



Public Participation Report

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

EDTEA REFERENCE NUMBER: [Not available yet]

Report prepared by: Rose Owen (Phelamanga)
Date: 2023/01/10
Contact: rose@phelamanga.co.za

Phelamanga is pleased to provide Zutari, appointed as the independent Environmental Assessment Practitioner (EAP), to prepare and submit the Draft Scoping Report (DSR), 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. PROPOSED PUBLIC PARTICIPATION PROCESS

A 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 has been 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 pre-application phase and those that are still to be done. The PP Plan and this report will be updated as the activities are concluded.

2. ACTIVITIES COMPLETED – PREPARATORY WORK

In preparation for the PP, several activities were completed. These include; a site visit, an introductory meeting with the previous AmaXimba Chief Zibuse Mlaba and chair of the AmaXimba Development Trust and the Corridor Development Trust. This was undertaken in line with protocol and prior to an introductory meeting with the current AmaXimba Chief Simangaye Mlaba, and the submission of the PP Plan.

2.1. Site drive-through

The project team undertook a site visit and drive-through on 25 August 2021 to assess current land use and activities within the Study Area and surroundings. This visit also aimed at identifying potential issues and areas of concern, determining the lay of the land and location of communities concerning the Study Area, and possible venues for PP activities later in the project.

2.2. Introductory meetings

In line with accepted protocols, and given the community structure, two introductory meetings were held with the traditional leadership. The first meeting was held, with the previous AmaXimba Chief Zibuse Mlaba, on 14 September 2021 in Cato Ridge. Chief Zibuse Mlaba had served a period as the chief of the AmaXimba (1989 – 2007 while his nephew Simangaye Mlaba, a reigning chief, was too young to take over).

At the time of the meeting, Zibuse Mlaba also served as the Chair of the AmaXimba Development Trust and the Corridor Development Trust. During the meeting, it was confirmed that Chief Simangaye Mlaba should be met before meeting with the Tribal Council, to gauge any concerns he had and seek permission for the presentation to the Tribal Council.

A second introductory meeting with Chief Simangaye Mlaba was held on Monday 27 September 2021 in Cato Ridge. During this meeting, extensive discussions were held regarding the social and political influences and issues in the study area. The Local Government elections were scheduled for 1 November 2021 and there was concern that any public meetings / open days could be construed as part of a political campaign motivating or supporting one political party over, another depending on attendance. It was agreed that the proposed Strategic Focus Group meeting for the DSR would be held on 18 November 2021.

On 21 October 2021, the team were given the devastating news that Chief Zibuse Mlaba had been assassinated that morning. Out of respect to Chief Simangaye Mlaba, the AmaXimba Community, and the Assmang community, we proposed suspending all activities and reconvening with the project team after the local government elections and after the community had time to grieve.

2.3. Reconvening the activities

On 15 November 2021, the project team reconvened to discuss the way forward and revised Strategic Focus Group meeting dates. A meeting was proposed with Chief Simangaye Mlaba on 30 November 2021.

Given the strategic importance of resolving the biodiversity offset process for the proposed project, the tenuous political situation in the area, the impending December break, and to reduce confusion and tensions among stakeholders, the Focus Group Meeting was proposed in mid-January followed by further public meetings/ open days.

2.4. Pre-application Issues

The issues discerned during the pre-application public participation process include:

- Fragile political relationships within the community,
- Complex social hierarchy relationships to be considered and managed appropriately, and
- Clarity is required on the status of the biodiversity offset process before engaging stakeholders to reduce confusion.

3. PRE-APPLICATION PUBLIC PARTICIPATION ACTIVITIES COMPLETED

In light of the aforementioned factors, the PP process resumed in mid-January 2022. The proposal was to hold a Pre-Application Focus group meeting rather than a Draft Scoping Report meeting, due to the various issues facing the community and the ongoing discussions with the authorities regarding the biodiversity issues for the proposed project area.

3.1. Pre-Application Strategic Stakeholder Focus Group Meeting

An in-person Pre-Application Strategic Stakeholder Focus Group Meeting was held on 1 February 2022, adhering to all applicable COVID-19 regulations, to ensure participation by attendees who may be affected by lack of access to, or unreliable, internet connectivity.

The I&AP stakeholders that were invited to the focus group meeting were intended to be strategic level stakeholders in the area who would provide critical guidance and input at a high level to the process. This list was considered through a review of the I&AP stakeholder lists and the existing forums of engagement within the area. The anticipated outcomes and inputs received at this higher strategic level provide insight into issues that should be considered in advance of the fuller public participation process thus ensuring the ensuing

processes will receive the support (in terms of active participation and engagement from stakeholders) and inputs that would be of value to the process.

Invitations to the Focus Group Meeting were circulated via email, calendar notification, and WhatsApp where appropriate, and records were kept of those invited and their subsequent responses. Invitees were encouraged to identify other key stakeholders who might be required to participate in the focus group meeting.

3.1.1. Focus Group Meeting venue

The meeting venue was held at the Cato Ridge Country Club which can accommodate up to 50 people (in terms of the COVID Alert Level 1 requirements). This ensured we could meet the social distancing requirements for COVID-19 regulations. The venue is located close to the study area and is well known to the community.

3.1.2. Focus group meeting date and time

The focus group meeting was held on 1 February 2022 at 15.00. This was to allow people to attend at the end of a working day and not have to travel at night.

3.1.3. Focus group meeting stakeholders

Invitations were sent to the following identified strategic stakeholders for the focus group meeting (where a stakeholder was not able to attend, they were encouraged to send a representative):

- Inkosi S Mlaba,
- Ward Councillor – Mr B Ntuli,
- eThekweni Disaster Management – M Canham,
- Metro Police – B Gidigidi,
- eThekweni LED / Development Planning section representative – C Norton,
- Representatives of Business in the area – representatives from Hammersdale Cato Ridge Development Association Mr J White (Infrastructure, Environment, safety, work chairs: Mr K Kotze, Mr M Fuller, Mr G Hood, Mr B Saurombe),
- Department of Education – Mabhila Primary school Head or designated representative and/or Dept Educ. Circuit manager.

3.1.4. Email invitation

The email invitation (see 8.1.1 on page 12) was sent to 26 stakeholders on 19 January 2022. The Email report is as per Supporting documents in paragraph 8.1.2 Focus Group Meeting Email

Dear Key Stakeholder

You are invited to participate, as a key stakeholder or Interested and Affected Party (I&AP) for proposed new development options within the greater Cato Ridge area. The Cato Ridge Development Company Ltd (CRDC) and Assmang (Pty) Limited (Assmang), propose to release land parcels across three Proposed Development Areas (PDAs). The intention is to make land available for a combination of land use options for future developers.

Zutari (Pty) Ltd (Zutari) has been appointed as the Environmental Assessment Practitioner (EAP) to undertake the regulatory Environmental Impact Assessment (EIA) process, and Phelamanga has been appointed to assist and facilitate the Public Participation Process

(PPP). As part of the EIA, pre-application stakeholder engagement will be undertaken to identify key issues or areas of focus for the EIA process. As part of this stakeholder engagement, you are invited to attend a Strategic Level Focus Group session or to nominate a representative to attend. The details of the session are as follows:

Date: 1 **February 2022**

Time: 3 **pm**

Venue: Cato **Ridge Golf Club, Chamberlain Street, Cato Ridge**

As this will be an in-person meeting as allowed by the current COVID Alert Level 1 regulations, the following COVID Protocols will be adhered to: mandatory mask wearing, screening info questionnaire, temperature screening, and physical distancing during the session.

PLEASE RSVP by 31 January 2022 to ensure we do not exceed numbers per COVID protocols

The aim of the session will be to gather pertinent stakeholder information relating to the area, the pressure points, and points of interest within the project area that should be considered by the applicant, the authorities and future land owners or developers. Stakeholders will be given background to the project, the current status of the project (pre-application phase), and an opportunity to share their local knowledge, and to raise comments and questions.

The Background Information Document (BID) is available on the Phelamanga website (https://www.phelamanga.co.za/23-current-special-projects?layout=*) and we encourage all stakeholders to review this document prior to the Focus Group session.

To register as an I&AP please complete the form attached at the end of this notice, and bring it to the Focus Group session alternatively forward it to

Rose Owen

Email:

Post: 8 Kilkenny, 18 Mill Rd, Hillcrest, 3610

Or alternatively use the following google form: <https://forms.gle/V2uwSgD7QMVjrm1P7>

The land parcels identified and for discussion during the Focus Group session are owned by Assmang. The landholdings are located north of the N3 Corridor, which forms part of the national Strategic Integrated Project 2 (SIP 2: Durban-Free State-Gauteng) and is located within eThekweni's Primary Corridor and within a proposed logistics hub as per the Cato Ridge Local Area Plan (LAP). Cato Ridge has been identified as a potential industrial and

logistics node and falls under the KZN Industrial and Logistics Hub (Region 1). The suitability of the land for logistics and manufacturing development is based on the proximity to the railway line, the N3 national road and the fact that it is located on the Harrison Flats (one of the few plateaus in the area).

The proposed project is in its early planning phases with conceptual layout plans available. Assmang and CRDC intend to make land available for sale to prospective developers, should authorisation be obtained for the specific activities proposed. The application for authorisation for the proposed Cato Ridge land use options project will include the following land uses: Commercial, Educational Institutes, Medical Facilities, Offices, Retail, Parks and Conservation Area, Light Industrial, Warehousing & Logistics, Manufacturing & Processing.

While CRDC will be the applicant for the Environmental Authorisation (EA) process, the land will be made available for sale to the respective developers going forward. Each future development will require a detailed legal review to ensure alignment of the site-specific EIAs with the conditions of EA and the Environmental Management Programme (EMPr) for this project. Additional permits and licenses that may be required for the final land uses remains the responsibility of the future property owner and developer and will be detailed as such in the sale agreements.

We look forward to meeting with you and engaging with you on this project.

Regards, Rose

Registration and Comment Form:



Environmental Impact Assessment Process for a Combination of Land Use Options in Cato Ridge, eThekweni Metropolitan Municipality, KwaZulu- Natal



Click here for online Google form: <https://forms.gle/V2uwSqD7QMVjrm1P7>

TITLE		FIRST NAME	
INITIALS		SURNAME	
ORGANISATION			
YOUR INTEREST IN THE PROJECT			
POSTAL & PHYSICAL ADDRESS			
		POSTAL CODE	
LANDLINE TEL NO		CELL NO	
EMAIL ADDRESS			

COMMENTS (please use separate sheets if you wish)

THANK YOU FOR YOUR CONTRIBUTION

Our Meeting:

1 February 2022
15.00
Cato Ridge Golf Club

Focus Group Meeting on page 15.

The report indicates that:

- 26 emails were sent
- There were 2 soft bounces, and 1 hard bounce
- The hard bounce email address was followed up with a phone call to the stakeholder's office and confirmation of the email address was given. The stakeholder's office was asked to check their spam folder.

3.1.5. Calendar Notification

In addition to the email, a follow-up Outlook Calendar notification (paragraph 8.1.3 on page 16) was sent to stakeholders as a reminder of the proposed meeting and to track RSVP for COVID protocols.

3.1.6. WhatsApp Notification

To ensure no stakeholders were excluded, where email was not suitable some I&APs requested information via WhatsApp chat, and this was provided. Extract of WhatsApp communication in paragraph 8.1.4 on page 17).

3.1.7. Focus Group Meeting

- Phelamanga prepared the Agenda and the meeting framework and facilitated the focus group meeting.
- Representatives from Zutari and CRDC/Assmang were present at the focus group meeting. Two of the CRDC representatives were unable to attend in person so an online option was provided, and they joined the meeting via an MS Teams link.
- The meeting was structured as follows:
 - o Introduction of the Project Team and Applicant, welcome to stakeholders and introduction of the Chief;
 - o Zutari presented an overview/background of the proposed project and an explanation of the pre-application process;
 - o Stakeholders were shown a map of the 3 Proposed Development Areas (PDAs) on an enlarged map (A0 size);
 - o As an interactive process, each person was provided with 3 numbered and coloured stickers;
 - o The participants were then asked to annotate and place their numbered stickers on the map where "1" is the area most important to them for consideration in the EIA process;
 - o Once all participants provided their "sticker" allocations, the meeting discussed why they participants had identified and prioritised the specific areas on their map and also elaborated on the issues or challenges represented by each sticker placed on the map;
 - o This created a picture and understanding of the spatial grouping of issues that need to be considered and addressed by the specialists and the EAP as part of the EIA and the PP process (PPP);
 - o All discussions and placement of stickers have been recorded by Phelamanga and are referenced in the meeting minutes (which have been distributed to meeting attendees) and are available in paragraph 8.1.5 on page 18.
- After the project Background was provided, the Chief left the meeting (as noted in the minutes)

- As a result of this and due to the absence of the Councillor it was agreed to hold a follow-up Pre-Application Focus Group meeting with the Chief and the Councillor (on 10 February 2022) as it was identified that it was critical to get community leadership input to the process. The same format and process were followed. The minutes of the meeting are in paragraph 8.1.6 on page 28.

3.1.8. Focus Group Outcomes

The outcomes of the two Focus Group Meetings are useful in understanding issues that need to be considered for the fuller Public Participation process. The narratives became quite clear and should be considered as the project moves into the next phase.

The comment and issues register (A separate annexure (Annexure I8 of the FSR)) is informed by the meeting minutes.

Minutes of the meeting were taken and have been provided to those who were in attendance. The comments and issues trail has been updated to reflect the meeting discussions.

3.2. Second Pre-Application Strategic Stakeholder Focus Group Meeting

After the first Strategic Stakeholders meeting on 1 February 2022, it was noted that the Inkosi had declined to stay and had left early. After discussions with CRDC and Assmang, it was noted that the Inkosi required a follow-up engagement. This was arranged with Inkosi Mlaba and included the Ward Councillor who had not been in attendance at the first meeting.

The meeting was held on 10 February 2022 at 10 am (at the Cato Ridge Works this was the date as agreed with Inkosi Mlaba) and followed a similar process to the first meeting. This was done to ensure all information provided to parties was the same and no one was given preference or disadvantaged. The minutes of the meeting are attached, refer to paragraph 8.1.6 on page 28.

The minutes of both meetings were distributed to registered I&APs.

4. STRATEGIC STAKEHOLDER'S UPDATE

4.1. Tribal Council Briefing

On the 26th of October 2022 a presentation was done for Inkosi Mlaba and the tribal council. This was held at the tribal council chambers in KwaXimba Valley. This was an opportunity to inform the Induna and ensure they were aware of the project and answer any questions before any notices went into the community. This was in line with the outcomes of the initial engagement in February 2022 with Inkosi Mlaba and the Ward Councillor. A meeting note is as per supporting documents paragraph 8.2 on page 38

During the meeting, the Induna requested that local youth be employed to assist with the handing out of flyers and notices within the community. It was agreed that Phelamanga would liaise with the Induna to meet this request.

4.2. Strategic Stakeholders Briefing

On 3 November 2022, a presentation was done for the strategic stakeholders who had participated in the initial pre-application Focus Group Meeting. The aim was to update the stakeholders and inform them of the next steps which would include advertising and a public meeting. A meeting note is as per supporting documents paragraph 8.3 on page 40.

5. PUBLIC PARTICIPATION ACTIVITIES UNDERTAKEN FOR THE DRAFT SCOPING REPORT

5.1. Site Notices and Notification Flyers

When the project application was made the next phase commenced this 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 paragraph 8.4 on page 43

On the 8 and 11 November 2022 English and isiZulu notification flyers were handed out via a knock-and-drop and walk-through of the KwaXimba Valley and Cato Ridge town. I&APs were engaged, informed and invited to the Public Meeting scheduled for Monday 21 November at 10 am and 17.30. I&APs declined to have photographs taken, however, scanned registers of those who agreed to be included in the I&AP database are available on request per POPIA.

The site notices informed I&APs of the proposed project and invited them to access the Draft Scoping Report (DSR) 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.

5.2. Adverts

The newspaper adverts were placed in both English and isiZulu within local newspapers, The Mercury and isiZulu newspaper Isolezwe. See supporting documents in paragraph 8.4.4 on page 47.

5.3. Scoping Phase Public Meeting

5.3.1. Date and Time of Public Meetings

- Two in-person public meetings were held on Monday 21 November 2022.
- The two meeting times were, 10 am and 17.30. This was done to accommodate different I&APs and ensure those that work during the day would be able to attend a meeting as it was repeated at 17.30.

5.3.2. Venue for Public Meeting

- The meeting venue was identified in consultation with the client and discussion during the stakeholder update meeting held on 26 October and 3 November.
- The meeting venue was the Inkosi Msinga Community Sports Centre, 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.

5.3.3. Notification and invitation

- In addition to the newspaper notification and knock and drop of notices an email notification in English and isiZulu was sent to all pre-registered I&APs of the DSR Public meeting, see supporting documents paragraph 8.4.4 on page 47.
 - The report indicates that:
 - 55 isiZulu emails were sent, and 55 English emails were sent
 - 23 % of the isiZulu emails were opened and 27% of the English emails were opened.
- A further SMS was sent to Induna who did not have an email available see supporting documents paragraph 8.4.10 on page 57.
- The local Ward Councillor's office contacted the facilitator and indicated they had not received notice of the meeting. It was checked and according to the email notification records the notice in English and isiZulu were sent to the Ward Councillor and had been opened.
- An I&AP contacted the facilitator on 21 November to confirm the meeting date and time. It was noted at this point that there had been an error on the notice with regard to the day, the date was correct. The notice indicated the meeting was "**Tuesday** 21 November", however, 21 November was the **Monday**. The facilitator and EAP agreed to proceed with the meetings for those who were there and liaised with the security guard to contact them in the event anyone arrived on Tuesday 22 November at the meeting venue. No one arrived at the meeting venue on Tuesday 22 November.

5.3.4. Public Meeting Activities

- The first meeting at 10 am was delayed as there were not many people in attendance. The meeting started at 10.30 am.
- No one arrived for the second meeting at 17.30. the Facilitator, translator and EAP waited at the meeting venue until 18.15 before departing.
- The EAP provided an overview of all the specialists' studies and identified impacts to be assessed in the EIA phase.

- Copies of the BID and comment sheets in English and isiZulu were made available to I&APs at the public meeting.
- The minutes of the meeting are attached as supporting documents, refer to paragraph 8.5 on page 59.

5.4. Comment Register

In addition to the aforementioned Comments and Response Register generated during meetings, any comments, suggestions and queries raised by I&APs via email, post, or telephone before, after or during the public meetings have been noted. The Comment Register can be found as a stand-alone document following this PP Report (or Annexure I8 of the Scoping Report).

6. I&AP DATABASE

The I&AP database is available See Annexure I1 of the scoping report, and contact details can be provided where appropriate on request, as per POPIA.

7. NARRATIVES IDENTIFIED

The below narratives were identified during the various pre-application engagements, from introductory meetings through to the two focus group meetings and the Draft Scoping Report Public Process. The narratives should inform the Environmental Impact Assessment.

- Political sensitivities in the area:
 - o The Chief and the Councillor declined to comment during the strategic level meetings and requested a presentation to be made to the Tribal council
 - o Stakeholders noted the recent deaths in the area of local leadership figures
- Identification of critical pressure points for stakeholders:
 - o Infrastructure upgrades – there is a need to ensure the electricity substation can meet the demand of the greater area, residential and industrial
 - o Road network degraded, potholes and road markings – there is ongoing difficulty to get clarity as to who is responsible for maintenance of the roads and if the road falls under Provincial or Metro’s responsibility.
 - o The anticipated interchange upgrades and construction – there is a proposed interchange that would increase access to the Cato Ridge area
 - o Community relationships – work opportunities, safety and security
 - o Development type – what can neighbour a smelter? Air pollution issues were noted by stakeholders.
 - o Chemical companies were noted by a number of stakeholders as not wanted in the area.
- Economic and socioeconomic development and investment are raised by a number of stakeholders:
 - o 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.
 - o 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.
- 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.

8. NEXT STEPS

The PP programme will continue in support of the EIA process as required. The following activities are ongoing and undertaken as appropriate.

- Newspaper advertisements, site notices, and flyers will be prepared for circulation and I&APs will be notified of the EIA process and invited to comment on the Draft EIA Report and proposed project.
- A public meeting will be scheduled to present the findings of the impact assessment EIA Phase Public Meeting

- Will follow the same format as the aforementioned scoping phase and will include follow-up information to queries and comments as raised during the scoping phase.
- Once the draft EIA report is available, a second public meeting will be held to present the findings of the Draft EIA Report and to scope further issues for consideration in the Final EIA Report.
- In addition to the hardcopy distribution of the Draft EIA Report, an electronic copy will be available on the Project page on the Zutari website. Any comments received, whether email/telephonic/verbal will be recorded and addressed where possible and incorporated into the Final EIA Report for submission to EDTEA.
- If an EA is issued by EDTEA, all registered I&APs will be notified, via direct notification and newspaper notices.

8.1. Pre-application Focus Group Meeting

8.1.1. Focus Group Meeting Email



Dear Key Stakeholder

You are invited to participate, as a key stakeholder or Interested and Affected Party (I&AP) for proposed new development options within the greater Cato Ridge area. The Cato Ridge Development Company Ltd (CRDC) and Assmang (Pty) Limited (Assmang), propose to release land parcels across three Proposed Development Areas (PDAs). The intention is to make land available for a combination of land use options for future developers.

Zutari (Pty) Ltd (Zutari) has been appointed as the Environmental Assessment Practitioner (EAP) to undertake the regulatory Environmental Impact Assessment (EIA) process, and Phelamanga has been appointed to assist and facilitate the Public Participation Process (PPP). As part of the EIA, pre-application stakeholder engagement will be undertaken to identify key issues or areas of focus for the EIA process. As part of this stakeholder engagement, you are invited to attend a Strategic Level Focus Group session or to nominate a representative to attend. The details of the session are as follows:

Date: 1 February 2022

Time: 3 pm

Venue: Cato Ridge Golf Club, Chamberlain Street, Cato Ridge

As this will be an in-person meeting as allowed by the current COVID Alert Level 1 regulations, the following COVID Protocols will be adhered to: mandatory mask wearing, screening info questionnaire, temperature screening, and physical distancing during the session.

PLEASE RSVP by 31 January 2022 to ensure we do not exceed numbers per COVID protocols

The aim of the session will be to gather pertinent stakeholder information relating to the area, the pressure points, and points of interest within the project area that should be considered by the applicant, the authorities and future land owners or developers. Stakeholders will be given background to the project, the current status of the project (pre-application phase), and an opportunity to share their local knowledge, and to raise comments and questions.

The Background Information Document (BID) is available on the Phelamanga website (https://www.phelamanga.co.za/23-current-special-projects?layout=*) and we encourage all stakeholders to review this document prior to the Focus Group session.

To register as an I&AP please complete the form attached at the end of this notice, and bring it to the Focus Group session alternatively forward it to

Rose Owen

Email:

Post: 8 Kilkenny, 18 Mill Rd, Hillcrest, 3610

Or alternatively use the following google form: <https://forms.gle/V2uwSgD7QMVirM1P7>

The land parcels identified and for discussion during the Focus Group session are owned by Assmang. The landholdings are located north of the N3 Corridor, which forms part of the national Strategic Integrated Project 2 (SIP 2: Durban-Free State-Gauteng) and is located within eThekweni's Primary Corridor and within a proposed logistics hub as per the Cato Ridge Local Area Plan (LAP). Cato Ridge has been identified as a potential industrial and logistics node and falls under the KZN Industrial and Logistics Hub (Region 1). The suitability of the land for logistics and manufacturing development is based on the proximity to the railway line, the N3 national road and the fact that it is located on the Harrison Flats (one of the few plateaus in the area).

The proposed project is in its early planning phases with conceptual layout plans available. Assmang and CRDC intend to make land available for sale to prospective developers, should authorisation be obtained for the specific activities proposed. The application for authorisation for the proposed Cato Ridge land use options project will include the following land uses: Commercial, Educational Institutes, Medical Facilities, Offices, Retail, Parks and Conservation Area, Light Industrial, Warehousing & Logistics, Manufacturing & Processing.

While CRDC will be the applicant for the Environmental Authorisation (EA) process, the land will be made available for sale to the respective developers going forward. Each future development will require a detailed legal review to ensure alignment of the site-specific EIAs with the conditions of EA and the Environmental Management Programme (EMPr) for this project. Additional permits and licenses that may be required for the final land uses remains the responsibility of the future property owner and developer and will be detailed as such in the sale agreements.

We look forward to meeting with you and engaging with you on this project.

Regards, Rose

Registration and Comment Form:



Environmental Impact Assessment Process for a Combination of Land Use Options in Cato Ridge, eThekweni Metropolitan Municipality, KwaZulu- Natal



Click here for online Google form: <https://forms.gle/V2uwSqD7QMVjrm1P7>

TITLE		FIRST NAME	
INITIALS		SURNAME	
ORGANISATION			
YOUR INTEREST IN THE PROJECT			
POSTAL & PHYSICAL ADDRESS			
		POSTAL CODE	
LANDLINE TEL NO		CELL NO	
EMAIL ADDRESS			

COMMENTS (please use separate sheets if you wish)

THANK YOU FOR YOUR CONTRIBUTION

Our Meeting:

1 February 2022
15.00
Cato Ridge Golf Club







8.1.2. Focus Group Meeting Email Report

The screenshot shows the Sender.net interface for a campaign report. The browser address bar shows the URL `app.sender.net/campaigns/bq2JE7/report`. The page title is "Focus Group - Cato Ride Development Project" with a sub-header "Sent on 2022-01-19 17:09:03". The left sidebar contains navigation options: Dashboard, Email campaigns (selected), SMS campaigns, Subscribers, Automation, and Forms. The main content area is titled "Overview" and features a "Statistics" section with a donut chart showing 6 opened emails out of 26 total emails sent. The statistics are as follows:


Metric	Percentage	Count
total emails sent		26
opened	26.09%	6
unique clicks	8.70%	2
hard bounced	7.69%	2
soft bounced	3.85%	1
unsubscribed	0.00%	0
spam complaints	0.00%	0

8.1.3. Focus Group Calendar Invitation


   

Cato Ridge Proposed Development Areas: Focus group


Tuesday, 1 February - 15:00 - 17:00



Join with Google Meet





meet.google.com/yxv-dggc-fit





30 Chamberlain Ln

30 Chamberlain Ln, Cato Ridge, 3680, South Africa



36 guests

13 yes, 3 no, 1 maybe, 19 awaiting



Good day Colleagues


You are invited to participate, as a key stakeholder or Interested and Affected Party (I&AP) for proposed new development options within the greater Cato Ridge area. The Cato Ridge Development Company Ltd (CRDC) and Assmang (Pty) Limited (Assmang), propose to release land parcels across three Proposed Development Areas (PDAs). The intention is to make land available for a combination of land use options for future developers.

A notice and invitation were sent out last week, if you have not received it please check your SPAM/JUNK folder.

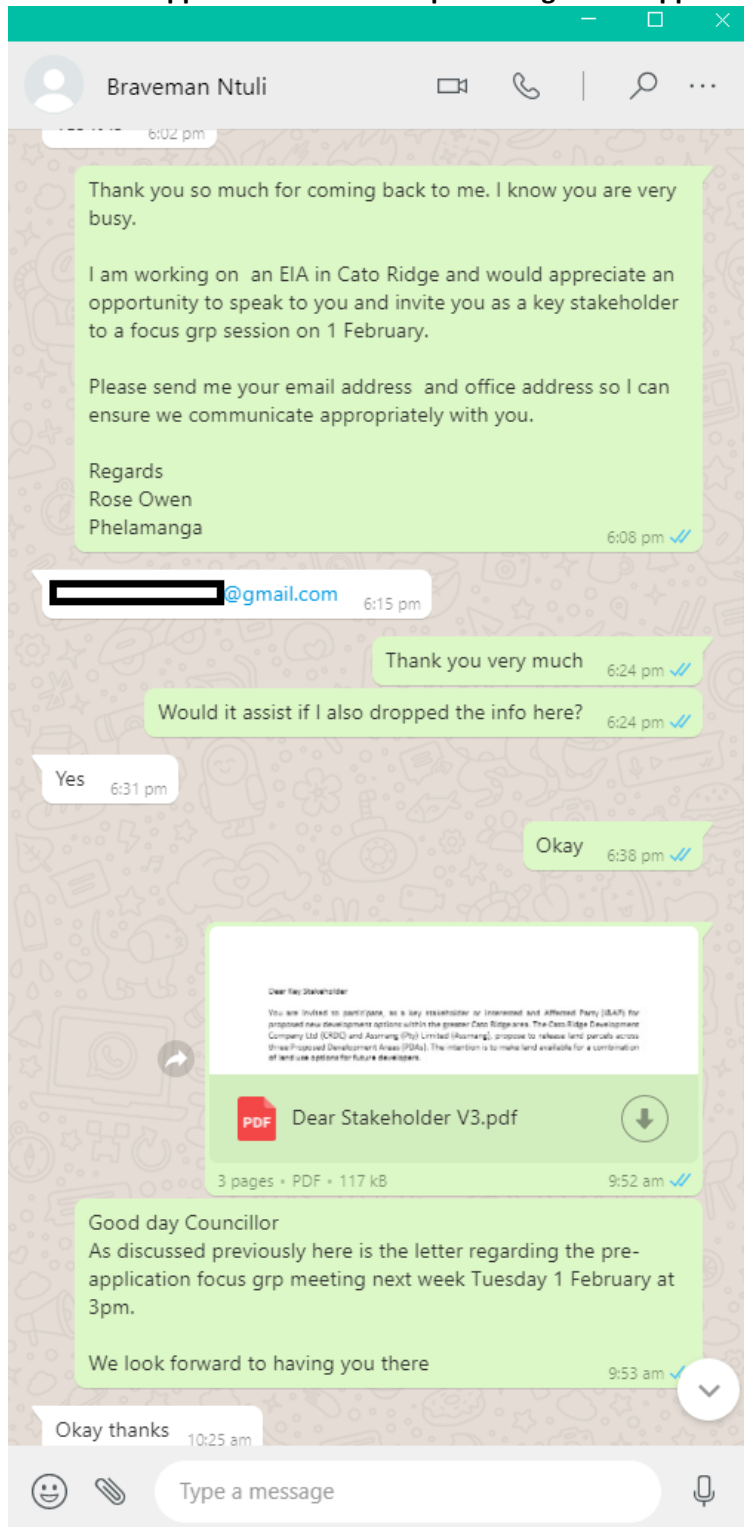
As part of the EIA, *pre-application stakeholder engagement* will be undertaken to identify key issues or areas of focus for the EIA process. As part of this stakeholder engagement, you are invited to attend a Strategic Level Focus Group session or to nominate a representative to attend. The details of the session are as follows:

Going?

Yes No Maybe



8.1.4. Pre-application Focus Group Meeting WhatsApp Notification



Cato Ridge Land Use Project
Pre-Application Focus Group Session
 Meeting to be held on Tuesday 1 February 2022 at 15:00 at
 Cato Ridge Country Club

Present

(As per the attendance register)

Mr Werner Botha (WB)	Assmang/ CRDC
Mr Peter Edmonds (PE)	Sharelist Property
Mr Malcom Fuller (MF)	HCRDC / Merlog Foods
Mr George Karsten (GK)	Assmang/ CRDC (Online)
Mr Kelvin Kotze (KK)	HCRDA / Catchway Properties
Mr Philip Kuhn (PK)	Eskom
Inkosi S Mlaba (SM)	KwaXimba T/A
Mr B.L Mlaba (BM)	KwaXimba T/A
Ms Hlengiwe Mngoma (HM)	CRDC
Mr Bright Saurombe (BS)	HCRDA / SRF Flexbiles
Ms Princess Thwala (PT)	Assmang/ CRDC (Online)
Ms Jeanne-Louise Weise (JLW)	Zutari
Mr John White (JW)	HCRDA

Abbreviations – All members

AS	Ashwin Santhilal
BC	Bradley Cooper
BM	B Mlaba
BS	Bright Saurombe
GD	Geoff Dyer
GK	George Karsten
HM	Hlengiwe Mngoma
JLW	Jeanne-Louise Weise
JW	John White
KK	Kelvin Kotze
LM	Londeka Mhlophe
MF	Malcom Fuller
PD	Philani Dlamini
PE	Peter Edmond DS
PK	Philip Kuhn
PT	Princess Thwala
RO	Rose Owen
SM	Inkosi S Mlaba
TM	Tshepo Matsekana
WB	Werner Botha

Secretariat

Ms Rose Owen (RO)	Phelamanga
Ms Londeka Mhlophe (LM)	Phelamanga
Mr Philani Dlamini (PD)	Phelamanga

Apologies

Mr Bradley Cooper (BC)	Eskom
Mr Geoff Dyer (GD)	Flight School
Mr Tsepo Matsekana I	SANRAL
Mr Ashwin Santhilal (AS)	Assmang/ CRDC

Note – in some instances an I&AP asked to remain anonymous in their comments their initials have been removed from the minutes as requested

	<u>ACTION</u>
<p>1. WELCOME, INTRODUCTION & APOLOGIES</p> <p>1. RO welcomed everyone and thanked them for attending the meeting. She made the key introductions of the team that was present including Zutari (EAP) and Assmang/ CRDC (applicant).</p> <p>2. RO welcomed and thanked Inkosi S Mlaba for joining the meeting recognising the pressures on leadership at the moment.</p> <p>3. RO requested all to sign the attendance register and confirm their contact details.</p> <p>4. RO explained that this was a pre-application meeting. No applications have been submitted for environmental authorisation. She stated that at this phase, CRDC/Assmang are just aiming to gather information on what the key issues, concerns and opportunities are within and surrounding the study area through engagement with relevant stakeholders.</p>	

	<u>ACTION</u>
5. RO also encouraged those in attendance to raise or highlight any other stakeholders who might need to be added and informed of this process as well as finding out the best way to move forward as the process progresses towards the application, scoping and EIA phases.	
2. PURPOSE AND FORMAT <ol style="list-style-type: none"> 1. This is a Pre-application meeting for environmental authorisation regarding the proposed development areas. 2. Start the process of engagement with key stakeholders. 3. Identify additional stakeholders or I&APs. 4. Gauge the best approach to structure further engagement throughout the EIA process. 5. Identifying any issues, areas of concern or opportunities within the study area. 6. Indicating that there would be further opportunity for comment and input. 	
3. RULES OF ENGAGEMENT <ol style="list-style-type: none"> 1. Proposed guidelines for the meeting were: <ul style="list-style-type: none"> - No Hogging - No Frogging - No Bogging 2. Stakeholders were asked to respect each other's opinions and comments, to allow each other a chance to express themselves, to consider the Agenda and the process flow for discussions and allow the meeting to progress through the identified topics of discussion. 	
4. ACCEPTANCE OF AGENDA The agenda was accepted.	
5. OVERVIEW OF PROJECT, BACKGROUND AND DESCRIPTION <i>[See Annexure for link to the presentation.]</i> <ol style="list-style-type: none"> 1. JLW explained that Assmang / CRDC propose to release land parcels across three (3) Proposed Development Areas ("PDAs") to interested buyers / developers for a combination of land use options in Cato Ridge for future development. Land uses include commercial, light industrial, logistic and warehousing. 2. JLW explained that the application for environmental authorisation will focus on the environmental aspects, as well as social and commercial aspects. 3. Upon realising the potential to develop the land, the landowner (CRDC/Assmang) undertook a pre-feasibility study (PFS) which commenced in 2019 and completed in 2020. 4. Following the PFS phase a Strategic Environmental Assessment (SEA) was conducted to determine site sensitivities and restrictions in the area and where additional studies would be required. JLW reported that there were restrictions on development due to the presence of KZN Sandstone Sourveld Grasslands, a critically endangered vegetation type dominant in the area, as well as some wetlands across PDA 1. During the study it was decided to undertake a framework EIA approach for the three (3) PDAs. 5. Parallel to the framework EIA, JLW noted that there is also a Biodiversity Offset process underway done by Douglas Macfarlane from Eco Pulse together with consultations with Ezemvelo Wildlife, eThekweni Environmental Planning and Climate Protection Department (EPCPD) and KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs (EDTEA), to determine the biodiversity offset options that will be required to enable the release of land for future development. She added that all information related to the biodiversity offsetting will be fed into the EIA. 6. JLW stated that Assmang/ CRDC are at the pre-application phase at the moment and that because of the identified sensitivities, more time is needed to complete 	

the Offset process. This includes extensive consultation with authorities to look at Offset potentials. There are discussions to determine whether there are any feasible options available because most of the area is covered by KZN Sandstone Sourveld.

7. JLW also reported that the specialist studies have been completed and are being finalised and will be included in a Draft Scoping Report (“DSR”) which will also be submitted through to EDTEA for review. JLW mentioned that it is quite an extensive pre application phase which is not always done during an EIA process but is very valuable in gaining perspective and gathering information for the EIA.
8. Depending on the outcome of the Offset Studies, the scoping phase in the application is planned to start around July or August 2022. She noted that during the scoping phase and EIA phase, there will be a 30 day commenting period and further opportunities for engagement.
9. RO thanked JLW for the update and highlighted to the attendees that this meeting is meant to get stakeholder input regarding the proposed sale of land parcels, that CRDC / Assmang is **not** the developer but rather are looking at which parts of the PDAs can be sold for development to a third party, which would be the developer.

[Note: Following a telephone call, Inkosi Mlaba left the meeting at this point.]

6. STAKEHOLDER INPUT – MAP DISCUSSIONS

[See Annexure A – Map Image]

1. RO reiterated again that the purpose of the meeting was to get stakeholders’ input. Having, now received a background to the project, the team would like to gather from attendees their comments, points of support, points of concern and issues to be considered.
2. To do this, stakeholders were provided with 3 numbered and coloured “stickers” to place on a map of the study area.
3. The numbering of the stickers, it was explained, were in descending order 1 – 3
 - 1 = most important area
 - 2 = of interest
 - 3 = must be considered but not critical.
4. Stakeholders were requested to place their stickers on the maps based on their understanding of the area, and concerns – regarding the sale of land and potential future developments.

6.1. Discussions

1. PE raised that there was no indication on the map of the KwaXimba interchange and thought that it was important for it to be included as a point of reference. He also noted that there was no timeline for this project given e.g., months, weeks etc. for the project.
2. RO thanked PE and noted the interchange can be drawn/indicated on the map. RO clarified that the intent at this point is to find out the possibility of the land parcels being sold, since CRDC/Assmang are not the developer. The timeline is going to be influenced by the specialist studies and the ongoing discussions with authorities regarding the offsets, so unfortunately no timeline could be provided.
3. WB then indicated the position of the interchange on the map and RO ensured it was drawn onto the maps.
4. PE also requested an indication of the size of the land parcels indicated on the map so that stakeholders can get an understanding of what is available.
5. The land sizes were indicated on the map by JLW as follows: Area 1= 161 ha, Area 2= 254 ha, Area 3= 371 ha.
6. RO then asked stakeholders to consider their issues, concerns, support, or ideas regarding the land parcels and then move to the maps and place their stickers. Stakeholders were given 10 minutes to do this. Stakeholders were also informed

that they did not have to use all of their stickers, or any and that if they chose not to it would still be a valid “action” and could be discussed.

7. After all stakeholders had placed their stickers, RO called all back to plenary and opened a discussion on the sticker placement.

6.2. “Most Important” areas identified

The discussions were led by looking first at what stakeholders had identified as “1 = Most Important”

a) In Study Area 1 – most important issues to note

1. PE raised that the area has multiple benefits such as the R103 road wrapped around it which would be vital to feed into it.
2. He mentioned that the area has the Cato-Zulu Industrial Park which has got two Rail Sidings [after the meeting this was confirmed as the Cato Zulu and CatCon sidings] which can immediately start servicing the likes of Mr Price, Value logistics etc., increasing productivity.
3. KK raised that the area has connectivity especially with the rail that exists and the N3 which already has activity underway, referring to the current road works to widen the N3 and improve the interchanges.
4. PK supported the comments from KK and PE and added that once they start developing, the area is close to the intersection and the topography is flat.

b) In Study Area 3 – most important issues to note

1. MF noted that the area is very close to the community and indicated there can be security risks and concerns for business, as evident from what happened during the unrest last year.
2. He mentioned that there were concerns relating to development, he expressed there are a lot of branches stemming from development such as security, essentially community relations between the businesses and the community around the site.
3. He stated that the first thing that came to mind was the area right next to the site proposed for sale and he would be interested to know who would purchase it and why, considering the proximity to the community.
4. RO asked what MF would propose to turn that risk into a benefit, or to mitigate the risks?
5. MF responded that the community and ward councillors need to understand the benefits of development. MF further expanded those businesses coming in also need to understand the benefits of developing the community, not just bringing in expertise and labour from outside.
6. A stakeholder added that the important thing would be the change in issues that the businesses are facing, in the community, or people who claim to represent the community. He said that business make long-term investments.
7. JLW asked if the current businesses employ local people?
8. A stakeholder responded that they largely do, however businesses are still being targeted as the “bad guys”. Business does try to employ locals although this is often restricted due to the “specialised skills” required for operations, and business needs to ensure they are cost effective and keeping their “heads above water”, he noted that over time local labour could become skilled.
9. A stakeholder made an example of a letter that was sent around to bigger businesses where the senders requested contracts without understanding what the requirements of the contract are and what work they can provide; this he noted does not help development.
10. PE stated that it basically means there should be a relationship between businesses and the community.
11. JW had placed a “1” sticker outside of study area 3 within the community, he raised

the point of employment expectations. He said that there should be a shared vision, that this is a good thing, bringing in employment.

12. JLW asked if it is possible to meet the employment expectations or would there not always be that pressure and expectation on any development.
13. JW noted that there is an expectation, if you have opened a business here, you are in my area, you must provide employment.
14. A Stakeholder added that there is no rational reasoning for employment expectations, just a demand for employment and upliftment, however, businesses do not work around employment/community demands, they must be able to sustain their business and meet their customer demands. If business were to come to the area, there would be some forms of employment, but there is a need for a “management effort” for engagement with community and supposed community leadership, how to identify who is truly representing the community, and who is taking advantage for their own benefit. He further raised again the issue of a business being alongside a community, who broke through the walls and burnt the business to the ground during the looting. A business on the outer edge bordering a community often feels vulnerable.
15. MF made an example with the Boxer Group moving out of the area 18 months ago where there were a number of reasons for their move, but one of them was the constant work stoppages and demands from the community being one of the reasons amongst a few other contributing factors. There were many demands from community members e.g., contracts on security, gardening and other labour.
16. WB asked for clarity on the letters that were received, who were these received from?
17. A stakeholder explained that the Hammarsdale Cato Ridge Development Association (HDCRA) forum shared information with each other when they received letters requesting contracts and were there was the appearance of extortion. He noted that there was an indication that the business forums are trying to formalise, however, basically the community were forcing opportunity and employment on businesses and not the other way round.
18. BS arrived and RO gave him a brief summary of the meeting activities and current plenary discussion.

6.3. “Of interest” areas identified

The discussions then looked at what stakeholders had identified as “2 = Most Important”

a) Along the border between Study Area 1&2, the Eddie Hagen/R103 interchange

1. JW raised that the area has a potential if the siding works, however without Transnet it won’t work as efficiently. If the siding works it will unlock the potential for the area, it will be a catalyst.
2. PE stated that it has very quick access to the highway, quite a sophisticated interchange. Therefore, the emphasis in this area would be on traffic and logistics, the civils for the area, the KwaXimba interchange.
3. He noted that even though he has not done it himself, he has been informed that the turnaround time for a truck from Johannesburg to Cato Ridge and back is one day, that being the “big carrot”.
4. He also touched on the affordability of land around the area as something people would be more inclined to consider.
5. KK supported the comments made by PE and JW.
6. RO noted that there seems to be most interest where Study Area 1 and 2 align.
7. RO also noted that Area 3 has some interest but there are concerns and PE added that it was also about timelines which RO cannot answer.

6.4. “Must be considered but not critical” areas identified

The discussions then looked at what stakeholders had identified as “3 = Must be considered but not critical”

a) Area 2

1. JW asked what kind of development would want to border the Smelter given their line of business?
2. RO rephrased asking what would cause a business to not want to boarder the Smelter?
3. The stakeholders responded it was the dust fallout that would be an issue.
4. JW then asked if the study area would be targeted for something else / another industry like Assmang? Which would increase the impact, or would a warehouse want to be there?
5. RO noted that these were useful points as it raises points for CRDC / Assmang around mitigation if there's any need and desirability.
6. PE then raised a point, that the only zoning he saw in JLW project background was light industry [*Post Meeting Note, light industry is classified as: Builders yard; Container depot; Motor display area; Motor workshop; Offices; Warehouse; Motor fitment centre*] and not heavy or what would be classified as “Industry 2”. He highlighted that Industry 2 can't be in Durban any more and there is a need for land available for this.
7. JLW highlighted that from some of the specialist study outcomes (noting that these reports are not yet finalised), Cato Ridge would likely not be able to have any additional heavy industry, as there are cumulative impacts for the area as a whole, not just due to Assmang that have to be accounted for, for example some environmental aspects such as air quality.
8. She stated that for this application, which is a framework application, they can look at light industry. For any other application other than light industry, there are several other supporting applications that would have to be undertaken for example, air emissions licenses, and more focused development specific EIAs would be required. An applicant would not get EIA approval for activities without having detailed information on those industries. This application is for a framework (high-level) EIA, this is laying the baseline showing the current environmental conditions of the area, and it will clearly state what type of land uses could potentially be undertaken, not only what is being applied for, and what can't be done. If there is scope for approval then the future purchaser / developer will then go through a separate EIA process for that land use in particular.

b) Area 3

1. KK raised the issue of infrastructure where the R103 and rail branches out to some developments on Eddie Hagan and then the roads extend out and it is close to the community. The study area is large, and it is far out / away from infrastructure.
2. RO clarified if he was referring to what kind of infrastructure would be available considering how far up the area is. KK confirmed yes the tail end of the infrastructure goes up Eddie Hagan, but how far does it extend up.
3. PE stated that his point was “location, location, location”. He said that if one's too far away driving through empty land doesn't make a lot of sense to him, especially in the logistics business. Business will want to be close to infrastructure, not all the way down at the end of the road.
4. KK stated that one would also have to look at it on existing infrastructure versus proposed infrastructure. He said that his opinion, the real catalyst is SOE investment via the interchange, Transnet and railway, ESKOM for power, eThekwin for treatment works etc., which would all bring some of the bigger players into the area.
5. PE mentioned that at one stage eThekwin wanted to use Study Area 3 as a landfill site.

6. RO noted that BS had not been in the meeting at the time when stakeholders had identified their areas of concern, she asked if BS would like to give input now having heard some of the discussions, was there an area of interest or concern to him on the map.
7. He responded saying that his interest would be on Study Area 3 as he is located right alongside that area. His interest would be an alternative linkage to the main road because their past experience highlighted during the unrest period, was a need for an alternative option / route for moving their goods. He said that if an alternative route existed, they would have not been boxed in.
8. Secondly, he said that it would be of great interest if they had activity behind them because at the moment they were exposed.
9. RO agreed that security is a concern for businesses in any area.
10. JLW asked if there could be an alternative route given the topography in that area.
11. BS replied that he has driven to Pietermaritzburg using the back road which is too winding and time consuming.

7. GENERAL DISCUSSIONS

1. RO asked if there were any further issues or areas of concern or things stakeholders would like to discuss?
2. JLW asked which services (i.e. electricity, sewage and water) are the biggest issue in the area.
3. Most agreed that the roads were of poor quality and access to PDA 3.
4. RO added that not just potholes but also road markings, are poor or not visible.
5. MF stated that they have had discussions with SANRAL and the eThekweni municipality that the roads were not designed for the current heavy traffic, they cannot handle heavily loaded trucks. Anymore development will exacerbate it.
6. PE queried if electricity was available?
7. PK responded that in study area 3 the substation is not able to meet the demand it is too small to support the greater area that it services.
8. BS stated that they have had discussions with Eskom that their current supply is coming from one direction. They were proposing to be connected to a ring main so that if something happens on one side, they can get supply from the other side. The proposal was in response to an underground cable failure incident that occurred 5 years ago which has not occurred again. However, it had cost them about 4 days of down time which is quite a lot. Eskom had come to their site a number of times and said that they were planning on fixing the problem, but nothing has been done to date.
9. MF stated that water is vital for most businesses in the area, especially for the likes of cooling in his business. He added that if it wasn't for the fire tank, he doesn't know what they would have done because they have had very little pressure and or no water for days on end.
10. He further added that sewerage costs about R30 000 p/m.
11. RO thanked everyone for their input, the issues raised were noted that the discussion was very useful often everybody focuses on the outcomes of the specialists reports, and this type of interaction is very important to understand the experience in the area. She noted that this engagement was helpful to Zutari, CRDC / Assmang and herself.

8. PROJECT PROCESS AND WAY FORWARD

1. RO acknowledged that there is a lot of talk about development in the area, and this was not to raise expectations that something would be happening and development occurring. RO summarised that this is a pre-application engagement to understand the parcels of land, if they can be sold and what are the environmental baselines for the area that need to be considered.
2. JLW stated that as mentioned before, they are doing a DSR that will be submitted

- to the authorities for review before an application is submitted. She also stated that the area is being looked at from a strategic point of view.
3. All stakeholder and other authority engagements are being recorded and will be submitted together into the DSR.
 4. Depending on the outcome of the Offset process, and engagement with Ezemvelo and eThekweni, there will be an update of that report as information becomes available. This process and the needs and desirability feeds to the feasibility and where the risks are on site, which need to be weighed against environmental sensitivities.
 5. The next step is to have the DSR ready for submission to EDTEA, that would occur by June/ July. They are waiting on the offset study outcomes.
 6. JLW asked what the stakeholders' thoughts were on conservation in the area. If some of the land was to be turned to a conservation area. Could this be a feasible land use in this area from a local perspective?
 7. She also explained that the offset ratio is 1:30. With the development of 800ha there is not enough KZN Sandstone Sourveld in the province to offset this. That is why the offset process is conducted to find out if that ratio can be applied. This is also being done due to the concerns that if land is left vacant and unmanaged it will be misused and deteriorate.
 8. JW informed the meeting that eThekweni had purchased a bulk of land to the south of the N3, and it is just slowly deteriorating and degrading. The area has 12 security guards stationed but the area is still degraded because they were found to be sleeping on the job and people come in and do as they please, illegal hunting, illegal sand mining, removal of plants, small developments on the fringe, and eThekweni spent millions on the land. And it is not being managed.
 9. A stakeholder noted people say they need jobs not grass. He added that here there is a plateau with infrastructure, access to the main transport corridor, and it must be left for grass. Its likely this will become an illegal dumpsite or illegal sand mining site. eThekweni has got nowhere else to go for development of land, this corridor is the main link for logistics.
 10. PE raised the issue of land and political sensitivities in the area noting the recent deaths of leaders in the area.
 11. A stakeholder noted if it [land development] is not done formally and swiftly, it would be done informally, and slowly and with problems.
 12. KK raised a question as to what sites are "liquid already" and of suitable size to go to the market as opposed to working in big blocks. That might speed up the process in bringing in money and others follow suit.
 13. JLW stated that the benefit of looking at it in the larger study areas was that you get a cumulative approach on the environmental aspects and impacts. There are certain discussions around layouts already, but these are not final or ready for distribution yet because it's fluid in itself.
 14. There are also wetlands and buffers that need to be considered and all potential impacts, avoiding, looking at biodiversity offsets etc. She added that because almost everything is KZN Sandstone sourveld, therefore if we don't have that clarity, releasing that land for sale is at risk. There are layouts and potential subdivisions in discussion, but not available for distribution yet.
 15. WB commented on the bulk areas, that this is also due to the need to consider the areas cumulative needs not just smaller land use needs, but the macro needs.
 16. KK noted that this comes back to the need for SOE investment, for macro development, is there a master plan, and then from there liquid sites. There are possibilities.
 17. PE commented that to a lesser degree the concern would be around noble development bringing up the Mr Price scenario where they'd had looked at Cato Ridge south but had had to say no because that meant they would have to bring in

their own bulk infrastructure, which made it unfeasible. He thought that there would need to be macro development first.

9. QUESTIONS

1. PE asked WB that there were talks of an airstrip running down across Study Area 2, therefore the question was is there any strategic plans for that?
2. JLW asked what could be a need for an airstrip in the area?
3. PE responded that there is a desperate need for an airstrip within eThekweni since there are only 4 being (Virginia, King Shaka, Pietermaritzburg and last one being in Margate). Virginia has been in the news recently with the closure of the airport being reported.
4. PE also noted that fresh food movement and etc. would be ideal to transport via air.
5. The ideal size would be a strip of 1400m, a “practical strip”. The current strip in the area is only 720m.
6. An Airstrip has a potential as an offset alternative along Study Area 3 and Study Area 2 (next to Assmang).
7. PE raised that for warehousing a strip like that would be gold for food security.
8. JLW noted that an airstrip could be a way of securing the grassland, and offsetting, however you will still have some loss which might make it unfeasible.
Post Meeting Note: If there is future interest from a developer to establish an airstrip, that would need to be considered at the time to determine viability and satisfy any environmental requirements.

10. CONTACT DETAILS

Public Participation Office

Phelamanga

Rose Owen

rose@phelamanga.co.za

031 765 8236 / 082 506 0093

1. RO asked that the participants stay in touch when it comes to the next phase of the PPP to find the best way possible to meet.
2. RO stated that she will be drawing up the minutes for the report and making those available to the participants. She also noted that should anyone want the BID, they can contact her for it, however, people must be aware that information might change as the process progresses.
3. RO also explained that Tebogo Sebege from Zutari, responsible for conducting the social impact assessment, could not come down to the meeting, has some questions he would like to ask the stakeholders as part of the process. Therefore, RO asked the participants if they would be willing to let her share their contact details with Tebogo. He would then contact them to find out the best option to discuss the questions he has. Nobody indicated that they had a problem with that request, therefore giving the green light to share contact details with the Social Assessment specialist for the EIA.

11. CLOSURE

1. RO thanked everyone for an interesting and useful engagement. She asked that the participants feel free to drop a note or anything that comes to mind even though we are not yet in a formal commenting period. She noted that there will of course be a formal commenting period when the project moves into the regulatory EIA phase.
2. There being no further business, the meeting closed at 16:41

Read and confirmed this day of 20 .

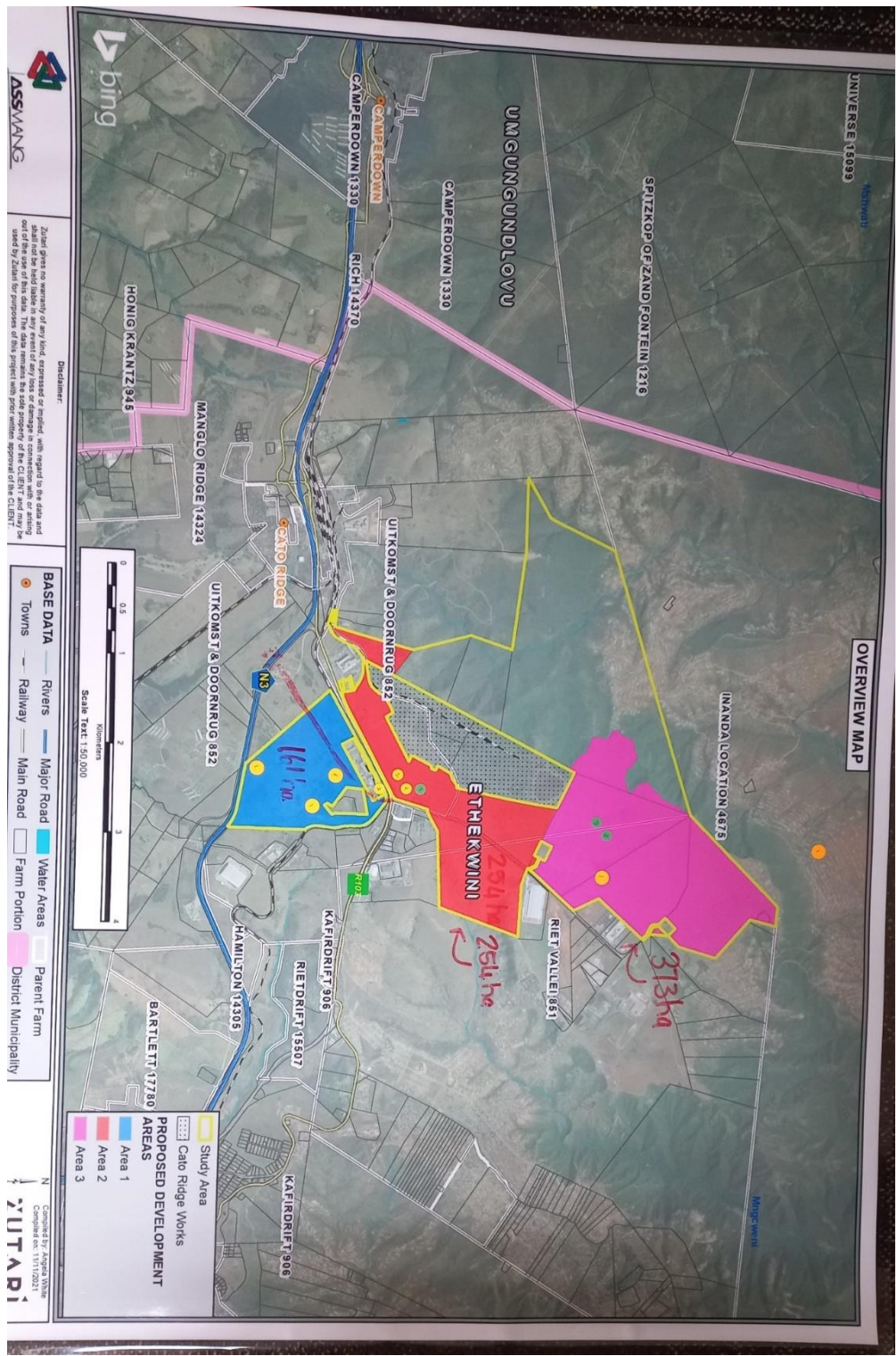
Facilitator

ANNEXURE

The following link to the folder containing the presentations referred to above will be available in Phelamanga Projects' Dropbox until the conclusion of the project and any relevant authorisation as provided.

PRESENTATION	LINK	FILE SIZE
Pre-Application Engagement	https://www.dropbox.com/s/0s7s87hopwm7j6n/220201%20Cato Ridge Pre-App Engagement Presentation V4.pdf?dl=0	723 KB

Annexure A



**Cato Ridge Land Use Project
Pre-Application Focus Group Session
(Follow up meeting with Chief Mlaba & Councillor Ntuli)**

Meeting held on Thursday 10 February 2022 at 09:00 at
Training Room, Cato Ridge Works, Eddie Hagan Dr, Cato Ridge

Abbreviations – All members

BN	Councillor B Ntuli
GK	George Karsten
HM	Hlengiwe Mngoma
JLW	Jeanne-Louise Weise
LM	Londeka Mhlophe
MP	Mel Pillay
PT	Princess Thwala
RO	Rose Owen
SM	Inkosi S Mlaba
WB	Werner Botha

Present

(As per the attendance register)

Mr Werner Botha (WB)	CRDC
Mr George Karsten (GK)	CRDC (Online)
Inkosi S Mlaba (SM)	KwaXimba T/A
Councillor B Ntuli (BN)	eThekweni Ward Councillor: Ward 1
Mr Mel Pillay (MP)	Zutari (Online)
Ms Princess Thwala (PT)	CRDC
Ms Jeanne-Louise Weise (JLW)	Zutari (Online)

Secretariat

Ms Rose Owen (RO)	Phelamanga
Ms Londeka Mhlophe (LM)	Phelamanga

ACTION

1. WELCOME, INTRODUCTION & APOLOGIES

1. PT thanked the chief for making time for this meeting again. She also thanked the councillor especially with how tight his schedule is noting how difficult it was to get him to come through. She thanked GK for also joining the meeting online. Finally she thanked WB for setting up the venue and online facilities.
2. PT then asked RO to please explain to the community leaders the importance of the meeting.
3. RO took a moment to thank both the Inkosi and the councillor for making themselves available after they had not been able to attend the previous meeting.
4. RO explained that Phelamanga provides stakeholder facilitation and that she will be facilitating alongside LM for the meeting. She explained that Zutari are the appointed environmental assessment practitioners and that they have been looking at the 3 land parcels being considered for selling from the perspective of the environmental applications and requirements.
5. RO asked people to please sign the attendance register provided so that there is record that they were indeed in the meeting. There were no apologies to note. She asked for confirmation that the councillor was aware of the standard EIA process including the draft scoping reports, environmental assessment reports and that there is a wide public participation process consisting of community meetings etc.
6. RO noted that the chief had been able to attend the first part of the previous meeting, and was aware of the introductory information
7. RO summarised for Councillor Ntuli that considering the aforementioned EIA process, this is a Pre-Application meeting:
 - a) This is a process before moving to EIA phase, and application
 - b) It is an opportunity to gain greater understanding before proceeding to an application

	<u>ACTION</u>
<p>c) This is a pre-application engagement, the purpose being to gather strategic level input from stakeholders and specialists in order to understand the need and desirability of these 3 land parcels.</p> <p>d) Once there is understanding of the need and desirability and information from specialists, the next stage of the process can commence.</p> <p>8. She emphasized that this was very early and that it is not often an applicant has foresight to engage early in order to understand what is happening on the ground.</p> <p>9. RO also noted it would be appreciated to get input from them as community leaders around who should be engaged with and presented to as the process moves forward.</p>	
<p>2. PURPOSE AND FORMAT</p> <p>1. This is an EIA Pre-application meeting regarding the proposed land parcels.</p> <p>2. Start the process of engagement with key stakeholders.</p> <p>3. Identify additional stakeholders or I&APs.</p> <p>4. Gauge the best approach to structure further engagement, when officially commencing with the regulatory EIA process.</p> <p>5. More opportunity for comment and input.</p>	
<p>3. RULES OF ENGAGEMENT</p> <p>3. Proposed guidelines for the meeting were:</p> <ul style="list-style-type: none"> a. No Hogging b. No Frogging c. No Bogging <p>4. Stakeholders were asked to respect each other's opinions and comments, to allow each other a chance to express themselves, to consider the Agenda and the process flow for discussions and allow the meeting to progress through the identified topics of discussion.</p>	
<p>4. ACCEPTANCE OF AGENDA</p> <p>The agenda was accepted.</p>	
<p>5. OVERVIEW OF PROJECT, BACKGROUND AND DESCRIPTION</p> <p><i>[See Annexure for link to the presentation.]</i></p> <p>1. RO explained that CRDC are looking to release land parcels for development by a third party, which are referred to as three (3) Proposed Development Areas ("PDAs"). It is not CRDC who is going to develop the land they are just the land owner looking to sell the land to developers.</p> <p>2. Before selling the land, CRDC are required to completed a regulatory environmental authorization process for specific land use options so as to align with future market demands. Land uses being consider for the EIA application include commercial, retail, warehousing and logistics, manufacturing and light industry.</p> <p>3. RO stated that the maps put up will be looked at and discussed in more details. She explained where the 3 land parcels are as located on the map. The 3 PDAs are different sizes. Area 1 = 161 ha, Area 2 = 254 ha, Area 3 = 373 ha.</p> <p>4. The PDAs are being considered as separate land parcels and during this process the aim is to identify the potential land uses and development options for each of these areas. The land in these three (3) PDAs will undergo environmental authorisation for certain land uses. If these are authorised, the land will be sold to future developers / investors who would have to undertake amendment processes or new EIA applications for landuses not authorised under the current EIA.</p> <p>5. The land owner (CRDC/Assmang) undertook a pre-feasibility study (PFS) which was conducted in 2019 and completed in 2020, to determine whether the land can even be developed.</p> <p>6. The results of that PFS, the scale of the footprint coupled with environmental sensitivities and long term development, an EIA process has been initialized. Therefore</p>	

there are more steps need to be taken: engagement with specialists, stakeholders and the community to understand the area better.

7. RO explained that the area has KZN Sandstone Sourveld, a critically endangered grass type, this requires an offset to be undertaken in parallel to the EIA, to understand how the environment can be protected whilst balancing the need for development.

8. RO requested confirmation that the meeting attendees were comfortable with the terminology and understood what an offset is and how it works. The councillor requested an explanation of the term offset. RO briefly explained that for this area the ratio is 1:30 which means that for every 1Km², of protected KZN Sourveld 30Km² must be protected elsewhere within the Province. Essentially if one wants to develop a piece of land, then one must protect another piece of land making sure no development takes place on that protected area.

9. It is a term often used by environmental impact practitioners which can be difficult to understand. In this context it is protecting the endangered grasslands in another area or in another way. The attendees noted that they now understood the term.

10. RO then went on to note, the EIA is currently in its pre-application phase (this means that the formal regulatory EIA process has not yet commenced). There has been a lot of engagement with authorities, especially around this critically endangered KZN Sandstone Sourveld Grassland. Discussions have centred around the option of an offset and how the environment can be protected if in any way possible, for future generations while meeting the need for development.

11. Part of that includes having conversations with people who know and understand the area well. RO explained that input from people who know the area is also critical because it goes into the scoping report as well as it helps in understanding what is happening on the ground.

12. RO explained that specialists' studies, including wetlands, flora and fauna etc. have been done. These findings and current stakeholder engagement feedback will be included into the draft scoping report. The scoping phase is expected to commence in July/August 2022, during which stakeholders and the public will have a 30-day period to provide inputs and comments. Once the scoping phase is finished, the EIA phase will commence, including all findings from the scoping phase and including another 30-day public commenting period and additional inputs from specialists are included.

13. RO concluded that project background and requested confirmation from JL if any items had not been covered, JL signalled a thumbs up (via the online platform) that RO had covered everything.

14. RO then introduced LM who would be summarising the discussion that was had in the previous meeting, so all stakeholders would have the same information, and the meeting attendees could understand what the stakeholders shared during the previous mapping exercise.

15. PT raised that it would be of benefit to the audience if it was shared who was at the last meeting, not the names per se, but the representation.

16. RO stated that Eskom was there, there was an apology from SANRAL and from Disaster Management and Metro Police. At the meeting there was the Hammarsdale Cato Ridge Development Association (HCRDA) who were representing multiple businesses, there was Merlog foods, Catchway Sharelist Property, SRF Flexibles.

17. RO stated that the mapping exercise is to identify the critical issues. BN asked if that meant continuing from what was happening on the previous meeting with the other stakeholders. RO responded that the exact information is being shared, the minutes of that previous meeting as well as this one will be shared with all stakeholders. Therefore everyone has access to the same information.

18. SM asked if there were any decisions taken to which RO affirmed that there was absolutely no decisions made at all as this phase is just information gathering.

19. BN asked if the discussions with all the other stakeholders were also about the land that falls under Ward 1 in their absentia as community leaders to which RO said yes the discussions centred around the land owned by CRDC, however she noted that the councillor had been invited and had acknowledged the invite.
20. RO emphasised that this was information gathering as some of the stakeholders conduct business in the area BN is asking about.
21. RO explained that what was done in the last meeting was to ask the stakeholders to look at the 3 land parcels and what would be their concerns/issues if those land parcels are sold for development.
22. Essentially trying to find out what part of the map is of most interest or concern to them as stakeholders, what part is of interest but not as important and thirdly what needs to be noted down and kept in mind.
23. RO handed the 3 stickers to SM and BN as had been the procedure in the first meeting with stakeholders. She asked that BN and SM also share their interests/issues regarding the map before anything happens.
24. RO again stated that LM will provide a summary of what others had shared to enable BN and SM to have shared information.
25. LM greeted the chief and the councillor and thanked them for availing themselves. She explained that in the last meeting people shared their views, comments and concerns around the following main themes in relation to the 3 parcels of land:
- a) **Productivity** – there were views on Area 1 (southern most portion of land) that it has a potential for being a highly productive area since it already has existing rail sidings which will work well in terms of connectivity.
 - b) **Community relations** – it was commented that in Area 3, businesses should have a relationship with the community and that all parties must understand how development can benefit all parties (community and businesses) not just a one sided benefit.
 - c) **Basic services** – stakeholders voiced how roads were of a poor quality (potholes and unclear road markings). They shared how the sub-station in Area is too small for the large area it supplies. One even made an example on how there was an incident 5 years ago where the power went out for 4 days and there was no alternative way they could get supply.
 - d) **Infrastructure**- the issue of how important it was especially for logistics businesses to have infrastructure close by instead of driving long routes with just trees and vegetation on either side of the road.
26. PT requested that LM and RO provide more information on the discussions regarding PDA 3, she asked that the leadership be informed as to what were the issues raised by the business owners who were there in the previous meeting so that BN and SM are aware, as community leaders.
27. RO reiterated that the discussions were that there should be a shared vision between businesses that operate in the area and the community. She added that there were also comments on how businesses face pressure around employment expectations from the community and the capacity for those businesses. How do they manage the need for specialised skills and employing skill from the community and what types of employment.
28. There were also concerns around how security for business can be managed. This was raised in light of the riots in July. It was raised that there is a need to ensure the right leadership are engaged with. Who represents the community, how do businesses engage with them? People have claimed to represent the community but that might not be the right people.
29. BN directed to SM that maybe the question he was about to ask was one to be discussed when they get time during their scheduled meetings. He stated that he was still going to comment on what LM had just presented however he wanted to clarify

something on the point where it was raised that there were people who claim to represent the community but not the right people.

30. He said that his ward and area is well structured (the land under discussion) SM is the chief and has a tribal council, there is also a well-structured community where it is clear who is in leadership even with changes in government structures.

31. He said he was not sure if he was going too far, but personally he thought this was inappropriate for there to have been discussions in another meeting that relates to the people who were not there and who could not respond to the statements as they had been made.

32. He stated that he knows the HCRDA is owned by JW and he does not reside in the area. He said that Metro Police, their employee as the municipality, was not represented in addition to that whoever might have been representing the Metro Police surely was not from the community.

33. He said he wanted to make it clear that there seems to be information raised that stems from assumptions when talking about this area. He advised that it would be better in the near future when discussing the community that there be representation because he does not want to come to a space only to find the leadership being labelled something they are not and having to defend themselves before the meeting even proceeds.

34. He said that he was not sure if this can continue being discussed in this way but it can proceed, RO giving them what was discussed in the other meeting even though he still felt there is something wrong in what had happened in the other meeting. He expressed he was sorry if he's distracting but he also finds himself frustrated when he finds the community, he comes from being perceived as people who are disorganised.

35. RO acknowledged BN comments and suggested she could provide some more context, and this could bring clarity on the rest of the discussion as to what the issue was.

36. RO reminded the meeting that this engagement was a process to understand what people's experiences are, which was why BN and SM were needed at the previous meeting. That was why she had been pressing him on WhatsApp. She said that there needs to be an understanding of everybody's experience in the area. One of the things the businesses were experiencing was them being approached by business forums who claim to represent the community.

37. SM confirmed that was true as he reminded the meeting of an incident approximately 2 years previously, which involved a business forum lead by someone from Hammarsdale.

38. RO clarified that the other stakeholders were saying that was not true because they know the community has an operating structure, and these sudden business forums were not part of that structure which was why they raised the concern of misinformation and misrepresentation so that the right leaders are not sidetracked when there are developments or a proposal.

39. PT commented that it was very appropriate that this meeting had community leaders present. She added that it would have been more appropriate if they were sitting in the same room and at the same time with the other stakeholders from the previous meeting because in the same room, the leaders would have been able to respond to whoever raised that comment because it was very incorrect to phrase the question "how do we engage with the right leaders". Therefore, who ever asked that question would have been responded to and shown the leaders if he was not aware who they were before.

40. She added that if that person is a businessman but does not know who the community leaders are, then there is something wrong, unless he had come in maybe 2 years or 6 months ago. She said that it was good that the community leaders were availing themselves and at this meeting and it will be put on record that they responded.

41. GK acknowledges what the BN had said but he also believes personally that Cato Ridge area needs its own forum that looks after its own businesses. There are people coming from the Hammersdale and Camperdown area claiming to be business forums. It would be right for Cato Ridge to have its own identity.
42. BN asked GK to elaborate on what he was talking about when he says Cato Ridge needs its own forum because they also want to understand as leaders about the term “forum” itself.
43. GK responded that his view when he’s talking about a forum is that he was saying there’s CRDC, there’s Sulphite Steel and other businesses operating therefore there needs to be a forum that looks after the development of business in the Cato Ridge area. At the moment there’s a Hammarsdale forum, but Cato Ridge does not have its own forum, a Cato Ridge forum. He explained that was what he was referring to.
44. BN said that he had mentioned the issue of that forum calling itself the Hammarsdale Cato Ridge Association, being part of the previous meeting, he agrees but also disagrees with what GK was saying. When he first met the chairperson of the Hammarsdale Cato Ridge Association, in his experience and how he looked at it, it seemed like another strategy where an organised group operating somewhere shifts and begins operating in an area that is not theirs. Which means that if they are doing something in Hammarsdale they must do it in Hammarsdale and if in Cato Ridge, do it in Cato Ridge with the people from Cato Ridge so that there is no confusion with terms such as the Hammarsdale/Cato Ridge term.
45. RO thanked BN for that insight and noted that it was very useful for everyone to understand that, which is the whole point of this engagement. Specialists’ reports can be done, and results included into the reports and considered for the layout changes, but the understanding of what is happening from a social perspective and people’s experiences and concerns is critical in understanding how the public engagement processes should move forward and in what shape or form.
46. Without this type of information and insight at this stage, people can become frustrated and agitated with the process. She thanked BN and expressed her appreciation.
47. She said she will take all the information from today and asked that if BN and SM would be willing to also put their stickers and share what their thoughts or concerns were for the area.
48. BN clarified that from where they come from, there is a different way of operating. For anything to be strategically decided, there are certain bodies that must be engaged. The chief has his own council of Izinduna, the councillor has his own structure. Therefore, him standing up and using his own personal thoughts would be inappropriate. He felt the presentation, the map and all the other information should be provided to the formal structures within the community and for them to meet and discuss with their relevant bodies outside this room.
49. SM asked if PT remembers in the last meeting that he had proposed the meeting to take place at the tribal council with all the structures present. RO concurred that was the proposed next step after this meeting.
50. SM expressed that he was not willing to put up stickers and make any comments on behalf of the community, they need to meet up with all the relevant bodies and present them with everything.
51. RO agreed and explained that the reason why it was needed to meet with the leadership first was so that everybody involved comes prepared so that when all the structures are met with, everybody is prepared with the right information, able to answer questions and not find themselves unprepared and disorganised.
52. She noted it is a tricky situation trying to find the best way forward. Hence it was important to meet with BN and SM first. She also noted how this was a pre-application, and as no application has been submitted as yet so it would have been uncalled for to bring expectations to the community.

	<u>ACTION</u>
<p>53. PT noted that she understood the leadership perspective that they cannot engage with the mapping exercise now, because when the presentations are done within the community, CRDC and Phelamanga will say this is what we got from your leaders, and the community will get up and leave.</p> <p>54. She recommended that RO, due to their experience with communities' meetings, provide a list of what is normally highlighted or raised when engaging with communities then the community leaders from KwaXimba can review what the list is missing and what is irrelevant. She noted that she wouldn't advise committing BN and SM to say something on behalf of the community.</p> <p>55. RO noted the various comments and said that she also did not want to make any assumptions. PT noted that she was just providing an option and suggestion as to a way forward. RO said she was comfortable with the proposed way forward.</p> <p>56. PT said that SM should go to his council and discuss it with them first to avoid Izinduna's having any problems with the issues and concerns SM might have raised on their behalf.</p> <p>57. BN requested confirmation that the presentation would be made available, he expressed that the typical challenge is that they may even forget what was written in the first slide because people memorize things differently. Secondly, they also as leaders have to explain to the people, they are leading what all of this is about. Thirdly, when going to the community, the community is divided into so many categories, the first one being the one SM is the chairperson of, then there are structures where he comes in as a councillor, then there are sectors and interested people from the community in a different scale.</p> <p>58. He agreed that RO make a list as suggested by PT so that they can see what can be done and what cannot be done. He also cautioned against only receiving input from one sector, for example only people with experience in terms of business.</p> <p>59. RO noted the points and that, she will do as they are advising.</p> <p>60. RO said that this is also tricky in that there is no design on the type of businesses to be established. It is a framework EIA that says this list could happen here but it is essentially up to the buyer of the land whether he/she will erect a warehouse or a logistics business etc.</p> <p>61. BN said that in Durban, there is Town Planning, a sub-committee that deals with zoning and re-zoning of land usually that section gives the scope on things. Therefore, he was asking if this engagement was doing the same thing as Town Planning. If that is the case, there is a standard process for doing things.</p> <p>62. PT explained that Zutari is the one responsible for what BN was asking. She noted that when she gave the briefing earlier, she did say RO is with Phelamanga who are doing the stakeholder engagement and Zutari is the environmental consultant doing the technical stuff. She requested that Zutari respond to the question posed by BN.</p> <p>63. MP asked for the question to be repeated as he had not heard it clearly.</p> <p>64. RO reiterated that the concern is around zoning and this process, there needs to be clarity on what needs to happen on the land as a re-zoning has a special process. She asked BN if she had explained it correctly to MP.</p> <p>65. BN responded that she was on the same page however another part of this was the special sub unit within the eThekweni Municipality which is Town Planning. The question was that is the meeting not duplicating the work that falls under Town Planning if so, how is it done so that they do not find themselves falling into a trap later on when it is found there is something wrong.</p> <p>66. MP responded that there is Town Planning applications and environmental assessment applications, both are pieces of national legislation that govern the respective processes. He explained that the requirements for both need to be satisfied. He said that the information gathered in the environmental assessment is used in town planning applications for re-zoning subdivision.</p>	<p>RO to follow-up</p> <p>SM and BN to follow up</p> <p>RO to follow up</p>

67. He stated that one cannot commence with sub-division in selling the land, until there is an environmental authorization. The first step is to complete the environmental assessment process which includes this engagement, once that is complete, at the end of the process, there will be an environmental authorization issued in terms of the National Environmental Management Act. This environmental authorization will need to be attached when the Town Planning application commences and submitted to eThekweni to do that.

68. MP mentioned that they are keeping it at a high level, therefore what they are describing activities of light industry being companies such as those that fit bull-bars on 4x4 cars, a place that sells tyres and does wheel alignment or warehousing and logistics where there is container storage. These are developments that can potentially come through in the future, dependent on who buys the land and what they are planning to do on that land.

69. The environmental assessment will be kept it at high level describing commercial, light industrial and logistics however when going to the town planning application, BN is correct that more details are needed on what a developer actually wants to do on the land and at that time CRDC will need that detailed information from the developer in order to finalise the process. He asked if that was clear.

70. BN asked if the EIA process that is currently underway, does have implication or no implication on the second part of land re-zoning.

71. MP explained that the findings from the EIA and the decisions or record of authorization issued, must form part of the land use planning application that needs to be submitted to eThekweni's planning department. They will ask for it.

[PT asked for few minutes break as the new general manager from CRDC had asked to meet with SM and BN. The meeting resumed after that short break.]

6. WAY FORWARD

1. When the meeting reconvened RO commented that BN's input had been insightful. It has given understanding on what the needs are for him as a community leader. As the EIA is a framework EIA and we are currently still at a preapplication phase it is still quite broad scope which makes it tricky and it was noted that this process needs be considered with an open-mind and she does not want to create any undue expectations.
2. She said she does not expect SM and BN to speak on behalf of the community if they are not comfortable with that. She is happy to come and meet with the tribal council and ward committee when there is more clarity with the EIA.
3. BN noted he had discussions with SM, initially he was rather rushing to another meeting that was due to start at 10:00AM, however, they have agreed to continue with this meeting, to allow LM to conclude the summary she was presenting earlier. They will not comment but next week they will give a date where other stakeholders would be in attendance, and they (community leaders) would have a clear understanding on what has been discussed. BN said that as a disclaimer, he had received WhatsApp messages from RO and he did not know who it was that was calling him to this meeting.
4. RO thanked them for engaging. She noted that the idea behind the meeting was to avoid creating unnecessary agitation by coming to the community unprepared. A gentle approach was the intended process.
5. LM then re-shared what she had summarised earlier as above.
 - a) **Productivity** – there were views on Area 1 that it has a potential for being a highly productive area since it already has existing rail sidings which will work well in terms of connectivity.
 - b) **Community relations** – it was commented that in Area 3, businesses should have a relationship with the community and that all parties must understand how

development can benefit all parties (community and businesses) not just a one sided benefit.

c) **Basic services** – stakeholders voiced out how roads were of poor quality (potholes and unclear road markings). They shared how the sub-station in Area is too small for the large area it supplies. One even made an example on how there was an incident 5 years ago where the power went out for 4 days and there was no alternative way they could get supply.

D) **Infrastructure**- the issue of how important it was especially for logistics businesses to have infrastructure close by instead of driving long routes with just trees and vegetation on either side of the road.

6. SM asked where PDA 1 was located in relation to the map.
7. RO indicated on the maps where the areas are and referenced the areas for the attendees in relation to key physical infrastructure such as roads, the smelter and the N3.
8. She explained that there is a lot of existing infrastructure that can be utilised for access around PDA 1, which was one of the reasons why these areas were broken down into PDAs or priority areas, with one of the focusses on connectivity for logistics.
9. BN asked what kind of infrastructure the previous meeting had discussed.
10. RO explained that infrastructure such as roads, traffic lights and interchanges roads were discussed. But stakeholders also discussed the need for infrastructure such as water & sanitation, wastewater treatment works. The concerns about water availability in the area, is there infrastructure capable of meeting water demands, what is the capacity of the sub-station because that substation also needs to service down through the valleys, not just businesses.
11. RO said she had made a note to prepare the list PT was talking about key issues and said that she will share via PT who will forward it through to them. She also noted that BN and SM are welcome to contact her directly should they have a pressing matter.
12. RO asked if there was anything BN or SM need from Phelamanga
13. BN answered that almost everything that they had questions on had been covered except that he had raised it would be easier if the presentation be in his possession as well.
14. RO said she will forward it to him together with the minutes from both meetings.
15. RO said that correction on minutes is welcome hence why the meetings are recorded for confirmation purposes.
16. SM said that they will contact PT about the date to come down to the tribal council. PT said she will follow up.

PT to follow up

7. CONTACT DETAILS

Public Participation Office
Phelamanga
Rose Owen
rose@phelamanga.co.za
031 765 8236 / 082 506 0093

8. CLOSURE

1. GK thanked SM and BN on their views and concerns on this meeting and noted that he was glad it turned out this way.
2. MP thanked BN and SM for making time and said they look forward in continuing the engagement through the environmental assessment process. RO thanked everyone for an interesting and useful engagement.
3. JL thanked everyone and RO for facilitating once again.

	<u>ACTION</u>
4. PT thanked SM and BN for their time and noted that their comments were valuable to all and their presence made the meeting a fruitful one and it would have not been appropriate to carry on with the process without the community representation.	
5. There being no further business the meeting closed at 10.45.	

Read and confirmed this day of 20 .

Facilitator

ANNEXURE

The following link to the folder containing the presentations referred to above will be available in Phelamanga Projects' Dropbox until the conclusion of the project and any relevant authorisation as provided.

PRESENTATION	LINK	FILE SIZE
Pre-Application Engagement	https://www.dropbox.com/s/su3qsdi0ol80gmx/220210%20Ca to Ridge Pre-App Engagement Presentation V1.pdf?dl=0	699 KB

8.2. Tribal Council Presentation – Note (26 October 2022)

AmaXimba Traditional Council Presentation CRDC/Assmang Proposed Development Areas Project Meeting held on Wednesday 26 October 2022 at 10:00 at KwaXimba Traditional Authority Chambers

Present

(As per the attendance register)

Inkosi S Mlaba (SM)	KwaXimba Traditional Authority (T/A)
Induna uMlaba (Msunduzi)	KwaXimba T/A
Induna uMlaba (Denge)	KwaXimba T/A
Induna uNdlovu (Mngcweni)	KwaXimba T/A
Induna uHadebe (Isthuli)	KwaXimba T/A
Induna uPhetha (Esweni)	KwaXimba T/A
Baba Mbovu	Ward Committee Chairperson
Induna uMkhize (Othwele)	KwaXimba T/A
Induna uMchunu (Emveni)	KwaXimba T/A
Induna uSithole (Ntukusweni)	KwaXimba T/A
Induna uShange (Isothwele)	KwaXimba T/A
Induna uMbovu (Bhobhonono)	KwaXimba T/A
Mam Ndlovu	Inkosi's secretary

Secretariat

Rose Owen (RO)	Phelamanga
Londeka Mhlophe (LM)	Phelamanga
Philani Dlamini (PD)	Phelamanga

Please note the following is a summary of points raised at the meeting and is not an exact record of what was said but is intended as a summary of key points raised and answered

	<u>ACTION</u>
1. WELCOME & INTRODUCTION 1. PD introduced himself and his colleagues. 2. Chief Mlaba asked his Izinduna to introduce themselves as well. The Chief noted that some of them were not present yet, but asked that the meeting proceed to save time.	
2. BACKGROUND AND PURPOSE 1. PD thanked the Inkosi and the Induna for their time. He gave a brief explanation on the role of Zutari and Phelamanga for this project. He further provided an overview of the purpose of the meeting which was to introduce the project to the Tribal Council as leaders in the community. 2. PD differentiated the roles that the entities involved play in the project. Zutari being the Environmental body responsible for the environmental processes and Phelamanga being responsible for the public participation process, and CRDC/Assmang are the land owners of the proposed project area. 3. PD stated that the meeting is an opportunity for the Council to voice out any concerns, questions and comments that Phelamanga will forward to the client regarding the proposed project. And provide information to the Leadership of the process and opportunities for them and the community to engage.	

	<u>ACTION</u>
<p>4. LM explained that there are different stages in the public participation process, first there will be notices and adverts, then dropping of flyers and notices within the communities. The flyer will inform the community of the project</p> <p>5. LM emphasised that there will be an opportunity at a bigger public meeting where the community will also get a chance to voice out their questions, comments and concerns, this will occur in November. They will also get an opportunity to ask question on the studies conducted by the specialists such as environmental impacts and socio-economic findings.</p>	
<p>3. SUMMARY OF DISCUSSION</p> <p>1. The council expressed that they welcome the development and that they have no problem with.</p> <p>2. However, they raised a concern around businesses being established in their communities with no benefits to the community.</p> <p>3. It was advised that as a starting point be involving the community, the dropping of notices should be assisted by the youth in the community alongside Phelamanga. This will be beneficial in that the people from the community know the area best and the boundaries of different sections.</p> <p>4. It was also raised that 70% of the workforce that come with this development should be from the communities.</p> <p>5. Understanding that there are jobs that require specific expertise, it was raised that skilled labour should also be hired from the community, not just general workers.</p> <p>6. A concern was raised regarding any potential impact or effect the project may have on the communities grazing lands and their water sources? PD thanked the Induna for his comments and noted this was exactly the type of engagement the project would like. The comment will be noted, and the Induna were encouraged to bring these types of comments and questions to the public meetings as well.</p> <p>7. The Council also advised that for public meetings, it should be ensured that there is adequate representation of traditional leadership in those meetings before proceeding.</p> <p>8. This was noted.</p>	<p>RO to follow up</p> <p>RO to follow up with EAP</p> <p>RO to follow up</p>
<p>4. CONTACT DETAILS</p> <p>Public Participation Office Phelamanga Rose Owen rose@phelamanga.co.za 031 765 8236 / 082 506 0093</p>	
<p>5. CLOSURE</p> <p>1. RO thanked the Chief and his Council for their time and for willingness to have this meeting.</p> <p>2. She noted that she will be in touch with regards to getting assistance with the dropping of notices and flyers.</p> <p>3. There being no further business the meeting closed at 11.30.</p>	

ANNEXURE

The following link to the folder containing the presentations referred to above will be available in Phelamanga Projects' Dropbox until the conclusion of the project and any relevant authorisation as provided.

PRESENTATION	LINK	FILE SIZE
Tribal Council Presentation isiZulu	https://www.dropbox.com/s/9m9oomfkabmgsuc/221026%20AmaXimba%20TC%20Cato%20Ridge%20DSR%20Presentation_IsiZulu.pdf?dl=0	1 268 KB
Tribal Council Presentation English	https://www.dropbox.com/s/1mi9jucbqgkrnog/221026%20AmaXimba%20TC%20Cato%20Ridge%20DSR%20Presentation%20V2.pdf?dl=0	1 272 KB

8.3. Strategic Stakeholders Update Minute (3 November 2022)

Strategic Stakeholders Update Presentation CRDC/Assmang Proposed Development Areas Project Meeting held on Thursday 3 November 2022 at 15:00 at The Cato Ridge Golf Club

Present

(As per the attendance register)

Mr Werner Botha	Assmang
Mr Peter Edmonds	Sharelist Property
Mr Phillip Kuhn	Eskom
Ms Princess Thwala	Assmang
Mr John White	Bridge Better Business

Secretariat

Rose Owen (RO)	Phelamanga
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Apologies

Mr Malcolm Fuller	Merlog Foods
Mr Patrick Killick	Zutari
Ms Claire Norton	eThekwini Planning
Mr Tebogo Sebego	Zutari
Mr Dominic Weiners	Ezemvelo Wildlife

Please note the following is a summary of points raised at the meeting and is not an exact record of what was said but is intended as a summary of key points raised and answered

Please note the following is a summary of points raised at the meeting and is not an exact record of what was said but is intended as a summary of key points raised and answered

	<u>ACTION</u>
1. WELCOME & INTRODUCTION	
3. RO introduced herself and noted the apologies as received above.	
2. BACKGROUND AND PURPOSE	
1. RO thanked everyone for their time. She gave a brief explanation on the changes in the Zutari team and the role of Zutari and Phelamanga for this project. She further provided an overview of the purpose of the meeting which was to update the strategic stakeholders of the status of the project and the way forward.	
2. RO noted that the project had previously been regarding 3 different land areas totalling 609ha, and after numerous studies and engagements regarding various issues that had become evident during the prefeasibility stage this had been amended to 367.89 ha. RO further explained the key considerations that had informed these amendments.	
3. RO highlighted that now instead of the 3 Proposed Development Areas being released as at once, they were going to be phased in, however they all fell under the single EIA.	
4. The project has moved into the Draft Scoping Report Phase and this means it is now going to become “public facing”. What this means is that the project will be advertised, notices will be going up around the site and there would be flyers	

distributed. In addition the team had engaged with the Inkosi and the Izinduna and addressed the Tribal Council.

5. RO went on to go through the stages of the project up to this point, and highlight that going forward there was now going to be a 30 day comment period for the EIA DSR portion, and a 60 day comment period for the WULA.
6. During this period there would be two public meetings held on 21 November 2022, there would be 1 session at 10.00 and a second session with the same information at 17.30. This would allow the public opportunity to attend a session that best suit them and be able to comment or raise concerns. The public will also get an opportunity to ask questions on the studies conducted by the specialists such as environmental impacts and socio-economic findings.

3. SUMMARY OF DISCUSSION

1. It was queried if the project was being considered in relation to other developments and projects for the area, there is a notice at Dunbars Spar regarding a development (it was noted it is not part of eThekweni Municipality). Do government know about it? Is it being considered? It was noted that if no EIA is being done the authorities may not be aware, in addition if they are not applying to town planning then authorities would also not be aware. RO asked for the details so they could be shared with the EAP, for consideration. Further discussions noted that there was concern regarding the master plan for infrastructure etc. for region, local area plan etc.
2. It was highlighted that there is the Umlaas Gate development which is also under an EIA process at the moment.
3. A further query was made regarding the social impacts, as the area has a number of social issues and tensions that need to be considered. RO noted that the EIA is for proposed land release, but not an EIA for the development of the land. There is a socio-economic and macro-economic study being done. However, the issues of social, relational, political tensions need to be considered.
4. There is a deep need and desire for growth and development and it does lead to contestation and this must be considered.
5. There was a request for clarification of the AmaXimba Development Trust (ADT), do they have a role in this project, there are many narratives, and clarity is requested?
6. This was clarified in that the ADT do not have a role in this project. This project is for Assmang as it relates to Assmang / CRDC owned land.
7. There is an MoU that allows for a relationship with the AmaXimba community. When Assmang start selling land, they will ensure community benefits from the project in collaboration with the appropriate community structures. To be clear there is a very strong and valid relationship between the AmaXimba community and Assmang.
8. The clarity that was provided was appreciated and Assmang were thanked for their candour.
9. It was also noted that there has been an application for a quarry between Assmang and National Chicks.
10. RO highlighted the key dates again, and clarified which newspapers the adverts for the DSR would be appearing.
11. A discussion was held regarding the content of the meeting on 21 November, enquiring if it would be more detailed. RO noted it would be more detailed, and the specialist reports would be unpacked by the EAP.
12. There was a concern regarding the venue and timing for the meeting, with a concern regarding people being able to get to the venue at 17.30 as the traffic into the valley may be very high at that time of day.
13. It was noted that the adverts have already been sent to the newspapers, and changes to the venue would not be easily done.

	<u>ACTION</u>
14. It was suggested that a third meeting or additional time could be made available? 15. It was noted that the PP team would be at the venue for the whole day and would be able to make it an “open day” so those who want info outside of the meeting will be able to come through. In addition, if anyone came through late, they would not be turned away.	
4. CONTACT DETAILS Public Participation Office Phelamanga Rose Owen rose@phelamanga.co.za 082 506 0093	
5. CLOSURE 1. RO thanked all for their time and discussions. 2. There being no further business the meeting closed at 16.00.	



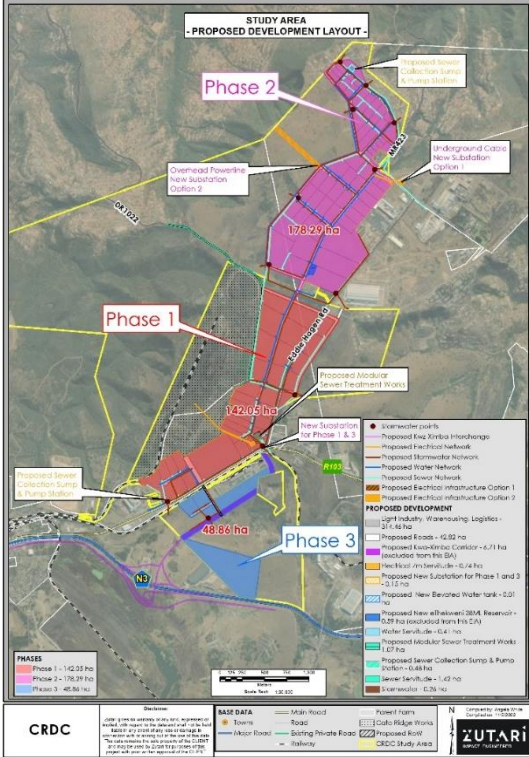
ANNEXURE

The following link to the folder containing the presentations referred to above will be available in Phelamanga Projects’ Dropbox until the conclusion of the project and any relevant authorisation as provided.

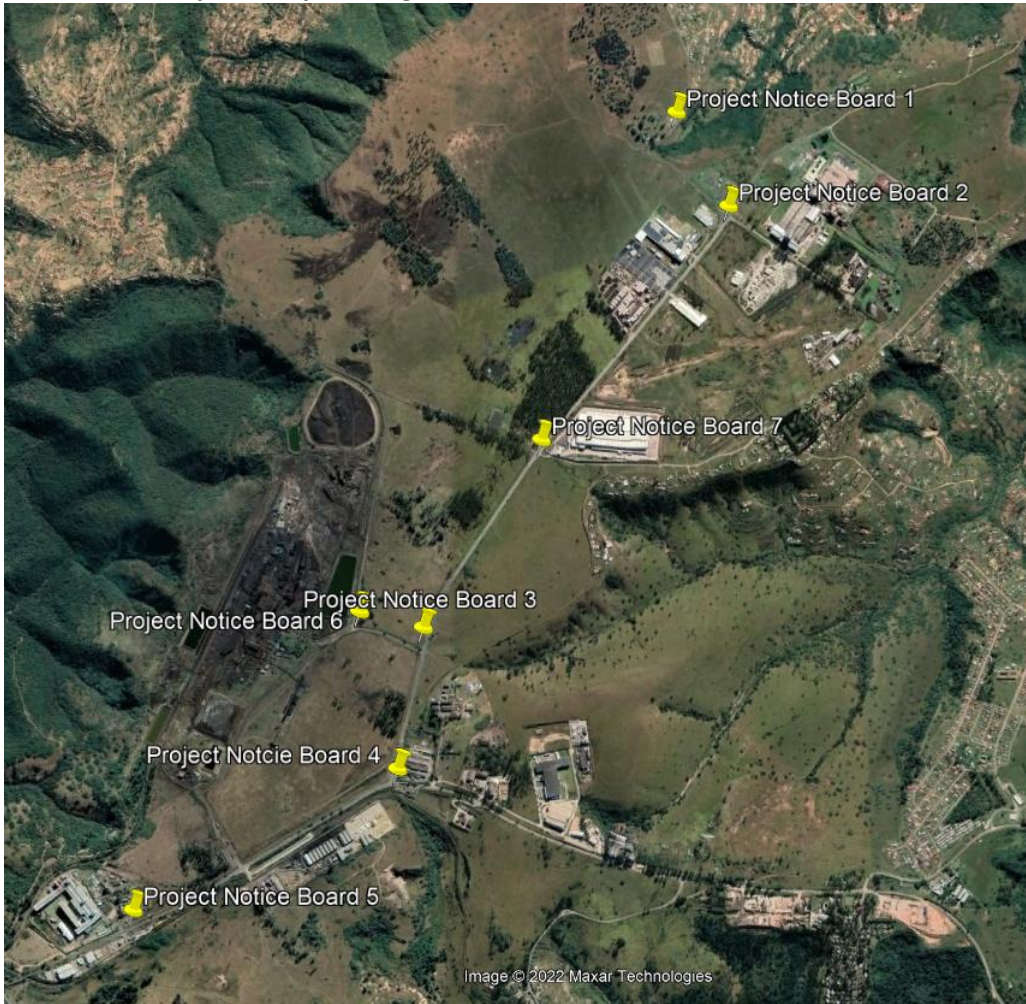
PRESENTATION	LINK	FILE SIZE
Presentation	https://www.dropbox.com/s/jb8awz8bcymwfer/221103%20Cato%20Ridge%20DSR%20Presentation%20V2.pdf?dl=0	1 272 KB

8.4. Notices and Flyers

8.4.1. Notice as printed

	<p>NOTIFICATION OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CATO RIDGE LAND DEVELOPMENT AND RELEASE PROJECT, CATO RIDGE</p>	<p>ISAZISO NGESICELO SOKUGUNYAZWA KWEMVELO SOKUTHUTHUKISWA KOMHLABA OKUHLONGOZWAYO NOKUKHISHWA KOMHLABA WASE-CATO RIDGE, CATO RIDGE.</p>	
<p>Notice is hereby given of the Environmental Impact Assessment (EIA) and Water Use Licence Application (WULA) process for the proposed Cato Ridge land development and release project on landholdings in Cato Ridge, eThekweni Municipality, KwaZulu-Natal. 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.</p>		<p>Ngakho-ke kunikezwa isaziso mayelana nenqubo yokuhlola kwe-Environmental Impact Assessment (EIA) kanye nokutholwa kwe-Water Use Licence Application (WULA) yephrojekthi ehlongozwayo yokuthuthukiswa komhlaba yase-Cato Ridge kanye nokukhululwa kwezindawo zokuhlala e-Cato Ridge, kuMasipala weTheku, KwaZulu-Natal. Indawo yase-Cato Ridge ibhekwa njengendawo elandelayo yezimboni kanye nezindawo zokuthutha esifundeni saseThekweni, ukuze kubhekwe nesidingo esikhulayo somhlaba wezimboni kanye nokuhlazeka ngosizo lwezokuthutha echwebeni laseThekweni</p>	
<p>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 over 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.</p>		<p>I-Cato Ridge Development Company (CRDC) (Umfakisicelo), okuyinkampani ephethe ngokuphelele ye-Assmang Limited, ihlongoza ukuklanywa kabusha nokuhlukaniswa komhlaba ongwayo kanye nophethe i-Assmang enyakatho yomgwaqo onguthelawayeka u-N3 e-Cato Ridge phezu kwezigaba ezi-3 eminyakeni engama-25 ezayo. Ukumiswa kwentuthuko kuxhumene nokuhlazeka kwengqalazisinda yezinsiza eziningi endaweni yase-Cato Ridge</p>	
<p>A proposed development footprint of up to 369.2 ha has been identified which will include:</p> <ul style="list-style-type: none"> • Light industry, warehousing and logistics land use) – final uses and designs subject to sale or lease to end users; • Internal road network; • Electrical substations and powerlines, subject to agreement with Eskom; • Sewer pump stations, collection sump, sewer pipelines and modular wastewater treatment plant (WTP); and • Water pipelines and elevated water tank. 		<p>Indawo ehlongozwayo yentuthuko engamahektha angama-369.2 ikhonjwe okuzibandakanya:</p> <ul style="list-style-type: none"> • Imboni encane, indawo yokugcina impahla kanye nokusetshenziswa komhlaba – ukusetshenziswa kokugcina kanye nemiklamo engaphansi kokuthengiswa noma ukuqashiswa kubasebenzisi bokugcina; • Uxhaxha lwemigwaqo yangaphakathi; • Iziteshi ezingaphansi kukagesi kanye nezintambo zikagesi, kuncike esivumelwaneni nabakwa-Eskom; • Iziteshi zokupompa indle, indawo yokuqoqa indle, amapayipi endle kanye nesikhongo sokuhlaza amanzi angcolile (WTP); futhi • Amapayipi amanzi kanye nethangi lamanzi eliphakeme 	
<p>Existing rural residential areas, future proposed Municipal bulk services infrastructure, and electrical servitudes/ Right of Way have been considered in the planning.</p>		<p>Izindawo zokuhlala ezikhona zasemakhaya, ngqalazisinda kaMasipala ehlongozwayo ngobuningi bazo, kanye nezinsiza zikagesi/ Ilungelo Lendlela kucatshangelwe ekuhleleni.</p>	
<p>Given the presence of high-value KwaZulu-Natal Sandstone Sourveld grasslands, a process has been initiated to determine appropriate and suitable biodiversity offsets.</p>		<p>Ngenxa yokuba khona kwezindawo ezinotshani zeSandstone Sourveld ezinani eliphezulu KwaZulu-Natali, sekuqalwe uhlelo ukuze kutholwe izindawo ezifanelekile nezifanele zezinhlobo nezintso eziphila.</p>	
<p>Zutari (Pty) Ltd has been appointed by CRDC 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.</p>		<p>I-Zutari (Pty) Ltd iqokwe yi-CRDC njengoMsebenzi Wokuhlola Imvelo (EAP). Isicelo sokugunyazwa kweMvelo 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.</p>	
<p>Phelamanga Projects have been appointed as the public participation specialist to facilitate the Public Participation Process. You are invited to register your interest to receive further information and correspondence on the project. The Draft Scoping report will be available for review from 9 November to 9 December 2022 at:</p> <ul style="list-style-type: none"> • www.zutari.com/cato-ridge • Hardcopies viewed at: <ul style="list-style-type: none"> ○ Cato Ridge Golf Course, Chamberlain Street, Cato Ridge ○ KwaXimba Community Hall at the eThekweni Sizakala Centre, Mr423 Rd, Msunduzi, Ximba. 	<p>I-Phelamanga Projects iqokwe njengochwebeshe bokuhlanganyela komphakathi ukuze kuqutshelwe noHlelo Lokuhlanganyela Komphakathi. Uyaminywa ukuthi ubhalise intshisekelo yakho ukuze uthole ulwazi olwengeziwe kanye nezincwadi mayelana nephrojekthi. Umbiko weSikophu Esiwuhlaka uzotholakala ukuthi ubuyekezwe kusukela mhla ziyisi-9 kuLwezi kuze kube zingama-9:</p> <ul style="list-style-type: none"> • Finyelela ku-inthanethi lapha: www.zutari.com/cato-ridge • Amakhophi aqinile abukwe kokuthi: <ul style="list-style-type: none"> ○ I-Cato Ridge Golf Course, Chamberlain Street, Cato Ridge ○ Ihlobo lomphakathi laKwaXimba eThekweni Sizakala Centre, kuMr423 Rd, Msunduzi, Ximba. 		
<p>All comments must be submitted in writing and must reach Rose Owen by 9 December 2022 for a matter relating to the EIA) and 30 January 2023 for matters relating to the Water Use Licence Application</p>	<p>Sicela ulethe ukuphawula okubhalwe okhulobene nomsebenzi kanye negama lakho, imininingwane yokuxhumana kanye nenkomba yanoma yiliphi ibhizinisi eliqondile, lezezimali, elomuntu siqu noma okunye okuthakaselayo ngefeksi noma nge-imeyili kumuntu okuxhunyanwa naye ngezansi ungakadluli umhla zi-9 kuZibandlela wezi-2022. Kanye no mhla 30 kuMasingana wezi-2023 weze WULA.</p>		
<p>Queries and written comments to:</p> <ul style="list-style-type: none"> • 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 	<p>Imibuzo kanye namazwana abhalwe:</p> <ul style="list-style-type: none"> • U-ROSE OWEN, Umgqunguzeli Wokubambiqhaza Komphakathi, Phelamanga • Ucingo / Cell / Whatsapp: 071 457 3288 • Okuthunyelwe: 8 Kilkenny, 18 Mill Road, Hillcrest, 3610, • I-imeyili: rose@phelamanga.co.za 		
<p>A Public Meeting will take place on Tuesday 21 November 2022, one session at 10h00 and a repeat session at 17h30 at the Inkosi Msinga Sports Centre, KwaXimba</p>	<p>Umhlangotho wMphakathi uzoba ngoLwesibili zingama-21 kuLwezi wezi-2022, iseshini eyodwa ngo-10h00 bese owesibili ngo-17h30 eNkosi Msinga Sports Centre, KwaXimba</p>		

8.4.2. Notices position per Google Earth



8.4.3. Photographic evidence of notices

Notice board 1



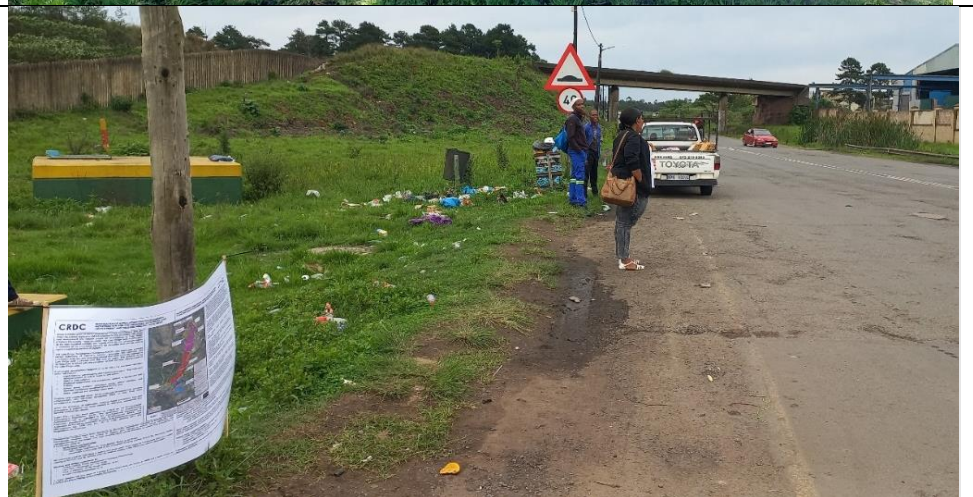
Notice board 2



Notice board 3



Notice board 4



Notice board 5



Notice board 6



Notice board 7



8.4.5. Email notifications

8.4.6. isiZulu Email

- [Is this email not displaying correctly? View it in your browser.](#)



NOTIFICATION OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CATO RIDGE LAND DEVELOPMENT AND RELEASE PROJECT, CATO RIDGE

ISIZULU

Dear Stakeholder

As a registered I&AP (Interested and Affected Party) for the aforementioned project, you may be aware of the adverts and notices on 8 November 2022, we would like to remind you of the following:

Ngakho-ke kunikezwa isaziso mayelana nenqubo yokuhlolwa kwe-Environmental Impact Assessment (EIA) kanye nokutholwa kwe-Water Use Licence Application (WULA) yephelele ehlolongozwayo yokuthuthukiswa komhlaba yase-Cato Ridge kanye nokukhululwa kwezindawo zokuhlala e-Cato Ridge, kuMasipala weTheku, KwaZulu-Natal. Indawo yase-Cato Ridge ibhekwa 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) (Umfakisiselo), 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 kwezigaba ezi-3 eminyakeni engama-25 ezayo. Ukumiswa kwentuthuko kuxhumene nokuhlinzeka kwengqalasisinda yezinsiza eziningi endaweni yase-Cato Ridge

Indawo ehlongozwayo yentuthuko engamahektha angama-369.2 ikhonjwe okuzobandakanya:

- Imboni encane, indawo yokugcina impahla kanye nokusetshenziswa komhlaba – ukusetshenziswa kokugcina kanye nemiklamo engaphansi kokuthengiswa noma ukuqashiswa kubasebenzisi bokugcina;
- 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 (WTP); futhi
- Amapayipi amanzi kanye nethangi lamanzi eliphakeme

Izindawo zokuhlala ezikhona zasemakhaya, ingqalasisinda kaMasipala ehlongozwayo ngobuningi bazo, kanye nezinsiza zikagesi/ Ilungelo Lendlela kucatshangelwe ekuhleleni.

Ngenxa yokuba khona kwezizinda ezinotshani zeSandstone Sourveld ezinenani eliphezulu KwaZulu-Natali, sekuqalwe uhlelo ukuze kutholwe izindawo ezifanelekile nezifanele zezinhlobohlobo zezinto eziphilayo.

I-Zutari (Pty) Ltd iqokwe yi-CRDC 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

I-Phelamanga Projects iqokwe njengochwepheshe bokuhlanganyela komphakathi ukuze kuqhutshekwe noHlelo Lokuhlanganyela Komphakathi. Uyamenywa ukuthi ubhalise intshisekelo yakho ukuze uthole ulwazi olwengeziwe kanye nezincwadi mayelana nephrojekthi. Umbiko weSikophu Esiwuhlaka uzotholakala ukuthi ubuyekwezwe kusukela mhla ziyisi-9 kuLwezi kuze kube zingama-9:

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

Sicela ulethe ukuphawula okubhaliwe okuhlobene nomsebenzi kanye negama lakho, imininingwane yokuxhumana kanye nenkomba yanoma yiliphi ibhizinisi eliqondile, lezezimali, elomuntu siqu noma okunye okuthakaselayo ngefeksi noma nge-imeyili kumuntu okuxhunyanwa naye ngezansi ungakedululi **umhla zi-9 kuZibandlela wezi-2022**. Kanye no mhlaka **30 kuMasingana wezi-2023** weze WULA.

Imibuzo kanye namazwana abhalelwe:

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

Umhlangano woMphakathi uzoba ngoLwesibili zingama-21 kuLwezi wezi-2022, iseshini eyodwa ngo-10h00 bese owesibili ngo-17h30 eNkosi Msinga Sports Centre, KwaXimba

Public Meeting

Date: **21 November 2022**

Time: **10.00 and 17.30**

Venue: **Inkosi Msinga Sports Centre, KwaXimba**



rose@phelamanga.co.za



[If you want to unsubscribe, click here.](#)

8.4.7. isiZulu Email Report

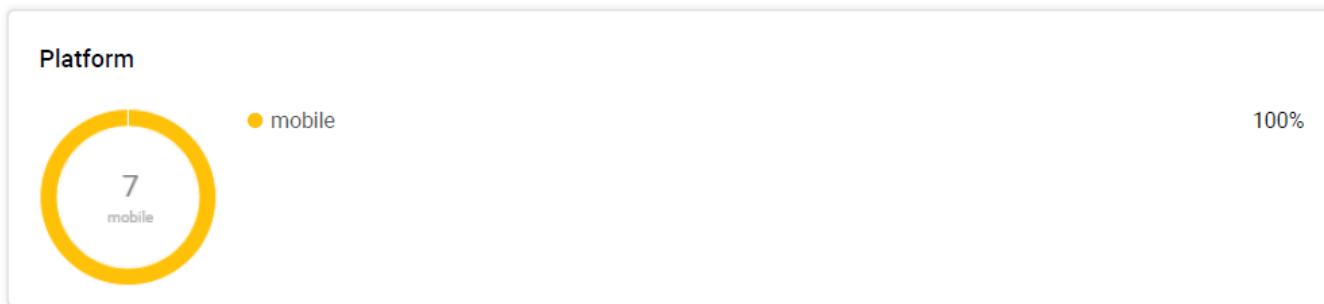
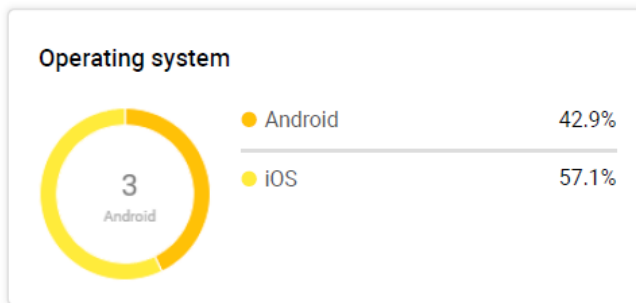
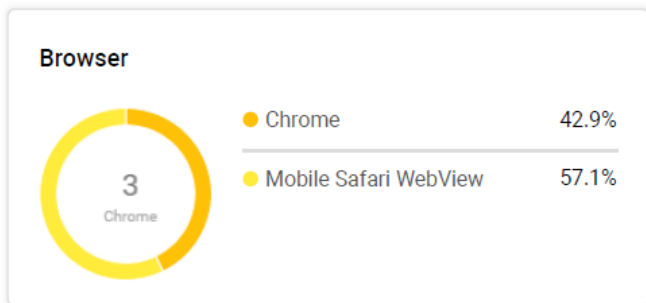
Sender.net - Campaign overview

Statistics View subscriber actions

55 total emails sent 23.64% (13) opened → 0.00% (0) hard bounced → 0.00% (0) unsubscribed →	55 total emails delivered 0.00% (0) unique clicks → 0.00% (0) soft bounced → 0.00% (0) spam reports →
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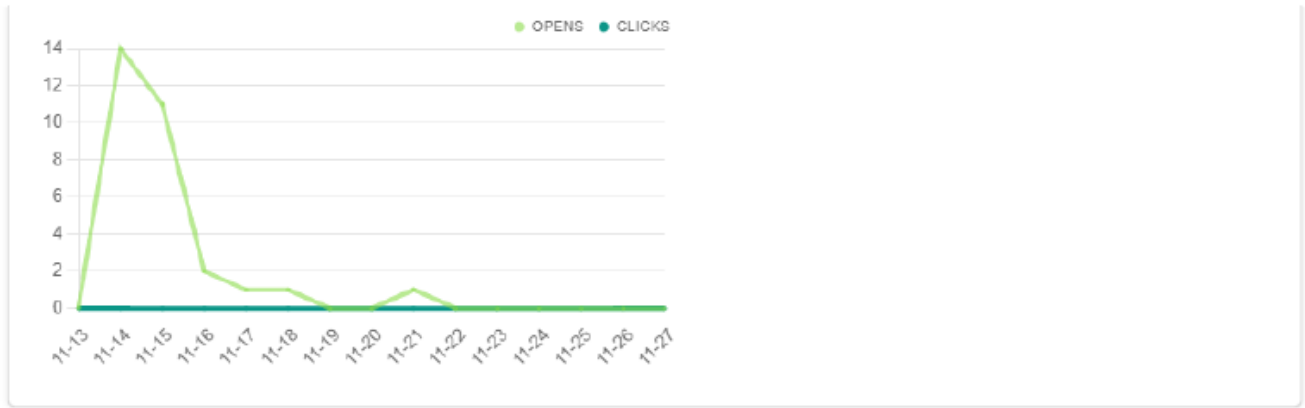
Email View clicks report

(Placeholder for email content report)



Opens and clicks by day

Sender.net - Campaign overview



Opens and clicks by hour



8.4.8. English Email

[Is this email not displaying correctly? View it in your browser.](#)



NOTIFICATION OF APPLICATION FOR ENVIRONMENTAL AUTHORISATION FOR THE PROPOSED CATO RIDGE LAND DEVELOPMENT AND RELEASE PROJECT, CATO RIDGE

ENGLISH

Dear Stakeholder

As a registered I&AP (Interested and Affected Party) for the aforementioned project, you may be aware of the adverts and notices on 8 November 2022, we would like to remind you of the following:

Notice is hereby given of the Environmental Impact Assessment (EIA) and Water Use Licence Application (WULA) process for the proposed Cato Ridge land development and release project on landholdings in Cato Ridge, eThekweni Municipality, KwaZulu-Natal. 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) (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 over 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 369.2 ha has been identified which will include:

- Light industry, warehousing and logistics land use) – final uses and designs subject to sale or lease to end users;
- Internal road network;
- Electrical substations and powerlines, subject to agreement with Eskom;
- Sewer pump stations, collection sump, sewer pipelines and modular wastewater treatment plant (WTP); and
- Water pipelines and elevated water tank.

Existing rural residential areas, future proposed Municipal bulk services infrastructure, and electrical servitudes/ Right of Way have been considered in the planning.

Given the presence of high-value KwaZulu-Natal Sandstone Sourveld grasslands, a process has been initiated to determine appropriate and suitable biodiversity offsets.

Zutari (Pty) Ltd has been appointed by CRDC 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.

Phelamanga Projects have been appointed as the public participation specialist to facilitate the Public Participation Process. You are invited to register your interest to receive further information and correspondence on the project. The Draft Scoping report will be available for review from 9 November to 9 December 2022 at:

- 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.

All comments must be submitted in writing and must reach Rose Owen by 9 December 2022 for a matter relating to the EIA) and 30 January 2023 for matters relating to the Water Use Licence Application

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

A Public Meeting will take place on Tuesday 21 November 2022, one session at 10h00 and a repeat session at 17h30 at the Inkosi Msinga Sports Centre, KwaXimba

Public Meeting

Date: **21 November 2022**

Time: **10.00 and 17.30**

Venue: **Inkosi Msinga Sports Centre,
KwaXimba**



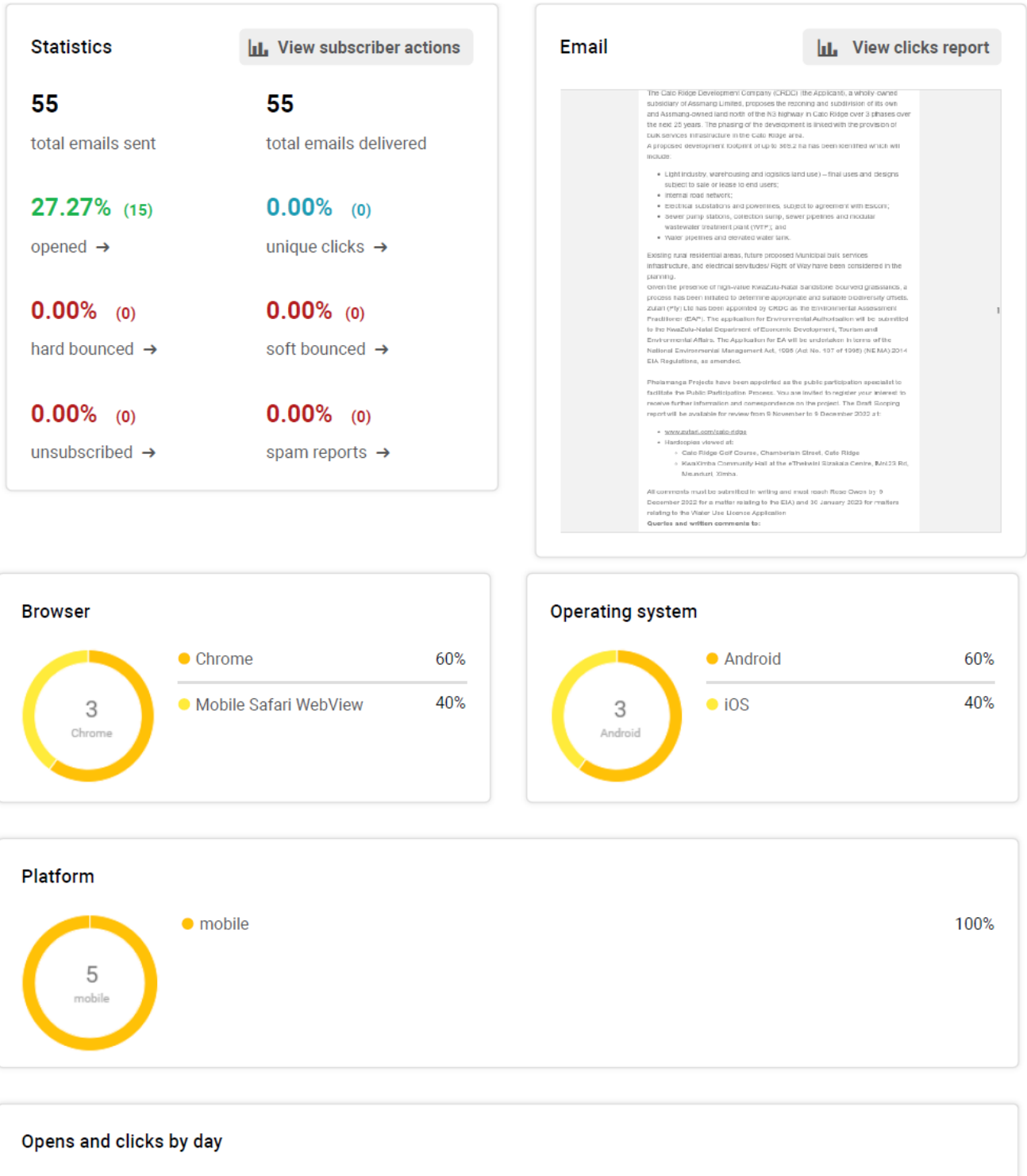
rose@phelamanga.co.za

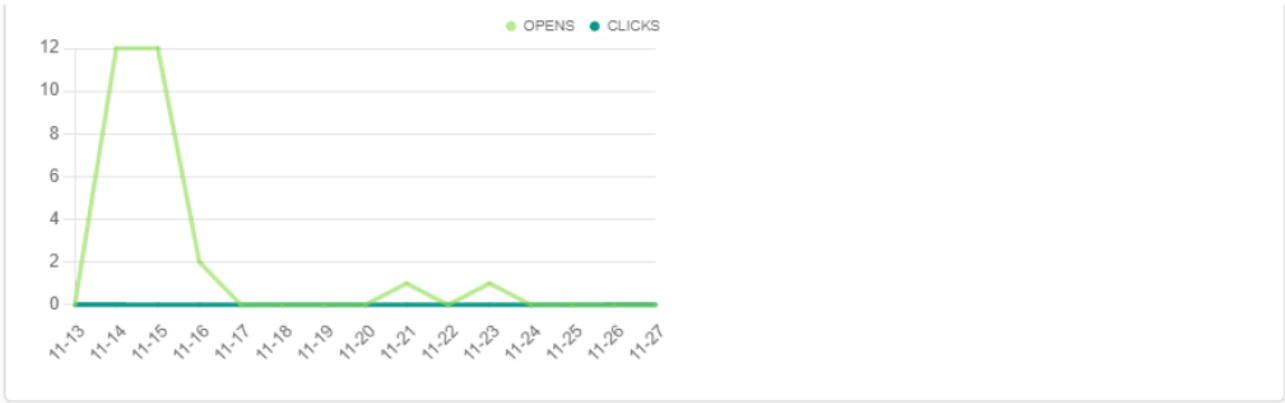


[If you want to unsubscribe, click here.](#)

8.4.9. English Email Report

Sender.net - Campaign overview





8.4.10. SMS to Induna

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

created_time	msisdn	Body	status
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2022-11-10 11:55:45.0	2783XXXXXXXX	Umbiko we-Cato Ridge Draft Scoping uyatholakala ukuthi ubuyekwezwe ku - www.zutari.com/cato-ridge noma e Cato Ridge Golf Course, Chamberlain Street noma KwaXimba Community Hall e-eThekwini Sizakala Centre, Mr423 Rd, Msunduzi, Ximba. Imibono ebhaliwe kufanele ifike ku-Rose Owen ungakadluli umhla zi-9 kuZibandlela wezi-2022 (071 457 3288 noma i-imeyili: rose@phelamanga.co.za noma iposele ku-8 Kilkenny, 18 Mill Road, Hillcrest, 3610). Umhlangano woMphakathi uzoba mhla zingama-21 kuLwezi wezi-2022, umhlangano owodwa ngo-10h00 bese owesibili ube ngo-17h30 eNkosi Msinga Sports Centre, KwaXimba	11

8.5. Public Meeting Minutes

Cato Ridge Land Use Project Public Meeting

Meeting held at 10.00 am on Monday 21 November 2022 at
Inkosi Msinga Sports Centre

Present

(as per the attendance register)

Patrick Killick (PK)	Zutari
Werner Botha (WB)	Assmang
Mpume Buthelezi (MB)	Cato Ridge Logistics Hub Consortium
Khomotjo Rakubu (KR)	eThekwini Town Planning
Basil Williams (BW)	Afya Foods
Yugan Pillay (YP)	Cato Ridge Hospital
Shiraz Hoosain (SH)	Cato Ridge Hospital

Secretariat

Ms Rose Owen (RO)	Phelamanga
Ms Londeka Mhlope (LM)	Phelamanga

Apologies

None

	<u>ACTION</u>
<p>1. WELCOME, INTRODUCTION & APOLOGIES</p> <p>1. 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.</p> <p>2. She noted that we have waited until 10:30 to give people a chance to make it to the meeting.</p> <p>3. She explained that the project is currently at the scoping phase and the purpose of today's meeting is to look at the report and understand the questions people have.</p>	
<p>2. PURPOSE AND FORMAT</p> <p>1. This is a public meeting for the Application for Environmental Authorisation for the Proposed Cato Ridge Land Development and Release Project, Cato Ridge Information sharing</p> <p>2. Project Overview and clarification of the process of engagement with stakeholders.</p> <p>3. More opportunity for comment and input.</p> <p>4. Discussion time has been planned and a request was made for Questions and Comments to be kept for those times.</p>	
<p>3. RULES OF ENGAGEMENT</p> <p>1. Proposed guidelines for the meeting were:</p> <ul style="list-style-type: none">a. No Hoggingb. No Froggingc. No Bogging <p>2. Stakeholders were asked to respect each other's opinions and comments, to allow each other a chance to express themselves, to consider the Agenda and the process</p>	

	<u>ACTION</u>
<p>flow for discussions and allow the meeting to progress through the identified topics of discussion.</p> <p>3. It was noted that the Agenda was themed to allow for clarity on each area of study, and after each section there was time for discussions.</p>	
<p>4. ACCEPTANCE OF AGENDA The agenda was accepted.</p>	
<p>5. OVERVIEW OF PROJECT, BACKGROUND AND DESCRIPTION <i>[See Annexure for link to the presentation.]</i></p> <ol style="list-style-type: none"> 1. PK explained that at this point of the project, it's trying to understand the questions, not so much what are the answers. 2. PK emphasized that CRDC/ASSMANG are not going to be the end users of the land but are looking into selling the land to be used for various light industrial uses. 3. He explained that the first thing that will be done is fitting the proposed site with internal roads. 4. They will start off with Phase 1. Only when certain provisions are made during phase 1, they can move on to phase 2. 5. A portion of Eddie Hagen will need to be upgraded, where it intersects with the R103, to accommodate the additional traffic that may come with the development. 6. Storm water attenuation features will be fitted throughout the facility. They are looking into attenuating up to a 1:50 year storm. 7. For sewerage, for the first few developments, there will probably be a use of conservancy tanks until enough properties have been sold to allow for the installation of a waste package plant. As the project moves through phase one, that modular tank will be added to 8. For phase two, the long term intention is that the municipality will be bringing in a trunk sewer. This is expected approximately 10 years from now. There will also be an upgrade of the Hammarsdale waste water treatment works. The intention is for phase 2 to take place with that tank sewer and the upgrade of the waste water treatment works. 9. There needs to be sufficient amount of sewerage generated to be able to tap into the tank sewer. 10. PK stated water supply will be from eThekweni municipality. As part of the development, an elevated water tank will be installed, sufficient enough to store and provide water to phase 1. 11. They are also intending to build a 38 mega litre municipal reservoir in the area. This will unlock the ability to develop the rest of the area. 12. There are a number of things that need to take place for the project to move. A lot of input from the municipality and other authorities, as far as services are concerned. 13. PK said that for phase 1 and phase 3, nothing at this point allows for these phases to proceed. 14. For phase 1, the end-users will be responsible for putting up structures for bulk services that they need. They will be responsible for getting their authorizations for that. For phase 3, that will be serviced by perspective buyers. 15. Phase 2, projected to happen in the 11-20 year period, there is a number of things that need to take place to ensure that the area has the capacity to allow for that. 16. This proposed project is in line with the municipality's plan for the area. 17. At the request of the environmental department, a macro-economic assessment of the local area has been taken. This is to try an understanding the implications 	

that this project may have for development in the region and the importance it may have at a larger scale for South Africa.

18. One of the important points when looking at the macro-economic assessment is that there is limited industrial land in eThekweni. There is an absence of level land in the area.
19. The Cato Ridge node in the outer west region forms part of eThekweni's development drive to unlock development opportunities between the N3 Durban and the Gauteng corridor. This is referred to as a Strategic Infrastructure Project 2 (SIP2).
20. Cato Ridge is identified by the city as an industrial logistics development.
21. The intention is that making this land available will hopefully bring in investments.
22. The development of the Cato Ridge light industrial precinct may catalyse development in the broader outer west region, specifically Mpumalanga and the Hammarsdale area.
23. Both national and provincial planning policies identify the logistics sector as a primary enabler for economic growth and development.
24. The project also aligns with the KZN development strategy, which seeks to further the logistics and transport infrastructure and facilitate long term economic and socio-economic development in the area.
25. The socio-economic motivator is that a development of this scale (25 year period) would have significant capital investments during both the construction and operational phase.
26. It could stimulate temporary employment opportunities. There would be direct employment provided by the light industry as well as the knock on jobs at a broader perspective.
27. Estimates of the employment figures will be made at the EIA phase.
28. Significant employment opportunities will be generated at the operational phase.
29. Assmang / CRDC propose to release land parcels across three (3) Proposed Development Areas (PDAs) for a combination of land use options in Cato Ridge for future developers to develop / construct.
30. The application for authorization for the proposed Cato Ridge land use options project will include the following land uses: Commercial, Educational Institutes, Medical Facilities, Offices, Retail, Parks and Conservation Area, Light Industrial, Warehousing & Logistics, Manufacturing & Processing
31. A Pre-Feasibility Study (PFS) was undertaken in 2020 to determine the developability of the land, design a phased layout and determine financial viability.
32. Based on the results of the PFS, and due to the scale of the proposed footprint, coupled with environmental sensitivities and long-term development horizon, an EIA process has been initiated.
33. Due to critically endangered KZN Sandstone Sourveld being the dominant vegetation type in the Study Area, an offset / trade-off study is also being undertaken in parallel to the EIA.
34. The EIA process is currently in the pre-application phase including key stakeholder and authority engagements.
35. Specialist studies have been completed and the draft Scoping Report is being compiled.
36. Scoping phase is planned to commence during April 2022, followed by the EIA phase. Both these phases will include 30 day public participation processes (PPP).

6. THEME 1: WATER

6.1. Wetland and Aquatic Ecosystem Preliminary Assessment

ACTION

1. PK stated that 39 water courses have been identified, with a potential impact on 9 of the 39. 9 wetlands and 10 river streams that might be impacted by operational phases of the project.
2. These are mapped and the buffers have been determined.
3. The project does intersect with wetlands on the south where the potential buyer wants to use it as a feature. Having a viewing deck as a conservation feature on site.
4. In the construction phase, the specialists' studies are going to look at the:
 - Direct loss and modification of wetlands or aquatic habitats.
 - They will consider the alteration of hydrological and geomorphological processes.
 - Potential impacts of run-off on water quality in the affected rivers
 - Impacts on ecological connectivity
5. In the operation phase, the specialists' studies are also going to look at the same aspects as in the construction phase.
6. The cumulative impacts look at the direct physical loss of wetlands and the aquatic habitats associated with on-site water courses.
7. This project as it currently stands is not going to impact on wetland areas.
8. RO asked if there were any questions people would like the specialists to consider when preparing for the EIA when it comes to the water theme.
9. RO highlighted that in terms of water it is anticipated that the specialists would consider storm water management, where will the attenuation plans be? How is that going to be structured to manage what goes into the water courses especially since its unknown who will be the land user. Where will this be located? What design concept taken into consideration when looking at managing storm water off of industrial sites.

6.2. Floodline study

1. The objective of the flood line study is to look at the 1 in a 100 year flood lines for the area. The blue dotted lines on the map indicate this.
2. To avoid any flooding any of the existing and future infrastructure as well as documenting any findings in hydrology modelling.
3. The project is situated on high ground, therefore not affected by flooding. The concern is more about flooding off site.
4. The engineering study will also consider the additional water generated on the hard surfaces. This information will be provided in a detailed engineering report at the EIA phase.

7. THEME 2: LAND

7.1. Agricultural Assessment

1. PK reported that the specialist will assess the agricultural potential of the area, looking at the soil form present at the site.
2. To determine what the potential loss and impact may be.
3. On the map, the red areas had been identified as high agricultural areas by the specialists. Yellow areas are medium and the green areas are low agricultural potential.
4. The specialist is going to look and assess the following list:
 - Impact on the grazing lands available
 - Potential impact on soil compaction
 - Potential impact on soil erosion.
 - Potential impact on soil sedimentation.

	<u>ACTION</u>
<ol style="list-style-type: none"> 5. The construction phase is where all these impacts take place. In the operational phase, these impacts will be by end-users. 6. Cumulative impacts looks at the potential impacts of development on the grazing lands in the area. 7. MB asked for clarity of the area. RO provided this. 8. The other cumulative impact is the reduction in water infiltration, once the site is covered in warehouses and roads. 	
<p>7.2. Vegetation Impact Assessment</p> <ol style="list-style-type: none"> 1. PK noted that this has been a critical issue for the project. 2. The KZN Sourveld sandstone has been identified as a critically endangered vegetation type and the reason why this project has an offset process. 	
<p>7.3. Biodiversity Offset Study and Management Plan</p> <ol style="list-style-type: none"> 1. PK explained that by biodiversity offset it is meant that when one is unable to avoid areas like this grassland with the project. The expectation is to find other suitable areas of this grassland of similar vegetation types that can be conserved. 2. The offset process is being discussed with the relevant parties and the department, to try and identify other areas and reach an agreement on what mechanisms are going to be used, how are they going to lease or purchase that land and how much of that land they need to secure for conservation. 3. As soon as that process is concluded, it will be incorporated into the environmental assessment. 4. PK emphasized that it is important this process reaches a consensus. That there is agreement between the government and the developers that they have reached a feasible project at the end. 5. RO asked if there were any questions for PK on the land theme. 6. KR wondered how big was the land that had been identified as high agricultural potential and if there is intention for it to be agricultural or it will depend on the results of the EIA? 7. PK responded that it is currently not used for agriculture. In the EIA they will give an indication on the impact the loss of that land will have. 8. He said that the project size, he doesn't think it can shrink any further as the feasibility of the project has already been reduced extensively to accommodate the environmental issues. 9. KR stated that what she found interesting is that there is a potential buyer interested on purchasing that land for conservation. She was wondering if something similar can be done for agriculture. 10. PK responded that that would question that practicality of having an agricultural field in the middle of an industrial lot. 	
<p>8. THEME 3: ATMOSPHERE</p> <p>8.1. Air Quality and Green House Gases</p> <ol style="list-style-type: none"> 1. PK reported that there are no significant impacts on air quality expected as a result of the project because of the nature of the development. 2. They are not looking into any heavy industry or manufacturing, therefore they are not expecting things like boilers. 3. If there is any power generation taking place on site, it would be on a very small scale, hence why they've done the greenhouse gas inventory to try and pick up on those aspects. 4. There are greenhouse gas emissions associated with the additional road traffic and the railway. 	

5. MB noted there are air quality issues in the area.
6. RO asked MB if it was stack emissions or dust. Mpumi responded that it was the odour of rotten eggs. She said that somebody had mentioned that it is a company that produces dog food.
7. RO noted that its things that need to be taken into consideration. Because there are odour mitigating tools and equipment that can be used that all depends on the air emission licenses and the requirements of the end user.
8. The scope of the study would be to calculate the greenhouse gas emissions associated with the new development.
9. The study will calculate the carbon footprint of the study as a whole including the construction and operational phases.
10. They are going to take a look at the implications of greenhouse gases associated with the electrification of buildings and warehouses as well as the energy sources that are supplying them.
11. The project will need to align with eThekweni’s Climate action plan in terms of the following:
 - a. Reducing energy consumption and the reliance on non-renewable energy
 - b. Improving access to public transport
 - c. Reducing private car trips in and around the facility for stuff.
12. RO asked if there any other items that need to be taken to the specialists for them to consider in their reports.
13. None were raised.

9. THEME 4: PEOPLE

9.1. Phase 1 Heritage Impact Assessment and Paleontological Assessment

1. PK reported the specialist had identified a number of features on site; from old farm house buildings and old structures including cattle dips and silos.
2. There are a couple of grave sites that have also been identified.
3. In terms of the National Heritage Resources Act, any structure or ruin that is older than 60 years, is regarded as a heritage resource.
4. Therefore, if that is going to be impacted or demolished, a permit and approval is required.
5. PK note it was important to have community representation so that they can assist in pointing out any unmarked graves anywhere on site.
6. They did a desktop geology study in the area, and there are no encounters with any fossils in the area.

9.2. Baseline/ Phase 1 Traffic Impact Assessment

1. As it stands, current traffic volumes on the road network are considered to be relatively low. Phase 1 is ready to commence without many upgrades.
2. The proposed traffic generation of the project will be high due to its size. It has since been reduced considerably since the layout itself has been reduced. The amount of road traffic expected may be reduced as a result of the use of rail to bring in freight to and from the site as opposed to using trucks.
3. The project does not plan to extend the railway network at all, the facilities currently exist.
4. The traffic impact assessment will look at the following specifics at the construction phase:
 - Congestion associated with construction phase traffic
 - Potential impact that the construction phase may have on road safety in the area.

	<u>ACTION</u>
<ul style="list-style-type: none"> • Specialist to make mitigation recommendations as far as road safety is concerned. • Increase in traffic in the operational phase under baseline levels • Cumulatively looking at all activities happening in the area 	
<p>9.3. Landscape and Visual Impact Assessment</p> <ol style="list-style-type: none"> 1. The project is not expected to have a significant impact visually. 2. The types of structures that will be built on site will change the visual sense of the place on the actual site, but that is going to be quite limited. 	
<p>9.4. Macro-Economic Study</p> <ol style="list-style-type: none"> 1. PK mentioned that this was an important study as it informs the needs and desirability of the project. 2. In the construction phase of the macro-economic assessment, they are going to provide a detailed assessment of the potential economic impact of capital expenditure and additional business sales in the area. 3. The economic impact on additional DDP. 4. No detailed numbers at this stage as they are still being revised. 	
<p>9.5. Socio Economic Impact Assessment</p> <ol style="list-style-type: none"> 1. The outer west municipal planning region, shares an open space with a wide range of settlement types. From formal settlements to rural settlements. 2. There are limited number of economic opportunities for development activities in the area, in relation to the existing population. 3. The rural population is characterized by high levels of unemployment. 4. In the EIA, the socio-economic impact assessment is going to look at the following: <ul style="list-style-type: none"> • Employment opportunities associated with the construction phase. • Increased local revenue • Potential for improvement of infrastructure in the region • Population influx (in-bound workers that might come looking for work) • Physical intrusion associated with construction. There might be some disruptions, loss of income; so if there is anybody currently deriving livelihood on the site, if this project goes ahead, there might be implications for those people. • Considering overall community health and safety. 5. The operational phase will look at similar things as in the construction phase. 6. The permanent operational employment opportunities. It is important to note that CRDC are not the end-users, they are not sure what those businesses are or how many employment opportunities may arise from that. 7. Under the cumulative impacts, the population influx will be considered. 	
<p>10. PROJECT PROCESS AND WAY FORWARD</p> <ol style="list-style-type: none"> 1. RO commented that the project is at its first round of meetings. The commenting period is open up until 9 December 2022. 2. People are welcome to access the reports at the website or at the golf club up in Cato Ridge. 3. It is anticipated that if everything goes according to plan, the department will have a decision in September 2023, on whether the environmental authorization license is granted or declined. 4. If it's granted, it will be with conditions derived from what the specialists and/or stakeholders have expressed. 	

	<u>ACTION</u>
<p>5. If you do not like the authorization granted, you are welcome to appeal the decision to the department and state your reasons.</p> <p>6. PK added that positive comments are welcome as well. Not just negative comments. It helps present a well-balanced case to the department.</p> <p>7. KR asked if there is any concept plan, which will be made available? Or it was too early a stage for it?</p> <p>8. PK responded that there is a concept plan which will be refined for final. He added that it is important to understand that the size cannot be determined at this stage. In terms of the provision of roads and services, all of that is being set out and the engineering team is currently developing a concept plan for that.</p>	
<p>11. CONTACT DETAILS Public Participation Office Phelamanga Rose Owen rose@phelamanga.co.za</p>	
<p>12. CLOSURE</p> <p>1. There being no further business the meeting closed at 12:26 PM</p>	