



Public Participation Report

Application for Environmental Authorisation for the Proposed Cato Ridge Land Use Options Project eThekweni Metropolitan Municipality, KwaZulu-Natal

EDTEA REFERENCE NUMBER: [DM/0006/2023: KZN/EIA/000]

Report prepared by: Rose Owen (Phelamanga)
Date: 2023/06/28
Contact: rose@phelamanga.co.za

Phelamanga is pleased to provide Zutari, who were appointed as the independent Environmental Assessment Practitioner (EAP), to prepare and submit the Environmental Impact Report (EIR), with the following update and findings from the Public Participation (PP) process undertaken to date. This report will be updated as the PP plan is implemented.

Introduction

Based on the outcomes of the initial engagements with the relevant authorities and the pre-feasibility study (PFS) and Strategic Environmental Assessment (SEA) process undertaken to date, the Cato Ridge Mixed-Use Land Development Environmental Impact Assessment (EIA) Application is currently being prepared by Zutari (previously known as Aurecon) on behalf of the Cato Ridge Development Company (CRDC) / Assmang for 3 proposed development areas within the Assmang-owned properties in Cato Ridge.

An integral part of the EIA process includes PP and Stakeholder Engagement, for which Phelamanga has been appointed as sub-consultant to Zutari.

1. PUBLIC PARTICIPATION PROCESS

A Public Participation (PP) Plan was submitted to the client for inclusion in discussions with, and approval by, the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs.

A nuanced and responsive approach was adopted to ensure a robust and viable PP process. The PP Plan has remained a dynamic document, informed by various activities and engagements throughout the EIA process. This report provides an overview of PP activities undertaken during the Environmental Impact Report phase. This report should be read on conjunction with the Public Participation Report on activities undertaken during the Draft Scoping Report phase see Annexure I.7 of the EIR.

2. PUBLIC PARTICIPATION ACTIVITIES: ENVIRONMENTAL IMPACT REPORT

2.1. Notices

2.1.1. Site Notices and Notification Flyers

When the EIR phase commenced a public notification campaign commenced and included the placement of site notices in English and isiZulu (size A2), at the entrance to the Assmang site, and the major road intersections on D1022 Rd, Eddie Hagen Dr and Mr423 Rd. Site notices were placed at the proposed site and along various boundary fence lines. In addition, a notice was placed at the entrance to the Assmang site in Cato Ridge. See supporting documents at paragraph 6.1 on page 5 ¹.

¹ The placement of noticeboards during the EIR phase was adjusted from the original DSR positions. The location of Site Notice 2 was moved for the EIR phase due to a pole at the original location having been removed.

On the 12 and 15 May 2023, the Public Participation office working with community members as identified by the Induna and Ward councillor offices ensured 1250 English and isiZulu notification flyers were handed out via a knock-and-drop and walk-through of the KwaXimba Valley and Cato Ridge town. This was a result of discussions and agreement during focus group sessions with strategic stakeholders and presentations to the Tribal Council.

During the flyer handout some I&APs expressed that wanted more information and a meeting, they were encouraged to attend one of the two open house sessions and presentation scheduled in the project area on 27 May 2023.

All I&APs were engaged, informed and invited to the Open House Session and Public Meeting scheduled for Saturday 27 May at 9 am KwaXimba Community Hall and 14.00 at Cato Ridge Golf Club. I&APs were also given an opportunity to make comments during the handout, as the PP office recognises that I&APs should be given every opportunity during the project to engage and comment. I&APs declined to have photographs taken, however, scanned registers of those who agreed to be included in the I&AP database or provided comments are available on request per POPIA.

The flyers and site notices informed I&APs of the proposed project and invited them to access the Environmental Impact Report (EIR) via the Assmang and Zutari webpages, and the hard copies located at the KwaXimba library and Cato Ridge Golf Club. The notification included the contact details for the PP office at Phelamanga for comments.

2.1.2. Adverts

The newspaper adverts were placed in both English and isiZulu within local newspapers, The Mercury and isiZulu newspaper Isolezwe which appeared on 15 May 2023. See supporting documents paragraph 6.1.4 on page 11

2.1.3. Email and SMS notifications

Emails were sent to all registered I&APs. An initial notification email was sent on 15 June 2023 at 08.00. See paragraph 6.1.5 on page 15. Thereafter a reminder email was sent one week before the commenting period closed to all registered I&APs on 7 June 2023.

In addition, an SMS was sent to all Induna who did not have an email address and provided a cell number as an alternative. See supporting document paragraph 6.1.7 on page 19.

2.1.4. Proof of transmittal notification

In addition to adverts, flyers, notices, emails and SMS, hard copies of the documents and notification of the EIR were sent to I&APs that may not have received notice via the aforementioned channels or had requested hardcopy information. See paragraph 6.1.8 on page 20.

2.2. Environmental Impact Report Open House and Presentation Sessions

During the DSR phase, two meetings were held in the KwaXimba Valley at the KwaMsinga Sports Centre. It had been identified as a suitable venue located within the community. However, after the meetings further discussions and engagements, it was agreed that there should be two sessions on a non-work day, a Saturday and there should be a session in the KwaXimba Valley and a second session in the Cato Ridge town area.

2.2.1. Date and Time

- Two in-person open house sessions and presentations were held on Saturday 27 May 2023.
- The two open house sessions and presentation times were, 9 am and 14.00. This was done to accommodate different I&APs and ensure those that might work on a Saturday would be able to attend.
- The open house session and presentations were scheduled for a Saturday in an attempt to enable more I&APs to attend as the meeting was not held during the working week.

2.2.2. Venue

- The first open house and presentation session venue was the KwaXimba Community Hall. This hall is located alongside the local library, post office and taxi rank. It was noted this would ensure the meeting was held within the community and would provide an opportunity for the most disadvantaged to be able to access the meeting without having to travel distances to reach the venue.
- The second open house and presentation session venue was the Cato Ridge Golf Club.
- By having two sessions at two venues there was an attempt to ensure the community located in the valley below the project site and business and community located on the ridge alongside the project site would all have access to the presentations and information.

2.2.3. Open House Presentation Activities

- The first session was held in KwaXimba Valley at 9 am.
- While the team waited for I&APs to arrive they engaged with people who came to the venue to access other services. Of the people who came to the venue, only 3 were interested in discussing the project, however, they were under the impression the meeting was for jobs for the work currently occurring on the N3. This is captured in a meeting note see supporting documents in paragraph 6.2.1 on page 25.
- The second session was scheduled for 14.00 at the Cato Ridge Golf Club.
- The meeting start was delayed and started at 14.20 as we waited for I&APS to arrive.
- The EAP provided an overview of all the specialist reports that had been undertaken see paragraph 6.2.3 on page 33.
- The minutes of the meeting are attached as supporting documents in paragraph 6.2.2 on page 27.

2.3. Comment Register

A Comments and Response Register has been generated during the project. This includes comments received during the pre-application phase, various notification pamphlet drops, focus groups and DSR and EIR meetings, and any comments, suggestions and queries raised by I&APs via email, post, telephone before, after or during the public meetings have been noted.

All written comments received in the Draft EIR phase are included in Section 6.3 at the back of this report. The Comment Register is attached per Annexure I.11.

3. I&AP DATABASE

The I&AP database is available, as per Annexure I.1.

4. NARRATIVES IDENTIFIED

The below narratives were identified during the various public participation activities and engagements during the EIR phase. The narratives should inform the Environmental Impact Assessment.

4.1. Narratives

- Political sensitivities in the area:
 - The Chief and the Councillor declined to comment during the strategic level meetings and requested a presentation to be made to the Tribal Council. This was undertaken.
 - Stakeholders noted the recent deaths in the area of local leadership figures.
 - Stakeholders requested that community leadership must be engaged.
- Identification of critical pressure points for stakeholders:
 - Community relationships – work opportunities for community members, safety and security for the industry
 - Infrastructure upgrades – there is a need to ensure the electricity substation has the capacity to meet the demand of the greater area, residential and industrial demands
 - The need for basic services improved in the area, noting the need for police stations, post offices, home affairs and education.
 - Roads:
 - the network has become degraded, with potholes and road markings – there is ongoing difficulty to get clarity as to who is responsible for the maintenance of the roads if the road falls under Provincial or Metro responsibility.

- Anticipated interchange upgrades and construction – there is a concern as this is not confirmed as yet.
- Development type – Air pollution issues were noted by stakeholders. Stakeholders requested no noxious industries. Stakeholders noted they were not in favour of dump sites being approved in the area.
- Chemical companies: numerous stakeholders at all phases of the project noted they do not want any chemical companies or companies with strong chemical processes.
- Economic and Socio-Economic development and investment were raised by a number of stakeholders:
 - During the meeting with Induna, it was noted there is a need for economic development that benefits the community through employment opportunities, and these should not just be “general workers” positions.
 - Businesses and Industry in the area noted there is a need for this type of development to further grow the area and were in support of the project.
 - During the knock and drop – many I&APs expressed a desire for economic investment, such as shopping centres, or wholesalers. A number of I&APs also commented they would like to see factories. Numerous stakeholders raised the need for employment in the area. Several stakeholders requested access to improved schools and colleges for the area.
- Land sensitivities
 - Several I&APs expressed concern that development might lead to a loss of land for grazing.
 - Several I&APs expressed concern that development would impact the biodiversity of the area.
 - Stakeholders requested community gardens be encouraged in the area for food security.
- Stakeholders are looking for clarity on the end use for the land parcels and do not have many comments on a proposed sale of land.

4.2. Meta Narrative

A project this size has numerous narratives in support and against the project. Within the narratives, there is a meta-narrative. This project has two meta-narratives. As identified below.

- Land Use and Economic Development: the options for land available for sale need to meet the needs of communities and industry. There needs to be clear protocols to ensure the environment and health of communities is protected. Grasslands, grazing and food security with due consideration for economic growth and available land use.

5. CONCLUDING COMMENT

The public participation process for this project has been extensive and included multiple engagements with stakeholders, from focus group meetings and community walkabouts to public meetings.

The narratives from community and industry stakeholders have indicated that the project is supported and where this is not the case, this has been clarified as due to a recognition to protect the environment but this needs to be balanced with the need for economic development in the area.

6. SUPPORTING DOCUMENTS

6.1. Notices and Flyers

6.1.1. Notice as printed

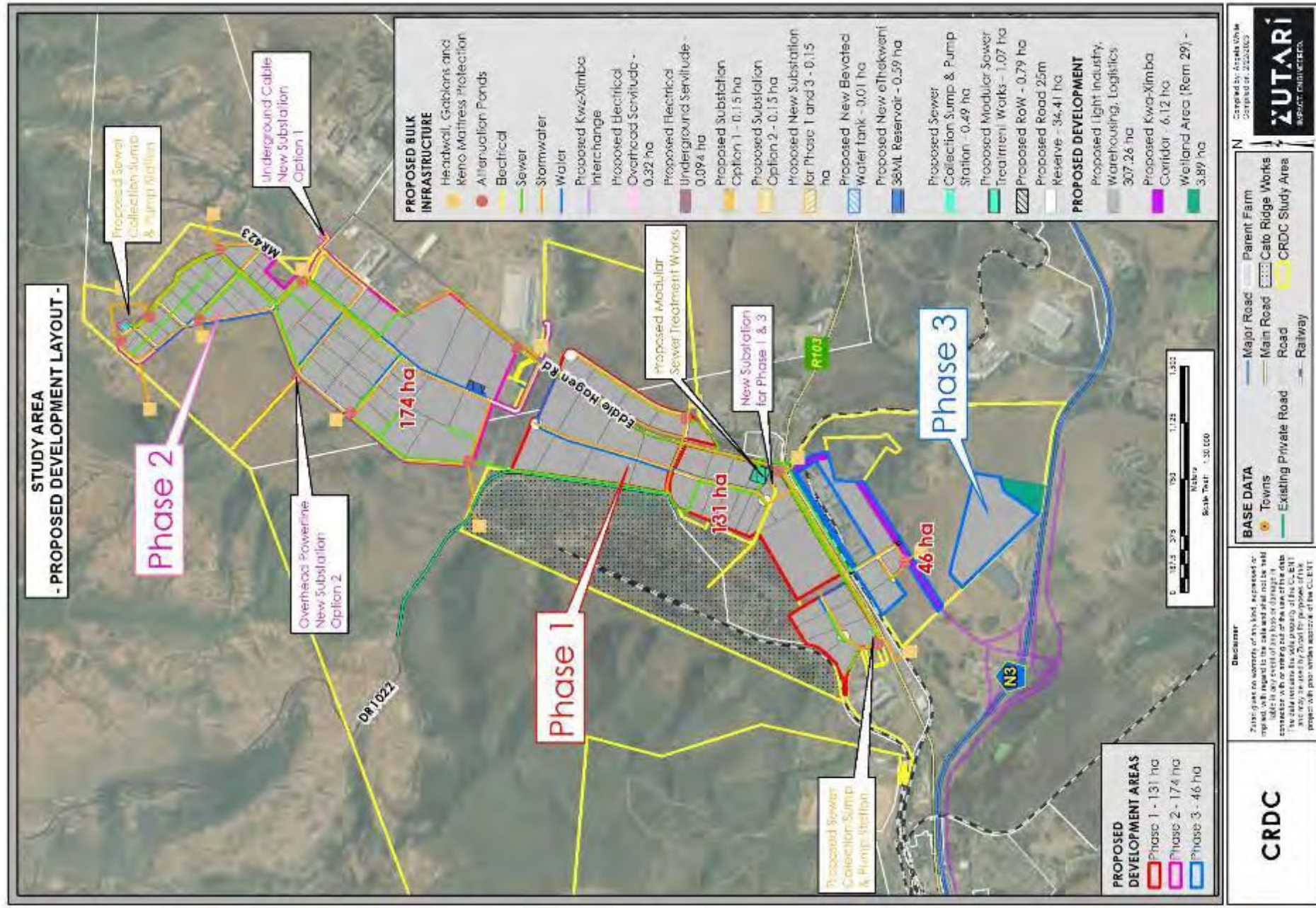
 NOTIFICATION OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CATO RIDGE LAND DEVELOPMENT AND RELEASE PROJECT, CATO RIDGE	ISAZISO NGESICELO SOKUGUNYAZWA KWEMVELO SOKUTHUTHUKISWA KOMHLABA OKUHLONGOZWAYO NOKUKHISHWA KOMHLABA WASE-CATO RIDGE, CATO RIDGE. 
The proposed Cato Ridge land development and release project on landholdings in Cato Ridge, eThekweni Municipality, KwaZulu-Natal is envisaged as the next industrial complex and logistic node for the eThekweni region, in response to the increasing demand for industrial land and to provide logistics support to the Port of Durban. The Cato Ridge Development Company (CRDC) (the Applicant), a wholly owned subsidiary of Assmang Limited, proposes the rezoning and subdivision of its own and Assmang-owned land north of the N3 highway in Cato Ridge in 3 phases over the next 25 years. The phasing of the development is linked with the provision of bulk services infrastructure in the Cato Ridge area. A proposed development footprint of up to 351 ha would include: • Light industry, warehousing and logistics sites (zoned); • Internal road network; • Electrical substations and powerlines, subject to agreement with Eskom; • Sewer pump stations, collection sump, sewer pipelines and modular wastewater treatment plant (WWTP); • A stormwater system including drains (roadside), diversions, attenuation ponds and discharge points; and • Water pipelines and elevated water tank. Given the presence of Endangered KwaZulu-Natal Sandstone Sourveld grasslands, a biodiversity offset study has recommended biodiversity offsets which are described in the Environmental Impact Report (EIR). Zutari (Pty) Ltd has been appointed as the Environmental Assessment Practitioner (EAP). The application for Environmental Authorisation will be submitted to the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs. The Application for EA will be undertaken in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) 2014 EIA Regulations, as amended. The scoping report was accepted by the EDTEA and the draft Environmental Impact Report (EIR) is now available. Interested and Affected Parties (I&APs) are invited to review and comment on the EIR. All comments will be captured, responded to and included in the final submission to EDTEA for decision-making. Phelamanga Projects have been appointed as the public participation specialist to facilitate the Public Participation Process. You are invited to register as an I&AP to receive further information and correspondence on the project. The Draft Environmental Impact Report (EIR) will be available for review from 15 May to 14 June 2023 at: • www.zutari.com/cato-ridge • Hardcopies can be viewed at: ○ Cato Ridge Golf Course, Chamberlain Street, Cato Ridge ○ KwaXimba Community Hall at the eThekweni Sizakala Centre, Mr423 Rd, Msunduzi, Ximba. All comments must be submitted in writing and must reach Rose Owen by 14 June 2023 Queries and written comments to: • ROSE OWEN, Public Participation Facilitator, Phelamanga	Iprojekthi ehlongozwayo yokuthuthukiswa komhlaba yase-Cato Ridge kanye nokukhululwa kwezindawo zokuhlala e-Cato Ridge, kuMasipala weTheku, KwaZulu-Natal, icatshangwa njengendawo elandelayo yezimboni kanye nezindawo zokuthutha esifundeni saseThekwini, ukuze kubhekwane nesidingo esikhulayo somhlaba wezimboni kanye nokuhlinzeka ngosizo lwezokuthutha echwebeni laseThekwini I-Cato Ridge Development Company (CRDC) (Umfakisicelo), okuyinkampani ephethwe ngokuphelele ye-Assmang Limited, ihlongoza ukuklanywa kabusha nokuhlukaniswa komhlaba ongowayo kanye nophethwe i-Assmang enyakatho yomgwaqo onguthelawayeka u-N3 e-Cato Ridge phezu ngezigaba ezi-3 eminyakeni engama-25 ezayo. Ukumiswa kwentuthuko kuxhumene nokuhlinzeka kwengqalasizinda yezinsiza eziningi endaweni yase-Cato Ridge Indawo ehlongozwayo yentuthuko efinyelela kumahektha angama-351 izobandakanya: • Izizinda ezilula, izindawo zokugcina impahla kanye namasayithi (aklanyelwe) ukuhlelwa kwazo • Uxhaxha lwemigwaqo yangaphakathi; • Iziteshi ezingaphansi kukagesi kanye nezintambo zikagesi, kuncike esivumelwaneni nabakwa-Eskom; • Iziteshi zokupompa indle, indawo yokuqoqa indle, amapayipi endle kanye nesikhungo sokuhlaza amanzi angcolile (WWTP) • Uhlelo lwamanzi esiphepho oluhlanganisa imisele (eceleni komgwaqo), ukuphambukisa, amachibi okuncisha amanzi kanye nezindawo zokulahla • Amapayipi amanzi kanye nethangi lamanzi eliphakeme Uma kubhekwa ubukhona bezindawo ezinotshani ezisengcupheni yokushabalala kwe-Sandstone Sourveld KwaZulu-Natal, ucwaningo lwe-biodiversity offset luncome ukukhishwa kwe-biodiversity offset okuchazwe kumbiko we-Environmental Impact Report (EIR) I-Zutari (Pty) Ltd iqokwe njengoMsebenzi Wokuhlola Imvelo (EAP). Isicelo sokugunyazwa kwezeMvelo sizothunyelwa eMnyangweni wezokuThuthukiswa koMnotho, ezokuVakasha nezeMvelo KwaZulu-Natal. Isicelo se-EA sizokwenziwa ngokoMthetho Kazwelonke Wokuphathwa Kwemvelo, 1998 (uMthetho No. 107 ka-1998) (NEMA) 2014 EIA Regulations, njengoba uchitshiyelwe. Umbiko wesikophu wamukelwe yi-EDTEA futhi uhlaka lwe-Environmental Impact Report (EIR) seluyatholakala. Abanentshisekelo Nabathintekayo (I&APs) bayamenywa ukuthi babuyekeze futhi baphawule nge-EIR. Wonke amazwana azothwetsulwa, aphendulwe futhi afakwe ekuthunyelweni kokugcina kwa-EDTEA ukuze kuthathwe izinqumo. I-Phelamanga Projects iqokwe njengochwepheshe bokuhlanganyela komphakathi ukuze kuqhutshekwe nohlelo Lokuhlanganyela Komphakathi. Uyamenywa ukuthi ubhalise uyamenywa ukuthi ubhalise njenge-I&AP ukuze uthole ulwazi olwengeziwe kanye nezincwadi mayelana nephrojekthi. I-Environmental Impact Report (EIR) ewuhlaka izotholakala ukuthi ibuyekwezwe kusukela mhla ziyi-15 kuNhlabathi wezi-2023 kuya kumhla ziyisi-14 kuNhlangulana wezi-2023. • Finyelela ku-inthanethi lapha: www.zutari.com/cato-ridge • Amakhophi aqinile angabukwai: ○ E-Cato Ridge Golf Course, Chamberlain Street, Cato Ridge ○ Ihholo lomphakathi laKwaXimba eThekwini Sizakala Centre, kuMr423 Rd, Msunduzi, Ximba. Konke ukuphawula kufanele kubhalwe phansi futhi kufanele kufinyelele ku-Rose Owen ungakadluli umhla ziyisi-14 kuNhlangulana wezi 2023. Imibuzo kanye namazwana abhalelwe:

- Tel / Cell / Whatsapp: 071 457 3288
- Post: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610,
- E-mail: rose@phelamanga.co.za

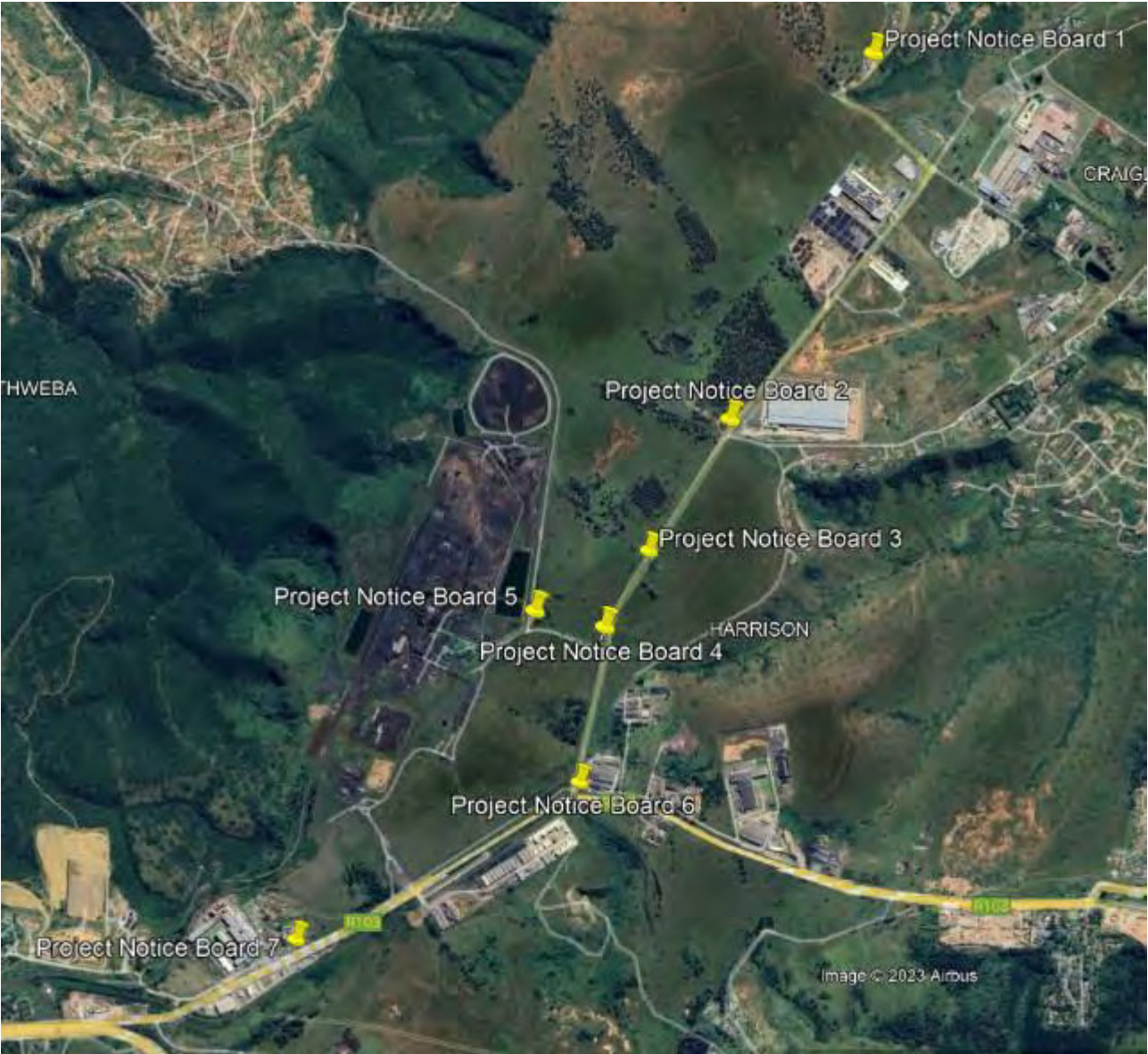
You are invited to an open house and presentation on Saturday 27 May 2023. A morning session will be held at the KwaXimba Community Hall at the eThekweni Sizakala Centre from 9-12noon with a presentation at 9am and an afternoon session at the Cato Ridge Golf Course, Chamberlain Street from 2-5pm with a presentation at 2pm. You may come for the presentation of the EIR or outside of the presentation to lodge queries or comments.

- U-ROSE OWEN, Umgquguzeli Wokubambiqhaza Komphakathi, Phelamanga
- Ucingo / Cell / Whatspp: 071 457 3288
- Okuthunyelwe: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610,
- I-imeyili: rose@phelamanga.co.za

Uyamenywa emhlanganweni ovulekile kanye nezethulo ngoMgqibelo zingama-27 kuNhlaba wezi-2023. Iseshini yasekuseni izoba sehholo lomphakathi KwaXimba eThekweni Sizakala Centre kusukela ngo- 9 ekuseni kuya ku-12 emini, kanye neseshini yantambama e-Cato Ridge Golf Course, ku-Chamberlain Street ngo 2-5PM ezongena ngo-2PM. Ungeza uzolalela ukwethulwa kwe-EIR noma ngaphandle kwesethulo ukuze ufake imibuzo noma ukuphawula.



6.1.2. Notices position per Google Earth



6.1.3. Photographic evidence of notices

Notice board 1	A photograph showing a white notice board pinned to a dark wooden post. The notice has a header with 'CRDC' and 'KUTAB' and contains several paragraphs of text and a small map. The background shows a grassy field under a blue sky with some clouds and power lines in the distance.
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Notice board 2



Notice board 3



Notice board 4



Notice board 5



Notice board 6



Notice board 7



6.1.4. Newspaper Adverts

Isolezwe – Lavout

[illegible]

CRDC ISAZISO NGESICelo SOKUGUNYAZWA KWEMVELO SOKUTHUTHUKISWA ZUTARI

KOMHLABA OKUHLONGOZWAYO NOKUKHISHWA KOMHLABA WASE-CATO RIDGE, CATO RIDGE ((EDTEA Ref: DM/0006/2023: KZN/EIA/000))

Iprojekthi ehlongozwayo yokuthuthukiswa komhlaba yase-Cato Ridge kanye nokukhululwa kwezindawo zokuhlala e-Cato Ridge, kuMasipala weTheku, KwaZulu-Natal, icatshangwa njengendawo elandelayo yezimbongi kanye nezindawo zokuthutha esifundeni saseThekwini, ukuze kubhekwane nesidingo esikhulayo somhlaba wezimbongi kanye nokuhlilnzeka ngosizo lwezokuthutha echwebeni laseThekwini

I-Cato Ridge Development Company (CRDC) (Umfakisicelo), okuyinkampani ephethwe ngokuphelele ye-Assmang Limited, ihlongoza ukuklanywa kabusha nokuhlukaniswa komhlaba ongowayo kanye nophethwe I-Assmang enyakatho yomgwaqo onguthelawayeka u-N3 e-Cato Ridge phezu ngezigaba ezi-3 eminyakeni engama-25 ezayo. Ukumiswa kwentuthuko kuxhumene nokuhlilnzeka kwengqalasizinda yezinsiza eziningi endaweni yase-Cato Ridge

Indawo ehlongozwayo yentuthuko efinyelela kumahektha angama-351 izibandakanya:

- Izizinda ezilula, izindawo zokugcina impahla kanye namasayithi (aklanyelwe) ukuhlalwa kwazo
- Uxhaxha lwemigwaqo yangaphakathi.
- Iziteshi ezingaphansi kukagesi kanye nezintambo zikagesi, kuncike esivumelwaneni nabakwa-Eskom.
- Iziteshi zokupompa indle, indawo yokuqoqa indle, amapayipi endle kanye nesikhungo sokuhlaza amanzi angcolile (WWTP).
- Uhlelo lwamanzi esilphepo oluhlanganisa imisele (eceleni komgwaqo), ukuphambukisa, amachibi okuncisha amanzi kanye nezindawo zokuhlala.
- Amapayipi amanzi kanye nethangi lamanzi eliphakeme.

Uma kubhekwa ubukhona bezindawo ezinotshani ezisengcupheni yokushabalala kwe-Sandstone Sourveld KwaZulu-Natal, ucwaningo lwe-biodiversity offset luncome ukukhishwa kwe-biodiversity offset okuchazwe kumbiko we-Environmental Impact Report (EIR)

I-Zutari (Pty) Ltd iqokwe njengoMsebenzi Wokuhlola Imvelo (EAP). Isicelo sokugunyazwa kwezeMvelo sizothunyelwa eMnyangweni wezokuThuthukiswa koMnotho, ezokuVakasha nezeMvelo KwaZulu-Natal. Isicelo se-EA sizokwenziwa ngokoMthetho Kazwelonke Wokuphathwa Kwemvelo, 1998 (uMthetho No. 107 ka-1998) (NEMA) 2014 EIA Regulations, njengoba uchitshiyelwe. Umbiko wesikophu wamukelwe yi-EDTEA futhi uhlaka lwe-Environmental Impact Report (EIR) seluyatholakala. Abanentshisekelo Nabathintekayo (I&APs) bayamenywa ukuthi babuyekeze futhi baphawule nge-EIR. Wonke amazwana azothwetshulwa, aphendulwe futhi afakwe ekuthunyelweni kokugcina kwa-EDTEA ukuze kuthathwe izinqumo.

I-Phelamanga Projects iqokwe njengochwepheshe bokuhlanganyela komphakathi ukuze kuqhutshekwe nohlelo Lokuhlanganyela Komphakathi. Uyamenywa ukuthi ubhalise uyamenywa ukuthi ubhalise njenge-I&AP ukuze uthole ulwazi olwengeziwe kanye nezincwadi mayelana nephrojekthi. I-Environmental Impact Report (EIR) ewuhlaka izotholakala ukuthi ibuyekeze kusukela mhla ziyi-15 kuNhlaba wezi-2023 kuya kumhla ziyisi-14 kuNhlanguvana wezi-2023.

- Finyelela ku-inthanethi lapha: www.zutari.com/cato-ridge
- Amakhophi aqinile angabukwai:
- E-Cato Ridge Golf Course, Chamberlain Street, Cato Ridge
- Ihholo lomphakathi laKwaXimba eThekwini Sizakala Centre, kuMr423 Rd, Msunduzi, Ximba.

Konke ukuphawula kufanele kubhalwe phansi futhi kufanele kufinyelele ku-Rose Owen ungakadluli umhla ziyisi-14 kuNhlanguvana wezi 2023.

Imibuzo kanye namazwana abhaliselwe:

- U-ROSE OWEN, Umgqunguzeli Wokubambiqhaza Komphakathi, Phelamanga
- Ucingo / Cell / Whatsapp: 071 457 3288
- Okuthunyelwe: 8 Kilkeny, 18 Mill Road, Hillcrest, 3610,
- I-imeyili: rose@phelamanga.co.za

Uyamenywa emhlanganweni ovulekile kanye nezethulo ngoMgqibelo zingama-27 kuNhlaba wezi-2023. Iseshini yasekuseni izoba sehholo lomphakathi KwaXimba eThekwini Sizakala Centre kusukela ngokuya ku-12 emini, kanye neseshini yantambama e-Cato Ridge Golf Course, ku-Chamberlain Street ngo 2-5PM ezongena ngo-2PM. Ungeza uzolalela ukwethulwa kwe-EIR noma ngaphandle kwesethulo ukuze ufake imibuzo noma ukuphawula.

Mercury – Layout

14 Monday, May 15 2023

DSTV PREMIERSHIP



THE MERCURY

714 PUBLIC NOTICES 714 PUBLIC NOTICES 714 PUBLIC NOTICES 714 PUBLIC NOTICES

CRDC NOTIFICATION OF APPLICATION FOR ENVIRONMENTAL AUTHORIZATION ZUTARI

OR THE PROPOSED CATO RIDGE LAND DEVELOPMENT AND RELEASE PROJECT, CATO RIDGE (EDTEA Ref: DM/0006/2023; KZN/EIA/000)

The proposed Cato Ridge land development and release project is in the townships of Cato Ridge, eThekweni Municipality, KwaZulu-Natal in the coastal industrial corridor and is a public road for the eThekweni region. In response to the increasing demand for industrial land and to provide logistical support to the Port of Durban.

The Cato Ridge Development Company (CRDC) (the Applicant), a wholly owned subsidiary of Asansang Limited, proposes the rezoning and subdivision of its own and Asansang-owned land north of the R5 highway in Cato Ridge in 3 phases over the next 25 years. The phasing of the development is linked with the provision of safe services infrastructure in the Cato Ridge area.

A proposed development footprint of up to 251 ha would include:

- Light industry, commercial, warehousing and logistics sites (zoned)
- Industrial 1000 jobs/ha
- Electrical substations and powerlines, subject to agreement with Eskom
- Sewer pump station, collection ramp, sewer pipelines and roads for wastewater treatment plant (WWTP)
- A stormwater system including drains (roadside), overflows, attenuation ponds and discharge points; and
- Water pipelines and elevated water tank;

Given the presence of Endangered KwaZulu-Natal Sandstone Sourveld grasslands, a biodiversity effect study has recommended biodiversity offsets which are described in the Environmental Impact Report (EIR).

Zutari Pty Ltd has been appointed as the Environmental Assessment Practitioner (EAP). The application for Environmental Authorization will be submitted to the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs. The Application for EA will be undertaken in terms of the National Environmental Management Act, 1989 (Act No. 107 of 1989) (NEMA) 2014 EA Regulations, as amended. The scoping report was accepted by the EDTEA and the draft Environmental Impact Report (EIR) is now available. Interested and affected Parties (IAPs) are invited to review and comment on the EIR. All comments will be captured, responded to and included in the final submission to EDTEA for decision-making.

Phelisoanga Projects have been appointed as the public participation specialist to facilitate the Public Participation Process. You are invited to register on the IAP's service to receive information and correspondence on the project. The Draft Environmental Impact Report (EIR) will be available for review from 15 May to 14 June 2023 at:

- www.zutari.co.za/cato-ridge
- Handouts can be viewed at:
 - Cato Ridge Golf Course, Chamberlain Street, Cato Ridge
 - KwaZulu-Natal Community Hall of the eThekweni Sizakala Centre, M425 Rd, Ntshonal, Ntshonal.

All comments must be submitted in writing and reach their office by 15 June 2023.

Queries and written comments to:

- ROSE OWEN, Public Participation Facilitator, Phelisoanga.
- Tel / Call / WhatsApp: 071 457 3888
- Post: P. KwaZulu, 10 Mill Road, Hillcrest, 3610.
- E-mail: rose@phelisoanga.co.za

You are invited to an open house meeting and presentation on Saturday 27 May 2023. A meeting venue will be held at the KwaZulu-Natal Community Hall of the eThekweni Sizakala Centre from 9-12 noon with a presentation of the EIR and an afternoon session of the Cato Ridge Golf Course, Chamberlain Lane from 2-5pm with a presentation at 2pm. You may come for the presentation of the EIR or outside of the presentation to large queries or comments.

CRDC NOTIFICATION OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION ZUTARI

OR THE PROPOSED CATO RIDGE LAND DEVELOPMENT AND RELEASE PROJECT, CATO RIDGE (EDTEA Ref: DM/0006/2023: KZN/EIA/000)

The proposed Cato Ridge land development and release project on landholdings in Cato Ridge, eThekweni Municipality, KwaZulu-Natal is envisaged as the next industrial complex and logistic node for the eThekweni region, in response to the increasing demand for industrial land and to provide logistics support to the Port of Durban.

The Cato Ridge Development Company (CRDC) (the Applicant), a wholly owned subsidiary of Assmang Limited, proposes the rezoning and subdivision of its own and Assmang-owned land north of the N3 highway in Cato Ridge in 3 phases over the next 25 years. The phasing of the development is linked with the provision of bulk services infrastructure in the Cato Ridge area.

A proposed development footprint of up to 351 ha would include:

- Light industry, commercial, warehousing and logistics sites (zoned).
- Internal road network.
- Electrical substations and powerlines, subject to agreement with Eskom.
- Sewer pump stations, collection sump, sewer pipelines and modular wastewater treatment plant (WWTP).
- A stormwater system including drains (roadside), diversions, attenuation ponds and discharge points; and
- Water pipelines and elevated water tank.

Given the presence of Endangered KwaZulu-Natal Sandstone Sourveld grasslands, a biodiversity offset study has recommended biodiversity offsets which are described in the Environmental Impact Report (EIR).

Zutari (Pty) Ltd has been appointed as the Environmental Assessment Practitioner (EAP). The application for Environmental Authorisation will be submitted to the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs. The Application for EA will be undertaken in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) 2014 EIA Regulations, as amended. The scoping report was accepted by the EDTEA, and the draft Environmental Impact Report (EIR) is now available. Interested and Affected Parties (I&APs) are invited to review and comment on the EIR. All comments will be captured, responded to and included in the final submission to EDTEA for decision-making.

Phelamanga Projects have been appointed as the public participation specialist to facilitate the Public Participation Process. You are invited to register as an I&AP to receive further information and correspondence on the project. The Draft Environmental Impact Report (EIR) will be available for review from 15 May to 14 June 2023 at:

- www.zutari.com/cato-ridge
- Hardcopies can be viewed at:
- Cato Ridge Golf Course, Chamberlain Street, Cato Ridge
- KwaXimba Community Hall at the eThekweni Sizakala Centre, Mr423 Rd, Msunduzi, Ximba.

All comments must be submitted in writing and must reach Rose Owen by **14 June 2023**.

Queries and written comments to:

- ROSE OWEN, Public Participation Facilitator, Phelamanga
- Tel / Cell / WhatsApp: 071 457 3288
- Post: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610,
- E-mail: rose@phelamanga.co.za

You are invited to an open house meeting and presentation on **Saturday 27 May 2023**. A morning session will be held at the KwaXimba Community Hall at the eThekweni Sizakala Centre from 9-12 noon with a presentation at 9am and an afternoon session at the Cato Ridge Golf Course, Chamberlain Lane from 2-5pm with a presentation at 2pm. You may come for the presentation of the EIR or outside of the presentation to lodge queries or comments.

6.1.5. Email notifications

Subject: FW: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Attachments: Notification - Comment period for Cato Ridge Draft EIR .pdf

Expires: 15 June 2023 08:00

From: Patrick Killick

Sent: 15 May 2023 08:26

To: Undisclosed recipient <[REDACTED]>

BCC: Akhona Sloti (eThekweni Municipality - Water Department); Amafa (KZN Amafa & Research Institute); Amanda Zulu (KZN Department of Health); Andy Blackmore (Ezemvelo KZN Wildlife); Ashwin Santhilal (Assmang); Bathabile Msomi (eThekweni Municipality Development Planning, Environment & Management Unit Environmental Planning & Climate Protection (Consolidated)); Bernadet Pawandiwa (KZN Amafa & Research Institute); Beshu Cele (Secretary for Ward 1); Bongwe Gidigidi (eThekweni Municipality - Metro Police); Bozeman Private Hospital Cato Ridge (Cato Ridge private hospital) (Bozeman Private Hospital Cato Ridge (Cato Ridge private hospital)); Brad Cooper (ESKOM); Braveman Ntuli (Ward Councillor); Brian Dales (Cato Zulu Industrial Park (Dalmax Group)); Bright Saurombe (Bridge Better Business); Bright Saurombe (SRF PFB SA); Cameron Mclean (eThekweni Municipality - Senior Ecologist); Celani Ziqubu (Transnet Pipeline & Freighttrail); Chris M. Thai (DBSA); Claire Norton (eThekweni Municipality - Manager: Land Use Management); Claire Norton (eThekweni Municipality - Planning); Cosmos Ngema (eThekweni Municipality - Fire); D. Wieners (Ezemvelo KZN Wildlife); Deon van Zyl (AL&A); Department of Cooperative Governance and Traditional Affairs (Department of Cooperative Governance and Traditional Affairs); Dhenay Pillay (Eskom); Dominic Weiners (Ezemvelo Wildlife); Elethu Mate (eThekweni Municipality - Water Department); Garyn Rapson (Webber Wentzel); Geoff Dyer (Cato Ridge Airstrip (light flight company)); George Karsten (Assmang); Graham Hood (Bridge Better Business); Greg Mullins (eThekweni Municipality - Biodiversity Impact Assessment Environmental Planning & Climate Protection Department Development Planning, Environment and Management Unit); Helene Epstein (eThekweni Municipality - Manager: Strategic Spatial Planning Department); Hlengiwe Mngoma (Assmang); Ian felton (KZN EDTEA); Jean Beater (Heritage specialist); John White (Bridge Better Business); Judy Reddy (Dept of Transport); Justice Chauke (SANRAL); Kacy Rengasamy (KZN EDTEA); Kelvin Kotze (Bridge Better Business); Kelvin Kotze (Hammersdale Cato Ridge Development Association (HCRDA)); Lekha Allopi (eThekweni Municipality - Catalytic Projects); Londeka Mhlope (Phelamanga); Lou-Ann Fairweather (Maersk); Malcolm Canham (eThekweni Municipality); Malcolm Fuller (Bridge Better Business); Malcolm Fuller (Merlog Foods); Mandisa Zungu (KZN Cooperative Governance and Traditional Affairs (Director: Spatial Planning)); Mel Pillay (Zutari); Michelle Lotz (eThekweni Municipality - Manager: Biodiversity Impact Assessment); Minenhle Radebe (KZN Department of Health); Nasreen Asmal (KZN EDTEA); Natasha Brijlal (Case Officer) (EDTEA); Neelesh Dheepnarain (COBRO Concrete); Nerissa Pillay (Ezemvelo KZN Wildlife); Nokwanda Mpofana (eThekweni Municipality - Water Department); Nombulelo Zungu (KZN EDTEA); Nonhlanhla Payne (Webber Wentzel); Nosihle Ngwira (Assmang); Ntombi Madibe (Department of Human Settlements, Water & Sanitation); Ntuli (Dept of Education); Patrick Dorkin (KwaZulu-Natal Department of Transport); Patrick Killick (Zutari (Project EAP)); Peter Edmonds (Sharelist Property); Philani Dlamini (3Step Consulting); Philip Bosch (eThekweni Municipality - Sanitation Department); Phillip Kuhn (Eskom); Princess Thwala (Assmang); Riaan Fourie (CBRE Excellerate); Rico Euripidou (GroundWork); Rose Owen (Phelamanga Projects (Project PPP facilitator)); Roy Ryan (Department of Transport (external consultant)); Sabelo Nkosi (eThekweni Municipality - Acting Manager: Biodiversity Planning); SACAA (SACAA); Salome Naicker (SANRAL); Samuel Mlaba (KwaXimba Tribal Authority); Sandile Bhengu (KZN Department of Health); SANRAL (SANRAL); Sarah Cuafiled (Aecom); Saret Knoetze (Transnet Pipelines); Steve Pieterse (eThekweni Municipality - Water Department); Tebogo Sebebo (Zutari); Thobile Duma (SANRAL); Tsepo Matekane (SANRAL); VN Dlamini (Mabhila Combined); Vusi Vilakazi (Assmang); Warwick Lord (Cato Ridge Logistics Hub Consortium (CRLHC)); Werner Botha (Assmang); Zamambo Mkhize (KZN Department of Health);

Subject: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Dear I&APs, stakeholders and Commenting Authorities.

Please refer to the attached letter for added detail.

The Environmental Impact Assessment (EIA) process for the proposed Cato Ridge land development and release project on landholdings in Cato Ridge, eThekweni Municipality, KwaZulu-Natal has reference. The Cato Ridge area is envisaged as the next industrial complex and logistic node for the eThekweni region, in response to the increasing demand for industrial land and to provide logistics support to the Port of Durban. The Cato Ridge Development

Company (CRDC), a wholly owned subsidiary of Assmang Limited, proposes the rezoning and subdivision of its land north of the N3 highway in Cato Ridge in three phases over 25 years for the development of a light industrial, logistics, commercial, warehousing and distribution precinct (Refer to the proposed layout appended to the attached notification).

You are hereby notified of the availability of the Draft Environmental Impact Report (EIR) for review and comment. The report will be available for review from 15 May to 14 June 2023:

- Access online here: www.zutari.com/cato-ridge
- Hardcopies viewed at:
 - Cato Ridge Golf Course, Chamberlain Street, Cato Ridge
 - KwaXimba Community Hall at the eThekweni Sizakala Centre, Mr423 Rd, Msunduzi, Ximba.

Comments must be submitted by 14 June 2023 in writing to:

ROSE OWEN, Public Participation Facilitator, Phelamanga

- Tel / Cell / WhatsApp: 071 457 3288
- Post: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610,
- E-mail: rose@phelamanga.co.za

A public open house meeting will take place on Saturday 27 May 2023. A morning session will be held at the KwaXimba Community Hall at the eThekweni Sizakala Centre from 9 am to 12 noon with a presentation at 9 am and an afternoon session will be held at the Cato Ridge Golf Course, Chamberlain Lane from 2 to 5 pm with a presentation at 2 pm. You are invited for the presentation and/or afterwards to raise queries or lodge comments regarding the project and EIA.

Please forward this email to anyone that may be interested or impacted by the project and may wish to comment or register as an I&AP. Interested persons may send their name and contact details (email or postal address) to Rose Owen (details above).

Sincerely,

Patrick Killick (EAPASA certified)

SENIOR CONSULTANT, ENVIRONMENT AND PLANNING | ZUTARI

E Patrick.Killick@zutari.com W zutari.com

6.1.6. Efforts to remind and elicit comments

From: Patrick Killick <Patrick.Killick@zutari.com>

Sent: Wednesday, June 7, 2023 2:03 PM

To: Patrick Killick Patrick.Killick@zutari.com

BCC: Akhona Sloti (eThekweni Municipality - Water Department); Alicia Pridmore (); Amafa (KZN Amafa & Research Institute); Amanda (); Amanda Zulu (KZN Department of Health); Anathi Msweli (); Andy Blackmore (Ezemvelo KZN Wildlife); Ashwin Santhilal (Assmang); Bandlelihle Mngwengwe (); Bathabile Msomi (eThekweni Municipality Development Planning, Environment & Management Unit Environmental Planning & Climate Protection (Consolidated)); Benedict (); Bernadet Pawandiwa (KZN Amafa & Research Institute); Beshu Cele (Secretary for Ward 1); Bheki Shange (); Bongiwe (); Bongiwe Gidigidi (eThekweni Municipality - Metro Police); Bonisiwe Mlaba (); Botha Pretorius (Maersk); Bozeman Private Hospital Cato Ridge (Cato Ridge private hospital) (Bozeman Private Hospital Cato Ridge (Cato Ridge private hospital)); Brad Cooper (ESKOM); Braveman Ntuli (Ward Councillor); Brian Dales (Cato Zulu Industrial Park (Dalmax Group)); Bright Saurombe (SRF PFB SA); Bright Saurombe (Bridge Better Business); Busisiwe (); Busisiwe Gasa (); Cameron Mclean (eThekweni Municipality - Senior Ecologist); Celani Ziqubu (Transnet Pipeline & Freighttrail); Chris M. Thai (DBSA); Claire Norton (eThekweni Municipality - Manager: Land Use Management); Colleen Moonsamy (Department of Water and Sanitation (DWS)); Cosmos Ngema (eThekweni Municipality - Fire); D. Wieners (Ezemvelo KZN Wildlife); Deon van Zyl (AL&A); Department of Cooperative Governance and Traditional Affairs (Department of Cooperative Governance and Traditional Affairs); Desmond D'sa (South Durban Community Environmental Alliance (SDCEA)); Dhenay Pillay (Eskom); Dominic Weiners (Ezemvelo Wildlife); Dominic Weiners (Ezemvelo Wildlife); Elethu Mate (eThekweni Municipality - Water Department); Elihle Ngcobo (); Eshevu (); FN Gwala (); Garyn Rapson (Webber Wentzel); Geoff Dyer (Cato Ridge Airstrip (light flight company)); George Karsten (Assmang); Graham Hood (Bridge Better Business); Greg Mullins (eThekweni Municipality - Biodiversity Impact Assessment Environmental Planning & Climate Protection Department Development Planning, Environment and Management Unit); Helene Epstein (eThekweni Municipality - Manager: Strategic Spatial Planning Department); Hlengiwe Mngoma (Assmang); Ian felton (KZN EDTEA); Jackson (); Jean Beater (Heritage specialist); John White (Bridge Better Business); Judy Reddy (Dept of Transport); Justice Chauke (SANRAL); Kacy Rengasamy (KZN EDTEA); Kelvin Kotze (Hammersdale Cato Ridge Development Association (HCRDA)); Kelvin Kotze (Bridge Better Business); Khanya Blose (); Khosi Shange (); Lebo Mabelane (); Lekha Allopi (eThekweni Municipality - Catalytic Projects); Lindani Luthuli (); Lindile Mduna (); Londeka Mhlope (Phelamanga); Lou-Ann Fairweather (Maersk); Lumkelo Mngwengwe (); Lungile Motsisi (Eskom (Transmission)); Malcolm Canham (eThekweni Municipality); Malcolm Fuller (Merlog Foods); Malcolm Fuller (Bridge Better Business); Mandisa Zungu (KZN Cooperative Governance and Traditional Affairs (Director: Spatial Planning)); Mat Hayter (Share-List Property); Matt Hayter (); Mbalenhle (); Mel Pillay (Zutari); Michelle Lotz (eThekweni Municipality - Manager: Biodiversity Impact Assessment); Minenhle Mkhize (); Minenhle Radebe (KZN Department of Health); Mphiwe (); Mthoko Mkhize (); MY Ndlovu (); Mzie Mngwengwe (); Mzwandile Dladla (); Nasreen Asmal (KZN EDTEA); Natasha Brijlal (Case Officer) (EDTEA); Ndlelenhle Nduli (); Neelesh (); Neelesh Dheepnarain (COBRO Concrete); Nerissa Pillay (Ezemvelo KZN Wildlife); Nhlakanipho (); Nkosie (); Nkosinothando Mngwengwe (); nNomphumelelo Phetha (); Nokulunga Mkhize (); Nokuthokoza (); Nokwanda Mpofana (eThekweni Municipality - Water Department); Nokwazi Magubane (Natural Justice); Nomanda Mncwabe (); Nombulelo Zungu (KZN EDTEA); Nomthandazo Mlaba (); Nomthandazo Ngidi (); Nomusa Maduna (); Nomusa Zondi (); Nondumiso Shezi (); Nonhlanhla Nxumalo (); Nonhlanhla Payne (Webber Wentzel); Nontobeko Mabaso (); Nosihle Ngwira (Assmang); Nosisa Ngwenya (Department of Water and Sanitation (DWS)); Noxolo Dlamuka (); Ntobeko Ndlovu (); Ntokozo Mkhize (); Ntombi Madibe (Department of Human Settlements, Water & Sanitation); Ntuli (Dept of Education); Olwethu (); Patrick Dorkin (KwaZulu-Natal Department of Transport); Patrick Killick (Zutari (Project EAP)); Peter Edmonds (Sharelist Property); Philani Dlamini (3Step Consulting); Philip Bosch (eThekweni Municipality - Sanitation Department); Phillip Kuhn (Eskom); phiwokhule (); Princess Thwala (Assmang); Rakesh Ramlugan (eThekweni Municipality); Rea Reddy (); Riaan Fourie (CBRE Excellerate); Rico Euripidou (GroundWork); Rob McInerney (Share-List Property); Rose Owen (Phelamanga Projects (Project PPP facilitator)); Roy Ryan (Department of Transport (external consultant)); SA Myeza (); Sabelo Mdalose (); Sabelo Mkhize (); Sabelo Nkosi (eThekweni Municipality - Acting Manager: Biodiversity Planning); SACAA

(SACAA); Salome Naicker (SANRAL); Samantha Naicker (ESKOM (KZN Operating Unit)); Samkeliswe Mkhize (); Samuel Mlaba (KwaXimba Tribal Authority); Sandile Bhengu (KZN Department of Health); Sanele Hlongwa (); SANRAL (SANRAL); Sarah Cuafled (Aecom); Saret Knoetze (Transnet Pipelines); Sbahle Shangase (); Sbongakonke Shelembe (); Scelo Sbisi (); Shanice Gomes (South Durban Community Environmental Alliance (SDCEA)); Sifiso Madondo (); Sihle Madladla (); Siyabonga (); Snethemba Mngwengwe (); Sphehile Msomi (); Sphehile Thabethe (); Steve Pieterse (eThekweni Municipality - Water Department); Tebogo Sebegu (Zutari); Thabie (); Thando Mhlongo (); Thandazile Nicosi (); Thandeka (); Thandeka Masha (); Thandiwe Nene (); Themba Shange (); Thembeka Kunene (); Thobile Duma (SANRAL); Tsepo Matekane (SANRAL); VN Dlamini (Mabhila Combined); Vusi Vilakazi (Assmang); Warwick Lord (Cato Ridge Logistics Hub Consortium (CRLHC)); Werner Botha (Assmang); Winnie (); WS Ngongoma (); Zamambo Mkhize (KZN Department of Health);

Subject: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - REMINDER - Comment period for the Draft Environmental Impact Report

Dear I&APs, Stakeholders and Commenting Authorities.

This email serves to remind you that the comment period for the Draft Environmental Impact Report (EIR) regarding the proposed Cato Ridge land development and release project closes on Wednesday the 14th of June 2023. Refer to the attached letter or the foregoing email for details on where to access the Report. All comments must be submitted by 14 June 2023 in writing to:

ROSE OWEN, Public Participation Facilitator, Phelamanga
☎ Tel / Cell / WhatsApp: 071 457 3288
☎ Post: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610,
☎ E-mail: rose@phelamanga.co.za

If you haven't any comments on the EIR at this stage, please feel free to respond with "no comment".

Sincerely,

Patrick Killick (EAPASA certified)
SENIOR CONSULTANT, ENVIRONMENT AND PLANNING | ZUTARI
E Patrick.Killick@zutari.com W zutari.com

6.1.7. SMS notification

Report generated by BulkSMS online service. Cell number withheld as per POPIA

Date	Delivered Time	msisdn	status_text	Message body
15 May 2023	03:48 PM	277970xxxxx	Delivered to phone	Cato Ridge Land Release & Development Project (DM/0006/2023: KZN/EIA/000). Uyaziswa ngesishicelelo esisazobuyekwezwa somthelela kwezemvelo “ Draft Environmental Impact” report etholakalayo for imibono. Itholakala kwi hholo lomphakathi lakwaXimba noma kule webhusayithi elandelayo www.zutari.com/cato-ridge . Umbono wakho noma uvo lwakho mayelana nale nqubo scelo kumele ifike ngaphambi noma ngalolu suku olulandelayo 14 ku Ntulikazi 2023 kule mininingwane elandelayo-Rose Owen (SMS/WhatsApp: 071-457-3288 / Post: 8 Kilkeny, 18 Mill Road, Hillcrest, 3610 / Email: rose@phelamanga.co.za). Umhlangano womphakathi uzoba khona ngomhlaka 27 kuNhlaba ngo 9 ekuseni kwi hholo lomphakathi lakwa Ximba, eThekwini Sizakala Centre, iMr423 Rd, Msunduzi, Ximba.
15 May 2023	03:48 PM	277683xxxxx	Delivered to phone	
15 May 2023	03:48 PM	277274xxxxx	Delivered to phone	
15 May 2023	03:48 PM	277645xxxxx	Delivered to phone	
15 May 2023	03:48 PM	277291xxxxx	Delivered to phone	
15 May 2023	03:48 PM	277224xxxxx	Failed: message expired	
15 May 2023	03:48 PM	278275xxxxx	Delivered to phone	
15 May 2023	03:48 PM	278373xxxxx	Delivered to phone	
15 May 2023	03:55 PM	278367xxxxx	Delivered to phone	
15 May 2023	03:48 PM	277382xxxxx	Delivered to phone	
15 May 2023	03:48 PM	277318xxxxx	Delivered to phone	
15 May 2023	03:48 PM	277239xxxxx	Delivered to phone	
15 May 2023		277268xxxxx	Delivered upstream	
15 May 2023	03:55 PM	276407xxxxx	Delivered to phone	
15 May 2023	03:49 PM	277886xxxxx	Delivered to phone	
15 May 2023	03:48 PM	277257xxxxx	Delivered to phone	
15 May 2023	03:48 PM	278108xxxxx	Delivered to phone	

6.1.8. Transmittal Notification

PostNet Name: PostNet - George		Senders Copy	
Tel. No.: (+27) 044 874 4136		PNA5502782914	
From: (Sender) PostNet - George		To: (Receiver) Ezemvelo KZN Wildlife	
Street Address 118 York Street George		Street Address 1 Peter Brown Drive	
Suburb George City/Town George		Suburb MONTROSE City/Town MONTROSE - PMB	
Country South Africa Code 6529		Country South Africa Code 3201	
Contact Patrick Killick(Zutari) Tel (+27) 448742165		Contact Dr Andy Blackmore Tel (+27) 338451346	
E-mail george@postnet.co.za		E-mail	
Insurance ☒ Yes ☐ If yes, state value Print and sign if "No"			
Domestic ☒ Express Courier ☐ Economy (48-72hrs) ☐ Dawn Courier ☐ Saturday ☐ Non Express (24-48hrs) ☐ Same Day Courier ☐ Other Specify Public Holiday After Hours			
SPECIAL INSTRUCTIONS			
International ☐ DOCUMENTS ☐ NON-DOCUMENTS WE HAVE SEEN AND AGREE TO THE STANDARD CONDITIONS OF CARRIAGE (OVERLEAF) WHICH SHALL APPLY TO THIS CONSIGNMENT AND ALL FUTURE CONSIGNMENTS ACCEPTED BY POSTNET. WE FURTHER DECLARE THAT THIS CONSIGNMENT DOES NOT CONTAIN DANGEROUS GOODS.			
EXPRESS PACK SECURITY NUMBER ON LIP OF FLYER			
SENDER'S DETAILS			
Name: Patrick Killick(Zutari) Date: 2023-05-12			
Signature: Time: 10:46:02			
No. of Parcels Description of goods Length in cm Breadth in cm Height in cm Mass in kg 1 Document and USB 40.00 30.00 2.00 1.00		ACCEPTED BY POSTNET Name: _____ Signature: _____ Date: 2023-05-12 Time: 10:46:02	
POSTNET AND ARAMEX RESERVE THE RIGHT TO MARK THE SERVICE "OVERNIGHT EXPRESS" FOR "DOMESTIC" SHOULD NO SERVICE BE SELECTED POSTNET Courier an aramex company		CHARGES RANDS CENTS Basic Tariff Surcharge Insurance Packaging Surcharge VAT TOTAL INCL. VAT	
To track your shipment go to: www.postnet.co.za or download the PostNet Courier App			

POSTNET STANDARD CONDITIONS OF CARRIAGE

1. DEFINITIONS

1.1 In these terms and conditions of carriage, the following terms shall have the following meanings: 1.1.1 "the company" - means PostNet Southern Africa (Pty) Ltd, or the independent PostNet franchise bearing the waybill and providing the services to the shipper; 1.1.2 "consignment" - means all goods transported under a single waybill; 1.1.3 "goods" - includes all goods, parcels or documents transported by the company for the charges, and includes the packaging in which such goods or documents are contained; 1.1.4 "the shipper" - includes any person, natural or corporate, to whose request or instance, or on whose behalf, or for whose account, the company transports the goods; and specifically includes the sender of the goods; 1.1.5 "transport" - includes the handling, loading, unloading, storage and carriage of the goods, and includes any services provided by the company in connection therewith and "transportation" shall have a corresponding meaning; 1.1.6 "waybill" - includes any waybill pertaining to the goods; 2. APPLICATION OF TERMS AND CONDITIONS

These terms and conditions of carriage apply to all goods transported by the company.

3. SHIPPER'S WARRANTIES 3.1 The Shipper warrants that: 3.1.1 It is the owner of the goods or is authorized by the owner to deal with the goods; 3.1.2 All information, instructions and documents supplied by it to the company shall be true and correct in every respect; 3.1.3 All descriptions, values and other particulars furnished by it to the company, including those reflected on the waybill, shall be true and correct in every respect; 3.1.4 All goods will be properly and appropriately packed, marked, labeled and addressed so as to ensure safe transportation; 3.1.5 All goods will have been prepared for packing in a secure, controlled environment and will have been protected against unauthorized interference prior to delivery to the company; 3.1.6 The goods, or any part thereof, do not constitute illegal articles, or hazardous articles, or articles prohibited or restricted for transportation, or articles prohibited or restricted for distribution, in terms of any national or international law or regulation, or the dictates or requirements of any airline or airport or applicable authority, including those of The International Air Transport Association; 3.1.7 The goods will themselves comply with, and will be packed, marked and labeled in such a manner as to comply with, all applicable national and international laws or regulations, or the dictates or requirements of any airline or airport or applicable authority, including those of The International Air Transport Association; 3.1.8 The goods will have been properly entered and cleared for export or import and will comply with all laws regulating their import or export; 3.1.9 The goods will be supplied with, and accompanied by, all documents required for their import or export; 3.1.10 It is acquainted with customs and exercise as an exporter, or importer, as the case may be, if applicable; 4. RIGHT OF INSPECTION The company is entitled (but not obliged) to open, and to inspect, the goods, at any time.

2nd Floor
Bloemhof Building
65 York Street
George
South Africa
P O Box 509
George
6530
Doxex: DX42
zutari.com

To:	Department of Economic Development, Tourism and Environmental Affairs (EDTEA)	Date:	2023.05.12
Attention:	Natasha Brijlal (Case Officer)	Tel No:	031 310 5306
Delivery address	270 Jabu Ndlovu Street, Pietermaritzburg, 3201		
From:	Patrick Killick	Tel No:	044 805 5432

Project no:	1001556
Project description:	Proposed Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal

[illegible]

Received by: JACKIE NALOVU

Signature: 

Date: 15/05/2023

Please return a signed copy to the sender.

**Cato Ridge Land Development and Release Project (Ref:
DM/0006/2023: KZN/EIA/000)**

I&AP Notification for Draft EIR Comment period 15 May to 14 June 2023
Postage List — *Proof of Postage*

Name	Address
Induna NP Hadebe	PO Box [REDACTED]
VS Ingwengwe	Box [REDACTED]
Induna BL Mlaba	Box [REDACTED]
Induna Sipho Hamilton Mlaba	PO Box [REDACTED]
Induna SB Ndlovu	PO Box [REDACTED]
Induna PS Zuma	PO Box [REDACTED]
KwaZulu-Natal Department of Agriculture and Rural Development	Private Bag, [REDACTED]
Tim Wickham (Just Property)	[REDACTED]

POSTNET GEORGE
118 York Street George 6529
Private Bag x6590 George 6530
Tel:(044) 874-4136/8 Fax:(044)874-4137
VAT 4080224746

H. du Preez
2023-05-11

zutari.com

To:	Cato Ridge Golf Course	Date:	2023.05.12
Attention:	Administrator	Tel No:	031 782 16922
Delivery address	Cato Ridge Golf Course, Chamberlain Street, Cato Ridge		
From:	Patrick Killick	Tel No:	044 805 5432

Received by: Desisive Bhengn

Signature: 

Date: 15/05/2023.

Project number 1001556 dEIR Transmittal - Cato Ridge Golf Course, 2022/06/30



zutari.com

To:	KwaXimba Community Hall	Date:	2023.05.12
Attention:	Administrator	Tel No:	
Delivery address	KwaXimba Community Hall at the eThekweni Sizakala Centre, Mr423 Rd, Msunduzi, Ximba		
From:	Patrick Killick	Tel No:	044 806 5432

Project no:	1001556
Project description:	Proposed Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal

[illegible]

Received by: Ayanda Nklovu

Signature: Andrew

Date: 15/05/2023

Project number 1001556 dEIR Transmittal - KwaXimba Community Hall, 2022/08/30

6.2. Open House Minutes

6.2.1. KwaXimba Community Hall session (9am)

Cato Ridge Land Use Project Public Meeting

Meeting held at 09.00 on Saturday 27 May 2022 at
Cato Ridge Golf Club

Present

(As per the attendance register)

Mr Patrick Killick (PK) Zutari

Secretariat

Ms Rose Owen (RO) Phelamanga

Ms Londeka Mhlope (LM) Phelamanga

Ms Tracey Zondi (TZ) Phelamanga

Apologies

The PP team and EAP arrived at the venue at 8am. The venue was set up and ready by 9am.

As per flyer notice, an advert published in Isolezwe newspaper and Notices placed strategically around the project site, I&APs were informed of a public meeting scheduled for the 27 May 2023. The first session was scheduled for 9am – 12noon at the KwaXimba Community Hall for the KwaXimba and neighbouring communities.

This meeting did not occur as the community did not attend, however, there were 3 people passing by with enquiries about our presence and the project and had the following comments:

- They were under the impression that the meeting was about tender and job opportunities for the current roadworks happening on the N3.
- Upon further clarity by the Phelamanga team, about the purpose of the meeting, they expressed that the proposed project would be an opportunity that would bring jobs to the communities because there is very high unemployment and hoped to be employed should the project be approved.
- Comments are recorded on the register attached.

The PP team and EAP left the venue at 12 noon to proceed to the second scheduled meeting at Cato Ridge Golf club. Those minutes are provided separately.



Facilitator

ASMANG LAND RELEASE PROJECT SITE VISIT
 SITE VISIT: DATE 27/05/2023

Name / Signature	Email	Tel / Cell	Address	Comments
[REDACTED]	N/A	[REDACTED]	[REDACTED] Catoiridge 3680	umsabenzi ngifisa kukhulinywe
[REDACTED]	N/A	[REDACTED]	[REDACTED] Catoiridge 3680	ngifisa ukuthola umsabenzi
[REDACTED]	N/A	[REDACTED]	[REDACTED] Catoiridge 3680	ngifisa kakhuluwe ungaqo nezitolo nabantu bathe umsabenzi

6.2.2. Cato Ridge Golf Club session (2pm)

Cato Ridge Land Use Project Public Meeting

Meeting held at 14.00 on Saturday 27 May 2022 at
Cato Ridge Golf Club

Present**(As per the attendance register)**

Mr Peter Edmonds (PE)	Sharelist Property
Mr Matt Hayter (MH)	Sharelist Property
Mr Werner Botha (WB)	Assmang / CRDC
Mr Patrick Killick (PK)	Zutari

Secretariat

Ms Rose Owen (RO)	Phelamanga
Ms Londeka Mhlope (LM)	Phelamanga
Ms Tracey Zondi (TZ)	Phelamanga

Apologies

Mr Rob McInerney (RM)	Sharelist Property
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WELCOME, INTRODUCTION & APOLOGIES

Rose Owen (RO) welcomed everyone and thanked them for attending the meeting. RO requested all to ensure that they sign the attendance register and confirm their contact details.

PURPOSE AND FORMAT

1. This is the second of two public meetings today for the Application for Environmental Authorisation for the Proposed Cato Ridge Land Development and Release Project, Cato Ridge Information sharing.
2. As there were only a few people the meeting agreed to start and if any further I&APs arrived we would fill them in. Patrick Killick (PK) would attend to questions as they arose.

3. OVERVIEW OF PROJECT, BACKGROUND AND DESCRIPTION

[See Annexure for link to the presentation.]

1. PK explained that project has been slowly refined over time. It has been in discussion since 2019. CRDC started with 1263 ha study site and the current application is for 351 ha footprint within this area.
 2. He summarized that the purpose of the project is to develop a light industrial warehousing precinct,
 3. PE asked why light industrial and not just industrial?
 4. PK responded that a decision was taken to exclude noxious industry as a result of the proximity of the communities and water resources.
 5. PK highlighted that the end users of the land at this stage are not known. This application is focused on the servicing of these industrial sites.
 6. PK stated that the project will be developed over a period of 25 years, in 3 phases.
 7. The first phase is the first 131 ha over 1-10 years. Second phase 174 ha.
 8. Phase 3 differs from the other two in that it will either be developed in 21-25 years, or it will be sold upfront to potentially some of the neighbours of Assmang.
-

-
9. The project started in 2019 with a pre-feasibility study. PK explained that initially, CRDC identified 789 ha of suitably level and developable land.
 10. Earlier on there were discussions around the sensitivity of the vegetation type that occurs on the site, the KZN Sandstone Sourveld.
 11. PK stated that they have found this vegetation type is registered differently by different entities, but is essentially a critically endangered vegetation type, making it an important consideration for this project and has shaped it to a large degree.
 12. An ecological corridor was opened at the behest of the authorities.
 13. The ecological corridor between Phase 1 and Phase 2 had been widened, again at the request of the authorities, as well as some roads which were rearranged as far as possible.
 14. PK shared that once at full capacity, in the first phase, a 2 mega litre per day water treatment will be installed and will be discharged into the wetland system shown on the map.
 15. He said this will be installed and expanded incrementally as the project progresses.
 16. He said the first users on site, may have to use conservancy tanks until sufficient flow is produced to open the first 250 KL, which will service all of phase 1, and phase 2 and depending on the how much volume is produced, a portion of phase 3 may also be serviced.
 17. He stated that the intention was for the project to connect with the Hammarsdale Water Treatment Works.
 18. For the water supply, there will be an elevated tank to start with. In phase 2, there will be a 30L municipal reservoir, phase 3 is going to be serviced by the neighbours.
 19. PK stated that electricity will be run on the roadside. For phase 2, they are considering two options. Option 1 would be the existing 132 overhead KV powerline connected to Eskom powerlines. The 2nd option connects from the existing Eskom substation at the top and an underground cable connecting to the facility reticulation. However, PK shared that this was subject to ongoing discussions and agreement with Eskom. He added that they have made provision for the authorization of both, so it is up to Eskom to determine which option will work.
 20. PK reported that in the scoping phase, they were looking at 359 ha which has been reduced to 351 ha.
 21. PK stated that a lot of the reductions were to reduce the obligation for biodiversity offsetting.
 22. PK reported that there are items which are not being applied for as part of this application that will need to be implemented with the assistance of the authorities.
 23. Phase 2 – would need the reservoir and that would be the responsibility of eThekweni municipality.
 24. Phase 1 there is sufficient traffic capacity.
 25. Traffic capacity would need to be accommodated moving in to phase 2.
 26. PK noted that the end-users, if they come in with any specific requirements not covered by this application, would need to go through further processes to secure their requirements.
 27. PE asked what would happen to the KwaXimba interchange if it was not updated now?
 28. PK acknowledged that there is a lot of uncertainty around the KwaXimba Interchange. They might not install all of it, but a portion to give access north.
 29. PK reported that CRDC has asked that Zutari applies for a change in the concept of how the phasing is approached.
 30. The current zoning indicates general industry and residential.
 31. PE asked if there is any specific reason why the project is phased into 10-year slots?
 32. WB explained that to develop 10 ha would mean 40000 square – meters of roof area which could take 10 years to develop and occupy.
 33. PE followed up by asking if it is the cost of bulk infrastructure or is there doubt, concern that development will not occur at the anticipated rate?
 34. WB responded that they believe the development will occur at a much quicker rate than anticipated. He added that the authorities do not have the resources to start off with the infrastructure required. CRDC is working to develop appetite for support from the authorities to
-

put in critical mass.

35. PK stated that the EA is for the whole 300 ha.

MACROECONOMIC PERSPECTIVE

1. PK explained that the project is aligned with the eThekweni SDIP.
2. There is limited space for further industrial areas within eThekweni, hence the outer west region has been identified as a strategic industrial and logistics growth area due to its access to the N3 logistics corridor.
3. Cato Ridge is also identified as an investment location which could be targeted by private and public sectors for economic driving.
4. The port of Durban is facing a severe shortage of space which affects the growth possibilities due to limited space in the port, therefore, the Cato Ridge area could potentially provide a dry port facility, linked with the rail that comes into the area.
5. The project has estimated R9.8 billion worth of capital investment over 25 years and a further R10.4 billion during the operation phase.
6. PK stated that the project looks to stimulate 30 000 formal and informal job opportunities.
7. PK said that 19 specialists' studies were undertaken, and 197 separate impacts were assessed across the construction, operation, and decommissioning phases.
8. Pre-mitigation, PK said that they started with 19 major environmental impacts. Following mitigation which are embodied in the EMP attached in the EIR, the impacts were reduced to four major impacts post-mitigation, which are all related to the vegetation.
9. PK stated that 349.8 ha of this endangered grasslands and there is very little that can be done to change that. The site is completely made up of this vegetation type.
10. There is a need for Biodiversity offset.
11. There are 17 moderate negative impacts all related to impacts on fauna.
12. PK reported that there are going to be 25 major positive impacts associated with the project which includes employment opportunities, procurement of goods and services, halting of illegal sand mining, increased warehousing and logistics capacity, improved road infrastructure and connectivity and the multiplier effect on the economy.

.1 No-Go alternative

1. PK shared that the impact ratings for the no go alternative showing that it scores as high which will be an important consideration in the taking of a decision for this application.
 2. The negative impacts are associated with the existing activities and land use on the site, illegal sand mining and illegal dumping, encroachment by informal settlements etc.
 3. PK states that in the absence of development, these activities are likely to continue and possibly even escalate, hence the high negative impact score.
-

WATER ASSESSMENT

1. PK reported that they conducted a flood line assessment, aviation obstacles, air quality, agricultural impacts, cultural and heritage impacts, landscape visual impacts, socio economic impact, traffic assessment.
 2. The new studies added in the EIA phase include geohydrology, hydrology, GHG inventory and climate change risk and vulnerability assessment.
 3. RO noted that there will be a parallel process for the WUL. She said that the intention was to include the WUL process in the current process so that the same information is not shared repeatedly. However, DWS had asked for processes to run separately.
 4. The geohydrology study and the hydrology study show that there will be little risk to the geohydrological environment associated with this project, provided the mitigation measures are
-

adhered to.

5. The study area has a total of 39 water courses within. The final project footprint does not intersect any of the wetland areas or the buffers that have been established by the specialists.
 6. There is a standard 33m and 31m buffer for rivers and wetlands which is a safe distance for development, except for RM29 where the buffer was reduced to accommodate the intended land usage
-

LAND ASSESSMENT

1. PK reported that overall, the agricultural potential of the site was not found to be high.
 2. PK noted that due to the onsite offsets that will be established, cattle grazing would need to be excluded from those areas, which has been noted as an issue for the community, however, CRDC has made a request in the EIR to be allowed to take a pilot study and research to see whether the biodiversity offset areas, management objectives and rotation of grazing can work simultaneously.
 3. PE shared that every Wednesday there are approximately 300 cattle that pass through a local facility for dipping. PK asked if he was in communication with the owners to which PE replied no because he feels there is no need to since this has been going on for many years now.
 4. PK stated that a lot of consideration is going on regarding the KZN sandstone sourveld which is identified as endangered at a national scale and critically endangered at the Provincial, since a lot of this vegetation would be lost, therefore driving the need for the biodiversity offset process which has been running in parallel with the EIA.
 5. PE asked if eThekweni has run out of land to do this?
 6. PK responded that there is very little land. The biodiversity offset study is worth looking at because there is motivation to try and secure the grassland within the metro, and an effort to do that is an adjustment ratio from 30:1 to 7:1.
 7. PK explained that the high ratio for biodiversity offsets is to disincentivize development, in those areas of environmental ground.
 8. The current condition of the grass is not good, and the project has attempted to avoid those areas with moderate or high value by pulling back.
 9. PK shared that it cost about R145 million for a biodiversity offset.
-

ATMOSPHERIC ASSESSMENT

1. PK explained that the development is not catering for any noxious activities because of the water resources in the community. Monitoring will continue as development continues, such as PM¹⁰ across the site.
 2. RO asked for confirmation, if the end users do put in boilers, would they be required to apply for an AEL based on the activity they will be doing. Then would the authorities go back to the EA to check if that is within the scope of the EA?
 3. PK stated that one of the requirements in the EMPr, is that as each site develops and the activities are known, there will be a legal review to determine if the end-user activities are aligned with the EA or there needs to be additional permits that they need to apply for.
-

CULTURAL AND HERITAGE ASSESSMENT

1. PK reported that they have identified there are a couple of ruins and graves that need to be avoided.
-

TRAFFIC IMPACT

1. The current traffic volumes at the R103 and Eddie Hagen area were identified to be low with capacity available at present.
 2. WB added that it does consider the N3.
 3. PK stated that the assumption at this stage is that the development could get underway, so the predicted traffic generated by this development would be high, but since the size of the area has been reduced, there is a reduction.
 4. A number of traffic interventions will be required to provide sufficient capacity as the project is
-

developed and will be implemented as and when needed.

5. PK stated that there may be a need to conduct further traffic counts depending on what other developments happen in the area and adjust the approach.
 6. The specialist has concluded from a traffic perspective that the proposed development can be allowed to proceed provided the various mitigation procedures are adhered to.
 7. At 80 ha of Phase 1, that is when the first requirement or intervention would need to be implemented according to the specialist.
 8. The second intervention to be undertaken at the same time is the upgrading of the Eddie Hagen south with additional lanes from each direction from the R103 to the Eddie Hagen / Assmang Intersection.
 9. Intervention 3 would be upgrading the northern portion of Eddie Hagen Road, in the next 10-year period.
 10. PE asked why is the northern access N3 KwaXimba interchange not done now because it is an inexpensive process.
 11. PK stated that it falls under business because they are the ones who pay for it and business incentivizes SANRAL.
-

.2 Alternative

1. PK reported that if the project does not materialize, the second option would be to investigate upgrading the N3 Cato Ridge and Hammarsdale Interchanges, including new ramps and roads.
 2. PE commented that there is so much bulk infrastructure before even getting to Phase 1.
-

VISUAL IMPACT ASSESSMENT

1. PK stated that Phase 3 mostly drives this impact assessment because of its location.
 2. PE commented that this project is not considered a visual pollutant therefore he does not see a problem.
 3. PK said that with the existing land uses in the area, there is already a peri-industrial area, which will not change.
 4. The specialist had included that there needs to be a visual plan developed as a guideline for this precinct to address visual impact issues.
-

SOCIO-ECONOMIC IMPACT

1. PK stated that this study looks at issues such as illegal dumping, grazing, burning, sand mining and informal settlements encroaching.
 2. One of the key issues also that have been reoccurring through the Public Participation notification and flyer distributions is employment opportunities, which is a big driver for many of these development projects.
 3. PK stated that it would be important to manage employment at the precinct level to have a community liaison setup or employment desk to ensure that there is no animosity created between the local community and businesses.
 4. PE commented that there is an association that assists with that.
 5. The scope of the association is that it deals with a number of issues such as crime, within the boundaries of Hammarsdale-Cato Ridge. [PE was referring to the Hammarsdale Cato Ridge Development Association – Mr John White is a registered I&AP].
-

QUESTIONS

1. MH asked if the “hammered” sourveld is a result of overgrazing?
 2. PK responded that it was a result of a mixture of activities including illegal sandmining.
 3. PK showed MH on the map the approximate areas where illegal sand mining was taking place and how extensive the area is.
 4. RO noted that Assmang does have security who monitors the land where the sandmining takes place to try and stop it.
-

WAY FORWARD

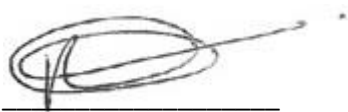
1. Public commenting period for the draft EIR, to be submitted before 14 June 2023.
2. RO noted that positive comments are welcomed too, not just those opposing the proposed project as this helps the department make an informed decision.
3. The final submission to EDTEA is due at the end of June 2023.
4. RO added that it is anticipated to receive a decision from the department around the end of October 2023, after which there will be an appeal period.

CONTACT DETAILS

Public Participation Office
Phelamanga
Rose Owen
Email : rose@phelamanga.co.za
Cell / SMS / Whatsapp: 071 457 3288

CLOSURE

1. There being no further business the meeting closed at 15.45
-



Facilitator

6.2.3. EAP Presentation for Open House Sessions

Proposed Cato Ridge Land Development and Release Project (Ref: DM/0006/2023: KZN/EIA/000)

- EIA Presentation and Public Open House Meeting

Saturday 27 May 2023

Morning session: 9-12am

KwaXimba Community Hall, eThekwin
Sizakala Centre eThekwin Sizakala
Centre, Mr423 Rd, Msunduzi, Ximba.

Afternoon session: 2-5pm

Cato Ridge Golf Course, Chamberlain
Street, Camperdown Rural, 3720

Phelamanga

Presentation (~2hrs)

Welcome & Introductions	2 min
Purpose and Format, Rules of engagement	2 min
Overview of Project, Background and description, Current Status of project	10 min
Project need and desirability (Macroeconomic view)	10 min
Overview of the Environmental Impact Assessment	10 min
Overview of Reports and Studies undertaken	2 min
Theme 1: Water	
• Floodline Study (PFS) / Hydrology / Geohydrology / hydrogeology	10min
• Wetland and Aquatic Ecosystem Preliminary Assessment	
Discussions	10min
Theme 2: Land	
• Agricultural Assessment	
• Vegetation Impact Assessment	
• Biodiversity Offset Study and Management Plan	15 min
• Fauna Impact Assessment	
Discussions	20min
Theme 3: Atmosphere	
• Air Quality Impact Assessment	
• Green House Gases Emissions inventory / Climate change risk and vulnerability	5 min
Discussions	5 min
Theme 4: People	
• Heritage Impact Assessment and Palaeontological Assessment	
• Traffic Impact Assessment	
• Landscape and Visual Impact Assessment	
• Macro-Economic Study	
• Socio Economic Impact Assessment	20 min
Discussions	30 min
Project process and way forward	5 min



Welcome & Introductions

- ▶ Please sign the attendance register
- ▶ Apologies
 - ▶ Written apologies received
 - ▶ Verbal apologies

Purpose (scope) and Format of Meeting

- ▶ sharing Information
 - ▶ Project overview and clarification of process
 - ▶ Information sharing
 - ▶ Opportunity to get clarity on items within the Draft EIR
- ▶ Discussion time has been planned - please keep your questions for these parts of the programme



Engagement courtesies & housekeeping

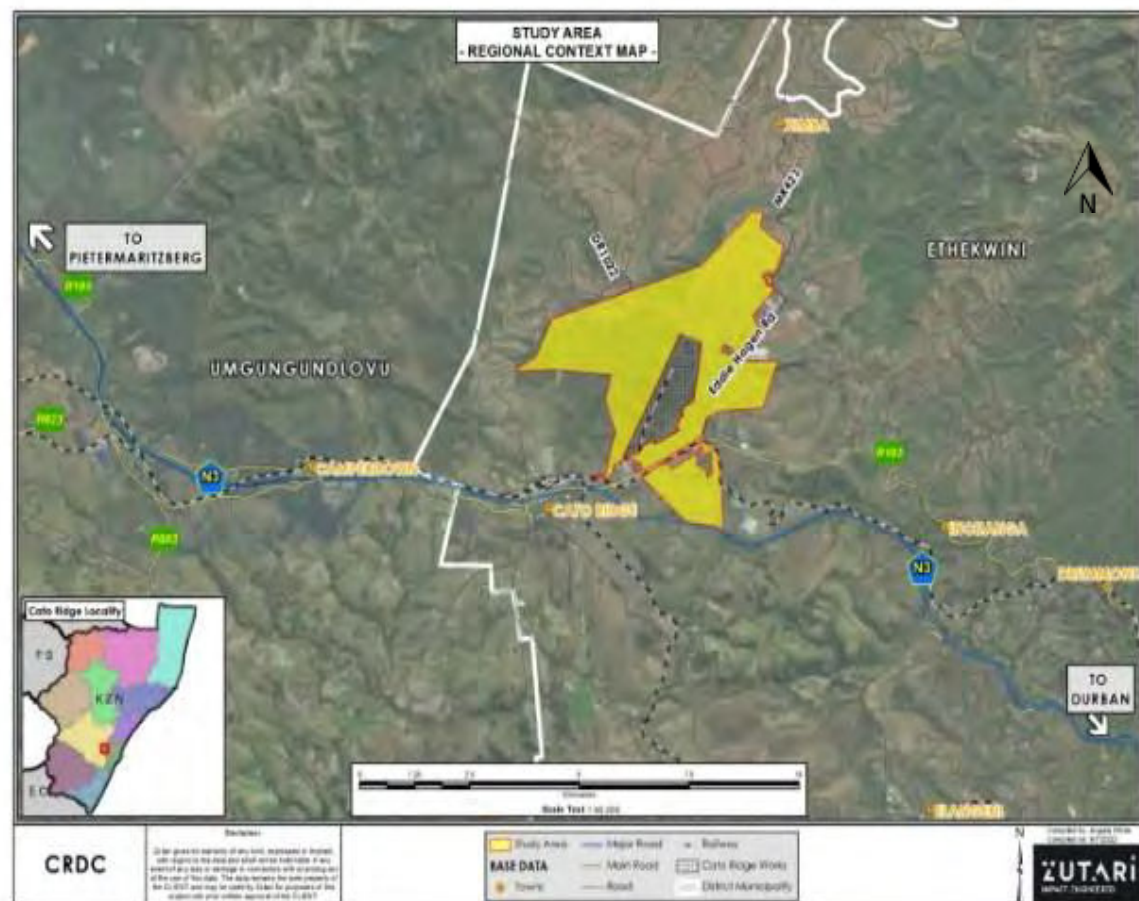
- ▶ Respect all attendees, and allow everyone to voice their views / comments / questions
- ▶ Raise your hand when you have a comment / question
- ▶ State your name, organisation & position clearly for record keeping purposes
- ▶ Please keep phones on silent
- ▶ Translations: isiZulu (available if required)
- ▶ Commenting period :
 - ▶ 15 May to 14 June 2023
 - ▶ email: rose@phelamanga.co.za
 - ▶ Tel / Cell / WhatsApp: 071 457 3288
 - ▶ Post: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610,
 - ▶ E-mail: rose@phelamanga.co.za
- ▶ **Written comment must reach Rose Own by 14 June 2023**

“No Frogging, No Hogging, No Bogging”



Project Overview

ZUTARI





Project overview

ΣΥΛΛΟΓΗ

- CRDC has 1263 ha of land in Cato Ridge and forms the study area for the current EIA (denoted by yellow line)
- The CRDC plans to develop and release up to 351ha of land for a light industrial, logistics, distribution and warehousing precinct. The remaining areas to be set aside for conservation purposes and biodiversity offsets) would be established before the land can be made available for lease or purchase by the end users.
- The end users for the respective sites are not yet known.
- The development will exclude noxious industry, hazardous and chemical substance storage and handling activities, to limit aquatic risks and to rural communities and other surrounding land users.
- The Project to be developed/unlocked in three phases over 25 years in three phases, as follows
 - **Phase 1** (1-10yrs) - 131 ha North of the R103 along Eddie Hagen Road.
 - **Phase 2** (11-20yrs) - 174 ha North of Phase 1, along Eddie Hagen Road
 - **Phase 3** (21-25yrs) - 46 ha between the N3 highway and R103. Note this may be sold and developed at the same time as Phase 1.

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789ha



609ha



486ha



369ha



351ha

Project background

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- **2019/20 - Pre-feasibility study**
 - Specialist assessments looked at the full 1263ha.
 - Identified legal (i.e. railways, servitudes, etc.) topographic and environmental constraints = reduced developable area from **789ha** to **609ha**.
 - Concern raised around the impact on the critically endangered KZN Sandstone Sourveld (KZNSS) and the layout area was reduced to **486ha** to avoid high quality KZNSS grasslands in the northern and eastern areas of the site.
- **2020/22 - Pre-application scoping**
 - Pre-application draft scoping report with revised specialist inputs informed discussions with relevant authorities and key stakeholder groups.
 - Assessments and consultations focused on the **486ha** layout. The biodiversity offsets, preliminary engineering and financial viability assessments resulted in further reductions on the layout footprint.
 - An ecological corridor was also introduced to the layout, separating the northern phases.
- **2022/23 – Scoping phase**
 - Layout reduced to **369.2ha** to further avoid identified environmental constraints.
 - Draft scoping report (DSR) available for all stakeholders, authorities and the public (interested and affected parties (I&APs)) to review, comment, raise concerns or issues relating to the project.
 - Specialist studies identified key impacts to be assessed in the Environmental Impact Assessment (EIA) phase. Following the public comment period, a final scoping report (FSR), including all comments and responses, was submitted to EDTEA for approval.
- **2023 – EIA Phase (current phase)**
 - Specialist assessments and detailed impacts assessment have been compiled based on the refined layout.
 - The ecological corridor was increased to 120m at the widest point (rearranging some internal roads).
 - A **351ha** layout is presented in the draft Environmental Impact Assessment Report (EIAR) Phase. The assessment results are contained in the EIAR for review and comment.
 - Following the public comment period, a final EIAR, including all comments and responses, will be submitted to EDTEA for approval.





Project description

The application for Environmental Authorisation (EA) includes the following:

- **Internal Roads:** (7m wide excluding road reserve, 3.5m single lane in both directions), road upgrades and new intersections. Also the upgrading the Eddie Hagen Drive: Southern portion with additional lanes in each direction from the R103 to the Eddie Hagen/Assmang intersection, including the upgrade and signalisation of the Eddie Hagen/R103 intersection
 - **Stormwater:** Stormwater infrastructure, including pipelines, discharge structures and attenuation ponds (1:50 year storm attenuation).
 - **Sewerage:** A 2ML/d modular wastewater treatment plant (WTP) and effluent discharge point for Phase 1 (Conservancy tanks maybe used for the first few erven until volumes are sufficient). Sewer pipelines, collection sumps, pump stations. The entire development will eventually connect to the planned eThekwin trunk sewer and upgraded WWTW (planned in 10 years)
 - **Water:**
 - Phase 1 - An elevated water storage tank and pipeline network
 - Phase 2 - The planned 38ML Municipal reservoir will be required to "unlock"
 - Phase 3 will be serviced by others.
 - **Electricity:** Electrical infrastructure, including substations and underground/overhead transmission lines.
 - Phase 1 supply from the Assmang CRW.
 - Phase 2, two supply options are considered (subject to Eskom preference).
 - **Operations Area and Staff Facilities:** Supporting infrastructures such as offices, ablution facilities, parking lots, paved areas, access roads, storage areas and access-controlled areas (subject to end-user requirements).
- Subdivision and rezoning of land (where required) for:**
- Light industry, warehousing, distribution and logistics (General Industry 2),

ΣΥΤΑΡΙ

Phelamanga

Project layout - changes since scoping report

The following changes to the layout have been made since the scoping phase:

- A Further reduction of the footprint from 369.2 ha to 391 ha was undertaken to:
 - Minimise impacts to the endangered KwaZulu-Natal Sandstone Sourveld (KZNSS) vegetation and limit biodiversity offset requirements. (According to the biodiversity guideline, requires offsets areas at a 30:1 ratio.)
 - To clearly exclude the wetland and wetland buffer areas from final project footprint (on portion Rem29)
 - Reduce roads in and adjacent to the ecological corridor between Phase 1 and Phase 2 (while meeting the traffic requirements of intersections). This was done on request of environmental authority to maximise the width of the ecological corridor and reduce the edge effects.





Project description (Cont.)

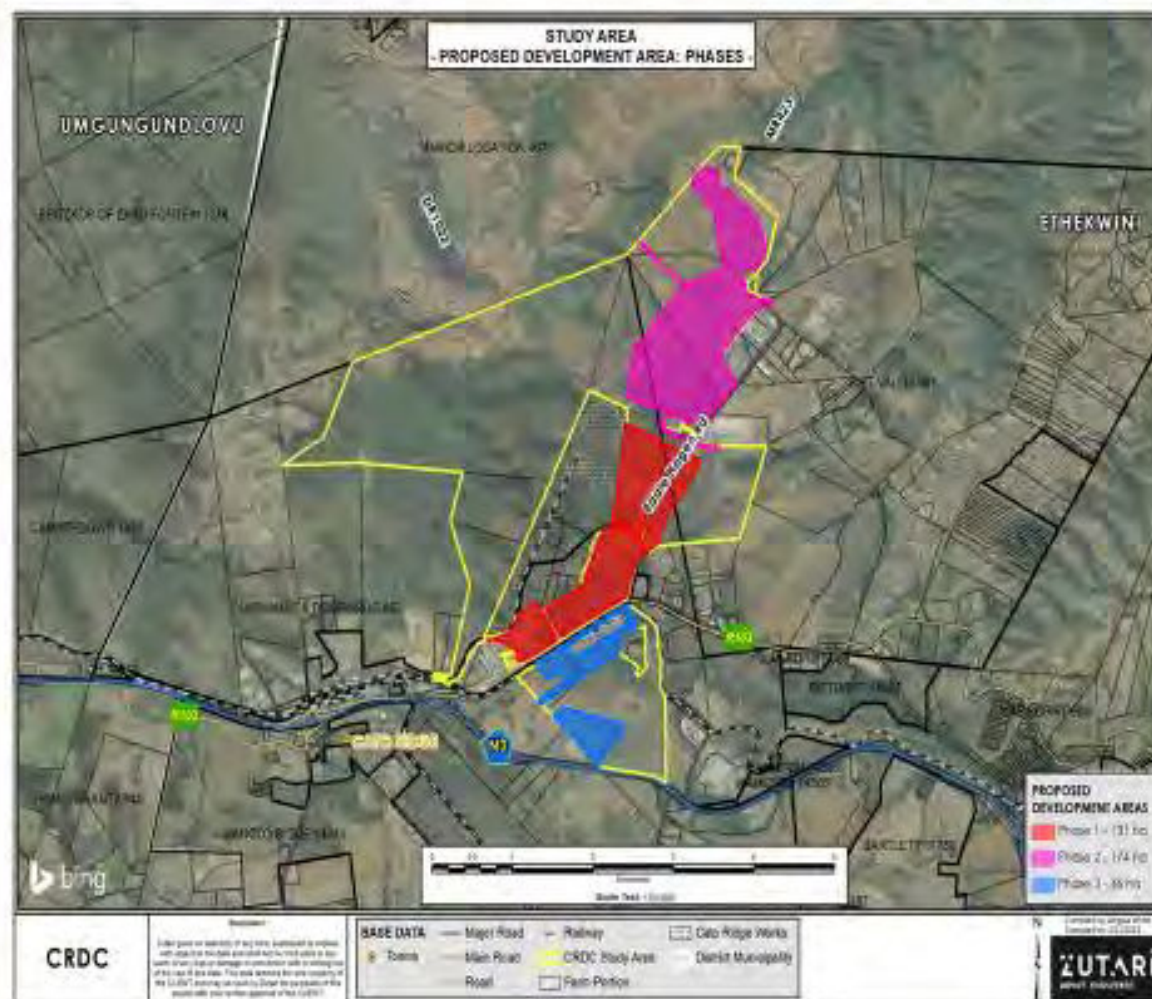
ZUTARI

The application for Environmental Authorisation (EA) **excludes** the following which must be decided. While excluded from this EIA application these facilities are needed for each phase but are the responsibility of others:

- **Phase 1 (131ha in 1-10 years):**
 - **Erf-specific infrastructure requirements:** including any additional bulk service connections not already authorised, are the responsibility of future end-users who purchase or lease land from CRDC (End users).
- **Phase 2 (174ha in 11-20 years):**
 - **38ML water reservoir:** facilitate water supply to the precinct and surrounds (eThekweni municipality).
 - **Hammarssdale WWTW:** upgrade from 9 ML to 42 ML (eThekweni Municipality).
 - **Bulk Trunk sewer (est. 10 years):** connecting Cato Ridge/ Harrison Flats to Hammarssdale WWTW responsibility of (eThekweni Municipality).
 - **R103:** upgrade the R103 from the N3 interchange to Eddie Hagen Drive with an additional lane in both directions. (Kwa-Zulu Natal (KZN) and or the Department of Transport (DOT)).
 - **KwaXimba Interchange:** connecting the N3 with R103 and Eddie Hagen distribution roads and access roads – by eThekweni Metro, KZN Department of Transport and SANRAL.
 - Erf-specific infrastructure requirements, including bulk service connections- are the responsibility of future end-users who purchase or lease land from CRDC (End users).
- **Phase 3 (46 ha in 21-25 years or sold upfront and developed alongside Phase 1):**
 - Erf-specific infrastructure requirements, including bulk service connections – are the responsibility of future end-users who purchase or lease land from CRDC (End users).

Project phasing (Concept)

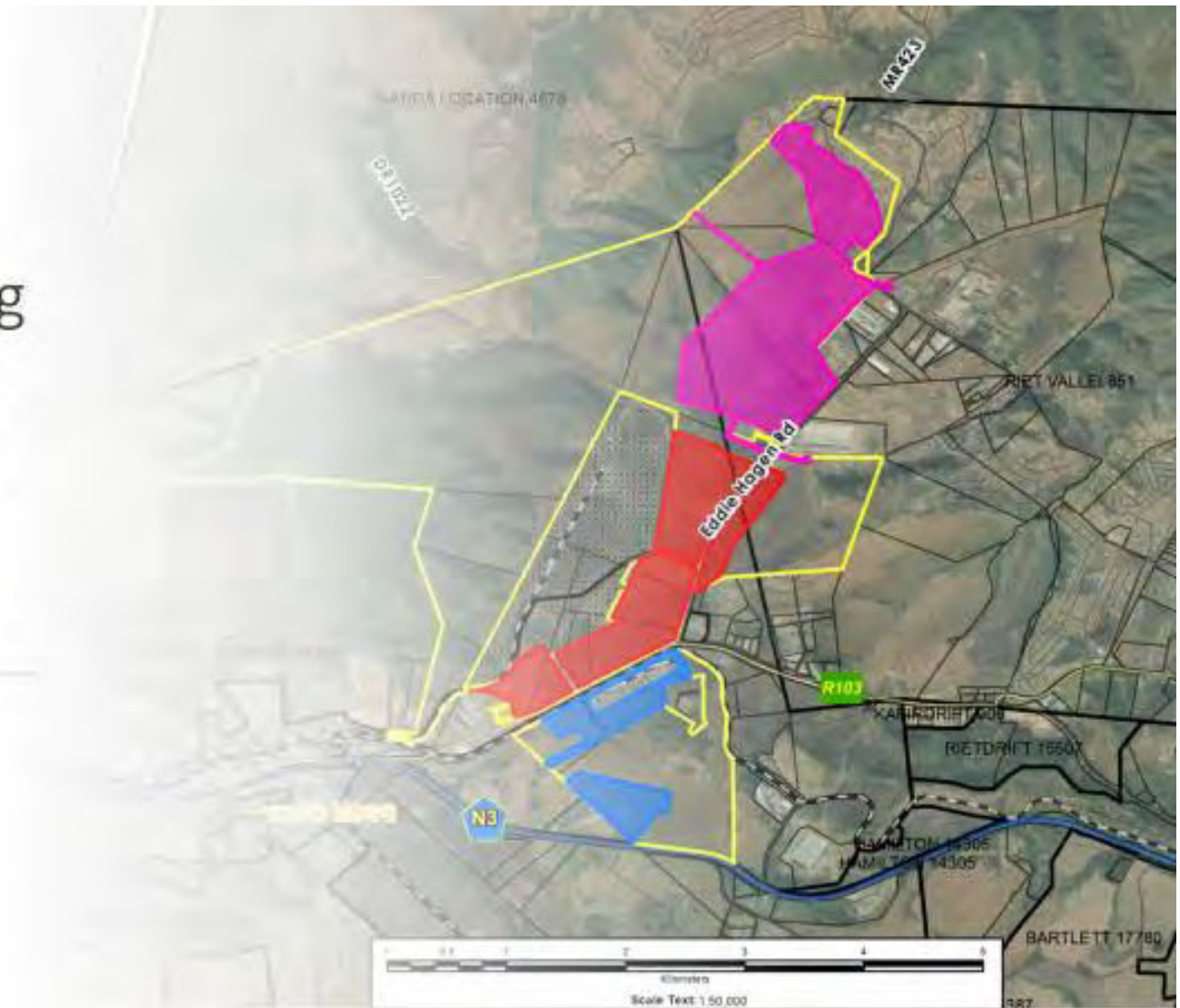
- The three phases of the Project will be unlocked over a period of 21-25 years, based on market demand, rollout of municipal bulk infrastructure and the level of interest of investors and future end users who will lease or purchase the land parcels.
- The Applicant wishes to provide flexibility and facilitate the uptake of industrial sites by adapting the phasing concept from a spatially defined concept (which was used for planning) to a non-spatially defined concept whereby Phase 1 no longer refers to a defined geographical area but rather the first 131ha of development which may be located anywhere within the 351ha footprint and is not limited to the "Phase 1" area identified in the layout map. The phases are as follows:
 - Phase 1: the first 131-ha 1 -10 years.
 - Phase 2: the second 174-ha 11 -20 years.
 - Phase 3: 46-ha in 21-25 years or sold to third-party developers during Phase 1.
- The development must be incrementally unlocked in terms of road and traffic interventions, regional sewerage capacity and Biodiversity Offsets.







Questions regarding PROJECT LAYOUT / DESCRIPTION / IMPLEMENTATION



Need & Desirability – Macroeconomic Perspective (1)

- The project carries significant potential social and economic impacts (as presented in the socioeconomic and macroeconomic assessments)
- The project aligns with a number of planning documents including, *inter alia*, the NIP (2050), the eThekweni IDP, Cato ridge LAP (2018), SDF, KZN PGDS, and draft eThekweni MSDF.
- 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. An application for recognition of this development, as a catalytic project, is underway.
- 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.
- The Project may have economic benefits at the provincial and national level (if leveraged correctly, i.e., Durban back of port and SIP 2 corridor).
- 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.

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Need & Desirability – Macroeconomic Perspective (2)

- 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 Land Development and Release Project assessed by the 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.
- 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 also contribute to opportunities to sustain economic growth and socio-economic development.

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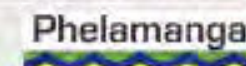
Need & Desirability – Macroeconomic Perspective (key indicators)



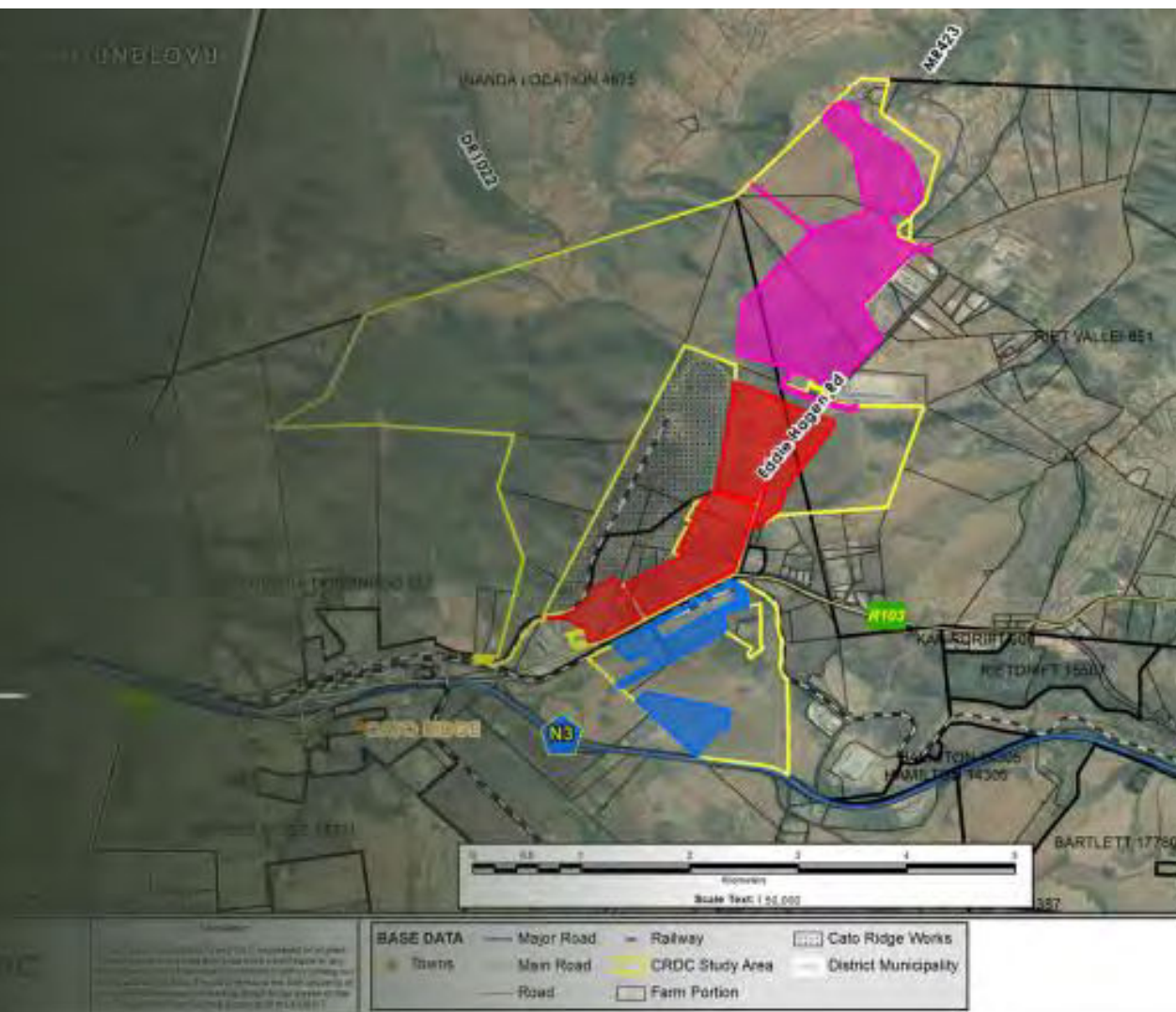
- Proposed development could have significant **Economic and Socio-Economic** impacts

- R9.8 billion capital investment over 25 years and a further R10.4 billion in the operations phase
- Stimulate more than 30,114 formal and informal employment opportunities in the construction phase valued at R2.7 billion.
- Stimulate more than R8.4 billion in additional GDP economy-wide during construction and 8 billion in the operations phase.
- Create and sustain 22,899 formal and informal employment opportunities in the operations phase valued R3 billion.
- On site jobs could represent up to 60% of jobs created.
- The project could also stimulate new enterprise development, increased fiscal taxation (R2.4 billion during construction and R2.2 billion during operations phase in annual taxation throughout the provincial economy, including R395 million in property taxes per annum) and 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.

Capital	Value
CAPEX	R 9,800,000,000
OPEX	R 10,400,000,000
Construction Phase contribution to GDP (Economy-Wide Once-Off)	R 8,400,000,000
Operation Phase contribution to GDP (Economy-Wide Sustained)	R 8,000,000,000
Tax Contribution during construction (VAT, Custom Duties, Excise Levies, Fuel Levies, Taxes on Production, Corporate Taxes, Personal Income Tax)	R 2,400,000,000
Tax Contribution during operation (VAT, Custom Duties, Excise Levies, Fuel Levies, Taxes on Production, Corporate Taxes, Personal Income Tax)	R 2,200,000,000
Employment	Value
Construction phase	
Total Formal and Informal Jobs	30 114
Formal Jobs Breakdown (Direct, Indirect, Induced)	
Low skilled	4370
Semi-Skilled	12 038
Skilled	4,792
Summary of Total Compensation of Jobs	R 2,700,000,000
Operation phase	
Total Formal and Informal Jobs	22 899
Formal Jobs Breakdown (Direct, Indirect, Induced)	
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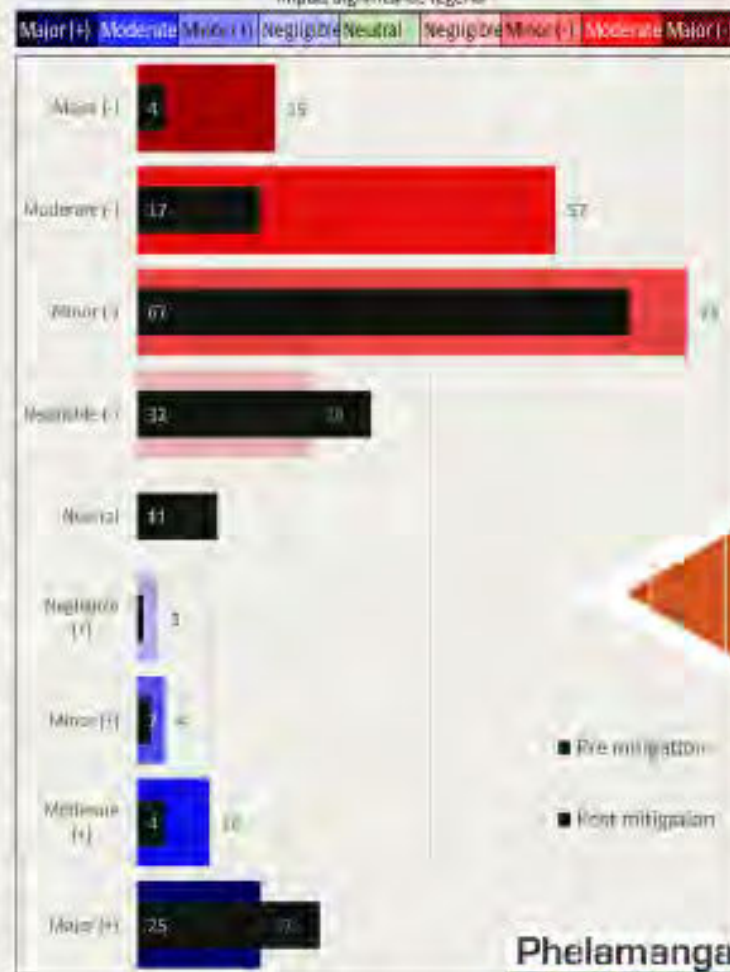
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Questions
regardingNEED AND
DESIRABILITY

Overview of the Environmental Impact Assessment

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Impact Significance legend



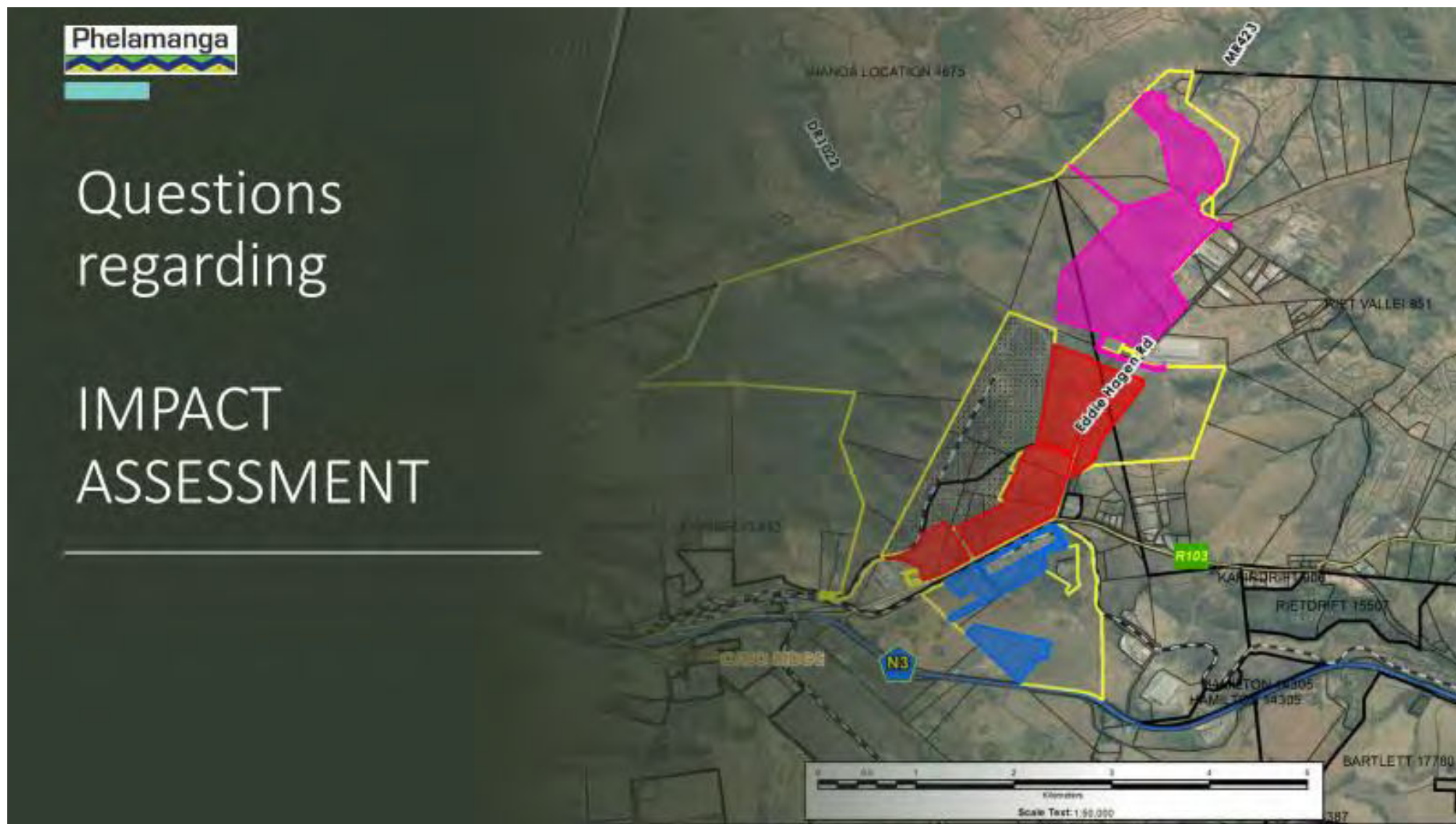
Number of specialist fields = 19

- Total impacts / risks assessed for the development option (including cumulative impacts) = 187
- The **4 Major (-)** post-mitigation all relate to the impact on vegetation. This serves to motivate the need for biodiversity offsets
- The **17 Moderate (-)** post-mitigation impacts relate to
 - Fauna - Loss of habitat and associated fauna
 - Fauna - Impacts on aquatic ecosystems: hydrology and water quality
 - Fauna - Light pollution (Fauna)
 - Fauna - Cumulative impacts on fauna resources in the Cato Ridge area
 - Agriculture - Deliberate compaction of soil where access roads will be constructed as well as areas directly next to access roads
 - Visual and landscape - Phase 3: Impact on landscape character and altering the sense of place in Phase 3. Further degradation of the rural character and cultural village sense of place through the large-scale expansion of industrial type infrastructure.
 - Visual and landscape - Phase 3: Impact on landscape character and altering the sense of place in Phase 3. The change in visual character from a 'wooded' unbuilt landscape to a built landscape.
 - Visual and landscape - Phase 3: Impact on potential sensitive visual receptors in Phase 3. The visibility and visual exposure from proposed development along the N3 Road.
 - Socioeconomic - Worker Health and safety
- The **25 Major (+)** post-mitigation impacts are all the socioeconomic benefits and include relating to Employment opportunities; Procurement of goods and services; Halting of illegal sand mining; Increased warehouse and logistics service capacity; Skills development and capacity building; Improved road infrastructure; Improved road connectivity and the Multiplier effect on the local economy

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Questions
regarding

IMPACT
ASSESSMENT



EIA Phase specialist studies/reports

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Specialists were provided the 353.3ha layout in November 2022 and asked to provide/revise their assessments/studies. Specialist assessment, unless otherwise stated, are thus based on a marginally larger footprint, as compared to the 351 ha footprint of the Project. The following list of studies included in the EIR:

• Original specialist reports (no revision required)

- **Geotech (Aurecon, 2020)***
- Floodline assessment (Aurecon, 2019)
- **Aviation obstacles (Zutari, 2022)***
- Air Quality (EnviroNgaka, 2022)

• Updated reports/addendums based on reduced footprints

- Wetland and Aquatic Ecology (Eco-Pulse, 2023)
- Fauna (Harvey Ecological, 2023)
- Vegetation (Styles, 2023)
- Biodiversity Offset Study (Eco-Pulse, 2023)
- Agricultural (TerraAfrica, 2023)
- Heritage (JLB Consulting, 2023)
- Landscape and visual (Create, 2023)
- Macro-economic (Demacon, 2023)
- Socio-economic (Zutari, 2023)
- Phase 1 Traffic Impact Assessment (DMA, 2023)

• Additional Reports since the scoping phase

- Geohydrology (Geomeasure Group, 2023)
- Hydropedology (GCS, 2023) (included for WULA)
- Hydrology (NatureStamp, 2023 (included for WULA)
- Green House Gas Emissions Inventory (Promethium Carbon, 2023)
- Climate Change Risk and Vulnerability (Promethium Carbon, 2023)

***These investigations assessed no impacts and found no impediments and are not discussed further in this presentation.**

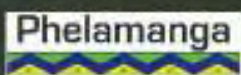
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Specialist assessments - WATER

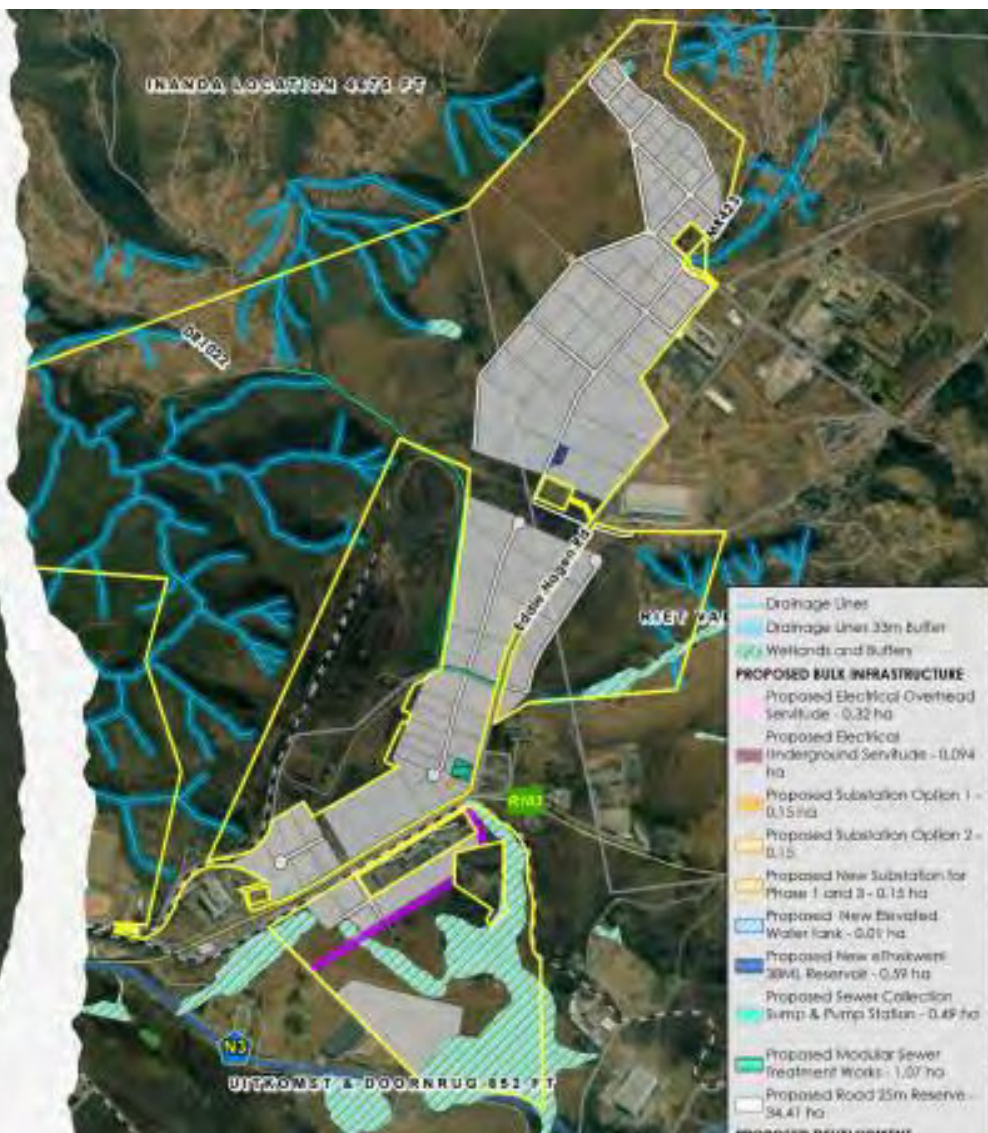
Floodline study – The objectives as follows:

- To indicate the extent of 1:100-year flood lines in the Cato Ridge area.
 - To avoid flooding of any existing and future infrastructure.
 - To document all assumptions and findings regarding the hydraulic modelling.
- **The project is situated on a high lying ground the current footprint does not intersect the 1:100-year flood lines.**
 - The Engineering study will consider the additional runoff generated from the hard surfaces (structures, roads, etc.) and appropriate stormwater controls, including 1:50 year stormwater attenuation ponds, are planned to attenuate stormwater and manage discharge points to prevent erosion and sedimentation and protect rivers.
 - **Geohydrology and hydrogeology** – also assessed hydrological impacts associated with groundwater and ground most of these impacts were Negligible (-). **The geohydrology study finds there is little risk to the geohydrological environment from this project, provided the mitigation measures are adhered to. The hydrogeology assessment does not find any grounds or identify high hydrogeological risks to not proceed with the development.**
 - **Hydrology study** – Assessed several impacts including increased runoff, water quality and found some maybe Moderate (-) but could all be reduced to Minor (-) with appropriate mitigations. **Provided the mitigation measures are effectively implemented and stormwater infrastructure maintained and managed, the hydrology specialist finds no grounds to withhold the environmental authorisation.**





Questions regarding WATER



Specialist assessments - LAND

Agricultural Impact Assessment will:

- Assess the agricultural potential of the area, the soil forms present in the development area to determine the agricultural potential, assess the key impacts of the revised project footprint and make recommendations regarding the management and mitigations, where appropriate.
- Agricultural impacts ranged from moderate (-) to Minor (-) pre-mitigation and all were reduced to Minor (-) to Negligible (-) with mitigation except one, namely – the deliberate compaction of soil where access roads will be constructed as well as areas directly next to access roads.
- **NOTE:** due to endangered KZNSS, cattle grazing will be excluded from all offset grassland areas (unless proven otherwise by a pilot study). The loss of grazing area is expected to have a moderate (-) impact from an agriculture perspective.
- **The Agriculture specialist concluded that the project is acceptable and will not affect any crop production activities and will affect largely land with medium and low agricultural sensitivity.**



Specialist assessments - LAND

Vegetation Impact Assessment

Map shows an overview of the vegetation types showing the extent and distribution of the main vegetation types (KZN Sandstone Sourveld (KZNSS) (Critically Endangered) / Dry Coast Hinterland Grassland (DCHG) / Eastern Valley Bushveld / Eastern Scarp Forest.

The project footprint will impact 349.8 ha of KZNSS which is a Major (-) impact which cannot be significantly mitigated and will. Thus, an estimated 2,693-hectare equivalent biodiversity offset area, as per the biodiversity offset study, must be secured to offset this impact. These offsets would be secured incrementally as the project proceeds.

The 390.2 ha of onsite offset areas are sufficient to allow 181.4ha ha of development (52% of the development footprint) the rest (1,300-hectare equivalents) would need to be secured from private or tribal landowners (starting in 10 years).

A 378 ha area of Eastern Valley bushveld will also be donated to the Metro as conservation area.

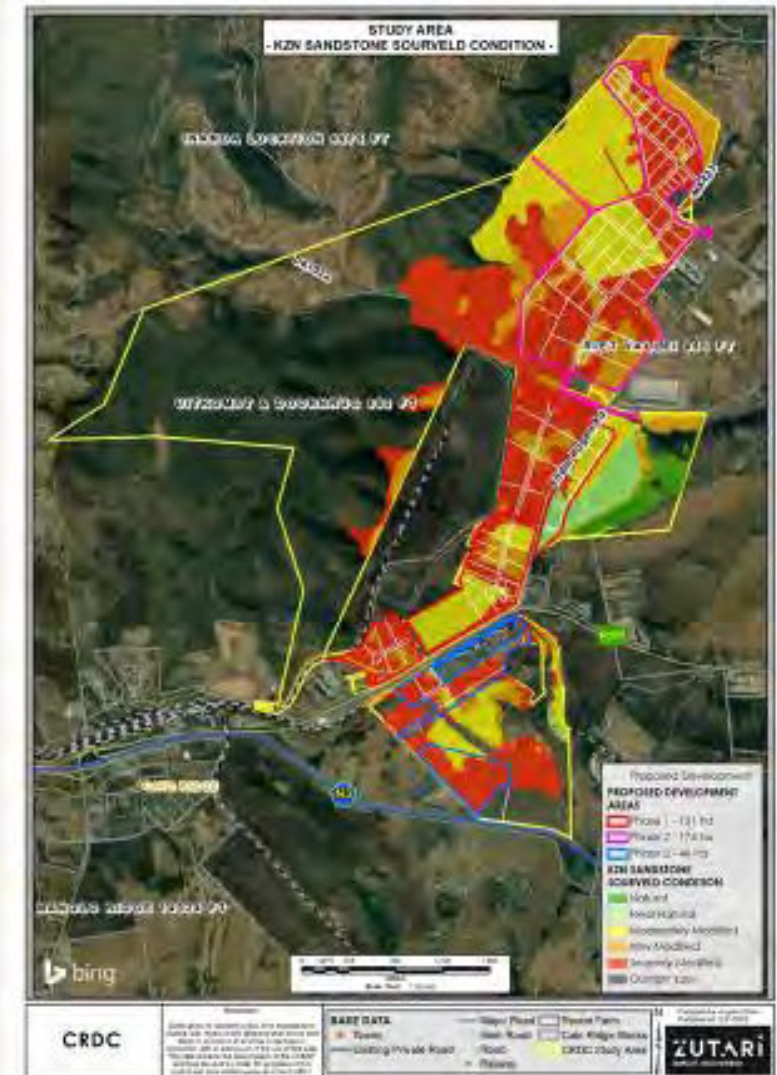
The acceptability of the project is conditional on agreement with authorities on biodiversity offsets, particularly KwaZulu-Natal Sandstone Sourveld, and ability to agree and establish effective, enforceable and permanent management of the grassland and natural vegetation which remains.



Specialist assessments - LAND

Biodiversity Offset Study and Management Plan

- Early pre-assessments highlighted the sensitivity of the site and the impact on KZNSS which would be impacted and would require biodiversity offsetting (i.e., securing and managing other areas of similar vegetation (both within and outside eThekweni) to allow development at this location.
- The extent of land to be secured for offsetting purposes will require more land than is disturbed (for the 351ha a proposed 2693-hectare equivalents are required) which is estimated to cost R145 million. 52% of the offset area have been identified on site and the remainder must be leased/bought from private or traditional landowners starting in 10 years.
- The process to reach agreement with authorities regarding the location and extent of offsets and the mechanism to achieve the objectives is described in detail in the biodiversity offset study. Once agreed, an offset management plan will need to be compiled.



Specialist assessments - LAND

Fauna Impact Assessment

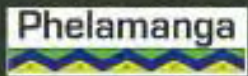
The study area is expected to support a diversity of fauna and a number of species of conservation concern, especially in the more undisturbed and intact areas connected to suitable habitats in the surrounding landscape.

Impact to fauna were mostly found to be Moderate (-) to Major (-) pre mitigation and Moderate (-) to minor (-) post-mitigation indicating the project will have a considerable impact on fauna resources of the site.

The Specialist concludes that the Project is considered acceptable from a faunal perspective given that:

- Most areas considered of high faunal value have been excluded from the revised proposed layout.
- The layout allows for the continued functionality and connectivity of ecosystems and ecological processes to continue (assuming appropriate management of the undeveloped areas).
- The developer has committed to substantial investment in appropriate management of the undeveloped areas for biodiversity, and to adequately offsetting both on and beyond the property to compensate for biodiversity losses.
- Several negative impacts are currently substantially reducing the biodiversity value of the property. Left unhindered this will continue. Permitting partial development in return for investment in halting these impacts and improving the management of the area will be of value for the biodiversity value of the site and broader region.





Questions regarding LAND



Specialist assessments - ATMOSPHERE

Air Quality Impact Assessment

In general, it is "unlikely" that light industry, warehousing and logistics land use will impact negatively on the surrounding communities and that it is "likely" that the ambient air quality standards could be met over sensitive receptors. However, certain key issues must be considered in the planning of future land uses.

Air quality impacts ranged from negligible (-) to Moderate (-) pre-mitigation but were all reduced to Negligible to Minor (-) post mitigation.

Specialist concludes: "It is "unlikely" that light industry, general industry, warehousing and logistics land uses will impact negatively on the surrounding communities and that it is "likely" that the ambient air quality standards could still be met over those sensitive receptors." Air quality specialist



Specialist assessments - ATMOSPHERE

Green House Gas (GHG) Emission inventory

- The scope of the study is to calculate the GHG emissions associated with the new development. This activity includes identifying sources of emissions and calculating GHG emissions associated with land clearance, energy consumption and project processes. The GHG emission calculation will be done using the methodologies and GHG emission factors set out in the 2006 IPCC Guidelines for National Greenhouse Gas Inventories, WBCSD (World Business Council for Sustainable Development) and WRI (World Resources Institute) 's GHG Protocol Corporate Accounting and Reporting Standard and South Africa's Mandatory GHG Reporting Requirements. The study will Calculate the carbon footprint of the project for the construction and operations phase.
- The GHG Emissions inventory found the impact of the project on Climate change would be Major (-) reducing to Minor (-) with mitigations.
- **It is the specialist's opinion that, from the perspective of the project impacts on or contribution to climate change, the project it should be granted environmental authorization.**

Climate Change Risk and Vulnerability

- The Cato Ridge Project may face potential climate change risks in the future and adaptation strategies and measures to minimize the adverse impacts of climate change on the project and the surrounding communities and environment will be required. These include (1) risk associated with increased Air temperature, (2) Risks associated with increased Rainfall changes and intermittent / flooding, (3) Risks associated with increased tropical cyclones and storms, (3) Risks associated with increased damaging winds and (4) Risks associated with increased water stress and drought. Flooding is identified as the most significant of these risk factors.
- **The study does not identify any fatal flaws for the project from a climate change risk and vulnerability perspective, provided the recommendations and adaptation measures are considered.**

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Questions
regarding

ATMOSPHERE



Specialist assessments – People and economy

Heritage Impact Assessment and Palaeontological Assessment

- Several heritage sites are present in this area including the remains of the farmstead complexes and several of the remains of structures are older than 60 years. Several graves have been identified in the study area but none affected by the prevised project layout. Where required permits will be obtained for the destruction of old ruins, where needed.
- Impacts are mostly Minor (-) with 2x Moderate (-) pre-mitigation and all are reduced to Minor (-) post mitigation.
- Palaeontology - the study found that it is extremely unlikely that any fossils would be preserved in the Natal Group reworked sediments that underlie the area north of the N3 highway as these sediments do not preserve fossils. In addition, there are no records from the Dwyka Group of plant or animal fossils in this region hence it is very unlikely that fossils occur on the site.
- It is the opinion of the specialist that the proposed activity be authorised as long as the mitigation measures provided are adhered to and implemented.



Figure 18: Farmstead 1: Remains of structures



Figure 19: Farmstead 1: Remains of structure



Specialist assessments – People and economy

Traffic Impact Assessment

A Traffic Impact Assessment has been undertaken and the findings are summarised below.

Current traffic volumes on the road network are relatively low with spare capacity available, so the development could make a start with no initial interventions. The predicted traffic generation of the proposed development will be high, due to its size, but this has been reduced considerably since the layout that was initially considered. Rail as a mode for transporting freight has the potential to reduce the dependency on road-based transport. The intention for this project is to utilise the existing Durban to Johannesburg railway line which passes through Cato Ridge.

A number of traffic interventions will be required to provide sufficient capacity as the project is developed and these will be implemented incrementally. The details are discussed in the next slide.

The Traffic study identified several traffic impacts range from Minor (-) to Moderate (-) pre-mitigation and can be reduced to Minor (-) or even Minor (+) with proposed mitigations.

The Specialist concludes that from a traffic impact view point the proposed development can be allowed to proceed, provided the various mitigation measures identified in the report are timeously implemented.



Specialist assessments – People and economy

Traffic Impact Assessment

Between the initial start of developing the first few sites and full development, there is an opportunity to phase in the required infrastructure to match the take-up of the development. The potential sequence of events is listed below:

- At 80 ha of development (i.e. 60% of Phase 1) the following traffic interventions may be needed:
 - Intervention 1 - The signalling of the N3 Cato Ridge Interchange.
 - Intervention 2 - Upgrading the Eddie Hagen Drive south with additional lanes in each direction from the R103 to the Eddie Hagen/Assmang Intersection, including the upgrade and signalisation of the Eddie Hagen/R103 Intersection
- At 160 ha of development the following traffic interventions may be needed
 - Intervention 3 - Upgrading the Eddie Hagen Drive north with additional lanes in each direction from Eddie Hagen/Assmang Intersection to the Eddie Hagen/Drakensberg Intersection
 - Intervention 4 – Interventions on the N3 as one of two options:
 - Option 1 – Construction of the Kwa-Ximba Interchange (either in its entirety or potentially in a phased manner). The development of the full Kwa-Ximba interchange would unlock the full 351 hectare development, or
 - Option 2 – If the Kwa-Ximba interchange is delayed or absent, further investigations into the upgrading of the N3 Cato Ridge and N3 Hammarsdale interchanges (including new ramps, roads etc) would be required. This would also include potential upgrades to large sections of the R103 and further upgrades to the Eddie Hagen Drive as well, but further investigations are required on this. Based on these investigations, a determination can be made as to the extent of the developable area that can be unlocked with Option 2.



Specialist assessments – People and economy

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Landscape and Visual Impact Assessment - The Project is defined as a Category 4 development, which includes light industry (incl. Warehousing, distribution, and logistics). Areas of low to medium scenic quality and medium-high cultural, or historical significance. Thus, a Minor (-) to Moderate (-) visual impact is expected, with potential intrusion on views from rural areas which may lead to a change in the scenic resources and visual character of the area.

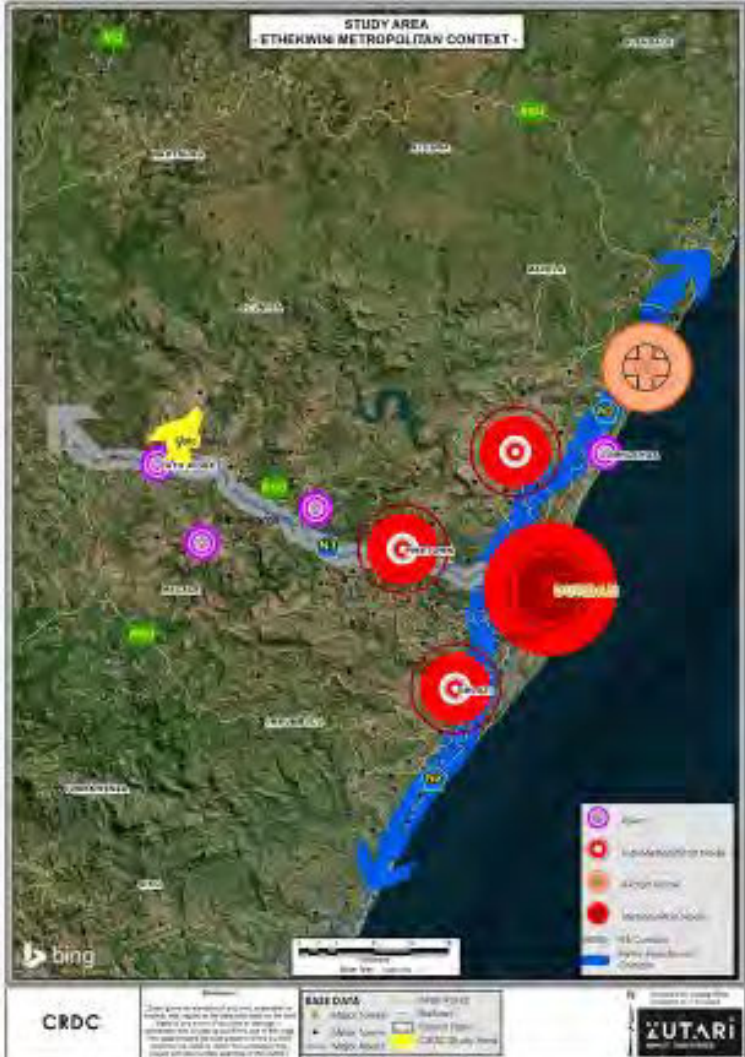
The visual impact assessment assessed a total of 30 direct and cumulative impacts. Impact ranged from Minor (-) to Moderate (-) pre-mitigation and were reduced to mostly Minor (-) after mitigation with the expectation of 3 impact that remained of Moderate (-) significance and one impact of Moderate (+) significance. The post mitigation Moderate (-) visual impacts were all linked with Phase 3 area in the operational phase as follows:

- Impact on landscape character and altering the sense of place in Phase 3 - Further degradation of the rural character and cultural village sense of place through the large-scale expansion of industrial type infrastructure.
- Impact on landscape character and altering the sense of place in Phase 3 - The change in visual character from a 'wooded' unbuilt landscape to a built landscape.
- Impact on potential sensitive visual receptors in Phase 3 - The visibility and visual exposure from proposed development along the N3 Road.
- With the implementation of the proposed landscape and visual mitigation measures, the overall visual impact for the Study Area will be Minor (-) to Moderate (-) and from a visual perspective is not fatally flawed. This is largely a result of:
 - The relatively small visual envelope (natural topography restricts most of the views)
 - Most receptors will be in transit and will only have brief views towards the proposed development/s;
 - There are already existing developments of similar nature within the Study Area; and
 - Depending on the viewing location, some views will potentially remain unchanged as existing infrastructure will obscure views towards new developments.
- Based on the outcomes of the visual assessment and assuming the mitigations measures, and recommendation are adequately implemented, the specialist finds no visual impediment to the application for environmental authorisation.



Macroeconomic Study

- The Macroeconomic assessment was discussed in detail in the needs a desirability section above.
- The Macroeconomic assessment identified and assessed 9 macroeconomic impacts as follows: 1x Moderate (-), 3x Minor (-), 1x Major (+), 3x Moderate (+) and 1x Minor (+). The Macroeconomic assessment did not provide any mitigation measures. These impacts are all pre-mitigation. Mitigations for the key socioeconomic aspects are dealt with under the socioeconomic assessment to follow.
- 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. The socio-economic context within which the proposed development will be constructed can be afforded a range of benefits as a result of increased access to job opportunities and the prospects of further sustained economic growth. External factors such as a reduction of accidents, a reduction in emissions, life expectancy increase, the increased value of time and limiting congestion further contribute to the overall welfare society could enjoy as a result of the project.
- 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.



Specialist assessments – People and economy

Socioeconomic Impact Assessment - The Outer West Municipal Planning Region (OWMPR) shares an urban and rural landscape with a wide range of settlement types, from formal urban to rural settlements. There are limited levels of economic development activities in the area in relation to the existing population, resulting in travel out of the region to access economic opportunities. The rural population is characterised by high unemployment levels, which are related to low skills, literacy and numeracy levels resulting in few employment opportunities.

The socioeconomic assessment identified and assessed a total of 40 direct and cumulative impacts, both positive and negative, as detailed below:

Negative impacts: 14 Negative impacts were identified assessed and included 7x Moderate (-) to 7x Major (-) impacts pre-mitigation. The impacted significance rating post mitigation were reduced to 5x Moderate and 7x Minor (-) impacts as well as 1x Moderate (+) and 1x Major (+) impact post-mitigation.

NB: Cattle grazing in the biodiversity offset areas (onsite and offsite) will not be permitted due to the potential impact. The Applicant has appealed to the EDTEA to allow them to undertake a research/pilot study to demonstrate if grazing in these areas can be permitted.

The implementation of the proposed development, including other key developments in the area, would result in several economic benefits for local communities through direct and multiplier effects stimulated by wage bills, local and regional procurement spending, and investment into local economic development (LED) and skills development. The Social Impact Assessment finds that the proposed mitigation measures would reduce the significance of the negative impacts to acceptable levels, while positive impacts will on average be significantly enhanced to maximise benefits to surrounding communities.

Social specialist concludes: from a Social perspective, the proposed land release project should be authorised since the no-go alternative would continue to negatively impact CRDC-owned lands and the implementation of the proposed land release project is also expected to have a number of positive socio-economic impacts.

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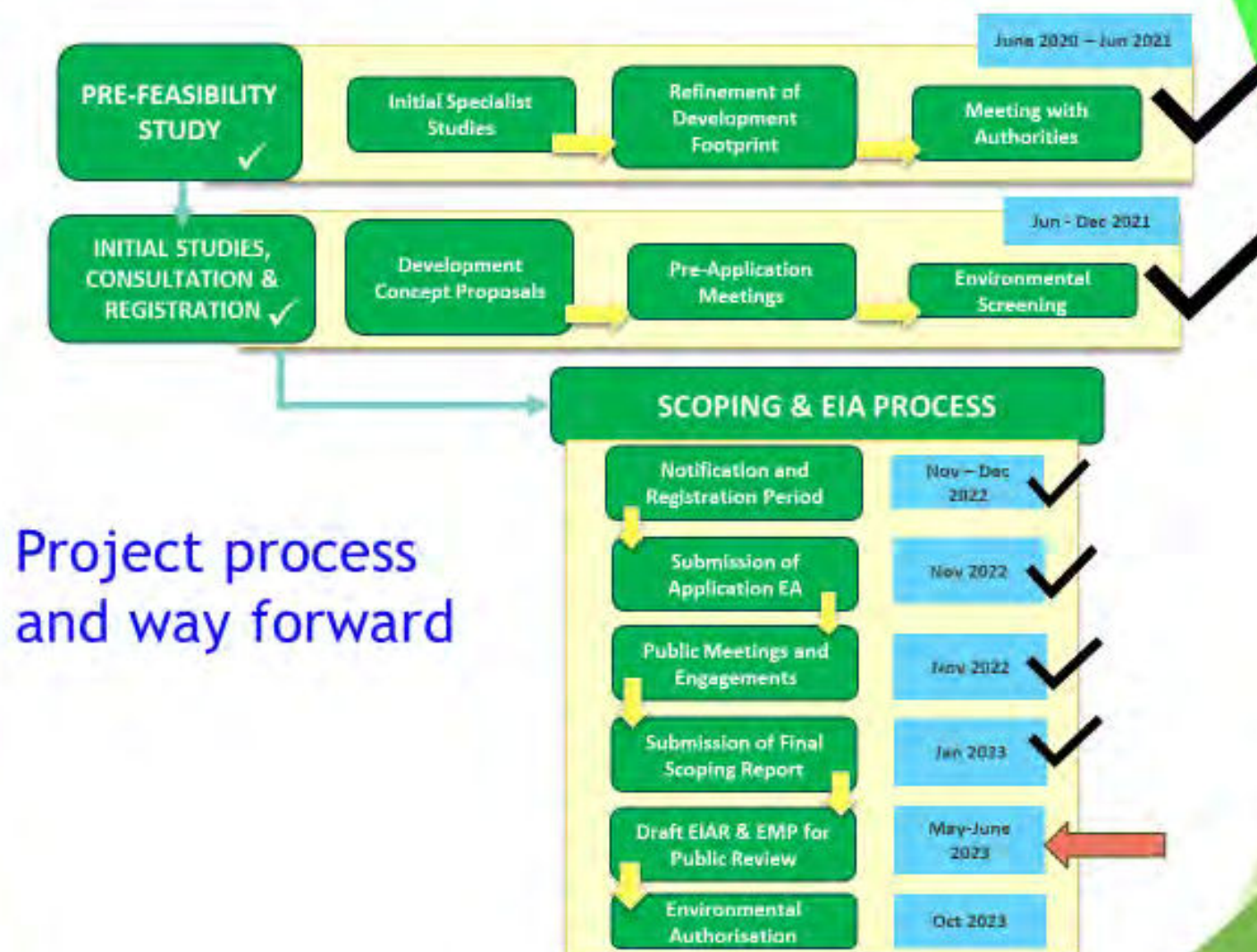


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Questions
regarding

PEOPLE AND
ECONOMY

Capital	Value
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Summary of Total Compensation of Jobs	R 3,000,000,000



Project process and way forward

PUBLIC PARTICIPATION ACTIVITY	DATE
Public Review Draft EIA Report (30 days)	15 May to 14 June 2023
Public Meeting - Draft EIA Report • Morning: KwaXimba Community Hall, eThekweni Sizakala Centre. • Afternoon: Cato Ridge Golf Course	27 May 2023
Submission of final EIR to EDTEA	28 June 2023
EDTEA Decision making period (107 days)	16 October 2023
Decision notification to registered I&APs	30 October 2023
Decision Appeal period	20 November 2023



Project process and way forward

- ▶ Commenting period: Draft Environmental Impact Assessment
- ▶ 15 May to 14 June 2023
- ▶ Documents can be found online at: www.zutari.com/cato-ridge
- ▶ Hardcopies can be viewed at:
 - ▶ Cato Ridge Golf Course, Chamberlain Street, Cato Ridge
 - ▶ KwaXimba Community Hall at the eThekweni Sizakala Centre, Mr423 Rd, Msunduzi, Ximba.
- ▶ Written comment must reach Rose Owen by **14 June 2023**
 - ▶ email: rose@phelamanga.co.za
 - ▶ Tel / Cell / WhatsApp: 071 457 3288
 - ▶ Post: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610,
 - ▶ E-mail: rose@phelamanga.co.za



Closure



6.3. Written Comments received

Cato Ridge land development and release project, eThekweni Municipality

Letter

IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999) AND SECTION 41(8) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (ACT 05 OF 2018)

Attention: Zutari (Pty) Ltd

The Cato Ridge Development Company Ltd ("CRDC") (a wholly owned subsidiary of Assmang (Pty) Limited, proposes to develop and release 350 hectares of land across three phases within a study area in the Cato Ridge area. The intention is to develop and make land available for a combination of logistics and warehousing land uses for future end users. In order to service the development, various bulk service infrastructure installations and upgrades will be required. Required services will form part of the project scope, and will relate to sanitation, water, electrical and stormwater infrastructure.

Amongst other things, the following was discussed:

- The committee noted that an HIA was submitted, the committee required a Phase II Architectural Assessment for the building structures on site.
- It was also noted that the development footprint would not impact on the graves identified and a 10m buffer has been set around the graves.

FURTHER REQUIREMENT

- The applicant was required to submit a Phase II Architectural Assessment

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully



Nokubonga Dlamini
Heritage Officer

KwaZulu-Natal Amafa and Research Institute



Mxolisi Dlamuka
Head of Secretariat and Administration
KwaZulu-Natal Amafa and Research Institute

ADMIN:

Direct URL to case: <https://sahris.sahra.org.za/node/615734>

Patrick Killick

From: Samantha Naicker <NaickeSa@eskom.co.za>
Sent: 24 May 2023 09:10
To: Patrick Killick
Cc: Rose Owen
Subject: RE: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report
Attachments: ESKOM REQUIREMENTS FOR DEVELOPMENTS.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Good morning Patrick,

My apologies, please find attached requirements.

From: Patrick Killick <Patrick.Killick@zutari.com>
Sent: Wednesday, 24 May 2023 09:08
To: Samantha Naicker <NaickeSa@eskom.co.za>
Cc: Rose Owen <rose@phelamanga.co.za>
Subject: [CAUTION:EXTERNAL EMAIL] RE: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Dear Samantyha,

We are working to provide you with a digital layout in your email you refer to "Eskom Application Requirements" and the "stipulated formats" for digital layouts but neither was enclosed with your email, only the EIA notification letter (you may have mixed up the files). Would you kindly resend this information so we may assist with your request?

Thank you,

Patrick Killick (EAPASA certified)

SENIOR CONSULTANT, ENVIRONMENT AND PLANNING | ZUTARI

E Patrick.Killick@zutari.com W zutari.com

From: Samantha Naicker <NaickeSa@eskom.co.za>
Sent: Tuesday, May 23, 2023 1:32 PM
To: Zutari Office George <George@zutari.com>; Patrick Killick <Patrick.Killick@zutari.com>
Cc: Rose Owen <rose@phelamanga.co.za>
Subject: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Good day,

Please review the enclosed Eskom Application Requirements and kindly provide this office with the requested information including the digital layout plans in either of the stipulated formats ?

Once we receive the information , we will proceed to investigate and provide you with the required comments.

Regards,
Samantha Naicker
Land & Rights Officer (ST 1569)
Asset Creation : Land Development
KZN Operating Unit
Tel: 031-710 5183
Fax: 086 592 3232
Cell: 072 957 1007

Disclaimer

NB: This Email and its contents are subject to the Eskom Holdings SOC Ltd EMAIL LEGAL NOTICE which can be viewed at <https://www.eskom.co.za/about-eskom/email-legal-spam-disclaimer/>

From: Simangele Hlongwane <HlongwSP@eskom.co.za>
Sent: Tuesday, 23 May 2023 08:38
To: Siyabonga Nsele <NseleSi@eskom.co.za>
Cc: KZNOU-L&R <KZNOU-LandR@eskom.co.za>
Subject: FW: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Good morning Siya

Yesterday I was called into this meeting regarding the plans by Catoridge development company. This is their overall development scope they sent to customer service. I asked Dhenay to send to us as in the letter there is a request for comments by the 14th of June. Kindly see attached and may you assist.

Warm regards
Simangele Hlongwane

From: Dhenay Pillay <PillayDe@eskom.co.za>
Sent: Monday, 22 May 2023 15:58
To: Simangele Hlongwane <HlongwSP@eskom.co.za>; Siyabonga Nsele <NseleSi@eskom.co.za>
Subject: FW: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Hi

As discussed at today's meeting, just ensuring that you have received this email, that's for your action.

Regards
Dhenay

From: Dhenay Pillay
Sent: Monday, 15 May 2023 08:46
To: Leeshen Pather <PatherL@eskom.co.za>; Arushen Govender <GovendAh@eskom.co.za>; Fundisiwe Molefi <MtoloFL@eskom.co.za>; Nomkhosi Gumede <GumedeN@eskom.co.za>; Ed Bunge <BungeEL@eskom.co.za>; Preshnee Chetty <ChettyPs@eskom.co.za>
Subject: FW: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

FYI

From: Patrick Killick <Patrick.Killick@zutari.com>

Sent: Monday, 15 May 2023 08:26

To: Patrick Killick <Patrick.Killick@zutari.com>

Subject: [CAUTION:EXTERNAL EMAIL] Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Dear I&APs, stakeholders and Commenting Authorities.

Please refer to the attached letter for added detail.

The Environmental Impact Assessment (EIA) process for the proposed Cato Ridge land development and release project on landholdings in Cato Ridge, eThekweni Municipality, KwaZulu-Natal has reference. The Cato Ridge area is envisaged as the next industrial complex and logistic node for the eThekweni region, in response to the increasing demand for industrial land and to provide logistics support to the Port of Durban. The Cato Ridge Development Company (CRDC), a wholly owned subsidiary of Assmang Limited, proposes the rezoning and subdivision of its land north of the N3 highway in Cato Ridge in three phases over 25 years for the development of a light industrial, logistics, commercial, warehousing and distribution precinct (Refer to the proposed layout appended to the attached notification).

You are hereby notified of the availability of the Draft Environmental Impact Report (EIR) for review and comment. The report will be available for review from 15 May to 14 June 2023:

- Access online here: www.zutari.com/cato-ridge
- Hardcopies viewed at:
 - Cato Ridge Golf Course, Chamberlain Street, Cato Ridge
 - KwaXimba Community Hall at the eThekweni Sizakala Centre, Mr423 Rd, Msunduzi, Ximba.

Comments must be submitted by 14 June 2023 in writing to:

ROSE OWEN, Public Participation Facilitator, Phelamanga

- Tel / Cell / WhatsApp: 071 457 3288
- Post: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610,
- E-mail: rose@phelamanga.co.za

A public open house meeting will take place on Saturday 27 May 2023. A morning session will be held at the KwaXimba Community Hall at the eThekweni Sizakala Centre from 9 am to 12 noon with a presentation at 9 am and an afternoon session will be held at the Cato Ridge Golf Course, Chamberlain Lane from 2 to 5 pm with a presentation at 2 pm. You are invited for the presentation and/or afterwards to raise queries or lodge comments regarding the project and EIA.

Please forward this email to anyone that may be interested or impacted by the project and may wish to comment or register as an I&AP. Interested persons may send their name and contact details (email or postal address) to Rose Owen (details above).

Sincerely,

Patrick Killick (EAPASA certified)

SENIOR CONSULTANT, ENVIRONMENT AND PLANNING | ZUTARI

E Patrick.Killick@zutari.com W zutari.com

1. Compile an Application letter addressed to Eskom Lands & Rights Manager Mr. SS Nsele on email (KZNOU-L&R@eskom.co.za) that outlines the proposal & includes the following information:

Full name of applicant:

Applicant's address:

Telephone: (code) (number)/Cellular Number

Full Property Description as per Title Deed

Registration Division:

Farm or Agricultural Holding:

Name:

Farm Number: Portion:

Name of Township:

Erf Number:

2. Please provide the following information

DETAILED SURVEY PLAN on reasonable scale in a digital file format ((KML, KMZ, DXF or DGN) correctly projected in WG indicating:

- Co-ordinates, in the format of degrees, minutes and one decimal of a second/Y, X co-ordinates indicating the position of the **proposed development and existing infrastructure**.
- The dimensions of the structure or object e.g. height, length, and width, as well as any other accessories such as storm water pipes etc.
- Cross sections of buildings with the dimensions accurate to 0,1 metres indicating cut/fill and final finished level.
- The distance from the nearest power line structure, distances relative to the centre line of the power line,
- Positions and heights of proposed stockpiles,
- North arrow.
- Relevant SG Diagrams

N.B. Architectural plans will not be accepted.

KZN Operating Unit

Land Development Department

25 Valley View Road New Germany

PO Box 66 New Germany 3620 SA

Tel +27 31 710 5111 Fax +27 31 710 5146 www.eskom.co.za

Eskom Holdings SOC Ltd Reg No 2002/015527/30

Patrick Killick

Subject: FW: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

From: peter.edmonds@sharelist.co.za <peter.edmonds@sharelist.co.za>

Sent: Tuesday, June 6, 2023 9:19 AM

To: Patrick Killick <Patrick.Killick@zutari.com>; Rose Owen <rose@phelamanga.co.za>

Cc: Matt Hayter <matt@upsideproperties.co.za>; Rob McNerney <rob@sharelist.co.za>

Subject: RE: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Zutari & Phelamanga
Richard Killick & Rose Owen

Good afternoon Patrick and Rose,

Please forgive my delayed response to our discussion at the public meeting held at Cato Ridge Club on 27 May 2023

I would like to say thank you for your Very IN DEPTH presentation where all aspects of the EIR for the development and release of land in Cato Ridge (north of the N3) are being put together. This project is very essential to businesses, to the local community that will benefit from such a development and the businesses that will create employment, all along the N3 corridor. The immense pressure that it will release from the N3 to Durban and the congestion already in Durban with the trucking companies forced to go all the way to the congested harbour. The opportunity for fledgling businesses in the Hammarsdale – Cato Ridge area. There are just no negatives. Business is always the driver of employment and therefore upliftment of the community at large. The biggest single problem will be to get it to the market with suitable bulk infrastructure IE: The N3 KwaXimba Interchange and the DOT surrounding roads.

It seems there has been a lot of land that has been made unavailable as a result of the DMOSS. This is disappointing. Let us hope that common sense prevails with the municipality in reducing the swop out ratio down from 1:30 to 1:8 or even 1:7 as seems possible.

Also I am concerned that the WULA process is needing to be run at tandem. This does not make sense to the IA&P's as most are already over committed. To run 2 separate events to satisfy some expensive process/legislation is going to cause more unnecessary commitments when both public meetings could be held at the same time and place. I cant see myself attending both, even though both are essential.

I hope the my response is not to late.

PS: Well done on the very informative event and all the investigation to make it so valuable.

Please also Note that Rob McNerney had sent his apologies as he was in hospital that day and therefore was unable to attend.

Kind Regards
Peter

Peter Edmonds

082 574 8801



Commercial & Industrial Property Brokers

Patrick Killick

Subject: FW: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

From: Matthew Hayter <matt@upsideproperties.co.za>

Sent: Thursday, June 8, 2023 9:51 AM

To: Patrick Killick <Patrick.Killick@zutari.com>; Rose Owen <rose@phelamanga.co.za>

Cc: Rob McInerney <rob@sharelist.co.za>; peter.edmonds@sharelist.co.za; Loy de Jager <loy@upsideproperties.co.za>

Subject: Re: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - Comment period for the Draft Environmental Impact Report

Dear Patrick and Rose,

We would like to express our sincere gratitude for granting us the opportunity listen to the presentation of the latest updates on the Environmental Impact Report (EIR) pertaining to the release of land owned by Asmang in Cato Ridge. We highly appreciate the time you dedicated to this meeting, and we found it to be an exceptionally informative session. It is with great enthusiasm that we declare our full support for the project, as we firmly believe it holds significant potential for unlocking numerous opportunities in the region.

The release of this land is expected to bring about a range of benefits, including job creation, economic growth, alleviating congestion at the Durban Port, and curbing the degradation caused by illegal grazing, sand mining, and unlawful settlements. By actively participating in the development process, we are eager to contribute to the realization of this project and witness the immense advantages it will bring to all stakeholders involved.

Thank you once again for your time and consideration.

Best regards,



COMMERCIAL & INDUSTRIAL

Matthew Hayter

Director

M: [082 569 1765](tel:0825691765)

E: matt@upsideproperties.co.za

www.upsideproperties.co.za

Miss Rose Owen
Public Participation Facilitator
Phelamanga
8 Kilkenny
18 Mill Road
HILLCREST
3610

Date:
08th June 2023

Enquiries: Samantha Naicker

Tel +27 31 710 5183

Your Ref : DM/0006/2023: KZN/EIA/000
Our Ref : ER_INV_244/2023

Dear Miss Owen

ESKOM DISTRIBUTION COMMENTS:
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROPOSED CATO RIDGE
LAND RELEASE AND DEVELOPMENT PROJECT, ETHEKWINI METROPOLITAN
MUNICIPALITY, KWAZULU-NATAL (EDTEA REF: DM/0006/2023: KZN/EIA/000)

With reference to your emailed application and accompanying plans dated 05th June 2023, we confirm that an investigation has been carried out with regard to the supply of electricity, as well as any encroachment into Eskom's Servitudes, in respect to the application as set out above.

The below listed Infrastructure Lines are the only Eskom assets showing to exist on our system which traverses the areas shown the KMZ Application Files "Proposed_Electrical_Areas" & "Proposed_Electrical_Lines".

- Trelawney NB29 11-kV Underground Cable
- Trelawney NB32 11-kV Overhead Lines & Underground Cables
- Feralloys/Georgedale 1 132-kV Line
- Feralloys/Georgedale 2 132-kV Line
- Abattoir/Georgedale 1 132-kV Line
- Abattoir/Trelawney 1 132-kV Line (D/C)
- Trelawney 132kV Substation
- Abattoir NB115 11-kV Overhead Line
- Abattoir/Georgedale 1 132-kV Line
- Abattoir/Trelawney 1 132-kV Line (D/C)
- Feralloys 132-kV Substation

KZN Operating Unit

Land Development Department
25 Valley View Road New Germany
PO Box 66 New Germany 3620 SA
Tel +27 31 710 5111 Fax +27 31 710 5146 www.eskom.co.za

- Abattoir 132-kV Substation

Refer to the attached diagram ER_INV_244/2023.

Please contact Miss Lungile Motsisi for comments with respect to the Transmission Powerline: -

Lungile.Motsisi@eskom.co.za/ 011 800 5734; 083 589 9165

The following Eskom Distribution Regulations shall apply:

Building Restrictions for a 11-kV Overhead Power Lines

No building or structures may be erected or installed above or below the surface of the ground, neither may any material which might endanger the safety of this power line be placed within 12 (twelve) metres from the center line of this power line, on either side (overall servitude width 24 metres).

Building Restrictions for a 11-kV Underground Cables

No excavations may be effected within 1.5 metres from any of its underground electric cables. Therefore, keeping servitude areas for underground cables at a minimum 3.00 metres wide.

Changes in ground level may not infringe statutory depth levels at which Eskom underground cables are laid.

After any changes in ground level, the surface shall be rehabilitated and stabilised so as to prevent erosion.

The measures taken shall be to Eskom's requirements.

Building Restrictions for a 132-kV Overhead Power Lines

No building or structures may be erected or installed above or below the surface of the ground, neither may any material which might endanger the safety of this power line be placed within 18 (eighteen) metres from the center line of this power line, on either side (overall servitude width 36 metres).

Building Restrictions for Substations

No building or structures may be erected or installed above or below the surface of the ground, neither may any material which might endanger the safety of this Substation be placed within the Substation Servitude Area.

The applicant will adhere to all relevant environmental legislation. Any cost incurred by Eskom as a result of non-compliance will be charged to the applicant. Dimensions and specifics will be in accordance to ESKOM standards so as to not obstruct Eskom's existing infrastructure in any way.

Eskom shall not be liable for the death of or injury to any person or for the loss of or damage to any property whether as a result of the encroachment or of the use of the servitude area by the applicant, his/her agent, contractors, employees, successors in title, and assigns. The applicant indemnifies Eskom against loss, claims or damages including claims pertaining to consequential damages by third parties and whether as a result of damage to or interruption of or interference with Eskom's services or apparatus or otherwise. Eskom will not be held responsible for damage to the applicant's equipment. The applicant's attention is drawn to the

Electricity Act, 1987, (Act 41 of 1987, as amended in 1994), Section 27(3), which stipulates that the applicant can be fined and/or imprisoned as a result of damage to Eskom's apparatus.

No mechanical equipment, including mechanical excavators or high lifting machinery, shall be used in the vicinity of Eskom's apparatus and/or services, without prior written permission having been granted by Eskom. If such permission is granted the applicant must give at least seven working days prior notice of the commencement of work. This allows time for arrangements to be made for supervision and/or precautionary instructions to be issued.

The clearances between Eskom's live electrical equipment and the proposed construction work shall be observed as stipulated by Regulation 15 of the Electrical Machinery Regulations of the Occupational Health and Safety Act 85 of 1993. Equipment shall be regarded electrically live and therefore dangerous at all times.

Any third party servitudes encroaching on Eskom land shall be registered against Eskom's Notaries deed at the applicant's own cost. If such a servitude is brought into being, its existence should be endorsed on the Eskom servitude deed concerned, while the third party's servitude deed must also include the rights of the affected Eskom servitude.

A developer taking a new supply from Eskom, an increase of supply or line deviation is required to make an application to Eskom via the Eskom toll free number 0860037566. This application will be processed in terms of Eskom's standard customer connection tariffs, conditions and policies at the developers cost

NB. Customers requiring Substation or Powerlines to be installed for their purpose/supply their development must grant all servitudes (a piece of ground on the property to be developed) to Eskom at no cost.

Before commencing any construction work, the applicant must reach out to Eskom and submit comprehensive Surveyed Plans to this office. Please note that this letter serves to inform you about the building restrictions imposed by Eskom Distribution and should not be construed as an approval for any construction activities.

Yours sincerely

p.p. 
SS Nsele

Lands and Rights Manager

Patrick Killick

Subject: FW: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - REMINDER - Comment period for the Draft Environmental Impact Report

From: Greg Mullins <Greg.Mullins@durban.gov.za>

Sent: Wednesday, June 14, 2023 1:52 PM

To: Patrick Killick <Patrick.Killick@zutari.com>; Dominic Wieners <Dominic.Wieners@kznwildlife.com>

Cc: Rose Owen <rose@phelamanga.co.za>; sabelo.nkosi <sabelo.nkosi@durban.gov.za>; Michelle.Lotz <Michelle.Lotz@durban.gov.za>

Subject: Re: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - REMINDER - Comment period for the Draft Environmental Impact Report

Good day Patrick

The changes are noted - however this directly affects much of the draft comment we have already prepared on this matter and without specific detail - around these changes it is difficult to present meaningful comment on the draft reports now.

I assume that the changes to the EIR you indicate will still be part of the draft circulation? otherwise I&AP's will be seeing new information for the first time as part of the final reports which does not allow for meaningful engagement on the substance and prejudices the ability of authorities to input on the amendments.

we look forward to your response

Greg Mullins *Pr.Sci.Nat.*

SACNASP Reg. No. 400151/07

Specialist Ecologist: Biodiversity Planning

Biodiversity Management Department

Development Planning, Environment and Management Unit

eThekweni Municipality

166 KE Masinga Road, Durban, 4001

P.O Box 680, Durban, 4000

Tel: +27 31 322 4560 Fax: +27 31 311 7134

Greg.Mullins@durban.gov.za | www.durban.gov.za/durban/services/epcpd

From: Patrick Killick <Patrick.Killick@zutari.com>

Sent: Wednesday, 14 June 2023 13:15

To: Dominic Wieners <Dominic.Wieners@kznwildlife.com>

Cc: Greg Mullins <Greg.Mullins@durban.gov.za>; Rose Owen <rose@phelamanga.co.za>

Subject: RE: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - REMINDER - Comment period for the Draft Environmental Impact Report

Dear Dominic,

An extension on commentary until tomorrow is no problem and Ezemvelo's inputs are critically important for this application.

Also, you may be interested to know that following our meeting/presentation on 29 May, a discussion took place between the applicant and the biodiversity specialist and they have elected to adjust their approach to the biodiversity offsets in the final, which I believe may address some of the concerns discussed. The key changes are:

1. The applicant will no longer be implementing the Stage 1 offsets (i.e. the onsite offsets) in stages (i.e. Site 2B, then 2A and then 1) but rather have decided to secure all the Stage 1 Biodiversity offset areas up front at commencement.
2. The applicant has decided to revoke their request to negotiate the offset ratios for the stage 2 offsets in future, due to the uncertainty this creates. Thus they have agreed to the biodiversity offset specialist's recommendations for offset ratios for the stage 2 offset areas as per the biodiversity offset report.

The Biodiversity Offset Study (Cashflow and programme) and EIR will be updated to reflect these changes.

Thanks for letting us know about the delay on your side and we look forward to your comments tomorrow.

Regards,

Patrick Killick (*EAPASA certified*)

SENIOR CONSULTANT, ENVIRONMENT AND PLANNING | ZUTARI

E Patrick.Killick@zutari.com W zutari.com

From: Dominic Wieners <Dominic.Wieners@kznwildlife.com>

Sent: Wednesday, June 14, 2023 12:40 PM

To: Patrick Killick <Patrick.Killick@zutari.com>; Rose Owen <rose@phelamanga.co.za>

Cc: Greg Mullins <Greg.Mullins@durban.gov.za>

Subject: Re: Cato Ridge Land Release and Development Project, eThekweni Metropolitan Municipality, KwaZulu-Natal (EDTEA Ref: DM/0006/2023: KZN/EIA/000) - REMINDER - Comment period for the Draft Environmental Impact Report

Dear Patrick

Many thanks for the opportunity to comment on this application.

Please note that this application was only able to be tabled to our internal committee this morning. Given that, I would like to request an extension until tomorrow morning as I will need to get my letter signed off by a colleague before sending it through, as is our process.

I trust this will be acceptable to you?

Kind regards

Dominic Wieners

Principal Conservation Planner - Conservation Planning

Ezemvelo KZN Wildlife

Queen Elizabeth Park, No 1 Peter Brown Drive,

PO Box 13053,

Cascades, 3202

Tel : (033) 845 1455

Fax: (033) 845 1499

E-mail : Dominic.Wieners@kznwildlife.com

Website : www.kznwildlife.com

Reference:	11/5/3-N3/2- Ach	Your Ref:	1000556 (EDTEA ref: DM/0006/2023: KZN/EIA/000)
Date:	12 June 2023	Tel:	+27 (0) 33 392 8100
Email:	ERStatutory@nra.co.za	Website:	www.nra.co.za

Mr P Killick
Environmental Assessment Practitioner
PO Box 509
George
6530

By Post and email (Patrick.Killick@zutari.com)

Dear Mr Patrick Killick

**NATIONAL ROUTE 3 – SECTION 02
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE PROPOSED CATO RIDGE LAND RELEASE
AND DEVELOPMENT PROJECT, ETHEKWINI METROPOLITAN MUNICIPALITY, KWAZULU-NATAL
(EDTEA REF: DM/0006/2023: KZN/EIA/000)**

The South African National Road Agency SOC Limited (SANRAL) has reviewed your submission, titled “*Draft Environmental Impact Report (EIR) for the proposed land release and development project (EDTEA Ref DM/0006/2023:KZN/EAI/000)*”, dated 12 May 2023, and read with the *Traffic Impact Assessment (TIA)* report by Dave McFarlane and Associates (revision 5, dated March 2023. **SANRAL is currently not in support of the above-referenced development and the environmental application**, due to concerns identified during the review of the submissions. The applicant is advised to revise and resubmit the subject EIR and TIA for SANRAL to review / consider this application further. SANRAL comments and concerns are summarised herein.

Part A – Environmental Impact Report (EIR)

1) Road upgrades

- a) It is noted in the report that SANRAL will be responsible for the upgrade of the R103 from the proposed new N3 / KwaXimba Interchange up to Eddie Hagen, incorporating an additional lane in both directions (Page Vii, Paragraph 8, “Road upgrades”).
- b) It is also implied, in the same paragraph as referenced in 1a above, that SANRAL will have shared responsibility, together with eThekweni Municipality and KwaZulu-Natal Department of Transport (KZNDOT), to fund and implement the proposed new KwaXimba Interchange and the connector/distributor roads necessary to support the proposed new interchange.

- c) It needs to be clarified that that SANRAL has not committed to fund the upgrade of the R103 nor the proposed new KwaXimba Interchange. It is SANRAL's view that the interchange, and the supporting road network, is required to unlock development potential in the Cato Ridge area. As such the developers and/or eThekweni Municipality (who are empowered to collect rates and taxes from land developments) should provide or facilitate funding for such road infrastructure improvements, as would be the case with other bulk infrastructure required to support proposed land developments in the area.
- d) It also needs to be noted that SANRAL's main role, with regards to the KwaXimba Interchange is to ensure that the designs for the N3 upgrade packages, currently being rolled out, accommodate a future implementation of the proposed New KwaXimba Interchange, so traffic interruptions can be kept to a minimum along the national route when such an interchange is implemented in the future.
- e) As a custodian of the national road network, SANRAL stands ready to partner with eThekweni Municipality, KZNDOT, and/or property developers in the area, as an implementing agent for the proposed new interchange, subject to funding being made available for the project (e.g. through developer contributions, bulk engineering contribution, development finance institutions, etc).
- f) It needs to be further clarified that SANRAL has not made any financial commitment to the implementation of the interchange nor the supporting road network required to facilitate access to and from the new interchange.

2) Site layout (Figures 3, 5 and 15)

- a) The proposed development layout, for the proposed development labeled as Phase 1, will potentially compromise the proposed future grade-separation of the R103 / Eddie Hagen Intersection, as reported in the Strategic Transport Study (STS) for the Cato Ridge Logistics Hub, by SMEC, dated April 2019 and amended in November 2019.
- b) In terms of the analysis in the SMEC STS, the R103 / Eddie Hagen grade separation is critical to the safe and efficient operations of the proposed KwaXimba Interchange and National Route 3 mainline traffic.
- c) The site layout should be amended to allow for future upgrades of the R103 / Eddie Hagen Intersection into a grade-separated interchange (which is currently envisaged as a quarter link, in terms of the SMEC STS (November 2019)).
- d) The latest designs, for the proposed KwaXimba interchange, including supporting roads up to the R103 / Eddie Hagen intersection, should be superimposed on the proposed site layout plans, to ensure that the roll out of the future road network is not compromised by development site layout proposals.
- e) The site layout for Phase 3, as labeled, does not indicate access to the SANRAL-owned quarry site, also known as the Harrison Quarry. The applicant is requested to indicate the access route to the quarry, as per agreements between SANRAL and Assmang.
- f) Site layout should also indicate access options for the Bakers Transport Development.

3) Development Phasing

- a) Three phases are proposed for the development, as summarised in Table 2 of the EIR.
- b) The TIA did not contain any traffic assessment for the phased roll out of the development, as required in TMH16 Volume 1 (Section 2.4.1) and ETA TIA Manual Section 4.3.9.
- c) Both the TIA and the EIR should be revised to demonstrate detailed traffic and transportation assessment of the proposed phasing, including assessment of each year where all the phases are expected to be complete, as per the TMH16 requirements.

- d) On page 16 of the EIR, under the heading “External upgrades that are required to unlock Phase 2 but are not part of the application”, the following is reported:
 - i) *“It is recognised that the Traffic Impact Study is based on assumed future end users to determine potential traffic flows and volumes. It also assumes that no further developments will be undertaken in the Cato Ridge region, concurrent to this Project. It is recommended that as increments of development areas are unlocked, updated traffic counts and traffic models are completed to verify the actual road capacity at the time, before any road upgrades.”*
- e) SANRAL is of the view that the above-quoted statement, if supported, will constitute an unfair advantage to the applicant and is beyond the control of the applicant. As such, this type of wording should be removed from the report and the developer should assume full responsibility for providing the transport infrastructure that is required to support the proposed development.

4) Upgrades attributed to KZNDOT

- a) There are several instances where responsibility for upgrades of some roads, which are critical for the proposed development and other future developments in the area, is apportioned to the KwaZulu-Natal Department of Transport (KZNDOT).
- b) SANRAL requires written confirmation from the KZNDOT that the department accepts the apportioned responsibility for the said upgrades and provides an indication of budgets and timelines for implementation of such. This confirmation should be forwarded to SANRAL and appended to the EIR and/or TIA report.

5) Environmental Impact Assessment - Traffic

- a) A traffic-related environmental risk is recorded as follows:
 - i) *“Traffic, all development phases – Operation Impact. The demand for the transportation of people and goods will increase proportionately.”*
- b) As the applicant has not demonstrated commitment to providing all necessary capacity to accommodate the full extent of the proposed development, SANRAL considers the identified risk as unmitigated and the risk rating should be reflected as such.
- c) The applicant needs to demonstrate that there are necessary funding commitments and realistic timelines are put forward, which tie in with the proposed development phasing, for the necessary supporting transport infrastructure to be implemented and which will support the rollout and operations of the proposed development.

Part B – Traffic Impact Assessment (TIA)

- 6) In terms of the TIA report Table 4, the proposed development is expected to generate over 4,130 peak-hour vehicle trips (with trip reduction factors applied).
- 7) This development is therefore considered a major trip generator, potentially impacting a significantly wide area than has been considered.
- 8) In terms of the ETA Manual (Version 0.1, 2015), Section 4.3.9, a planning horizon year assessment should have been carried out, and with mandatory use of traffic simulation modelling.
- 9) As reported in the proposed development TIA report, only local area TIA assessments were done, without the context of a Strategic Transport Study nor wider transport master planning.
- 10) Despite many references to the Hammarisdale Interchange, no traffic analyses were carried out for this interchange nor its interchange terminals.
- 11) There was no transport demand modelling, mesoscopic or microscopic simulation modelling done as part of the TIA.

- 12) The assessment of the spare capacity at the existing Cato Ridge Interchange was not supported by intersection capacity analyses and did not consider the impact of other known future developments in the area, whose TIAs have already been presented to road authorities for approval.
- 13) The assessment of the proposed development phasing was also not supported by intersection capacity analyses, which is a departure from the TMH16 and ETA TIA manual requirements.
- 14) Although the last phase of the proposed development is expected to be rolled out in about 21 to 25 years, there was no 20 (or so) design/planning horizon year assessed as part of the TIA, which is also a departure from the requirement of TMH16 that requires that analysis be carried out for the year in which each phase of the proposed development is completed (TMH16 Vol 1, Appendix B2.1).
- 15) During trip generation estimates, a further 25% trip reduction was applied to the trip generation rate, without any concrete plans to improve rail system operations., which would otherwise be required to reverse the exodus of rail-friendly freight from rail to road, as observed over the last 35 years or so, since the deregulation of the road freight industry.
- 16) It is therefore unrealistic to expect a 25% freight mode shift from road to rail in the next 10 years (current TIA design horizon), without some significant rail system improvements from both the rail system operator and land development sides. So SANRAL considers this reduction factor, on consideration of road-rail freight traffic mode shift, a major risk to the national road network and has the potential for truck queues to spill onto the national road (as is current the case in Richards Bay and Lynnfield Park, where there is illegal truck staging on national roads, due to inefficient port operations and/or staging facilities' efficiencies).
- 17) The rail reduction factor should therefore be removed from further traffic analyses unless agreed otherwise with all affected road/transport authorities (SANRAL and Transnet Freight Rail (TFR) included).
- 18) Therefore, SANRAL is of the view that the assessed study area, traffic assessment tools, and overall scope of the TIA are inadequate and disproportional to the potential impact extents of the proposed development.
- 19) SANRAL, then, requires a Strategic Transport Study (STS) to be carried out in support of the proposed development. A TIA should also be revised and resubmitted to SANRAL, and other road authorities for approval, prior to the environmental impact assessment application being submitted to the relevant authorities for further consideration.
- 20) Both the STS and the revised TIA should consider approved latent land use developments, and traffic from other known future developments in the area, as will be confirmed by the eThekweni Municipality, in consultation with SANRAL and KZNDOT.

Part C – General conditions, disclaimers and caveats

- 21) Should any of the services (bulk water, electrical and sewer main) fall within 60m of the SANRAL national road reserve boundary, a separate application in respect of encroachment shall be made to SANRAL.
- 22) In respect of any application for sub-divisions and rezoning, the applicant shall submit the relevant Town Planning submissions for SANRAL approval.
- 23) All costs in connection with the establishment of the development, whether inside or outside the national road reserve, shall be borne by the Applicant. This also refers to any land requirements for road infrastructure.
- 24) The applicant accepts debit for all costs which may be incurred by SANRAL for any works within the national road reserve necessitated by the construction of the access, or non-compliance with any condition of stipulated herein.
- 25) SANRAL reserves the right to direct at any time in the interest of road safety that the access be closed, altered or relocated.

- 26) SANRAL shall not accept any financial responsibility or liability for any claim from the applicant which may arise from:
- a) The establishment, closing or alteration to the proposed development, development access or anything related thereto.
 - b) The amendment or cancellation of any condition or the imposition of any new condition.
 - c) Any alteration to the national road.
- 27) The application will be considered further upon re-submission and review of the outstanding documents, as discussed above.
- 28) This correspondence does not exempt the applicant from the provisions of any other law.

You may contact the undersigned should you have any queries, comments in this regard.

Yours faithfully,



Mr Dumisani Nkabinde

REGIONAL MANAGER: EASTERN REGION

Patrick Killick

Subject: FW: Proposed Rezoning and Subdivision of Assmang-Owned Land north of the N3 Highway Cato Ridge

Importance: High

From: Mogie Govender <MogieG@ncp.co.za>

Sent: Wednesday, June 14, 2023 3:07 PM

To: rose@phelamanga.co.za

Cc: Thuthuka Sokhela <ThuthukaS@ncp.co.za>; Romanus Ngcobo <RomanusN@ncp.co.za>

Subject: Proposed Rezoning and Subdivision of Assmang-Owned Land north of the N3 Highway Cato Ridge

Hi Rose

Trust that this email finds you well. In response to the notification of the proposed rezoning and subdivision of Assmang owned land please see comments below:

1. NCP Chlorchem located at 2001 Old Main Road, Cato Ridge, KwaZulu-Natal GPS co-ordinates: 29°43'28.75"S 30°37'22.75"E has been defined as a Major Hazard Installation Premises based on the handling of chlorine(i.e., 17 tons, 1 ton and 70kg) as per the assessment conducted by a registered MHI Approved Inspection Authority (AIA), ISHECON.
2. Chlorine is transported to the NCP Premises via road from the manufacturing site located in Chloorkop Kempton Park.
3. Based on the MHI conducted Assmang Cato Ridge located 1 km to the northwest of the NCP premises falls within the nearby locations that can be impacted should there be a catastrophic incident at NCP resulting in the release of chlorine.

Kind Regards,



Mogie Govender
SHERQ Co-ordinator

Moblie:
Phone: +27 31 782 7800
Email: [mogieg@ncp.co.za](mailto:mogieG@ncp.co.za)

Cnr Ossewa & Norwalk Street ,Chloorkop, Kempton Park, 1620

<http://www.ncp.co.za>



From: Rose Owen rose@phelamanga.co.za

Sent: Wednesday, June 14, 2023 3:22 PM

To: Patrick Killick Patrick.Killick@zutari.com

Cc: 'Thuthuka Sokhela' ThuthukaS@ncp.co.za; 'Romanus Ngcobo' RomanusN@ncp.co.za; 'Mogie Govender' MogieG@ncp.co.za

Subject: RE: Proposed Rezoning and Subdivision of Assmang-Owned Land north of the N3 Highway Cato Ridge

Importance: High

Hi Patrick

Please take note of the below [above] comment from NCP Chlorchem as received today – they would like the MHI status taken into consideration with regards to the authorisation application. In addition in discussion with Mogie (SHEQ manager at the NCP Chlorchem site) it was raised as a concern that their site and their site effluent, and stormwater run off potentially falls within the potential effluent, WWTW and stormwater run off for the Cato Ridge project. They need to be considered and a discussion held between them and the storm water engineers to ensure that the runoff from the project sites does not cause contamination and elevated results where they are sampling. And if there is contamination how can they ensure they are not held responsible.

Regards, Rose Owen (MSoc Sci)





KWAZULU-NATAL PROVINCE

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AND ENVIRONMENTAL AFFAIRS
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Programme/Sub-Programme: Environmental Management

Enquiries: Ms. Natasha Brijlal

Telephone: 031 310 5315

Email: Natasha.Brijlal@kzndedtea.gov.za

Reference: DM/0006/2023

KZN/EIA/0001889/2023

E-mail Transmission

Zutari (Pty) Ptd
PO Box 74381
Lynnwood Ridge
0040

Attention: Mr. Patrick Killick
Tel: 012 427 2000
E-mail: Patrick.Killick@zutari.com

*cc: Cato Ridge Development Company (CRDC); Mr. Carlos Magalhaes, Tel: 011 770 6803,
Cell: 063 524 3284, E-mail: carlosmagalhaes@assore.com*

Dear Sir

DM/0006/2023: COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT (DEIR) FOR THE CATO RIDGE LAND DEVELOPMENT AND RELEASE, CATO RIDGE, WHICH IS LOCATED WITHIN THE ETHEKWINI MUNICIPALITY.

1. The draft Environmental Impact Assessment Report (DEIR) submitted for the application for environmental authorization for the abovementioned activity, submitted in terms of the requirements of regulation 21 of the Environmental Impact Assessment (EIA) Regulations, 2014 as amended, was received by this Department on 16 May 2023.
2. The Department has evaluated the submitted DEIR for Environmental Impact Assessment and has the following comments:

KZN Department of Economic Development Tourism and Environmental Affairs	Comments on DEIR DM/0006/2023: Cato Ridge Land Development and Release	Page 1 of 4	 Initials
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a. Listed Activities:

- i. It is noted that there are changes to listed activities (as per the application November 2022) – Listing Notice 1: Activity 2 (Renewable generation) and Activity 8 (Agri-industrial facilities) have been removed. Please note that an updated Application form must be submitted to effect these changes.
- ii. The final EIAR must provide an assessment of the impacts and mitigation measures for each of the listed activities applied for.
- iii. The listed activities represented in the EIAR and application form must be the same and correct.
- iv. The final EIAR must assess the correct sub-listed activity for each listed activity applied for.

b. Public Participation:

- i. Please ensure that comments from all relevant stakeholders are submitted to the Department with the final EIAR.
- ii. Please ensure that all issues raised and comments received during circulation of the DSR and the draft EIAR from registered I&APs and organs of state which have jurisdiction in respect of the proposed activity are adequately addressed in the final EIAR. Proof of correspondence with the various stakeholders must be included in the final EIAR. Should you be unable to attain comments, proof must be submitted to the Department of the attempts that were made to attain comments.
- iii. The Comments and Response (C&R) report must be submitted with the final EIAR. The C&R report must be a separate document from the main report and the format must be in table format. Please ensure that all comments made by I&APs are comprehensively captured and responded to clearly and fully. Please note that a response such as “noted” is not regarded as an adequate response to I&APs comments.
- iv. A copy of the actual comments received from I&APs must be included as a separate appendix in the C&R report.

c. Alternatives

- i. Alternatives are limited to only the preferred alternative. Please provide a description of each of the preferred alternative types and provide a detailed motivation on why it is preferred.
- ii. The same applied to other alternatives considered and a motivation as to why it is not ideal/preferred.

d. Specialist Assessments

- i. Should the appointed specialists specify contradicting recommendations, the EAP must clearly indicate the most reasonable recommendation and substantiate this with defensible reasons, and where necessary, include further expert advice.
- ii. All development footprints must maintain a buffer from sensitive features as prescribed by the specialists.

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e. Biodiversity offsets

- i. The proposed development site is included almost entirely within the Durban Metropolitan Open Space System (D'MOSS). Approval from the eThekweni Municipality: Biodiversity Management Department (BMD) in terms of the relaxation of the D'MOSS must be obtained.
- ii. Further, the project footprint (351 ha) will impact 349.8 ha of endangered KZN Sandstone Sourveld (KZNSS) in various condition from very poor to good quality.
- iii. It is the responsibility of the applicant to determine the necessary Biodiversity Offset Plan in conjunction with BMD and Ezemvelo KZN Wildlife (EKZNW) in this regard once all other aspects of the mitigation hierarchy have been fully exhausted. This must be finalized prior to the submission of the final EIR.
- iv. The final EIR must fully detail the application of the Mitigation Hierarchy to ensure that all avenues to address the mitigation of residual impacts are fully exhausted prior to engaging in the offset process.
- v. The proposed layout in its current form shows direct and extensive loss of KZNSS.
- vi. The key issue that was raised in the meeting with the Department was the selection of the offset area for phase 1. The site that they selected does not align with the key areas needing to be protected. As indicated in the meeting the proponent and EAP will need to provide a prioritization matrix for the on-site offset areas based on the conservation value, threat of further degradation, and costs.
- vii. The offset option must consider these factors and be explored.

f. Services

- i. An onsite sewerage treatment plant will be constructed as an interim measure until the municipal sanitation infrastructure in the region is upgraded to service this project. A detailed plan outlining the impacts related to and the responsibility of this works and associated infrastructure must be included in the final EIR.
- ii. All stormwater management must be presented as part of future infrastructure layouts presented in the final EIR. All attenuation must be completely accommodated on each proposed site.
- iii. The Traffic Impact Assessment (TIA) must satisfy the eThekweni transport Authority (ETA) requirements. It is noted that the traffic specialist has already engaged with ETA and ongoing engagements will be undertaken to address any issues in terms of traffic impacts.

g. Environmental Management Programme (EMPr)

- i. Please ensure that the mitigation measures specified in the final EIAR and specialists' reports are also incorporated into the EMPr.
- ii. In addition, the contents of the EMPr must comply with Appendix 4 of the EIA Regulations 2014 as amended.

KZN Department of Economic Development Tourism and Environmental Affairs	Comments on DEIR DM/0006/2023: Cato Ridge Land Development and Release	Page 3 of 4	 Initials
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- iii. The EMPr must include the frequency for auditing of compliance with the conditions of the EA and EMPr, and for the submission of such compliance reports to the competent authority.
3. In terms of Regulation 45 of the EIA Regulations 2014 as amended, this application will lapse if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless an extension has been granted in terms of Regulation 3(7) of the EIA Regulations 204 as amended.
4. You are hereby reminded of S24F of the National Environmental Management Act, Act 107 of 1998 as amended, that no activity may commence prior to an environmental authorisation being granted by the Department.

Yours faithfully



for: Acting Head of Department:

KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs

Signed by: Ms. Natasha Brijlal

EAP 2022/5378

Designation: Control Environmental Officer: EIA

Date: 14 / 06 /2023

KZN Department of Economic Development Tourism and Environmental Affairs	Comments on DEIR DM/0006/2023: Cato Ridge Land Development and Release	Page 4 of 4	 Initials
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Planning Division: IEM Section

Enquiries: Dominic Wieners

Your Ref: DM/0006/2023

Manager: Environmental Services South Region
C/o Assessing Officer
KZN EDTEA
Private Bag X9152
Pietermaritzburg
3200

15 June 2023

ATTENTION: YUGESHNI GOVENDER

Dear Ms Govender

PROPOSED CATO RIDGE LAND DEVELOPMENT AND RELEASE PROJECT District Municipality: Ethekwini

The Draft Environmental Impact Assessment Report (DEIR) for the abovementioned application has been reviewed by the Ezemvelo KZN Wildlife (Ezemvelo) IEM Planning Committee. While Ezemvelo does not in principle object to some development on the proposed site, the proposal as it is currently presented has fundamental concerns which are detailed below.

1 ANALYSIS OF POTENTIAL BIODIVERSITY ISSUES

1.1 Offset report

Throughout discussions and meetings with the Environmental Assessment Practitioner, Specialists and Applicants, Ezemvelo has re-iterated upholding offset principles, including inter alia type of offset, applicability of offset vs compensation and location of offset (these principles are best practice and based on best available information).

The offset report has outlined an untested approach to offsets in order to ostensibly reduce the on the ground offset required in order to realise the extent of development proposed. The rationale put forward is that anything less than the development footprint proposed would not be feasible at economies of scale. However, it must be initially noted that current offset principles and best practice according to most recent National guidelines recommend that no offset is acceptable for areas identified as Critically Endangered¹. It is therefore submitted that any residual impacts would need to be compensated for, rather than offset as is currently proposed in the document.

¹ Residual impacts on irreplaceable biodiversity cannot be offset – Where there are no options left in the landscape to counterbalance a residual impact in accordance with the ecological equivalence (like-for-like) principle (see above), that residual impact cannot be offset. That is, there would be a residual impact on irreplaceable biodiversity, which would prevent national biodiversity targets from being met. In these cases development would generally not be acceptable and the impacts should be avoided. Ecological compensation for residual impact which cannot be offset should only be considered only in highly exceptional circumstances, when there are imperative
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The untested, and unsupported, approach continues with applying a “Hectare Equivalent” (HaE) condition assessment, based solely on floristic diversity as a measure of condition. It is submitted that HaE has only been used in wetland offsets, and such have only been supported where multiple criteria are applied to assessing the condition of the wetland, including the “Opportunity Loss”² multiplier. Opportunity loss calculations would not be able to be applied to grassland environments, given that their rehabilitation occurs over geological time rather than a comparatively very quick rehabilitation time for wetlands. Ezemvelo have repeatedly commented in meetings that a HaE approach for terrestrial environments is not supported, and certainly do not support undertaking a pilot assessment of whether it could be considered in the future in a critically endangered ecosystem.

The Environmental Assessment Practitioner (EAP) and the author of the offset report undertake an iterative approach to applying the mitigation hierarchy, and successfully exclude many of the most sensitive areas on the landholdings belonging to the applicant. It is submitted that in typical applications this would be considered “avoidance” in the application of the mitigation hierarchy. The offset report however makes this avoided-land available as selection for offset receiving areas, what ostensibly amounts to double dipping - this land belongs to the applicant. In a further effort to reduce the compensation required (you are reminded that compensation in these situations is recommended to be punitive, and cost of the offset should not be a reason to discount or reduce the amount of compensation required), the author of the offset report brings in the principle of locating offset receiving areas as close to the area of impact, and the notion that land purchase options are “7 times more expensive” within Ethekwini Municipality than outside the Metro bounds. In other words, any area contributing to the offset should be reduced by a factor of 7 to compensate for the increased cost of the offset receiving area. It should be noted that the applicant is not spending any finances on purchasing the offset receiving areas initially proposed as receiving areas, and so it is questioned why this factor is being applied, while at the same time double dipping on areas which have been set aside as part of the avoidance aspect of the mitigation hierarchy. This is not in keeping with best offset practice, and may be considered to be a lack of independence on behalf of the author of the offset report.

The author of the offset report also takes the discounting of the Critically Endangered vegetation type a step further by including wetlands, Eastern Valley Bushveld and Scarp Forest areas at varying adjustment factors as part of the calculation for the amount of like-for-like area. It is submitted that neither of the areas considered are of any additional conservation value, since, as with the Sandstone Sourveld areas set aside as part of the mitigation hierarchy, these areas were also set aside as undevelopable and sensitive. It is therefore another example of double-dipping. This approach is unsupported by Ezemvelo.

1.2 *Other biodiversity features on the site*

It is noted that the wetland areas have been delineated and buffered, but in some instances, the buffer is reduced, with little to no rationale provided for why this is so, except that the development footprint encroaches in these areas.

reasons for overriding public interest. 9 Ecological compensation requirements should be punitive in scale and cost – National Offset Guidelines 2022

² Any land-use change application that did not transform wetlands would be subject to ensuring that wetlands are appropriately buffered and managed, which is in line with the principles of NEMA and, in particular, “Duty of Care”. If the offset area does not take into account the ‘opportunity loss’ of a wetland, it would appear that the individual whom is permanently transforming a wetland is not having to achieve the same goal as an individual who has been able to mitigate his/her impacts and appropriately manage the rehabilitated wetland, therefore the full residual impact has not been offset.

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Ezemvelo KZN Wildlife Official Comment	DM/0006/2023	Proposed Cato Ridge Land Development and Release Project	Page 2 of 3
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It is submitted that any reductions in buffer width from what is generally accepted, in particular in areas associated with high biodiversity constraints (and not only water quantity and quality objectives), need to have a strong rationale for such reduction.

2 Conclusions

While Ezemvelo is cognizant that some development might be supported on the proposed site, given that the substantial negative impacts of the proposed development (as detailed above), have not been adequately addressed in the Draft EIR, and, the proposal as it currently stands, including the unsupported approach to offsetting cannot be supported.

3 Recommendations and the way forward

It is strongly recommended that the DEIR be withdrawn, given that the offset/compensation proposals are a fatal flaw in this proposal. The applicant will need to revisit the offset/compensation proposal *in toto*, and resubmit for decision making.

Ezemvelo request that this proposal be tabled at the Department of Economic Development, Tourism and Environmental Affairs (EDTEA) internal Department of Environment Working Committee given the concerns raised above, and the severe negative impacts that the development as currently proposed are likely to have on the ability of the Province to meet their conservation goals and targets. Should the EDTEA choose to set this comment aside, Ezemvelo request a copy of the Draft Environmental Authorisation as per the DRAFT ROD agreements in place.

Should you wish to discuss any of the points raised above or should any further biodiversity issues arise, please do not hesitate to contact our offices.

Yours sincerely

pp



Coordinator IEM
For CEO : EZEMVELO KZN WILDLIFE

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Development Planning, Environment & Management Unit
Environmental Planning & Climate Protection

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Our Ref.: DPM/EIA 958A
EDTEA/DEA Ref: DM/0006/2023: KZN/EIA/000
Enquiries: Ms Bathabile Msomi (Batha.Msomi@Durban.gov.za)
Telephone: 031 322 4303
Your Ref: 1001556

Phelamanga
18 Kilkenny
18 Mill Road
Hillcrest
3610

Attention: Rose Owen

Tel: 071 457 3288
E-mail: Patrick.Killick@zutari.com

Dear Sir/Madam,

DPM/EIA 958A: DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR REVIEW: PROPOSED CATO RIDGE LAND RELEASE AND DEVELOPMENT PROJECT, ETHEKEWINI METROPOLITAN MUNICIPALITY, KWAZULU-NATAL

With reference to the abovementioned Draft EIA Report please be advised that various Municipal Departments have had sight of the proposal and the following comments are submitted for your attention:

Cleansing and Solid Waste (CSW)	No comment to date.
Coastal Policy	This Department has no objection.
Coastal Stormwater and Catchment Management (CSCM)	No comment to date.
Disaster Management	No comment to date.
Environmental Health	No comment to date.
Biodiversity Management Department (BMD, previously EPCPD)	This Department has reviewed the Draft Environmental Impact Report (dEIR) submitted by Zutari in relation to the proposal by Assmang to release extensive land holdings under their ownership for mixed-use, light industrial, warehousing and logistics in the Cato Ridge area. The comments presented below pertain to the specific detail presented in the dEIR but should also be read in conjunction with all previous comments and correspondence issued regarding this application and many of the issues highlighted below are long-running matters and remain unaddressed or poorly responded to. • The Biodiversity Management Department (BMD) has repeatedly raised concern with regard to significant loss of KwaZulu Natal Sandstone Sourveld (KZNSSV) that will occur if the development in its current preferred layout commences. The majority of the development footprint is located in KZNSSV and the Durban Metropolitan Open Space System (D'MOSS).

- This Department does not support the loss of the areas of high biodiversity within the eThekweni Municipal Area (EMA). Conservation of KZNSSV is less than 0.1% of the remaining habitat area, and within the EMA, protection of this ecosystem has been afforded conservation priority, as highlighted in the eThekweni Strategic Environmental Assessment: Status Quo Report. Even with 100% conservation of the remaining habitat within the City, the minimum 20% conservation target cannot be achieved (SANBI). The latest SANBI Threat Status Assessment for this habitat has the current remaining levels at 16% (2018), with this figure likely to drop to 9% by 2040 if nothing is done to arrest the loss of habitat to uncontrolled and unsustainable development.
- The proposed layout will result in extensive loss of Critically Endangered habitat and cannot be supported by this Department. The proposed Phasing and offset approach are entirely unsustainable and must be revisited to ensure that any offset strategy is fully able to offset all loss prior to any authorisation being granted. No deferred offsetting or reliance on alternative mechanisms for offsetting can be supported given the risk associated with loss of this habitat. All development layouts must fully accommodate the KZNSSV and avoid impacts to this habitat as a first principle.

Notwithstanding the above broad position, the following pertains to specific aspects of the dEIR:

Offsets

This Department wants to place on record that although a series of engagements have been held between the applicants and their consultants, at no point has the approach presented by the offset consultant been either adopted or supported. The dEIR presents a narrative in a number of sections which could be misconstrued by I&AP's as suggesting that the BMD is in support of the approach being adopted.

- Previous comments required that the application indicate how the Mitigation Hierarchy has been applied to this application, and while the report does include sections where this is detailed, the approach is in essence flawed in that, on the one hand the reduced footprint for the development is presented as 'Avoidance', yet the very same area is also being presented as the 'On-site Offset' receiving area. While any additionality through protection and management of this area could contribute to the offset targets, the approach currently presented, where the full area is presented as meeting in part the offset target, is viewed as 'Double Dipping' by this Department.
- Notwithstanding the above, this Department notes with concern that the applicant continues with the Hectare Equivalent approach to determining the offset requirements for this development. The BMD has on numerous occasions raised concern with this approach and has detailed specific issues, inter alia:
 - The approach has not been tested and the risk associated with adopting this method for an ecosystem with such a high treat status cannot be supported.
 - The approach erroneously focuses solely on species richness to determine a condition class on which the hectare equivalence is then based. No consideration is given to the significant ecosystem's services provided by the grassland and the need for compensation of these losses in any calculations. Similarly, the approach fails to take cognisance of the rare and endangered plant species identified on the development sites when determining cumulative equivalent loss. Lastly the approach completely disregards the faunal assessment and the sensitivity ranking linked with this study. Much of the preferred layout will directly impact on areas of moderate sensitivity – yet no consideration of this aspect is factored into the calculations or approach.
- Furthermore, the proposal to have the requisite offset further reduced by a factor of 7:1 for all sites within the EMA is also not supported and the rationale for such is flawed in that:
 - At no point should the cost of implementing an offset be a reason to revisit the scale of such. The fact that an offset is require in the first place means that a residual impact has been identified and cannot be mitigated. If

anything, the high cost should indicate that further refinement of the layout is necessary to reduce the residual impact to a point where the feasibility and the cost of the offset can be achieved upfront. The Applicant raises the costs of implementation and cash flow as reasoning for the area reductions, yet the dEIR also presents a market assessment with significant economic benefits as part of the economic 'need and desirability' for this application. These positions seem somewhat contradictory, on the one hand cash flow appears to be an issue and yet massive economic benefits are being presented as a positive outcome for this application.

- Secondly, the land being presented as being suitable for the on-site offset is in the ownership of the applicant and as such the land purchase issue raised as motivation by the author of the offset report cannot apply (this includes the opportunity loss argument also presented in the report).
- During consultation with this Department, the issue of 'Out of Kind' offsetting has been raised as a part solution to addressing the extensive offset areas needed. This Department has indicated that this form of offset may be considered, but only in specific circumstances and only with specific habitat types. Specifically, some level of out-of-kind consideration might be feasible for grassland-for-grassland trading. However, this too requires further consideration before being fully accepted. The use of wetland and Eastern Valley Bushveld as contributing areas for achieving the offset targets is not accepted.
- As the Development currently stands Phase 1 (131ha) will require an offset of just under 4,000ha. If one adds Phase 2 and 3 to this calculation the offset climbs to in excess of 10,000ha. The reports included in the dEIR have not shown how Phase 1 of this application can be fully offset, let alone the remaining Phases.
- This Department does not support the proposal by the applicant that developable areas released in terms of the proposed Phase 1 (i.e. 131ha) can be exercised across any part of the site (on areas designated as Phase 1, 2 or 3). The land release area must be directly tied to the offset to ensure accounting. Furthermore, the sporadic release and sprawling transformation of the entire site will fragment and impact on the remaining habitat on site. With no viable offset presented for these future Phases, the land cannot be released for development until surety for the habitat protection is presented.
- As such the applicant is advised to refine the layout such that only the portion of the development that can be fully offset is presented for authorisation, with future phases excluded until such time as the offset requirements for these components can be fully demonstrated.

Biodiversity

- The findings and recommendations of the Faunal Specialist appear to have been largely ignored in the planning and development of this application. While areas of high faunal diversity value are excluded along the scarp edge, parts of the site listed as moderate in their faunal sensitivity are shown to all be part of the development footprint. No mitigation of the potential impacts or loss of fauna habitat is presented in the reports to address this. Couching the mitigation of the faunal impact under the broader offset process is also not accepted as the offset process does not factor any faunal component into the methodology presented.
- The faunal specialist makes a series of specific mitigation recommendations regarding the layout that will reduce the faunal impacts and the offset obligations, yet these do not seem to have been addressed.
- This Department notes with concern that the buffering to one of the wetlands with the highest EIS score has been reduced. This is not accepted, and the buffer should, if anything be increased. This Department has repeatedly indicated to the wetland consultants that the buffer tool relied in the assessment is flawed in that it looks solely at water quality and quantity aspects to determine a suitable buffer and does not factor in biodiversity aspects when considering species rich or sensitive systems. As previously detailed, the impacted system forms part of a priority wetland system identified for conservation by the eThekweni Municipality and is highlighted in the specialist report as a wetland of high conservation value. The

layout must be amended to increase the buffers to this system (W14 & 15) and from any proposed development.

- The proposal to rehabilitate wetland within the development footprint is noted and supported.

Strategic Planning and Need and Desirability

- The Dermacon (2023) updated Socio Economic report makes numerous references to the strategic location of the site in relation to the SIP2 and other local, provincial, and national plans. Yet, it fails to contextualise this application within the corridor and the multitude of developments currently already under way or even completed. Further detail must be provided as to the true need for this development, considering the extensive logistics developments already operating at Keystone, Hammarsdale, Camperdown, Umlaas Road and Lion Park. Given the proposed direct negative impacts to critically endangered habitat, further detail must be provided to support the inference that this development supersedes the conservation value of the land impacted.
- This Department previously raised the need for a Strategic Environmental Assessment of the broader Hammarsdale/ Cato Ridge/ Camperdown corridor to better balance the need for development, social upliftment and environmental protection. The dEIR indicated that the Department of Economic Development Tourism and Environmental Affairs (EDTEA) has initiated such a study. Given that the outcomes of the assessment will likely address many of the issues raised in the bullet above, this Department requires that the EDTEA SEA be concluded prior to rushing this application through. Piecemeal approaches such as this application do not address long term development, upliftment or conservation objectives and result in poor decision making.
- The comments around alignment of the proposal with the eThekweni Municipality's Cato Ridge Local Area Plan (2018) are noted, however it must be pointed out that the Assmang proposal includes extensive development of land outside of that designated for Industrial use in the LAP and will directly impact on sites specifically set aside in the LAP for conservation or similar land use. Inference that the proposal aligns entirely with statutory plans and zonings is misleading. This issue was previously raised in the draft Scoping Report comments too but appears to have been brushed over by the EAP in their responses due to the contradiction this presents with the narrative that the application aligns wholly with the eThekweni Municipality's own plans.
- It is important to also highlight that regardless of the envisaged land-use – as detailed in the LAP (and other statutory plans) – the D'MOSS overlay across these sites remains relevant and highlights to developers that the affected properties remain of high conservation value. Underlying zonings on sites provide an indication of a notional land use that aligns with the vision of the City, however yields and actual development footprints remain subject to the assessment processes (EIA and SPLUMA). Furthermore, the City's statutory plans and vision do not exempt any applicant from following due process and ensuring that the outcome is entirely sustainable.
- This Department notes that significant portions of the overall land release will require infrastructure upgrades that are reliant on funding, planning and authorisation processes still to be conducted and approved. This Department does not support the inclusion of phases of this application that are subject to the conclusion of external environmental assessments, especially as the outcome of those processes are still to be concluded and could conflict with this proposal, limit options and alternatives, and result in poor decision making as a result. As such, until such time as the infrastructural upgrades are well advanced in their planning and approval, this application must be limited in scale to a footprint that requires no upgrades.
- Climate Emissions, Climate Change Impacts, Mitigation and Resilience
- This Department notes with significant concern that the Greenhouse Gas Emission Inventory found that the development will have a high significance rating, with considerable emissions anticipated during both the construction and operation

phases of the development. Neither the climate consultant nor the EAP have presented any meaningful alternatives, mitigation or detail as to how this high impact will be addressed.

- Emissions of over 230,000 tCO₂e are expected from the removal of the grasslands on site alone. When considered alongside the additional construction and operation emissions predicted, the climate impact from the proposal will have significant impacts on the local and broader receiving environment. Such emission releases are also contrary to the vision and principles of the eThekweni Climate Change Strategy, the Climate Resilience Strategy and the Climate Action Plan.
- The Climate Risk and Vulnerability Assessment fails to consider the likely impact of the development on the receiving environment. The report focuses on the how the changing environment may impact the development but fails to speak to how the altered environment and the loss of ecological goods and services across the broader site will impact on the communities surrounding the site and downstream in the catchments. These communities remain some of the most vulnerable to the impacts of climate change and least equipped to mitigate risks, yet the report does little to identify the risk posed by the development on these communities or present measures to build resilience.

Infrastructure

- Further to comments raised on the dSR, this Department notes that the proposed temporary wastewater treatment plant (WWTW) will only treat effluent to General Limit Values (GLV's). This Department requires that the quality of the effluent be improved to meet, as a minimum, the Special Limit Values (SLV's) as prescribed by the Department of Water and Sanitation. The WWTW discharges into systems recognised as being of moderate to good ecological state. The effluent will flow through one of the eThekweni Municipality's 'Priority Wetlands', the Hammarsdale Community and the nTshongweni Nature Reserve. As such the quality of the effluent will have an impact throughout the catchment and across a variety of potential user groups.
- The developer must consider re-use and/or a 'second class' water system for the development to help reduce effluent discharge into the natural environment.
- All stormwater management proposals must be revisited. The current proposal will capture and concentrate runoff from within the development footprint. This has the potential to result in both too much and too little water reaching certain parts of the plateau and drainage lines. This in turn will impact groundwater recharge functioning on the plateau and will directly and indirectly impact negatively on the various drainage lines and watercourses feeding from the site.
- The stormwater management proposal must look to spread discharge across a wider area through a focus on onsite attenuation and infiltration. In addition, the stormwater layout must focus on a shift to more, smaller discharge points rather than few, large discharge points.
- All attenuation structures must be incorporated within the development footprint and must not be positioned within the grasslands or protected areas.
- The proposed over-head 132kV powerline and substation proposed for Phase 2 is not supported in its current alignment. The existing line along the cliff edge already poses a significant environmental risk to birds. The inclusion of this additional power line perpendicular to the existing feed will no doubt fragment the corridor and pose a direct risk to birds using this flight path. The connection must be moved south with the feed into the proposed Phase 2 connecting from the vicinity of the Assmang smelter site or from the proposed Phase 1 site. This way potentially environmentally high-risk infrastructure is consolidated.

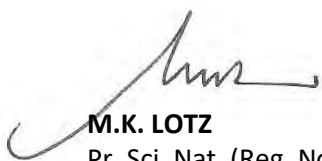
Conclusion

The development of a logistics or industrial node at Cato Ridge has been recognised in the statutory planning for the eThekweni Municipality and the principle of land release, in alignment with these plans is supported by the BMD. However, the process for the approval of any transformation must adhere to the principles of sustainability and best practice with regards to any processes that are presented to address impacts. This

	application has failed to adequately present a suitable and environmentally sustainable development proposal. The proposed development will impact significantly on Critically Endangered habitat and the proposed offset plan falls well short of ensuring that the residual impacts from any of the phases are addressed. The offset plan must be revised to align with the conservation imperatives of the impacted habitats – as prescribed by EKZNW and the eThekweni Municipality. Until such time as the residual impacts of the proposal are fully addressed and presented, this application remains fatally flawed. Furthermore, scale and phasing of this development must be revised to align with the infrastructural constraints of the region. The application relies on infrastructural upgrades that fall outside of the applicant's scope and are subject to their own authorisation processes. This Department reserves the right to comment further and raise specific requirements as additional information is presented in this process.
EThekweni Electricity	This application is out of EThekweni Electricity area of supply.
EThekweni Transport Authority (ETA)	No comment to date.
EThekweni Water and Sanitation (EWS – Water Planning)	No comment to date.
EThekweni Water and Sanitation (EWS – Wastewater Design Branch)	No comment to date.
Fire Safety	No comment to date.
Land Use Management (LUM)	No comment to date.
Parks, Leisure, and Cemeteries	No comment to date.
Pavement and Geotechnical Engineering (P&GE)	As before, P&GE has no geotechnical objection, in principle, to the land release and development. As mentioned in the EIA, site specific conditions on individual sites will still have to be assessed at the time of actual development.
Strategic Planning Branch (SPB)	No comment to date.
Catalytic Projects	N/A

Should you require clarification on any of the above issues, please contact the writer on telephone: 031 322 4303 or via e-mail: Batha.Msomi@Durban.gov.za. In addition, the Department requests that a copy of the Environmental Authorisation be emailed to the same address.

Yours faithfully,



M.K. LOTZ

Pr. Sci. Nat. (Reg. No. 400 253/04) and Registered EAP (Reg. No. 2020/2182)

MANAGER: BIODIVERSITY IMPACT ASSESSMENT BRANCH

ENVIRONMENTAL PLANNING AND CLIMATE PROTECTION DEPARTMENT

DATE: 20 June 2023

23_033

SBU NDEBELE

ACTING HEAD: DEVELOPMENT PLANNING, ENVIRONMENT AND MANAGEMENT

DATE:

Copy To:

Department of Economic Development, Tourism and Environmental Affairs
Private Bag X 54321
Durban, 4000



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To	Environmental Planning & Climate Protection Department	Batha Msomi
Date	22 June 2023	
EIA ref	DMP / EIA 958 A	
ETA ref	TE 15523	
Enquiries	Vinesh Sudhama	031 311 7317 – 083 309 0223 Vinesh.sudhama@durban.gov.za

Application number: DMP / EIA 958 A

Cato Ridge Land Development and release Project - Assmang

Draft EIA Report for the Cato Ridge Land Development and Release Project

1. Documents considered in the review :

- a. Environmental Impact Report for the Cato Ridge Land Development and Release project – Assmang - undertaken by ZUTARI – EDTEA Ref no. DM 000/2023 Doc no. 1001556 Rev 1 dated 2023/05/12
- b. Traffic Report – DMA – David McFarlane and associates – Report no. R2022/11/P0347 Rev 5 dated March 2023

2. Key factors considered :

- a. Proposed 351 Ha, light Industrial, Logistics, Commercial, warehousing and distribution Precinct
- b. The development of the precinct will be undertaken in 3 phases
- c. 131 Ha will be developed over a 10 year period as phase 1
- d. 174 Ha will be developed over 11-20 year horizon as Phase 2
- e. Remaining 46 Ha will be developed over 21-25 year horizon as Phase 3
- f. All existing roads, within the study area, are currently Provincial and national roads

3. The EIA application is **Approved**, subject to the following conditions being addressed prior to the SPLUMA submission approvals

Transport Planning Branch comments :-

- a. The Strategic Transport Assessment (STA) for the Cato Ridge area requires updating taking into account this proposed full development and the proposed new interchange layout.
- b. Clarity on the assumed trip distribution is required. (Was existing traffic and EMME modelled trip distribution investigated?)
- c. The reduction in trips and then further reduced by 25% for rail requires motivation and would need to be phased. (With current modal shar of 8% rail be tested in the short term.)
- d. A phased development approach with a phased infrastructure plan and costing would need to be clear.
- e. Cost contribution for the infrastructure upgrades are not illustrated.
- f. Comments from SANRAL and KZN DoT are required – as they are road/asset owners.

Public Transport Planning Branch comments :-

- a. Assuming that the proposed phased development would ultimately generate 8101 person trips in the peak hour, however it is unclear as to which destinations these passengers would be distributed too. The person trip rates would be further elaborated and confirmed.
- b. The assessment does not include the required service plans that provide guidance in terms of the proposed PT routes (considering made to road reserve), mode of PT service required to service the peak demands, the vehicle fleet size and service frequencies.
- c. The assessment does not include the required infrastructure plans which would align to the PT service and commuter needs. Maps and diagrams of proposed PT infrastructure locations is inadequate.
- d. The infrastructure plan must include detailed conceptual design plans for all PT facilities associated with this development (origin and destination facilities as well as PT stops enroute).
- e. Land set aside for PT facilities should be clearly demarcated on the development precinct plans for all PT facilities as part of the town planning layout proposal. Public Transport servitudes are to be registered on sites housing PT facilities (ranking and holding).
- f. The assessment must also provide the roles and responsibilities for either or both the funding and construction of the requisite PT infrastructure noting that certain assets are not municipally owned.

Should you have any queries or require clarity in respect to the above comments, please do not hesitate to contact the Public Transport Planning branch.

Traffic Engineering Branch comments :-

- a. Kwazulu Natal Department of Transport (KZN DoT) and South African National Roads Agency Limited (SANRAL) must comment on this application and Traffic report, since all roads within the study area are currently under the jurisdiction of KZN DoT and SANRAL.
- b. All internal road infrastructure, intended to be handed over to the Municipality, must meet minimum engineering standards in consultation with ETA and Roads Provision Department.



for **Senior Manager : Traffic Engineering**