

1. COMMENT AND RESPONSES REPORT

The following is a summary of the comments received to date. The project team have taken note of the concerns/comments and responded as necessary for onward communication to the relevant I&AP. (*Note* Contact information is withheld for POPIA reasons and will only be provided if requested)

Issue	Stakeholder	Email / post / Meeting	Received	Question / Comment	Response (from EAP/ Applicant / Phelamanga)
Productivity	Mr P Edmond	Strategic Focus Grp Meeting	1 February 2022	Commented on the potential for productivity around Area 1. The already existing rail sidings as well as the current road works on the N3 allow for connectivity.	Noted
Security and Community relations	Mr M Fuller	Strategic Focus Grp Meeting	1 February 2022	Commented on how close Area 3 is to the community therefore raising issues of vulnerability and security for businesses located in that area. Noted that to avoid risks associated with that, there needs to be a mutual understanding between community members and businesses on what development means and how can it benefit everyone.	Ongoing public participation will be undertaken in the next phase of the EIA. The findings of the macroeconomic and social impact assessment will be presented to confirm the potential benefits of the project for both future businesses and adjacent communities.
	Inkosi S Mlaba Cllr B Ntuli	Strategic Focus Grp Meeting	10 February 2022	The community structures are strong and should be engaged with – a presentation must be made to the Tribal Council	Follow up meeting was scheduled and undertaken on 26 October 2022. Ongoing public participation will be undertaken in the next phase of the EIA
Employment Expectations	Mr J White	Strategic Focus Grp Meeting	1 February 2022	There should be a shared vision between businesses that operate or want to operate in the area and the community.	Ongoing PP will be undertaken in the next phase of the EIA.
	Mr K Kotze			Business face pressure of having to employ local labour in a short space of time whilst business needs specialised skills for operations. Raised the challenge of the community pushing down the prospect of opportunity and employment on businesses and not the other round.	Comment noted.
	Induna	Tribal Council Presentation	26 October 2022	The council expressed that they welcome the development and that they have no problem with it. However, they raised a concern about businesses being established in their communities with no benefits to the community. It was highlighted that 70% of the workforce that come with this development should be from the communities. 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	To be noted by SIA and EAP. Where appropriate, local employment will be es promoted.
	Multiple I&APs	Notice hand out	8 / 11 November 2022	Numerous requests for employment	To be noted by SIA and EAP
Type of development that could	Mr J White	Strategic Focus Grp Meeting	1 February 2022	Interested on what type of development could possibly border Assmang.	To be noted by EAP. This project development is limited to light industry, logistics and warehousing activities.

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border Assmang Land Use	Mr P Edmon	Strategic Focus Grp Meeting	1 February 2022	Noted that it was indicated on the project background that the type of zoning would be for light industry or type 2 industry.	To be noted by EAP
	Induna	Tribal Council	26 October 2022	A concern was raised regarding any potential impact or effect the project may have on the communities' grazing lands and their water sources?	To be included in Specialist reports and feedback provided
	Multiple I&APs	Notice hand out	8 / 11 November 2022	Requests for a shopping mall to be built on the available land, or wholesalers such as Boxer stores	To be noted by the socioeconomic impact assessment (SIA) specialist. This project development is limited to light industry, logistics and warehousing activities.
	Multiple I&APs	Notice hand out	8 / 11 November 2022	Concern regarding land use and Chemical plants "be careful with chemicals" They must make sure they do not damage our land" "No chemical campaign [company]" "Strong chemical company not wanted"	To be noted by EAP. This project development is limited to light industry, logistics and warehousing activities. No noxious or chemical-related industries are proposed as part of this Project.
	Multiple I&APs	Notice hand out	8 / 11 November 2022	Requests for a hospital or clinic	To be noted by SIA specialist. This project development is limited to light industry, logistics and warehousing activities.
	Multiple I&APs	Notice hand out	8 / 11 November 2022	Schools and colleges with good infrastructure are needed	To be noted by SIA specialist. This project development is limited to light industry, logistics and warehousing activities.
	Mzwamandla	Notice hand out	8 / 11 November 2022	"No company that dealing with big truck because they affect land"	To be noted by SIA specialist. This project development is limited to light industry, logistics and warehousing activities. The Project will result in additional trucks (and other traffic) into the area, and therefore an Air Quality and Traffic Assessment will be completed and presented during the EIA phase to determine impact and risk, and outline measures to mitigate these.
	B Williams	Public Meeting	21 November 2022	Noted that as Assmang is a smelter would this impact on the type of business that could operate alongside it? Food industry is heavily regulated for health and safety.	To be noted by EAP. This project development is limited to light industry, logistics and warehousing activities.
	K Rakubu	Public Meeting	21 November 2022	Is agriculture an option noting it has been assessed, or will it depend on outcome of the EIA?	Answered in the meeting that it is currently not used for agriculture. In the EIA they will give an indication of the impact the loss of that land will have. Noted the impracticality of having an

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					agricultural field in the middle of an industrial lot.
Planning	Cllr B Ntuli	Strategic Focus Grp Meeting	10 February 2022	Town planning procedures and EIA processes need to tie in.	Confirmation that the EIA will be used to inform the next stage of town planning and zoning applications.
Biodiversity	B Msomi	Email	12 December 2022	<p>This Department has reviewed the Draft Scoping Report (dSR) submitted by Zutari in relation to the proposal by Assmang to release extensive land holdings under their ownership for mixed-use, light industrial, warehousing and logistics in the Cato Ridge area. The comments presented below pertain to the detail presented in the dSR and issues raised will require addressing as part of the process going forward:</p> <ul style="list-style-type: none"> • The proposed development site is included almost entirely within the Durban Metropolitan Open Space System (D'MOSS) due to much of the site containing the KwaZulu Natal Sandstone Sourveld vegetation (KZNSSV) type. This vegetation type is listed as endangered in KwaZulu Natal and Critically Endangered in the eThekweni Municipal Area. • This Department does not support the loss of the areas of high biodiversity within the EMA. This habitat type is underrepresented within the eThekweni Municipal Area (EMA), and even with 100% conservation of the remaining habitat within the City, the minimum 20% conservation target cannot be met (SANBI). • The proposed layout will result in extensive loss of Critically Endangered habitat and cannot be supported by this Department. All development layouts must fully accommodate the KZNSSV and avoid impacts to this habitat as a first principle. <p>Notwithstanding the above position, the following pertains to specific aspects of the dSR:</p>	<p>Noted and as indicated in the DSR and resulting in the layout refinement process (avoidance and minimisation) and informing the offset process.</p> <p>It will be important to contrast the development proposal with the no-go option as this area and habitat is under pressure from various interests and uses and may be lost or degraded even in the absence of the development. Through the application of the mitigation hierarchy, and in response to the presence of critically endangered vegetation, the proposed development footprint has been reduced from approximately 789 hectares to 369.2 hectares.</p> <p>A Social Assessment and Macro-Economic Assessment will be completed and presented as part of the EIA phase, in which the positive and negative impacts associated with the Project will be presented.</p>

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				<p>Strategic Planning and Need and Desirability</p> <ul style="list-style-type: none"> • This Department reiterates the position previously detailed to the applicant that this application is premature and a failure to address the critical aspects highlighted around biodiversity on the site must be considered a fatal flaw. • The dSR makes numerous references to the strategic location of the site in relation to the SIP2 and other local, provincial, and national plans. It is important however to contextualise this application within the corridor and developments currently under way. Further detail must be provided as to the true need for this development, considering the extensive logistics developments already underway at Keystone, Hammarsdale, Camperdown, Umlaas Road and Lion Park. Given the proposed direct negative impacts to Critically Endangered habitat, further detail must be provided to support the inference that this development supersedes the conservation value of the land impacted. • This Department reiterates our recommendation for a strategic assessment of the broader Hammarsdale/Cato Ridge/ Camperdown corridor to better balance the need for development, social upliftment and environmental protection. Piecemeal approaches such as this application do not address long-term conservation objectives and result in poor decision-making. • The comments around alignment of the proposal with the eThekweni Municipality's Cato Ridge Local Area Plan (2018) are noted, however it must be pointed out that the Assmang proposal includes extensive development of land outside of that designated for industrial use in the LAP and will directly impact on sites specifically set aside in the LAP for conservation or similar land use. Inference that the proposal aligns entirely with statutory plans and zonings is misleading. 	<p>The Applicant was requested to proceed with the EIA to determine the developable land. The outcome of the impact assessment and offsetting process must first conclude to determine if the application is fatally flawed.</p> <p>The location and topography of the site and its proximity to the logistics corridor (Road and rial) are good. Alternative locations are not considered in this application as the Applicant owns only the land in question and is looking to release it to satisfy a development demand. Also critical to this determination is the potential impact on the grasslands under the no-go option. Through the mitigation hierarchy efforts have been made to minimise and avoid impacts to the extent possible (feasible). Judgement is reserved until the outcome of the offsetting and affordability analysis.</p> <p>It is the applicant's understanding that the Provincial Environmental Authorities (EDTEA) will be undertaking a Strategic Environmental Assessment to consider the broader context of the need and desirability for a logistics hub along the N3 Corridor.</p> <p>The DSR refers to the overlap of the proposed Cato Ridge development and LAP in general terms (i.e. >90% overlap). There are areas of the Local Area Plan (LAP) that will be included, and some areas are avoided (based on up-to-date information inputs from specialists).</p>

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				<ul style="list-style-type: none"> <li data-bbox="920 145 1608 448">• It is important to also highlight that regardless of the envisaged land-use – as detailed in the LAP (and other statutory plans) – the D'MOSS overlay across these sites remains relevant and highlights to developers that the affected properties remain of high conservation value. Underlying zonings on sites provide an indication of a notional land use that aligns with the vision of the City, however, yields and actual development footprints remain subject to the assessment processes (EIA and SPLUMA). <li data-bbox="920 485 1608 603">• The specialist reports submitted all address impacts linked with a previous layout. All reports need to be updated to address impacts associated with the current proposed layout. <li data-bbox="920 699 1608 1002">• This Department is concerned that many of the reports have been drafted on very limited and non-seasonal field work and site visits. Specifically, the faunal assessment was carried out over a very small window and many of the statements made regarding the presence/absence of species of value or concern are based on desktop data and not confirmed through more comprehensive field assessments. These reports must be updated to ensure statements around faunal sensitivity are supported with in-field data. <li data-bbox="920 1038 1608 1214">• This Department wishes to reiterate that habitat quality cannot be considered as motivation or justification for the loss of Endangered or Critically Endangered habitats – especially in the case of KZNSSV, where the high presence of endemic and red-listed species remains prevalent, even in areas considered less than pristine. 	<p data-bbox="1630 145 2121 352">The presence of critically endangered vegetation on site is well noted and through detailed ecological studies, high-sensitivity areas have been avoided as far as possible. Considerations of ecological corridors have also been incorporated into the project layout.</p> <p data-bbox="1630 485 2121 660">Due to site sensitivities, the project layout has undergone significant revisions to avoid sensitivities on site. A final Project Layout, once all ecological and technical requirements have been considered, will be presented in the EIA phase.</p> <p data-bbox="1630 699 2121 1002">The Faunal Specialist has indicated that the level of study completed is sufficient for the area, based on community presence and ongoing impacts/activities present across the site. The Faunal Specialist supported the inclusion of an ecological corridor (which will be seen in the EIA phase layout), based on the limited faunal species present in the region.</p> <p data-bbox="1630 1038 2121 1366">To date, efforts have been made to avoid/minimise impacts to key sensitive areas (endangered vegetation) to the extent possible (feasible). Habitat quality has informed layout concessions but does not serve as development motivation for the development, these motivations of the strategic location and topography of the site are described in detail in the need and desirability section of scoping report.</p>

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				<ul style="list-style-type: none"> <li data-bbox="920 145 1608 416">• This department notes the proposal to encroach into the wetlands present on the Phase 3 site (approx. 3ha). Wetland loss is not supported in any form. The impacted system forms part of a priority wetland system identified for conservation by the eThekweni Municipality and as highlighted in the specialist report – this wetland type is of high conservation value. The layout must be amended to exclude the wetland and buffers from any proposed development. <li data-bbox="920 1187 1608 1305">• The proposal to rehabilitate the wetland within the development footprint is noted and supported. The draft EIR must include further detail on the proposed rehabilitation to be undertaken. 	<p data-bbox="1632 145 2119 722">It is important to note that all wetlands have been avoided as part of this Application. The wetland in Phase 3 will not be impacted by this proposed project. Note, the proposed northern leg of the Kwa-ximba interchange (marked purple in the screengrab below) interchange does not form part of this project and will be subject to a separate EIA process to finalise the routing of the road. The interchange is reflected in this project layout to demonstrate future activities expected in the region. The applicant for the Kwa-ximba northern leg interchange will be responsible for all wetland impacts (See Figure 61 on page 181 of the scoping report for a relevant map showing these interesections) and associated mitigation.</p> <p data-bbox="1632 756 2119 842">All development footprints around the wetland will maintain a suitable buffer, as prescribed by the wetland specialist.</p> <p data-bbox="1632 879 2119 1150">The southernmost property in Phase 3 includes a portion of a wetland in the property boundaries. However, this is not intended for development, and it will be conserved as a feature of the property. Should this situation change, the future owner would need to undertake the requisite environmental applications to develop the wetland.</p> <p data-bbox="1632 1187 2119 1425">The potential wetland rehabilitation process may be linked to the onsite biodiversity offset process and will be presented during the EIA phase of the project. Note however that since the project does not directly impact the wetlands, there should be no obligation or need to rehabilitate the wetlands.</p>

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	B Msomi (Parks, Leisure and Cemeteries)	Email	12 December 2022	<ul style="list-style-type: none"> • From both the site and desktop inspection it was observed that the proposed site is predominantly critically endangered KZN Sandstone Sourveld. • Numerous endemic species of flora and fauna are found on the site including the highly endangered (listed) Oribi antelope which is found only on this site within the whole eThekweni Region. The site is fragmented and impacts directly on the recently purchased Uitkomst Conservation area by the City that has been officially recorded as one of the richest biodiversity sites/area in the eThekweni region. • The proposed offset for grassland loss for the site is likely to be located outside of the City, thus resulting in a greater biodiversity/grassland loss to the eThekweni Municipality with no compensation. Offsets should be seen as the last resort to mitigation hierarchy. However, in this case it seems as the first option due to the direct impact the proposed study would have on a sensitive environment. • The other concern is over wastewater disposal (Cato Ridge Wastewater Works cannot accept the effluent generated from industrial sites) and storm water runoff from extensive hardened surfaces will result in significant erosion risks and ultimately impact the transformation of the upper catchment of the Umgeni. • The application has not presented a layout that addresses sustainability by reducing the footprint to a point where the grassland impacts can be mitigated and managed locally. 	<p>Through the application of the mitigation hierarchy, and in response to the presence of critically endangered vegetation, the proposed development footprint has been refined from approximately 789 hectares to 369.2 hectares.</p> <p>Final offset areas have not yet been determined as yet. Options to offset within and outside the Metro is under consideration. A determination can only be made on completion of the exercise.</p> <p>An onsite sewerage treatment plant will be constructed as an interim measure until the municipal sanitation infrastructure in the region is upgraded to service this project (including trunk sewer). A Water Use License application process will be undertaken. In addition, a stormwater management plan will be presented in the EIA phase to deal with increased flow from the development.</p> <p>A layout refinement process is described in the report. A revised project layout will be presented during the EIA phase, which has taken cognisance of the presence of critically endangered vegetation (reference is also made to the minimisation and avoidance that reduced a 789ha layout to 369.2) while trying to achieve a feasible development footprint.</p>

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				<ul style="list-style-type: none"> The concerns for economic constraints in the Outer West Region are noted. However, it should be noted that the Outer West is mainly grassland which requires protection from irreversible impacts from developments. Developments within a wetland (Phase 3) cannot be supported by this department. It should be left as a conservation site. <p>The Parks, Leisure and Cemeteries Department is not against unlocking development within the eThekweni Municipality but the proposed development and release of the three sites in Cato Ridge will result in loss of environmental goods and services and therefore cannot be supported.</p>	<p>The socio-economic and macro-economic benefits must be weighed against the biodiversity impacts (including the no-go option) in reaching a final decision on acceptability.</p> <p>Please note, no wetlands will be impacted by this project directly. Future activities, including the northern leg of the Kwa-ximba interchange, may result in direct wetland loss (still to be confirmed), however, that will be subject to a separate EIA application. The further proposed development on the south of Phase 3 is being sold to a third party and the purchaser (as currently indicated) will not be developing the wetlands as it will become a feature of the property. Should this position change the developer would need to undertake the relevant studies and obtain the relevant environmental approvals</p> <p>The eThekweni Parks, Leisure and Cemeteries Department's position is noted and these concerns must be weighed against the various other interests when reaching a final decision.</p>
Offset Alternatives	Mr P Edmund	Strategic Focus Grp Meeting	1 February 2022	Are there any strategic plans for an airstrip running across study Area 2? An airstrip would be ideal for transporting fresh produce and warehousing, good for food security.	Comment noted and to be discussed with relevant Environmental Authorities.
Offset	B Msomi	Email	12 December 2022	<ul style="list-style-type: none"> The approach to address KZNSSV loss through offsets and offsetting is noted and must only be considered as a last alternative, once all other aspects of the mitigation hierarchy have been fully exhausted. The draft EIR must fully detail the application of the Mitigation Hierarchy to ensure that all avenues to address the mitigation of residual impacts are fully exhausted before engaging in the offset process. In the absence of the offset motivation report, the proposed 	As previously mentioned, through the application of the mitigation hierarchy, and in response to the presence of critically endangered vegetation, the proposed development footprint has been reduced from approximately 789 hectares to 369.2 hectares (the layouts and information about changes are described in Section 7.2 of the Scoping Report). This served to avoid and

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				<p>layout in its current form is not accepted due to the direct and extensive loss of KZNSSV.</p> <ul style="list-style-type: none"> Importantly, the dSR highlights that the envisaged offset obligations of the preferred layout cannot currently be met and that there is a reliance on a Conservation Bank being formed to address the future offset land requirements. Because the Conservation Bank is not in existence and there is no clear timeline on the formation, function or ultimate success of the bank, the proposal to draw on the bank for future offset requirements for this development is fatally flawed. The layout and development proposal must be amended to apply solely for the development footprint and associated proposed offset that can be realistically achieved. Subsequent phases can be applied for, on submission of viable offset proposals that meet the residual impact mitigation requirements attached to those specific phases. 	<p>minimise the development footprints in highly sensitive areas while trying to achieve a minimum viable development footprint.</p> <p>Please note that the approach to establishing a conservation bank is being considered, to determine if it is viable. A final decision to establish a conservation bank has not yet been made and will be considered in the completed biodiversity offset report, which will be presented in the EIA phase.</p> <p>The viability of satisfying biodiversity offset requirements is currently considered as part of the Biodiversity Offset Study, which will be presented during the EIA Phase.</p>
Climate change	B Msomi	Email	12 December 2022	<ul style="list-style-type: none"> Comments in the dSR identifying the broader climate change impacts and associated emissions etc. are noted but will need to be comprehensively expanded upon in the draft Environmental Impact Report (dEIR) to fully address and assess the implications of the proposal on the local and broader receiving environment. Aspects pertaining to climate change mitigation and resilience that will need further focus include, but are not limited to, direct habitat loss and the value of grasslands in carbon sequestration, impacts to the hydrology and flood resilience, impacts to water quality and quantity 	<p>The Project is limited to the release of land for light industry, warehousing and logistic activities. The specific land use for this project will be determined by specific future end users on the site (thus there is limited information on their use and future activities). At this stage, the applicant will complete a GHG inventory based on reasonable assumptions of future end users on site. An air quality assessment will also be presented to determine the potential air quality impacts and associated mitigation measures.</p> <p>Due to the uncertainty of the exact end-user on-site at this juncture, the applicant will complete a more detailed climate change study once further clarity is obtained on the exact future land users.</p>

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				<p>availability in the catchment, impacts associated with GHG emissions stemming from the proposed land-uses –specifically road freight emissions associated with the logistics and warehousing land uses proposed.</p> <ul style="list-style-type: none"> • Linked with the above are air quality impacts and the close proximity of numerous vulnerable communities to potential noxious or harmful new activities. • The assessment must include a detailed breakdown of the impacts the development of largely greenfields habitat will have on the ability of the eThekweni Municipality to meet the resilience objectives of the future, especially considering the findings of the World Bank Assessment (Turpie et al, 2017) around the high ecosystem service value and critical ecological infrastructure provided by the upper catchment areas of the EMA. 	<p>To address this risk, a GHG emission inventory and Air Quality impact assessment will be undertaken in the EIA.</p> <p>The project is limited to light industry, warehousing and logistics and significant impacts on air quality are not anticipated.</p> <p>A detailed breakdown of the relevant impacts has been set out in the Scoping report and will be presented in the EIA for eThekweni to determine the implications for resilience targets and objectives.</p>
Infrastructure	Mr K Kotze	Strategic Focus Grp Meeting	1 February 2022	Commented on how large Area 3 is and away from infrastructure. SOE investment would be the catalyst to attract large businesses to the area.	To be considered when Traffic Assessments and planning is undertaken
	Mr P Edmond			Location is important because in logistics, it is not ideal for business to be located far away from infrastructure	
	Mr B Saurombe			An alternative route that would link to the main road which would allow for transport to move without being blocked during unforeseen circumstances.	
	Mr M Fuller			Roads are of poor quality. Not suitable to support any further development. Noted that water is vital for businesses in the area as well.	
	Multiple I&APs	Notice hand out	8 / 11 November 2022	Roads, water and electricity are needed	To be noted by EAP
Infrastructure	B Msomi	Email	12 December 2022	<ul style="list-style-type: none"> • All infrastructure reports and proposals must be updated to assess the proposed layout. Several of the reports present detail and recommendations linked with outdated layouts. • The proposal to make use of a wastewater treatment plant is noted. This Department does not, in principle, support the use of such plants due to the risk of smaller 	<p>All reports will be updated to address the final layout in the EIA phase.</p> <p>Due to a shortage of municipal capacity, an onsite sewerage treatment plant is proposed as an interim measure, until</p>

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				<p>facilities failing and resulting in significant pollution or impacts in the upper catchments of rivers traversing the EMA.</p> <ul style="list-style-type: none"> • Notwithstanding the above, the following additional aspects must be addressed in the dEIA if the option of the waste treatment works is to still be pursued as an option: <ul style="list-style-type: none"> - The works must treat all effluent to Special Limit Values (SLV). The location of the discharge point at the very head of the catchment means that water quality within the system will be impacted from source by this proposal. Every step possible must be taken to ensure that the quality of water in this system is maintained in as high a quality as possible. It is also noted that the effluent will flow through an important wetland system and as highlighted by the wetland specialists, changes in water quality and quantity are likely to result in negative impacts to this system. Such changes are not acceptable to this Department. - An aquatic impact assessment must be compiled to specifically assess impacts associated with the proposed waste treatment plant and the likely impacts to downstream habitats and users. The wetland specialist report highlights some aspects associated with these impacts but further focused detail and mitigation is required before this proposal can be fully considered. - The waste treatment plant must only receive domestic effluent – no trade or industrial effluents may be treated by this on-site works. Alternative storage, transport and treatment options will need to be presented for any such effluents generated by the development or future tenants. - The developer must consider re-use and/or a “second class” water system for the development to help reduce effluent discharge into the natural environment. • All stormwater management must be presented as part of future infrastructure layouts presented in the 	<p>municipal infrastructure is extended to the site and upgraded.</p> <p>These comments will be made available to the relevant specialists and those running the Water Use License process. A Water Use License Application will be undertaken, under the National Water Act. The specialist requirements for the water use license and associated mitigation will be discussed and agreed to with the Department of Water and Sanitation. A stormwater management plan will also be developed and presented as part of the water use license application process and EIA.</p> <p>The WWTW forms part of the project description and will be considered by the aquatic specialist in their assessment.</p> <p>Confirmed. No industrial effluent will be received by the WWTW facility. End-users will be responsible for the onsite treatment or disposal of any effluents that are outside the domestic variety (treated effluent maybe received provided it meets acceptable quality levels).</p> <p>A stormwater plan is being developed as part of the engineering studies and will be</p>

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				<p>EIA phase. All attenuation must be completely accommodated on each proposed site. A hydrological assessment will need to be conducted to ensure that groundwater recharge is maintained (note World Bank findings around upper catchment recharge value).</p> <p>This Department reserves the right to comment further and raise specific requirements as additional information is presented in this process.</p>	<p>presented in the EIA phase. This plan will address the increased runoff from the development.</p> <p>Noted</p>
Traffic	B Msomi (eThekweni Transport Authority)	Email	12 December 2022	<p>The following documents were considered in the review: Draft Scoping Report for the Cato Ridge Land Development and Release Project prepared by Zutari (Pty)Ltd, Document Number :1001556 Revision 3 dated 08/11/2022.</p> <p>Key factors considered:</p> <ul style="list-style-type: none"> • The study area covers a total area of 1,263.48 hectares (ha) (see Figure 1) and encompasses properties owned by Assmang and Cato Ridge Development Company. • The Cato Ridge Development Company Ltd (“CRDC”) (a wholly owned subsidiary of Assmang (Pty) Limited (“Assmang”), proposes to develop and release land parcels across three phases within a study area in the Cato Ridge area. The intention is to develop and make land available for a combination of land use options for future end users to enable the social and economic imperatives for the region. • The current landowner would like to obtain EA to allow for the rezoning and subdivision of three Phases and the development of partially serviced light industrial/commercial erven to develop (or sell/lease) these individually or collectively. Importantly, the scope of this EIA is limited to specific listed activities and supporting infrastructure related to overall zoning and land uses. • The 1,263.48ha study area is comprised of approximately 789ha of flat, developable land. The proposed development footprint (comprised of 3 phases) comprises 364.61ha within this study area. • Phase 1 (PDA 2) (138.40 ha) of the proposed development is located north of the R103, mostly west 	-

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				<p>of Eddie Hagan Drive, east of the D1022 Road and south of the existing Makro DC.</p> <ul style="list-style-type: none"> • Phase 2 (PDA 3) (177.11 ha) is located north of Phase 1 (PDA 2) and the existing CRW and includes the parcel of land up to an informal road on the northern boundary of the escarpment. Phase 2 (PDA 3) has a more rural open feel and residential houses from the KwaXimba settlement are adjacent to the site on the northern boundary. • Phase 3 (PDA 1) (49.10 ha) is entirely within the eThekwini UDL and is located on a section of vacant land directly north of the N3 and between the N3 and the R103, adjacent south of the Cato Zulu industrial park and east of Bakers Transport. Phase 3 (PDA 1) is planned for up to 25 years but may occur in parallel with Phase 1 (PDA2) if sold to adjacent landowners. Phase 3 (PDA 1) is currently vacant, with evidence of small-scale illegal sand mining and the occasional illegal waste dumping. • The proposed study area covers an area of 1263 ha that was identified for future land uses as follows: Within this total study area, approx. 313 ha of land is identified for the development footprint for the light industry, warehousing, distribution, and logistics activities. <p>This application is Approved subject to the following conditions:</p> <ul style="list-style-type: none"> • A Traffic Impact Assessment report will be required. • The transport consultant is to meet with ETA for an appropriate independent transport study required for this development. • If Strategic Transport Assessment is required, the consultant is required to meet with Transport Planning branch to agree on a scope for the study. 	<p>-</p> <p>-</p> <p>-</p> <p>A Traffic Impact Assessment will be compiled and presented as part of the EIA process. In addition, the traffic specialist has already engaged the ETA and ongoing engagement will be undertaken to satisfy the ETA requirements.</p>
Basic services	Mr P Kuhn	Strategic Focus Grp Meeting	1 February 2022	Sub-station in Area 3 not able to meet the demand to support the larger area it services.	Noted by EAP

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	Mr B Saurombe			There have been discussions with Eskom for the area to be connected to a ring main so that power comes from more than one direction should there be a need. Eskom had said they would look into the issue, but nothing has happened yet.	
	S Hoosain	Public Meeting – comment sheet	21 November 2022	Comment that the Cato Ridge Hospital is nearby and can accept patients for emergency/work injuries	To be noted by SIA and EAP
Land size	Mr K Kotze	Strategic Focus Grp Meeting	1 February 2022	Which land parcels are liquid already and if they can be put up to the market in smaller sizes as opposed to big blocks?	Noted by EAP
	Mr W Botha			Working with the land parcels in bulk is because the area's cumulative needs need to be considered not just smaller land use needs.	
	Mr P Edmund			Macro development would need to happen first because developers might be discouraged by the fact that to establish business in the area, they will have to bring in their infrastructure first.	
Air Quality	N Gcwabaza	Notice hand out	8 / 11 November 2022	It will be better solution to not continue with Assmang company because it pollutes the air. Next company better not pollute air for sake of our health.	To be noted by the Air Quality specialist
	M Buthelezi	Public Meeting	21 November 2022	There are air quality issues in the area. It is the odour of rotten eggs. Somebody had mentioned that it is a company that produces dog food.	
General	Mr T Tubane	Email	9 January 2021	<ol style="list-style-type: none"> 1. Your email notice of 8 November 2022 in respect of the above subject matter bears reference. 2. It is noted that you notice was delayed in reaching our department and as such we were unable to review the documents and provide the necessary comment within you allocated timeliness 9 December 2022. 3. Notwithstanding the above, we wish to register our interest in the project and request and request that you keep us informed in the loop as the project progresses wherein, we may then submit our input and comments accordingly in future phases. 	KZN COGTA is a registered I&AP and will be notified of all project developments. Further to you letter, Mrs Mandisa Zungu has been added to the I&AP register so she will receive future project notifications directly.
No Comment	eThekwini Municipality	Email letter	12 December 2022	<p>The Following Departments have no comment / nio objection at this time:</p> <ul style="list-style-type: none"> • Cleansing and Solid Waste (CSW) • Coastal Policy 	Thank you to Ms Bathabile Msomi for the consolidated response from the various eThekwini Municipality Departments. This section provides a list of Municipal

Issue	Stakeholder	Email / post / Meeting	Received	Question / Comment	Response (from EAP/ Applicant / Phelamanga)
				<ul style="list-style-type: none"> • Coastal Stormwater and Catchment Management (CSCM) • Disaster Management • Environmental Health • EThekwini Electricity • EThekwini Water and Sanitation (EWS – Water Planning) • EThekwini Water and Sanitation (EWS – Wastewater Design Branch) • Fire Safety • Land Use Management (LUM) • Pavement and Geotechnical Engineering (PG&E) - No geotechnical objections. • Aurecon geotechnical report no. 12260, project reference 505788-G1-00, dated 29 January 2020, to be referred to before finalising designs and layouts. • Strategic Planning Branch (SPB) • Catalytic Projects 	<p>Departments that have no comments o no objections at this juncture.</p> <p>Noted. The Aurecon report is a design informant.</p>