

Meeting Agenda

Project number	1001556	Meeting date	2022-10-21
		Meeting Time	11h30 – 12h47
Project name	Cato Ridge Land Development and Release EIA	Drafted by	Patrick Killick
Meeting/Subject	EDTEA Pre-Application Meeting #4	Total pages	24

AGENDA

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2	Housekeeping
3	Apologies
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5	Need & Desirability – the macroeconomic perspective
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12	Water Use License Process
13	Way Forward
14	Discussion and Questions
15	Close Out

INVITEES

Name	Organisation	Telephone	Email
Nombulelo Zungu (NZ)	EDTEA eThekweni District: EIA Component		Nombulelo.Zungu@kznedtea.gov.za
Asia Khan (AK)	EDTEA eThekweni District: EIA Component		Asia.Khan@kznedtea.gov.za
Nasreen Asmal (NA)	EDTEA eThekweni District: EIA Component		Nasreen.Asmal@kznedtea.gov.za
Ian Felton (IF)	EDTEA: Head Office: Integrated Environmental Management (IEM) Tools		Ian.Felton@kznedtea.gov.za ;
Werner Botha (WB)	Cato Ridge Development Company (CRDC)/ Assmang	082 411 1656	wernerb@feralloys.co.za
Carlos Magalhaes (CM)	Cato Ridge Development Company (CRDC)/ Assmang	063 524 3284	carlosmagalhaes@assore.com
Mel Pillay (MP)	Zutari	073 0334306	mel.pillay@zutari.com
Patrick Killick (PK)	Zutari (New EAP)	044 805 5432	patrick.killick@zutari.com
Natalie Way-Jones (NWJ)	Zutari (Previous EAP)	083 254 6602	natalie.way-jones@zutari.com

Meeting Minutes

Item	Topic Discussion
1.	Welcome and Introductions: - Refer to Annexure 1 for the presentation slides. NWJ: Welcomed everyone and introduced PK. PK: I will be taking as the EAP on the Cato Ridge Project and will be engaging EDTEA in future. NWJ: this session will be recorded.
2.	Housekeeping: - Meeting records/minutes will be circulated for review and acceptance, will serve as a formal record and will be included in the DSR. - Please mute your microphone. - Please keep a note of your questions for the end of the presentation. Please use the “raise hand” function if you wish to pause for a query.
3.	Apologies: - Asia Khan (EDTEA). - Kacy Rengasamy (EDTEA). - Mel Pillay (Zutari). - Nombulelo Zungu (EDTEA).
4.	NWJ gave a presentation (refer to Annexure 1 for the presentation slides): Slides 1- 3 - Purpose of the Meeting: - This is a formal pre-application meeting. A draft agenda was presented, and no additional items were raised for discussion. - Project title: Cato Ridge Land Development and Release Project. - Re-introduce the project, provide background, outline the revised DSR and prepare EDTEA for the receipt of the DSR. - Identify the main changes since the previous meetings and DSR. - Highlight issues of concern to address in Scoping/ EIA Phases and get EDTEA issues of concern so we may consider these. - DSR was circulated to EDTEA for review end of June 2022. - Previous EDTEA pre-application meetings were held: 28 October 2021. 26 July 2022. 17 August 2022. 24 August 2022. - Previous comments received have guided the finalisation of the DSR and the scope of specialist studies. There will be a few issues held over to the EIA phase. - Comments centred on the following issues: - Biodiversity offset process – need for socioeconomic justification and in-principal acceptance of biodiversity offset concept proposal by Ezemvelo KZN Wildlife (EKZNW), the eThekweni Environmental Planning and Climate Protection Department (EPCPD) and the Department of Economic Development, Tourism and Environmental Affairs (EDTEA). - Alternatives to bulk services provision and financial viability. There have been engagements with the City in this regard which has informed the revised layout and engineering design proposal for the development. - Land use compatibility. - Strategic Environmental Assessment – EDTEA was aiming to complete a SEA for the broader area from Ashburton down to Pinetown looking at logistics and light industry, including both uMgungundlovu and eThekweni Districts within the current financial year. Outcomes were expected within the next year or 18 months and will provide a framework for biodiversity offsetting, biodiversity banking and related logistics, which could impact the project.

	○ Strategic Integrated Project (SIP) 2 status.
5	Slide 4 - Need & Desirability - the macroeconomic perspective: • The map shows the initial study area - 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. • The Applicant is the CRDC. • To determine potential developable areas within the broader site, various studies were undertaken: ○ Pre-Feasibility Study (PFS) (2019/20). ○ Strategic Environmental Assessment (SEA) (2020/21). ○ Specialist studies (2021/22). • There have been various revisions to the layout and these are captured in the Draft Scoping Report (DSR). • The location is considered optimal for light industry and warehousing because it is strategically located (intersection of major routes), has flatter topography, and is located at the intersection with key logistics and rail networks. • The project aims to stimulate investment and development in the region through land release and development. • The study area is predominately zoned General Industry 2 (central and northern sections) and Residential Smallholdings (south) and is largely undeveloped, and thus a general alignment with the zoning and spatial planning supports the proposed development. • To further justify the consideration of biodiversity offsets, a macroeconomic study was commissioned – Demacon (October 2022). Slide 5: Need & Desirability – Macroeconomic Perspective (1) • Limited industrial land in eThekweni – Outer West region is considered strategic for future industrial and logistics growth due to its access to the N3 logistics corridor and undeveloped industrial land. • Cato Ridge as a node in the Outer West Region forms part of eThekweni's development drive to unlock and develop opportunities along the SIP2 (N3 corridor between Durban and Gauteng) corridor. The presidential infrastructure coordinating committee has been approached for written confirmation of the support for the development – a response is awaited. • Cato Ridge is specifically identified by the City as a catalyst for industrial and logistics-orientated development because of the potential the location has to act as a dry port facility or as a location that can provide access to zoned industrial land. • Cato Ridge node is furthermore considered to be an investment location that should be targeted by public and private sector actors as an economic driver. • By extension, Cato Ridge and its industrial development opportunities could act as a mechanism for development in the broader Outer West Region, specifically in the Mpumalanga and Hammarsdale areas. Slide 6 - Need & Desirability – Macroeconomic Perspective (2) • Development opportunity the area offers (manufacturing, warehousing and logistics) has provincial and national impact potential. • From a logistics perspective, national and provincial planning policies identify the significance and importance of the sector as a primary enabler of economic growth and development. • KwaZulu-Natal Provincial Growth and Development Strategy (PGDS) seeks to build on the comparative advantage the province has in terms of its logistics and transport infrastructure to facilitate sustained long-term economic growth as a platform for socio-economic development. • The Port of Durban is facing growth constraints (affecting the competitive advantage of the Port, as recently addressed by the President) because of the limited expansion capability of immediate industrial and logistics nodes and as a result, economic growth fuelled by logistics and transport is subdued. • The Cato Ridge development assessed by this economic report could add to the logistics capability of the eThekweni economy and could actively address the strategic economic directives identified by local, provincial, and national planning policy. Slide 7 – Need & Desirability – Macroeconomic Perspective (3) • Proposed development could have profound economic and socio-economic impacts:

- R10.0 billion capital investment during its construction phase (5 to 20 years) over the proposed phases, which I will discuss later.
- Stimulate more than 30 644 temporary employment opportunities throughout the KwaZulu-Natal (KZN) provincial economy
- Stimulate more than R8.6 billion in additional GDP economy-wide.
- During the project's operational phase, more than 23 000 new employment opportunities could be sustained annually throughout the KwaZulu-Natal provincial economy at the project's maturity (initial data suggests that operational revenue at the project's maturity could reach R10.5 billion per annum at 2022 prices).
- On-site jobs could represent up to 60% of jobs created.
- The project could also stimulate new enterprise development, increased fiscal taxation (R2.5 billion annual taxation throughout the provincial economy and more than R402 million in property taxes) and stimulate investment into social amenities.
- Increased livelihoods could stimulate the need for social amenities and other property market development opportunities such as retail, residential and services projects.

Slide 8 - Need & Desirability – Macroeconomic Perspective (4)

- To sum up:
 - The project offers a strategic opportunity to engage with, and contribute to, forward-looking economic and socio-economic growth by actively engaging with local, provincial, and national planning policy.
 - Overall, the project could positively contribute to the expansion of the economy and because of the logistics-orientated nature of the development could contribute to opportunities to sustain economic growth and socio-economic development.

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Slide 9 – Changes to the layout

- See map showing outlines of the old Potential Development Areas (PDAs) (previous terminology) compared with the new Phases 1, 2 and 3 (which have timed implementation) as solid colour areas. This shows the reduction in the proposed development footprint area.
 - Total Assmang property holdings: 1,263.48 ha.
 - Previous Layout – 3 PDAs (June 2022)- footprint = 609 ha.
 - Current Phased Layout (October 2022) - footprint = 367.89 ha.
- Three phases and timings to unlock them:
 - Phase 1: 1 -10 Years (Middle section).
 - Phase 2: 11 -20 Years (Northern Section).
 - Phase 3: If sold after EIA, then development would run concurrently with Phase 1. If not sold, then it would be developed in 21 - 25 Years (southern section).
- Note the following as it relates to the development (these are not changes):
 - Responsibility for erf-specific Environmental Authorisation (EA) or Water Use Licensing, stormwater management and internal services would fall to end-users.
 - Overarching structure such as Property Owners Association (POA), or a similar entity, would assume responsibility for overarching management and control.
 - Certain aspects, such as water, sewer and roads, may be transferred to the relevant authorities. Each landowner would have their specific obligations, which will be binding in terms of future land sales or lease agreements.

Slide 10 – Draft Layout

See map of new draft layout (as of meeting date) -

- The total development footprint is 367 hectares:
 - Approx. 313 hectares available for warehousing/ logistics/ light industry activities are shown as grey on the map with indicative erf sizes.
 - The remaining 54 hectares are spread across various pieces of infrastructure such as roads, reservoirs, sewerage package plant, substations etc. All of this is new compared to the previous preferred layout.
 - Phase 3 (REM 29) – will be developed by Bakers and Cato Zulu (adjacent landowners) - preliminary bulk services designs were developed but it is assumed that new owners will install their own bulk services and therefore this detail would not be required in the EIA. For discussion – how much detail would EDTEA need / what is appropriate for inclusion?

- Wastewater Treatment Plant (WWTP) – intersection Eddie Hagen/ R103, in Phase 1 area, treat water for the entire development, 2+ megalitres (ML)/ day, effluent discharged via pipeline to the southeast, various collection sumps and pump stations across three phases (on plan).
 - First developments may require conservancy tanks. Once sufficient through flow is reached then the sewage system and WWTP would be brought online.
 - The WWTP would be made up of 250kl modules and these would be brought online as the demand increases during development.
- Electrical infrastructure is indicated on the plan in pink including proposed powerlines and substations. There is one supply option for Phase 1 and two alternative electrification options for Phase 2 in the north –subject to approval by Eskom, Option 1 is a substation and underground cable and is preferred from a financial and environmental perspective. Option 2 includes a 132 kV overhead powerline. Both are considered in the DSR.
- There is also stormwater infrastructure and stormwater attenuation ponds designed to capture and attenuate a 1:50-year flood event.
- Engineers have directed discharges away from wetlands, low-lying areas and 1:100 floodlines and are located in valley headlines. The outlet works are designed to mitigate sedimentation and erosion of watercourses.
- Each landowner/lessor would be responsible for their erf's stormwater control and attenuation.
- There is a draft Engineering report available and the report will be submitted to the Municipality for their comment and feedback – feedback and confirmation that the project can tie into infrastructures is expected end of November 2022.

Slide 11 - Key Aspects - Project Description

These points have been covered in previous presentations. The study area is characterised by:

- Threatened Ecosystems: KZN Sandstone Sourveld [KZNSS] is classified as Critically Endangered at the Municipal level. Which informed the Biodiversity offset process
- Critical Biodiversity Areas.
- Wetlands and watercourses.

CM: Important to note that there will be minimal impact on the watercourse and the layout has deliberately avoided the watercourse. The watercourses are mostly located on REM29 and open spaces have been intentionally left to avoid these.
- Adjacent settlements have encroached onto the site, also grazing and illegal sand mining at some locations in the study site.
- Noted - Limited to light industrial and services (warehousing/ logistics), no residential land uses or medium/ heavy industrial activities are proposed.
- There has been a detailed road traffic assessment based on the new layout. Road upgrades would be phased in as the project develops but there is the assumption that rail would be a significant mode in the longer-term reducing road-based trips by 25%.
- The proposed new interchange on the N3 [KwaXimba Interchange] would need to be in place at full development (Phase 2), Engineer has highlighted the short-term need for signalling the N3/ Cato Ridge interchange. The layout has left space for the development of the interchange but this is excluded from the EIA application.

CM: Provision has been made for the interchange with the N3. The purple area in the layout indicates the north leg extension of the interchange.

Slide 141 – Bulk Services

- Initial engagements Municipality which have informed the engineering proposal.
 - Not sufficient bulk services to service the development.
 - 10+ years before trunk sewer installed. WWTP will cater for sewage until such time then be decommissioned and sewage diverted to the truck sewer
 - No pumping of sewage is permitted in the area at present.
 - Effluent discharge is 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 through a bulk engineering services study by Kantley and Templar (K&T):
 - On-site WWTP.
 - Conservancy Tanks as an interim measure.
- Significant cost implications for the Applicant affect the viability of the development, and this has been a key informant for the revised project footprints.

- Minimum threshold to achieve to make the investments into bulk services viable.
- Engineering proposals will be finalised in consultation with eThekweni Municipality.

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Slide 13 - Listed Activities

- It is key that we reach an agreement with the EDTEA on the listed activities. The following assumptions relate:
 - Urban/ Rural Classification: Phases are within the eThekweni Urban Development Line, it is not approved by EDTEA, and is largely undeveloped, and as such not considered "urban", bulk infrastructure and roads triggered as they are rural.
 - The proximity of watercourses: several watercourses and wetlands.
 - D'MOSS Controlled Area: Phases 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 phases.
 - Threatened Ecosystems: Phases currently mapped within Vulnerable Ngongoni Veld ecosystem / Dry Coast Hinterland Grassland. Even though the revised National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) (NEM: BA) list of terrestrial ecosystems is not gazetted yet, the presence of KZN Sandstone Sourveld (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 definition: we assume areas currently zoned "General Industry 2" within Phases 1 and 2 could be considered industrial complexes.

Slide 14 -Listing Notice 1

Act	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 that will exceed 1000 m. Diameter and throughput may exceed the thresholds mentioned for stormwater infrastructure (TBC)
11	Electrical transmission lines	132 kV supply lines are proposed as Option 2.
12	Infrastructure within 32 m of a 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 an infill of certain natural drainage lines and wetland buffer zones.
25	Facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2 000 cubic metres but less than 15 000 cubic metres.	The total output of WTP is 2,002,000 litres per day i.e. 2.002 m³ per day
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.

Slide 15 - Listing Notice 2 – this is the main activity informing S&EIA

Act	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

Act	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 may transect CBA areas as well as D'MOSS areas.
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 m ² 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 m ² or more within 32 m of a 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 m ² .

- The new powerlines and WWTP are the new activities since the previous version of the DSR.

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Slide 16 - Specialist Studies:

- Studies referenced in current DSR-** studies updated through Addendum IA Reports based on Oct layout :
 - 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.
- New Studies commissioned since the last version of the DSR:
 - Civil Engineering Services Study**.
 - GHG Emissions Study**.
 - Macroeconomic Study**.

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Slide 17- Biodiversity Offset Process:

- Running parallel to the EIA process.
- According to the mitigation hierarchy, biodiversity offsets should be the last resort. We have refined the development footprint that maintains the viability of the development and avoids sensitive areas as far as possible. There is a residual impact on biodiversity that will need to be offset.
- National Biodiversity Guideline was published for comment – status?
- Draft provincial biodiversity offset guideline could be published for public comment by March 2023. These documents would have bearing on the project and the offset process.
- EDTEA proposing a biodiversity offset credit process/ conservation banking mechanism.
- In the interim, EcoPulse finalising a biodiversity offset concept proposal – further consultation with EKZNW, EDTEA and EPCPD.

	- Feedback from Doug McFarlane is that he is using a phased approach - a high-level trade-off analysis had been undertaken to assess the likely offset requirements. - Existing KZN biodiversity offset guidelines were being used with a 30:1 ratio, which leads to very high offset requirements – this may be revisited. - Initial engagement with landowners on potential offset sites. - Municipal versus provincial conservation objectives. - Lack of KZNSS areas for conservation in Municipality. - Risks and high costs of managing offsets on private land versus communal land over 30 years. - Liability shifted from the developer to the conservation bank (landowner/ NPO) Slide 18 Status of Biodiversity Offset Process - Trying to align the EIA regulatory process with the potential feasible outcomes from the biodiversity offset process as this may affect the decision-making. We are including this in the EIA documents as it becomes available. We hope the biodiversity concept proposal will be available for the final Scoping Report. - The biodiversity Concept Proposal will inform the DSR. - EDTEA will be kept informed of developments in the biodiversity offset process.
10	Slide 19 - Alternatives: Most of this information is the same as in the previous DSR, except for the inclusion of the new phased layout alternative and the engineering design proposals. 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). - PDA Land Use Options Layout (June 2022) – 609 ha. - Gradation of Erf Sizes - NE boundary to reduce the impact on the AmaXimba community, affordable commercial and general industry space for entrepreneurs. - Current Proposed Phasing Layout (October 2022) – 376 ha. Technology Alternatives: waterborne sewage/ Hammarsdale WWTP, on-site sanitation, two substation options in the north. No-Go Alternative: Without formal land release, likely an increase in pressures related to the grazing of livestock, illegal sand mining and encroachment by informal settlements - threatens the development potential and biodiversity including the integrity of KZNSS.
11	Slide 20 - Public Participation Process: - Activities to date include: - I& AP database. - Site visit. - 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. - Strategic Stakeholder FGM was held on 1 February 2022.

Slide 21 - Public Participation Process (PPP):

- Rose Owen of Phelamanga has been commissioned to manage the public engagements and advise and follow appropriate protocols. The issues discerned include:
 - Fragile political relationships within the community.
 - Complex social hierarchy relationships are to be considered and managed appropriately.
- Comments and Response Report (CRR) Table 13 in DSR.
- Further activities planned :

PP ACTIVITY	DATE
Meeting with Inkosi Mlaba / AmaXimba Tribal Council / Ward Councillor Meeting with Businesses, – Strategic I&APs update	24 Oct – 4 November 2022 (before PPP)
Distribution of PP documents, advertising	5- 7 November 2022
Public Notification and Registration Period, Review of Draft Scoping Report	9 November - 8 December 2022
Public Meeting – Draft Scoping Report Inkosi Msinga Sport Centre	Monday 21 November 2022 10h00 and 17h30
Deadline Comments - WULA	28 January 2023
Public Review Draft EIA Report	22 March - 24 April 2023 (TBC)
Public Meeting – Draft EIA Report Inkosi Msinga Sport Centre	13 April 2023 (TBC)

Slide 22 Impact on wetlands

- See map – wetland and drainage lines are shown.
- Wetlands and drainage lines are avoided as far as possible. Most are located in Phase 3. The proposed development in Phase 3 is a decked viewing platform overlooking the wetland and so minimal impact is expected.
- The impact of the WWTP discharge into the wetland has been assessed. The WULA process will also address this impact.
- Ecopulse has made recommendations for the management and rehabilitation of the wetlands as there are currently alien invasives and erosion issues.

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Slide 23 -Water Use License Process:

- Map shows drainage lines in the study area and potential stream crossings which require WULA.
- Several wetland systems and drainage lines across the study area.
- Recommended 17m watercourse buffer for low-impact activities.
- Layout refined to avoid wetlands and buffer zones as far as possible.
- Potential impacts on wetlands include:
 - Direct physical loss or modification.
 - Alteration of hydrological and geomorphological processes (erosion and sedimentation).
 - Impacts on water quality.
 - Impacts on ecological connectivity and/or ecological disturbance impacts.
 - Discharge of treated effluent from WWTP.
 - Stormwater discharge.
- Water Use Licensing process in progress by Zutari.
- Monitoring will be implemented as recommended by freshwater and aquatic specialist study and in line with the conditions of the Environmental Authorisation and Water Use Authorisation.

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Slide 24 - Way Forward – Proposed Timeline

ACTIVITY	DATE
Finalise Consultation DSR and submit Application form to EDTEA	9 November 2022
Distribution of flyers in communities	8 – 9 November 2022
Public Meetings	21 November 2022
Public Review DSR	9 November – 8 December 2022
Public Comment Period WULA	9 November 2022 – 31 January 2023
Finalisation of FSR	6 - 13 December 2022
Submission to EDTEA (within 44 days of receipt of the application i.e by 12 January 2023)	13 December 2022

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Slide 25 - Discussion and Questions:

CM: Thanks for the update. No questions. Just to say the dates are important to avoid PPP activities in December.

IF: thank you for the presentation. I would like to raise the following points:

- The Application would be handled by the district office with support from Ian around the offset issue. – Natasha and Kacey will advise on process and procedure timeframes and issues.
- 1. **Previous inputs:** Issues and comments from earlier consultations (previous meetings) still need to be considered and addressed. You have already dealt with most of these but please ensure they are all addressed.
- 2. **Alternative sites:** Regarding the socioeconomic benefit; we appreciate the effort that has gone into this. It will be important to answer in the assessment whether the project can be located anywhere else. We recognise the considerable socioeconomic benefit and demand for the project. But is there any other place along the N3 corridor (in or outside the eThekweni Municipality) that could meet the same need?
- 3. **Terminology:** Regarding the change from PDAs to Phases, make sure this is clear and consistent across all documents to avoid confusion. phase and development area make sure this is clear.
- 4. **Property Owners' association:** Ensure the transfer of rights and obligations for communal infrastructure (roads, sewers, stormwater, etc.) may be transferred to the Municipality. Ensure that you include a signed agreement to confirm the Municipality would take over these services.
- 5. **Stormwater attenuation:** Department has developed a policy on interim policy guidelines on climate change in EIA (National also has documents out for review). Based on recent floods and links to climate. Interim policy guideline indicates where and when a climate change study is required. It is my view given the scale of the development and impact – some assessment of climate change impacts is necessary. This would link to stormwater attenuation, and the design should show that pre- and post-stormwater discharge are equitable (to the current situation). This requirement for equitable stormwater attenuation must then be included in sales /or lease agreements to ensure the individual landholdings adopt the same stormwater management philosophy.
- 6. **Biodiversity offsets:** This is key to decision-making. Please ensure there is alignment of the offset identification process and EIA. The Department needs to have surety of the risk and confirmation that offsetting is viable. Decision-making cannot take place without these and an understanding of how the offsets are going to be implemented.
- 7. **Listed Activities:** Listing Notice 1 Activity 30. No activities have been gazetted or identified in terms of the NEM: BA that would apply. Please investigate and verify this activity. No CBAs have been adopted by the competent authority (CA) (They are accepted by EKZNW). The DMOSS system has been integrated into the land use scheme and may be considered sensitive areas and trigger activities in Listing Notice 3.
- 8. **PPP:** Court cases for three large energy projects have been appealed on grounds of inadequate PPP in relation to local communities. Please ensure the PPP fits the local community needs (i.e. notices, ads, meetings /languages/style) and is accessible.
- 9. **Biodiversity guidelines update** – National guideline for biodiversity offset has gone out for public consultation. There were 30 comments received, and the guideline has been amended. It has gone through working groups at the national and provincial levels. If accepted –it will be submitted to MinTech and to the Minister to be signed and ratified. Will be gazetted in the next few months. In terms of the provincial guideline, we need the national guideline to be adopted and then public consultation (March 2023 or later).
- 10. **Layout and the biodiversity update** – The grassland corridor between Phase 2 and 3. Please investigate alternatives for the east-west road within that corridor that can be moved out of the middle of the corridor to the periphery. There is concern that over time, the road would lead to further impacts such as laying of services,

	widening or illegal dumping, affecting the integrity of the ecological corridor. NJW – Some of these points have been addressed previously or have been considered in the current planning. Responding to some points you have raised. • Climate change – Addressing the impact of climate change is two-fold: ○ The impact of climate change on development (i.e. increased rainfall – will be dealt with in engineering design and we will highlight this to them to explain where the design responds to flood events. ○ Impact of development on the environment –a greenhouse gas (GHG) emissions study has been undertaken to determine what emissions will arise and the impact of increased stormwater on the catchments. • Listing notice: we will revisit listing Notice 1 Activity 30 and Listing notice 3 activities as far as the adopted CBAs are concerned and remove these as necessary. • PPP: Rose Owen (Phelemanga) has been commissioned to handle PPP sensitively and arrange meetings and interactions in accordance with the traditional authority protocols and language. We are meeting the traditional authorities to confirm the suitability of the meeting times, site notice etc. • Biodiversity guidelines – any policy on biodiversity will impact the biodiversity concept proposal and the EIA – we hope the timelines align with the process. • CM: Regarding the grassland corridor and the East-West Road in the middle of the corridor. The reasoning for the location is: ○ From a traffic perspective, a 600 m minimum distance is required between intersections. Based on the spacing of the existing intersections, the road cannot move south of the current position. We also wanted to encourage public access to the village along Eddie Hagen and not through the Assmang access road which experiences heavy volumes of traffic. ○ We considered alternative routes but nothing suitable was identified. This route is informed by the access and traffic requirements perspectives. • IF: from an ecological perspective – no point in having an ecological corridor but then destroying it with a road, as then it does not serve its ecological purpose. Find a balance between engineering requirements and ecological function. The road would likely lead to the degradation of the corridor over time and undermine the conservation objectives for which it was established - please investigate an alternative. • NA: Thanks for the presentation. I see that a lot of work has gone into it. Two points: ○ Listed activities – for the listed activities and what aspect of the project they relate to. For those activities with thresholds please provide an estimate of that value (i.e. if you are infilling, please indicate what volume will be infilled). Please include these values in the DSR. ○ Specialist studies/themes – be advised that even for a low rating in the screening tool report, a compliance statement must be provided to state why an assessment is not being undertaken.
15	Close Out: • No further comments. • Minutes will be circulated for approval: ○ Minutes to be included in DSR. ○ We will address the points raised and or contact EDTEA where clarity is needed. • Thank you for your participation and guidance.
16	Post meeting: • We did not get clarity from the EDTEA on the level of service design details required for the REM29 properties. These properties may be sold to Bakers and Cato Zulu and the services to these sites would be provided by these landowners (as an extension of services from their adjacent properties). We have preliminary designs but these services do not form part of the project description for this EIA application. We assume therefore that service details for these properties should be excluded from the EIA. Please provide the EDTEAs view on this.

Cato Ridge Land Development and Release Project Environmental Impact Assessment

EDTEA Pre-application Meeting

21 October 2022

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Proposed Agenda

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1. Welcome and Introductions
2. Housekeeping -recording, mute, questions
3. Apologies
4. Purpose of the Meeting
5. Need & Desirability- including Macroeconomic Perspective
6. Background & Project Description
7. Listed Activities
8. Specialist Studies
9. Biodiversity Offset Process
10. Alternatives
11. Public Participation Process
12. Water Use License Process
13. Way Forward
14. Discussion and Questions
15. Close Out

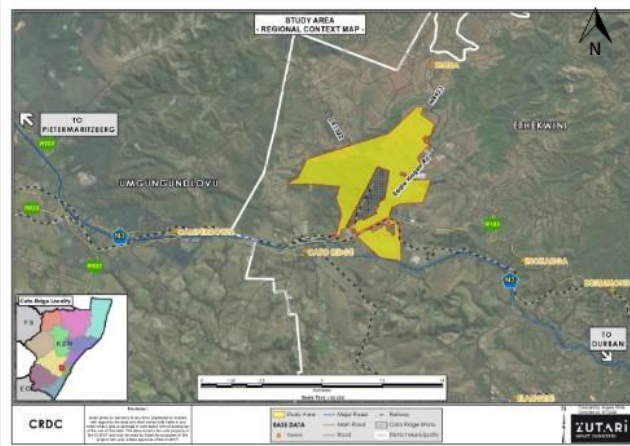
Purpose of Meeting

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- Aiming to introduce the project, provide background and outline the revised DSR
- Highlight issues of concern to address in Scoping/ EIA Phases
- DSR was circulated to EDTEA for review end of June 2022
- Previous EDTEA pre -application meetings were held:
 - 28 October 2021
 - 26 July 2022
 - 17 August 2022
 - 24 August 2022
- Previous comments received have guided the finalisation of the DSR, the scope of specialist studies and the EIA Phase
- Comments centred on the following issues:
 - Biodiversity offset process- need for socioeconomic justification and principal acceptance of biodiversity offset concept proposal by EKZNW, EPCPD and EDTEA.
 - Alternatives to bulk services provision and financial viability.
 - Land use compatibility.
 - Strategic Environmental Assessment EDTEA was aiming to complete SEA for the broader area from Ashburton down to Pinetown looking at logistics and light industry, including both uMgungundlovu and eThekweni Districts within the current financial year, outcomes were expected within the next year or 18 months, a framework for biodiversity offsetting, biodiversity banking and related logistics.
 - SIP 2 status.

Need & Desirability

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- Map shows the initial study area - 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).
 - Specialist studies (2021/22).
- Strategic location, flatter topography, and intersection with key logistics.
- Project aims to stimulate investment and development in the region through land release and development.
- Study area is predominately zoned General Industry 2 (centre and north) and Residential Smallholdings (south) and is largely undeveloped.
- To further justify the consideration of biodiversity offsets, a macroeconomic study was commissioned – Demacon (October 2022).

Need & Desirability – Macroeconomic Perspective (1)

- Limited industrial land in eThekweni – Outer West region is considered strategic for future industrial and logistics growth due to its access to the N3 logistics corridor and undeveloped industrial land.
- Cato Ridge as a node in the Outer West Region forms part of eThekweni's development drive to unlock and develop opportunities along the SIP2 (N3 corridor between Durban and Gauteng) corridor.
- Cato Ridge specifically identified by the City as a catalyst for industrial and logistics orientated development because of the potential the location has as a dry port facility or provision zoned industrial land.
- Cato Ridge node is furthermore considered to be an investment location that should be targeted by public and private sector actors as an economic driver.
- By extension, Cato Ridge and its industrial development opportunities could act as a mechanism for development in the broader Outer West Region, specifically in the Mpumalanga and Hammarsdale areas.

Need & Desirability – Macroeconomic Perspective (2)

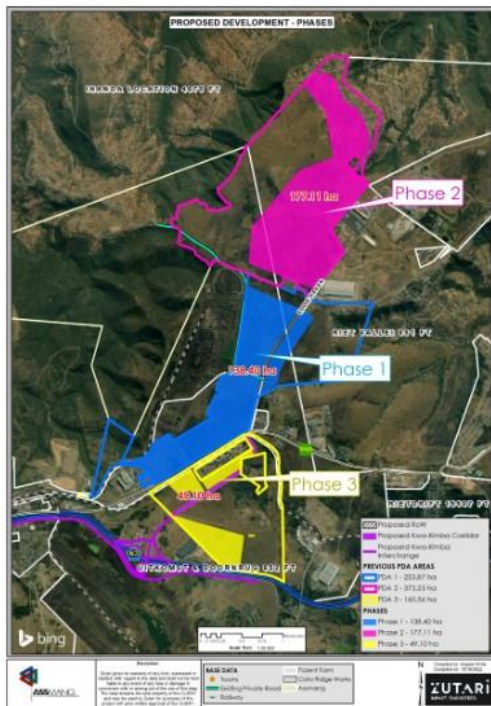
- Development opportunity the area offers (manufacturing, warehousing and logistics) has provincial and national impact potential.
- From a logistics perspective, national and provincial planning policies identify the significance and importance of the sector as a primary enabler of economic growth and development.
- KwaZulu-Natal Provincial Growth and Development Strategy (PGDS) seeks to build on the comparative advantage the province has in terms of its logistics and transport infrastructure in order to facilitate sustained long-term economic growth as a platform for socio-economic development.
- The Port of Durban is facing growth constraints because of the limited expansion capability of immediate industrial and logistics nodes and as a result, economic growth fuelled by logistics and transport is subdued.
- The Cato Ridge development assessed by this economic report could add to the logistics capability of the eThekweni economy and could actively address the strategic economic directives identified by local, provincial and national planning policy.

Need & Desirability – Macroeconomic Perspective (3)

- Proposed development could have profound economic and socio-economic impacts:
 - R10.0 billion capital investment during its construction phase (5 - to 20-years)
 - Stimulate more than 30 644 temporary employment opportunities throughout the KwaZulu -Natal provincial economy
 - Stimulate more than R8.6 billion in additional GDP economy -wide.
 - During the project's operational phase, more than 23 000 new employment opportunities could be sustained annually throughout the KwaZulu -Natal provincial economy at the project's maturity (initial data suggests that operational revenue at the project's maturity could reach R10.5 billion per annum at 2022 prices).
 - On site jobs could represent up to 60% of jobs created.
 - The project could also stimulate new enterprise development, increased fiscal taxation (R2.5 billion annual taxation throughout the provincial economy and more than R402 million in property taxes) and require investment into social amenities.
 - Increased livelihoods could stimulate the need for social amenities and other property market development opportunities such as retail, residential and services projects.

Need & Desirability – Macroeconomic Perspective (4)

- The project offers a strategic opportunity to engage with, and contribute to, forward-looking economic and socio-economic growth by actively engaging with local, provincial and national planning policy.
- Overall, the project could positively contribute to the expansion of the economy and because of the logistics orientated nature of the development could contribute to opportunities to sustain economic growth and socio-economic development.



Total Assmang landholdings	1 263.48 ha
Previous Layout – 3 PDAs (June 2022) - development footprint	609 ha
Current Phased Layout (October 2022) -development footprint	367.89 ha

- Timing to unlock each of the 3 Phases :
- Phase 1: 1 -10 Years (Middle section)
- Phase 2: 11 -20 Years (Northern Section)
- Phase 3: 21 - 25 Years (Southern Section)

- Responsibility for specific Environmental Authorisation or Water Use Licensing, stormwater management and internal services would fall to end users.
- Overarching structure such as Property Owners Association (POA), or similar entity, would assume responsibility for overarching management and control.
- Certain aspects, such as water, sewer and roads, may be transferred to the relevant authorities. Each landowner would have their specific obligations, which will be binding in terms of future land sales or lease agreements.

Alternative Electrification Options in North (subject to Eskom approval)

Option 1- requires 384m powerlines— underground cable with 7m servitude

Option 2- 638m 132kV overhead powerlines with 36m servitude.



Total development footprint is 367 hectares:

- **Approx. 313 hectares** available for Warehousing/ logistics/ light industry activities.
- **Remaining 54 hectares** spread across various pieces of infrastructure such as roads, reservoirs, sewerage package plant, substations etc
- **Phase 3 (REM 29)** will be developed by Bakers and Cato Zulu (adjacent landowners) - preliminary bulk services designs were developed but it is assumed that new owners will install their own bulk services, would not form part of current EIA?
- **WTP**— intersection Eddie Hagen/ R103, in Phase 1 area, treat water for entire development, 2ML+/ day, effluent discharged via pipeline, collection sumps and pump stations in each area

Key Aspects - Project Description

- Threatened Ecosystems: KZN Sandstone Sourveld [KZNSS] classified as Critically Endangered at Municipal level.
- Critical Biodiversity Areas
- Wetlands and watercourses
- Adjacent settlements, encroachment, grazing and illegal sand mining
- Limited to light industrial and services (warehousing/ logistics), no residential land uses or medium/ heavy industrial activities are proposed.
- Phasing in of road upgrades, assuming rail would be a significant mode in the longer -term reducing road -based trips by 25%.
- The proposed new interchange on the N3 [KwaXimba Interchange] would need to be in place at full development (Phase 2), short term need for signalising the N3/ Cato Ridge interchange.

Bulk Services

- Initial engagements Municipality.
 - 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 through a bulk engineering services study by Kantey and Templar (K&T) :
 - On-site WWTP.
 - Conservancy Tanks as interim measure.
- Significant cost implications for the Applicant which affect the viability of the development.
- Minimum threshold to achieve to make the investments into bulk services viable.
- Engineering proposals will be finalised in consultation with eThekweni Municipality.

Listed Activities

• Assumptions:

- Urban/ Rural Classification: Phases are within Urban Development Line, not approved EDTEA, largely undeveloped, and as such not considered "urban", bulk infrastructure and roads triggered.
- Proximity of watercourses: several watercourses and wetlands.
- D'MOSS Controlled Area: Phases 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 Phases.
- Threatened Ecosystems: Phases 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 Phases 1 and 2 could 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 may exceed the thresholds mentioned for stormwater infrastructure (TBC)
11	Electrical transmission lines	132 kV lines proposed
12	Infrastructure within 32 m watercourse.	High probability of development taking place within 32 m of natural drainage lines or wetlands and exceeding 100 m ² .
19	Excavation, removal and infill.	Construction within and infill of certain natural drainage lines and wetland buffer zones.
25	Facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2 000 cubic metres but less than 15 000 cubic metres.	Total output of WTP is 2,002, 000 litres per day i.e. 2.002 m ³ per day
26	Residential, retail, recreational, tourism, commercial or institutional developments of 1 000 m ² 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 m ² 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 m ² 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 m ² .

Specialist Studies

Studies referenced in current DSR-updated through Addendum IA Reports based on Oct layout :**

- 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.

New Studies commissioned since last version DSR:

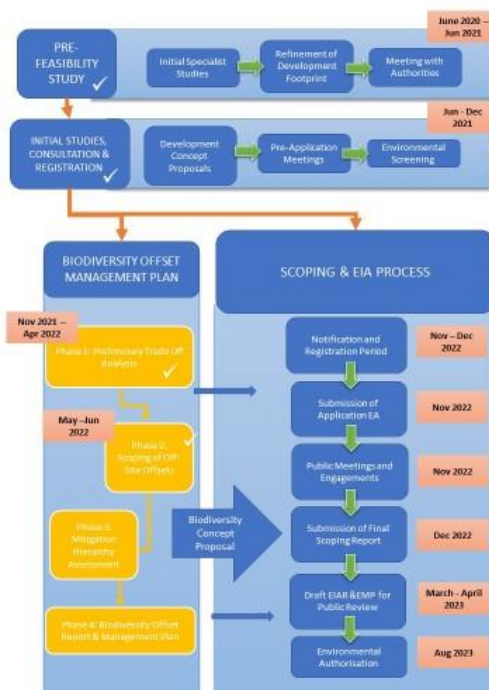
- Civil Engineering Services Study**.
- GHG Emissions Study**.
- Macroeconomic Study**.

Status of Biodiversity Offset Process

- Running parallel to EIA process.
- According to mitigation hierarchy, biodiversity offsets should be last resort
- National Biodiversity Guideline was published for comment – status?
- Draft provincial biodiversity offset guideline could be published for public comment by March 2023.
- EDTEA proposing biodiversity offset credit process/ conservation banking mechanism.
- In interim, EcoPulse finalising a biodiversity offset concept proposal – further consultation with EKZNW, EDTEA and EPCPD.
- Phased approach had been adopted - a high-level trade-off analysis had been undertaken to assess the likely offset requirements.
- Existing KwaZulu-Natal (KZN) biodiversity offset guidelines were being used with a 30:1 ratio, which leads to very high offset requirements – this may be revisited.
- Initial engagement with landowners on potential offset sites.
- Municipal versus provincial conservation objectives.
- Lack of KZNSS areas for conservation in Municipality.
- Risks and high costs of managing offsets on private land versus communal land over 30 years.
- Liability shifted from the developer to conservation bank (landowner/ NPO)

Status of Biodiversity Offset Process

- Trying to align the EIA regulatory process with the potential feasible outcome from the biodiversity offset process.
- Biodiversity Concept Proposal has informed the DSR.
- EDTEA will be appraised of developments in the biodiversity offset process.



Alternatives

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- **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).
 - PDALand Use Options Layout (June 2022) 609 ha.
 - Gradation of Erf Sizes- NE boundary to reduce the impact on the AmaXimba community, affordable commercial and general industry space for entrepreneurs.
 - Current Proposed Phasing Layout (October 2022) 376 ha.
- **Technology Alternatives:** waterborne sewage/ Hammarisdale WWTW, on-site sanitation (to be further detailed once engineering study complete), two substation options in north.
- **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

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- Activities to date include:
 - I& AP database.
 - Site visit.
 - 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.
- Strategic Stakeholder FGM was held on 1 February 2022.

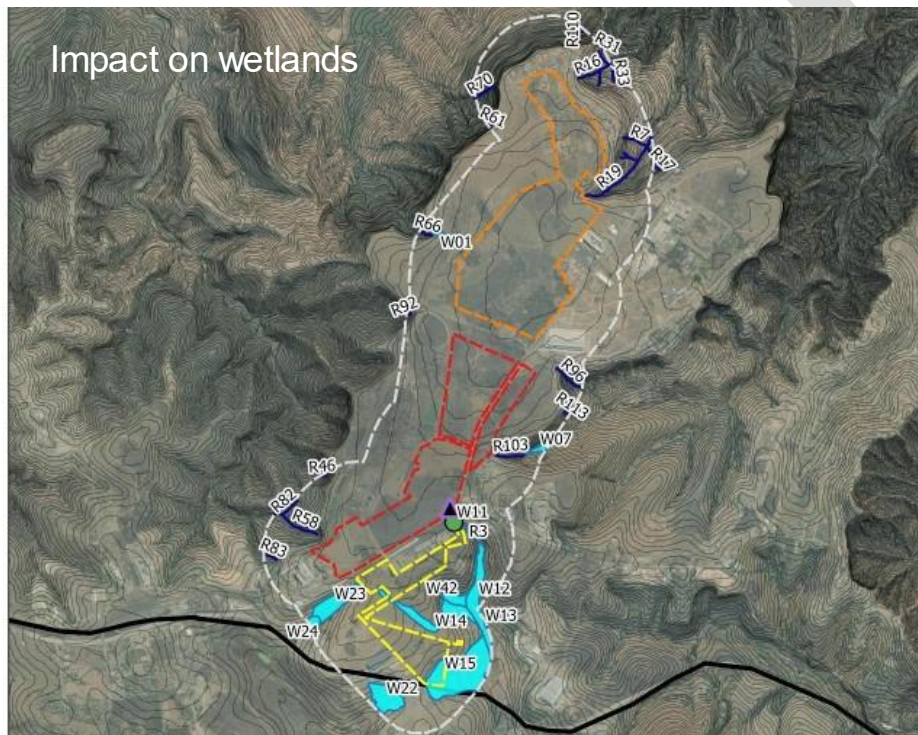


Public Participation Process (2)

- The issues discerned include:
 - Fragile political relationships within the community.
 - Complex social hierarchy relationships to be considered and managed appropriately.
- Comments and Response Report (CRR) Table 13 in DSR.
- Further activities planned :

PP ACTIVITY	DATE
Meeting with Inkosi Mlaba / AmaXimba Tribal Council / Ward Councillor	24 Oct – 4 November 2022
Meeting with Businesses, – Strategic I&APs update	
Distribution of PP documents, advertising	5- 7 November 2022
Public Notification and Registration Period, Review of Draft Scoping Report	7 November 6 December 2022
Public Meeting – Draft Scoping Report Inkosi Msinga Sport Centre	Monday 21 November 2022 10h00 and 17h30
Deadline Comments- WULA	28 January 2023
Public Review Draft EIA Report	22 March- 24 April 2023
Public Meeting – Draft EIA Report Inkosi Msinga Sport Centre	13 April 2023

Impact on wetlands



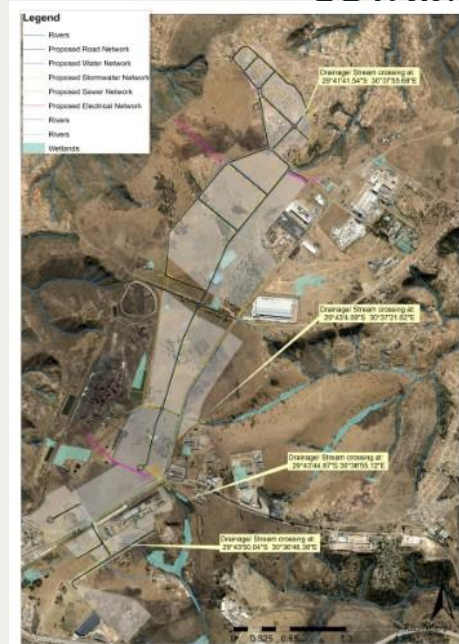
- Phase 1
- Phase 2
- Phase 3
- Onsite Sewerage Package Plant
- Effluent Discharge
- 5m Elevation Contours
- Delineated Rivers / Streams
- Delineated Wetlands

Phase 3 impacts on 3.12 ha wetland – end user intends building a decked viewing platform

Freshwater/ aquatic specialist has recommended rehabilitation and management efforts for wetlands

Water Use License Process

- Several wetland systems and drainage lines across study area.
- Recommended 17m watercourse buffer for low impact activities.
- Layout refined to avoid wetlands and buffer zones.
- Potential impacts on wetlands include:
 - Direct physical loss or modification.
 - Alteration of hydrological and geomorphological processes (erosion and sedimentation).
 - Impacts on water quality.
 - Impacts on ecological connectivity and/or ecological disturbance impacts.
 - Discharge of treated effluent from WTP.
 - Stormwater discharge.
- Water Use Licensing process in progress.
- Monitoring will be implemented as recommended by freshwater and aquatic specialist study and in line with the conditions of the Environmental Authorisation and Water Use Authorisation.



Way Forward – Proposed Timeline

ACTIVITY	DATE
Finalise Consultation DSR and submit Application form to EDTEA	7 November 2022
Distribution of flyers in communities	8 – 9 November 2022
Public Meetings	21 November 2022
Public Review DSR	7 November – 6 December 2022
Public Comment Period WULA	7 November 2022– 28 January 2023
Finalisation of FSR	6 - 13 December 2022
Submission to EDTEA (with 45 days of receipt of the application by 12 January 2023) TBC	13 December 2022

Discussion and Questions

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In diversity there is beauty
and there is strength.

MAYA ANGELOU

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