiversity offset study.**
- **Engineering study.**
- **Final development footprint.**

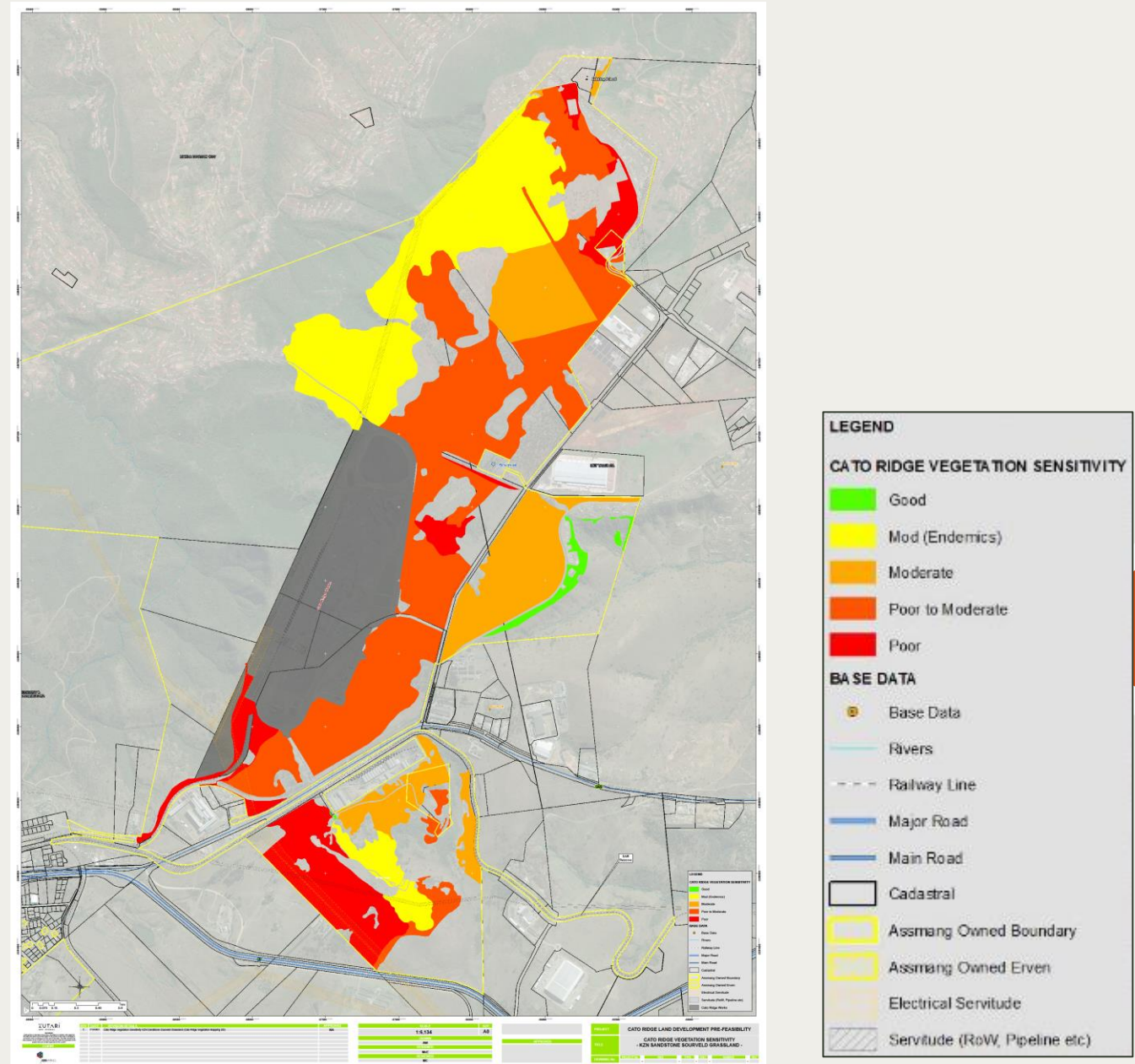
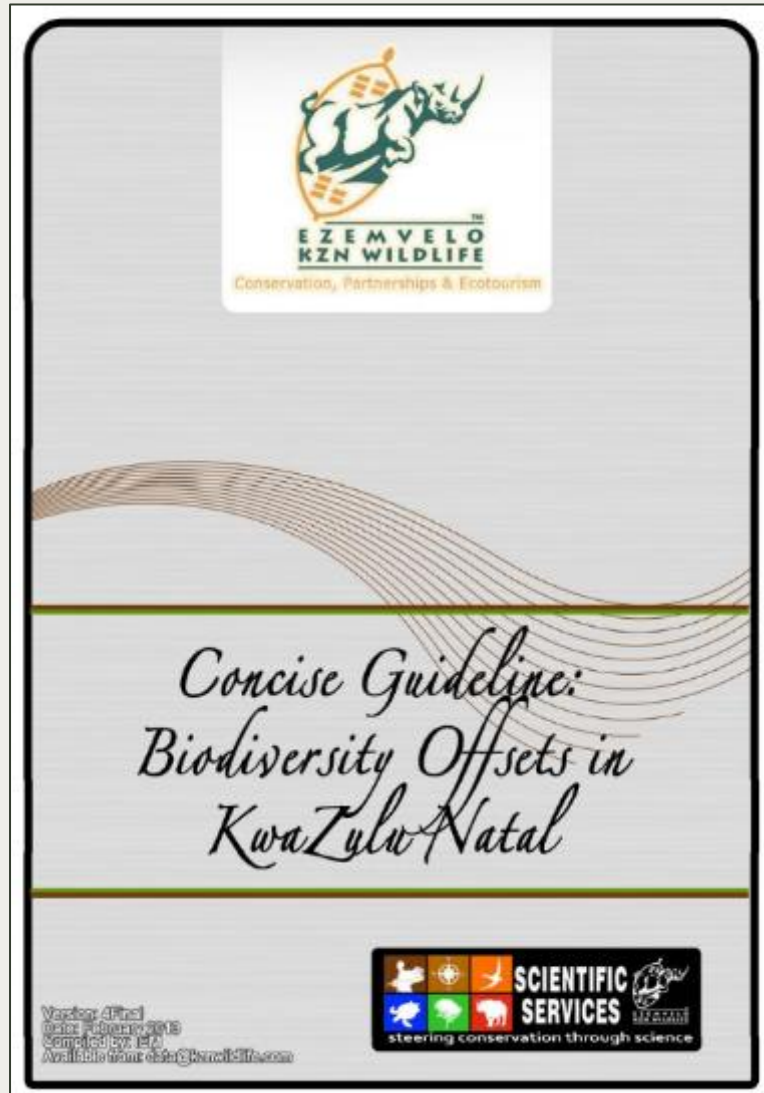
Specialist Studies

- **Additional Studies :**
 - Bulk engineering services study (underway).
 - Affordability Analysis (underway).
 - GHG emissions inventory and stormwater analysis but **excluding the potential loss of ecological infrastructure.**
 - Stormwater Management Study to ensure pre- and post-development stormwater runoff are equitable.
 - Land Use Compatibility Analysis.
 - Hydro-pedological study in line with DWS buffer determination requirements (still to be confirmed through the IWULA Process).



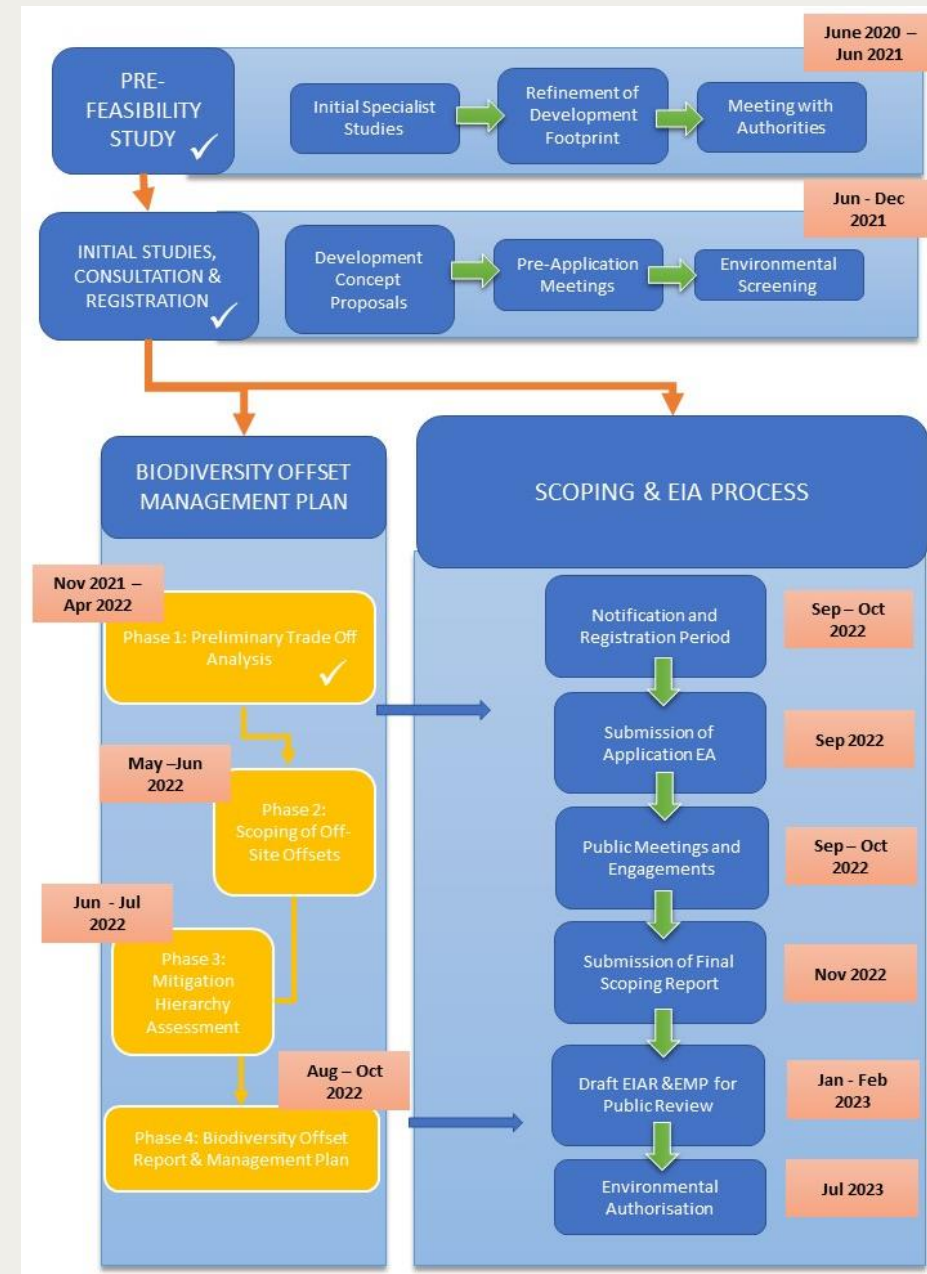
Status of Biodiversity Offset Process

Approach to Offsetting / Strategic Conservation



Status of Biodiversity Offset Process

- Trying to align the EIA regulatory process with the potential feasible outcome from the biodiversity offset process.
- Challenging to predict the timing of the outcome of the biodiversity offset process.
- EDTEA will be appraised of developments in the biodiversity offset process.



Alternatives

- **Location Alternatives** - study area selected based on findings of PFS (geotechnical and topographic constraints, rail and road access), selection of 3 PDAs, development footprint refined based on existing land uses and servitudes and proposed conservation area.
- **Alternative Land Use Concepts:**
 - Industrial Land Use.
 - Urban (Residential) Land Use.
 - EcoTourism Land Use.
 - Biodiversity Offset Receiving Area.
- **Layout/ Design Alternatives:**
 - Conservative Layout (avoidance of KZNSS).
 - Current Proposed Land Use Options Layout – need for biodiversity offsetting.
 - Gradation of Erf Sizes - NE boundary of PDA 2 and the N boundary of PDA 3, to reduce the impact on the AmaXimba community, affordable commercial and general industry space for entrepreneurs.
- **Technology Alternatives:** waterborne sewage/ Hammarsdale WWTW, on-site sanitation (to be further detailed once engineering study complete)
- **No-Go Alternative:** Without formal land release, likely increase in pressures related to the grazing of livestock, illegal sand mining and encroachment by informal settlements - threatens the development potential and biodiversity including integrity of KZNSS.

“Unless grazing impacts are relieved, together with associated over-burning north of the N2, and sand-mining, unauthorized settlement and alien plant invasion are prevented and controlled, it is likely that more of the plant species diversity will be lost than under a complete no-development scenario.” DAVID STYLES

Public Participation Process

- Activities to date include:
 - Site visit.
 - An introductory meeting with the previous AmaXimba Chief Zibuse Mlaba and the chair of the AmaXimba Development Trust and the Corridor Development Trust (in line with protocol).
 - Introductory meeting with the current AmaXimba Chief Simangaye Mlaba.
- Concern that any public meetings/ open days could be construed as part of a political campaign, motivating or supporting one political party over another depending on attendance
- Strategic FGM for the DSR planned but postponed as Chief Zibuse Mlaba was assassinated, all activities suspended.
- Strategic Stakeholder FGM was held on 1 February 2022.



Public Participation Process (2)

- The issues discerned during the pre-application public participation process include:
 - Fragile political relationships within the community.
 - Complex social hierarchy relationships to be considered and managed appropriately.
 - Clarity is required on the status of the biodiversity offset process before engaging stakeholders to reduce confusion.
- Further engagements with the local leadership around possible burial sites.
- Comments and Response Report (CRR) Table 13 in DSR.
- Further activities planned once DSR finalised:
 - Site Notices (English & isiZulu).
 - Newspaper advertisements – English: The Witness/ Daily News/ The Mercury; isiZulu: Isolezwe.
 - Scoping Phase Public Meeting.
 - EIA Phase Public Meeting.
 - Updating of CRR.
 - Notification of EA.



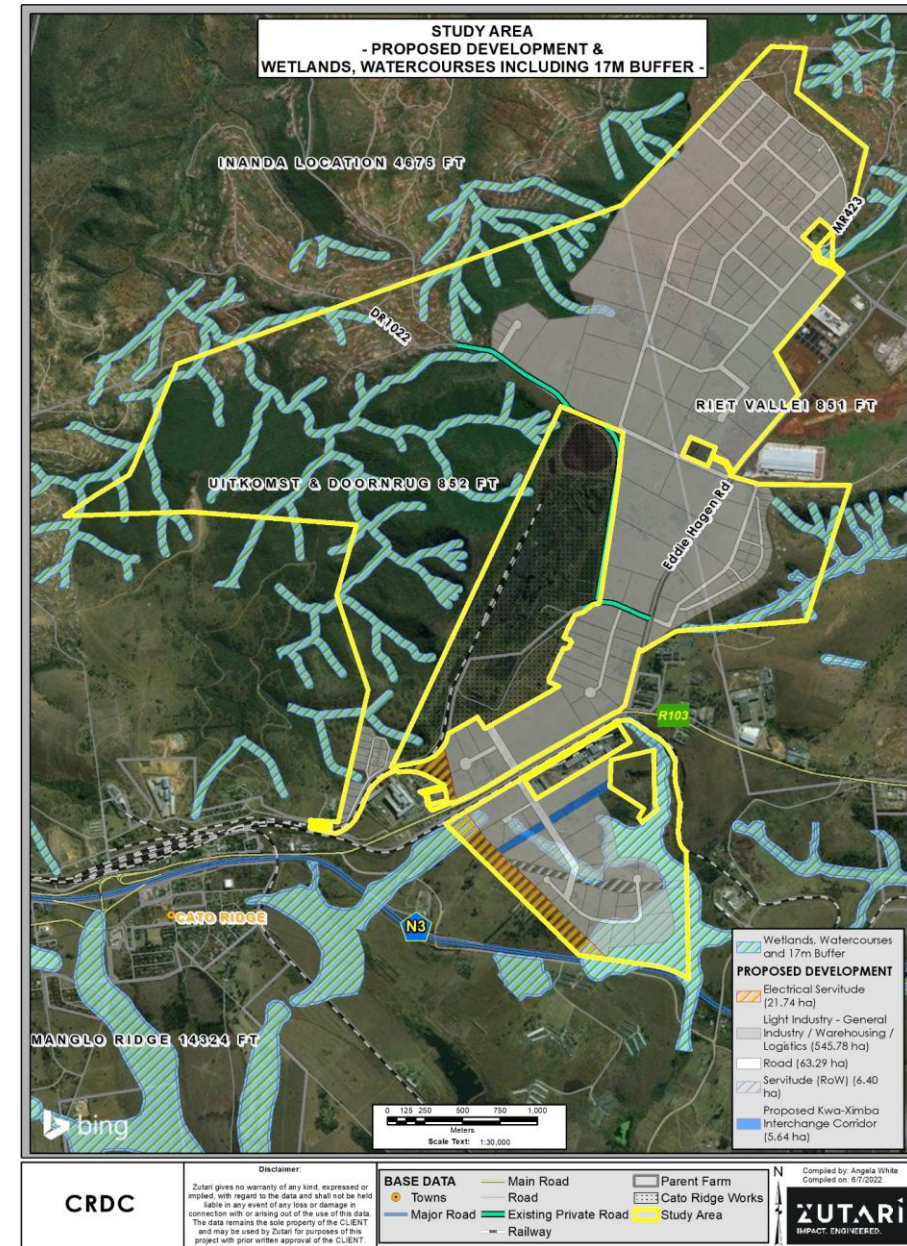
Wetlands & Water Use License Process

Wetlands

- Several wetland systems across study area.
- Recommended 17m buffer for low impact activities.
- Layout to be refined to avoid wetlands and buffer zones.
- Impacts on wetlands include:
 - Direct physical loss or modification.
 - Alteration of hydrological and geomorphological processes (erosion and sediment).
 - Impacts on water quality.
 - Impacts on ecological connectivity and/or ecological disturbance impacts.

Engagement with DWS

- Erf-specific development plans and infrastructure designs are not available at this stage, therefore WULA not part of scope.
- Later WULAs need to consider DWS recommendations.
- Potential WULA for sewerage treatment plant & effluent, currently being investigated with eThekweni Metro Sanitation Dept and Engineers.



Discussion and Questions



Way Forward

- Review of DSR by EDTEA.
 - Pre-application meeting 1 – 26 July 2022
 - Pre-application meeting 2 (presentation of DSR findings) – 17 August 2022
 - Pre-application meeting 3 – scheduled for 24 August 2022.
-
- K&T Bulk Engineering Services Study and Affordability Analysis completed.
 - Development Footprint Finalised.
 - Finalise Consultation DSR and submit Application form to EDTEA.

In diversity there is beauty
and there is strength.

MAYA ANGELOU

ZUTARİ
IMPACT. ENGINEERED.