

NAME	DEPARTMENT / ORGANISATION / ADDRESS / FARM
<b>AUTHORITIES, GOVERNMENT DEPARTMENTS, MUNICIPALITIES</b>	
Municipal Manager	Mkhambathini Local Municipality - Municipal Manager
Sonja Britz	Mkhambathini Local Municipality
Madota Khatide	Msunduzi Local Municipality - Municipal Manager
Gerald Naicker	Msunduzi Local Municipality
Melusi Maphumulo	Msunduzi Municipality
Shawn Janneker	Umgungundlovu District - Environmental Department
Dr Ray Ngcobo	Umgungundlovu District - Municipal Manager
Mandisa Khomo	Umgungundlovu District Municipality
Sibusiso Khuzwayo	Umgungundlovu District Municipality
Bayo Ogunnaike	KZN Department of Agriculture and Rural Development (DARD)
Hlamalani Mongwe	KZN Department of Agriculture and Rural Development (DARD)
Thandekile Nxumalo	DARD - Land Use Regulatory Unit
Michele Schmid	Department of Transport (DOT)
Judy Reddy	Department of Transport (DOT)
Lesley S	Department of Fisheries, Forestry and Environment (DFFE)
Karen Moodley	Department of Fisheries, Forestry and Environment (DFFE)
Nandipha Sontangane	Department of Fisheries, Forestry and Environment (DFFE)
Kraigen Govindasamy	Department of Economic Development, Tourism, and Environmental Affairs (DEDTEA)
Shawn Janneker	Department of Economic Development, Tourism, and Environmental Affairs (DEDTEA)
Nombasa Kama	Department of Economic Development, Tourism, and Environmental Affairs (DEDTEA)
Mavis Padayachee	Department of Economic Development, Tourism, and Environmental Affairs (DEDTEA) - Case Officer
Sphelele Makhwasa	Department of Economic Development, Tourism, and Environmental Affairs (DEDTEA) - Case Officer
Zama Hadebe	Department of Water and Sanitation (DWS)
Colleen Moonsamy	Department of Water and Sanitation (DWS)
Strini Govender	Department of Water and Sanitation (DWS)
Thobile Duma	SANRAL Eastern Region
Ngobile Mabaso	SANRAL Eastern Region
Dominic Wieners	EKZN Wildlife
Nerrisa Pillay	Ezemvelo Wildlife KZN

Eskom	Eskom
Bernadet Pawandiwa	AMAFA
Yuza Chabalala	Transnet
<b>INTEREST GROUPS &amp; NEIGHBOURS</b>	
Tiny Naidoo	Aqua Transport & Plant Hire (Pty) Ltd
Brendan Crookes	Beaumont and Eston Farmer's Association (BEFA) Chairman
T. Mason	Ratepayers Association
Stefanie Schutte	Upper Mpushini Conservancy
Carl Schutte	Tanglethorn Residential Estate
Gromor	Gromor
Rory Sterley	One Logix
Anton Mostert	Portion 203 (of 190) of Vaalkop & Dadelfontein 885
Dave Hutton	Portion 38, 57, 171 of Vaalkop & Dadelfontein 885
Andre Dieppenaar	Beaumont and Eston Farmer's Association
Nora Choveaux	Mkhambathini Properties

**GREEN DOOR ENVIRONMENTAL  
NOTICE OF ENVIRONMENTAL  
IMPACT ASSESSMENT PROCESS**

Notice is given, in terms of the National Environmental Management Act (107 of 1998), under the EIA Regulations (2014, as amended 2017), of the intent to carry out the following:

The proposed development of the Umlaas Junction Light Industrial Estate located on an approximate 140 ha portion of the Remainder of Farm Crookes 15723, Mkhambathini Local Municipality, KZN.

The proposed development triggers Listed Activities contained within GNR 327 and GNR 324, thus a Basic Assessment process is required.

Persons wishing to register as an interested and / or affected party should notify: Sasha-Ann Naidoo of Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax 033 343 4201, E-mail: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za).

To be included in the list of interested and affected parties, please ensure that your contact details and preliminary comments reach the abovementioned Environmental Assessment Practitioner within 14 days of this notice.



# The Witness

# CLASSIFIEDS

**Consistent Advertising = Familiarity = Trust = Customers**

You can rely on advertising in The Witness reaching an audience that trusts.

To find out more about this space phone **087 353 1314**

## The Witness

You can rely on Advertising in The Witness

To find out more about this space phone **087 353 1314**

Classifieds	
The Witness	
<b>FAMILY NOTICES</b> 1000	<b>PROVINCES</b> 2800
1001 Births	2601 Tours & activities
1005 Death notices	2605 Travel agents
1006 Death notices (late)	2615 Vehicle rentals
1007 Death notices - animals	
1015 In memoriam	<b>VEHICLES</b> 3100
1017 Memorial services	3064 Vehicles for sale under R30 000
1020 Thanks	3035 4x4s
1025 Funeral services	3001 Accessories & spares & modifications
1027 Sympathy	3010 Bakkies/4x2s for sale/hire
1030 Congratulations	3015 Boats & equipment
1035 Graduation	3020 Caravans for sale
1040 Engagements	3021 Caravans for hire
1045 Anniversary	3025 Cars for sale
1050 Marriages	3060 Commercial
1055 General	3030 Exclusive cars for sale
	3031 Exclusive cars for hire
<b>GENERAL NOTICES</b> 1200	3055 Motor cycles
1201 Animal adoptions	3005 Motoring activities
1205 Church notices	3045 Offroad trailers (Boswa)
1210 Community notices	3002 Spray painting & panelbeating
1215 Found	3050 SUVs
1220 Free ads	3040 Trailers
1225 Lost / missing	3150 Vehicle blocks
	3080 Vehicle repairs
<b>PERSONAL SERVICES</b> 1400	3070 Vehicles for hire
1403 Arms & ammunition	3065 Vehicles for sale under R50 000
1402 Adoptions	3075 Vehicles wanted to buy
1401 Catering & venues	<b>PROPERTIES</b> 3200
1405 Children's amusement	3350 A to Z properties
1410 Day care & crèches	3210 Accommodation to share
1415 Detective services	3212 Business for sale
1417 Driving schools	3215 Business premises
1420 Financial	3210 Developments
1425 Functions & conferences	3240 Duetts for sale
1430 Health & beauty	3235 Duets to let
1435 Herbalist	3230 Duplexes/simplexes for sale
1440 Legal	3225 Duplexes/simplexes to let
1441 Lift clubs	3220 Estates
1445 Loans	3245 Farms for sale
1450 Medical	3247 Farms for hire
1455 Nursing	3255 Flats for sale
1460 Personal	3250 Flats to let
1465 Photography & videos	3205 For rent
1470 Reunions	3201 For sale
1475 Social & recreation	3256 Furnished accommodation
1480 Training & education	3260 Garages/Storage
1485 Wanted	3265 Garden flats to let
1490 Weddings	3345 Holiday houses for sale
	3275 Houses for sale
	3270 Houses to let
	3280 Lodging offered
	3285 Lodging wanted
	3290 Offices
<b>FOR SALE</b> 1600	3335 Plots / stands
1677 Wendy houses	3330 Prefab houses to buy
1601 Agriculture	3305 Properties wanted to buy
1607 Books	3309 Retirement villages
1605 Antiques & art	3311 Retirement villages for sale
1610 Building material	3310 Retirement villages to rent
1615 Clothing	3315 Rooms to let
1620 Electrical appliances	3316 Separate entrances
1625 Electronic & digital	3317 Smallholdings
1630 Flea market	3323 Student accommodation
1635 Furniture	3330 Townhouses for sale
1636 Garage sale	3325 Townhouses to let
1640 Gardening	<b>EMPLOYMENT</b> 3600
1645 Jewellery & accessories	3776 Meat industry
1650 Machinery & equipment	3605 Administrative
1655 Miscellaneous	3610 Agriculture
1660 Pets	3615 Architects
1665 Photography	3620 Artisans/trade
1670 To swap	3625 Au pairs
1675 Wanted to buy	3630 Banking/insurance
	3635 Building
<b>HOME SERVICES</b> 1800	3640 Call/contact centres
1803 Carpets / curtains / upholstery	3645 Community services
1801 Building & construction	3650 Drivers
1874 Building plans	3660 Education
1876 Carpentry	3670 Employment wanted
1805 Cleaning services	3655 Engineering
1807 DSTV/T/DVD services	3655 Estate agents
1810 Electrical services	3675 Financial
1815 Electronic & digital services	3680 General
1818 Repairs	3685 Hair/beauty
1820 For hire	3690 Hospitality/catering
1825 Garden & irrigation	3695 ICT/computers
1827 Glass / windows	3701 Legal
1835 Home improvements interior	3705 Medical
1836 Home improvements exterior	3710 Motor industry
1845 Miscellaneous	3715 Divers
1872 Painting	3720 Part time/temp
1873 Paving	3730 Personnel agencies
1850 Pest control	3725 Personnel/HR
1840 Plant & machinery	3735 Professional/management
1855 Plumbers	3740 Retail
1860 Rubble removal	3745 Sales & marketing
1865 Security	3745 Secretarial/pa
1868 Swimming pools	3750 Security
1870 Transport & storage	3775 Skills
1871 Trees	3755 Switchboard/reception
	3770 Technical
	3765 Training courses
	3601 Wanted
<b>ADULT</b> 2000	
2001 Chat lines	4070 Adoptions
2005 Clubs & entertainment	4050 Advertisements
2010 Messages	4020 AGM/meetings
2015 Private	4015 Business licence
2020 Vacancies	4005 Court orders/sequestrations/liquidations
	4075 Demolition
<b>AGRICULTURAL</b> 2200	4001 Divorce / anti nuptial contracts / motions
2202 Bore holes	4010 General notices
2201 Bees & beekeeping	4035 Liquor licences
2205 Implements / machinery	4040 Lost documents
2210 Live stock & poultry	4045 OLS (omgevingsimpakstudies)
2215 Organic	4055 Pension/provident (voorsorg) funds
2220 Other animals	4085 Re-registrations
2225 Products	4065 Sale of business
2230 Tanks & dams	4080 Tenders
	4030 Town establishment/founding
<b>BUSINESS</b> 2400	4025 Town planning
2401 For rent	<b>ESTATE NOTICES</b> 4200
2405 For sale	4210 Curatorship
2410 Investments	4201 Estates: creditors and debtors
2415 Business opportunities	4205 Estates: liquidation and distribution
2420 Services	4215 Insolvent estates
2425 Wanted	4225 Rehabilitations
	4220 Surrender of estate
<b>HOLIDAY &amp; TRAVEL</b> 2600	
2655 4x4 routes	4401 Public auction
2635 Accommodation	<b>SALES IN EXECUTION</b> 4200
2610 Cruises	4501 Sale in execution
	<b>GO GREEN</b> 4200
<b>DESTINATIONS</b> 2700	4601 sales
2730 Botswana	4605 services
2725 Bushveld	
2710 Foreign	
2755 Garden route	
2735 Kruger park	
2715 Mozambique	
2705 Namibia	
2760 North coast	
2720 Other	
2745 South coast	
2701 Southern africa	
2740 Southern cape	
2750 West coast	
2660 Farm stays	
2625 Guest houses / B&B / hotels	
2620 Outdoor equipment	
<b>PROVINCES</b> 2800	
2805 Eastern cape	
2810 Free state	
2815 Gauteng	
2820 KwaZulu-Natal	
2825 Limpopo	
2830 Mpumalanga	
2840 North west	
2835 Northern cape	
2801 Western cape	
2826 Self catering	
2650 Sport events	
2630 Timeshare	

### The Witness

South Africa's Oldest Newspaper  
 4 Willington Road, PO Box 362,  
 Pietermaritzburg 3200  
 Tel: 033 353 1335, Fax: 033 355 1177,  
 Email: classads@witness.co.za

#### Conditions of Acceptance

Although every effort will be made to meet the wishes of advertisers, acceptance by The Witness of an advert does not guarantee its insertion on a specific date, or at all.

The proprietors also reserve the right to revise, change, alter or delay publication of any advert. They may also reject, even after acceptance for publication, any advert deemed to be untruthful or objectionable in subject matter or wording detrimental to the sale of a competitive brand of article with a fixed retail price, whether space for the said advert has been booked in advance under contract or not. All orders are subject to space being available.

Every direct advertiser and advertising practitioner on whose behalf and/or at whose instance The Witness places an advert indemnifies The Witness against any liability which The Witness may incur to any person (whether in respect of damages, costs or otherwise) in consequence of the publication by The Witness of such advert.

#### Block Display Adverts

Every effort is made to place block display adverts near the classified classification. No compensation will be given if, for technical reasons, this cannot be done.

#### Omissions

Omissions of any of the scheduled insertions shall not be considered to be a breach of the basic conditions of the order. No responsibility is accepted for failure to publish, for any errors in publication, or for any consequences of such errors.

#### Errors

Please report errors by 10 am on the 1st day of publication. The Witness will not accept responsibility for more than one incorrect insertion of any classified advert or any cost beyond the cost of the space occupied by the incorrect advert. No free insertions or credit will be given for minor typographical errors which do not lessen the value of the advert. Where adverts are booked and the material arrives after deadline or fails to arrive, the space may still be charged for.

#### Stops

A cancellation number will be issued when a request is made for an advert to be withdrawn. This number MUST be quoted should the advertiser have reason to query the account.

#### Abbreviations

Only certain accepted newspaper abbreviations can be used in classified advertising and The Witness reserves the right to alter any unacceptable abbreviations in the advertiser's copy.

**PERSONAL SERVICES** 1400

**PERSONAL** 1400

Prayer to st Clare  
 Ask st Clare for 3 favors, 2 personal and 1 business, say 9 hail Mary's for 9 days in front of lit candle, publish on the 9th day, SB

**FOR SALE**

**WANTED TO BUY** 1675

**BUYING OR SELLING???**  
 So Are We!!!!  
 Consider your options  
 Then contact the experts  
 We promise you The Extra Bid!!!!  
**CANNON'S AUCTIONEERS**  
 033 343 3364/5/6/7

**Grow your Business ADVERTISE!**

**Follow us on Twitter**

**@WitnessKZN**

**and like us on Facebook**

**facebook.com/WitnessKZN**

**facebooks.com/WitnessKZN**

The Witness and Media24 have not verified whether any of the services or products advertised will have the desired effect or outcome. Readers will note that some of the promised results in the advertisements are extraordinary and may be impossible to achieve. Beware some of the procedures and claims advertised may be dangerous if not executed by a qualified medical practitioner. Readers are warned that they should carefully consider and verify the advertiser's credentials. The Witness and Media 24 does not accept any liability whatsoever in respect of any of the services and goods advertised.

**MARITZBURG AUCTIONEERS**

**EXPERTS IN DISPOSAL OF ENTIRE HOUSEHOLDS**

Antiques, Collectables, Art, Full & Part Households, All furniture & gardening equipment. Plant, Machinery, Cars, Building Materials

We will call at your convenience at home and value your moveable assets.

**VALUE, PACK & COLLECT AUCTION OR CASH**

SPECIAL RATES FOR SENIOR CITIZENS PERSONAL & DISCREET SERVICE

60 years & 3 generations of auctioneering excellence

033 342 2544/72  
**Cameron**  
 082 062 4432

**GENERAL & HOME SERVICES**

**BUILDING & CONSTRUCTION** 1801

**SEAMLESS ALUMINIUM GUTTERS. Free quotes.**  
 072 675 3618, 065 992 9127.

**REPAIRS** 1818

FRIDGE repairs. At your home. Good prices. Tel: **083 747 8595 / 033 325 2132**

Do you need more customers?  
**WE KNOW HOW! ADVERTISE TODAY!**  
 Call 087 353 1314

**StarGazers CABARET BAR**

NO FRILLS JUST GOOD CLEAN FUN

stargazerspmb.co.za

**Jake Ad Clicks**

has a Price to pay

Why not advertise on PRINT Witness Classified, where you are guaranteed readership. Call us on 087 353 1314

# VACANCY

The Mkhambathini Municipality hereby invites suitable qualified applicants to apply for the following position:

**DEPARTMENT: BUDGET AND TREASURY OFFICE**  
**ACCOUNTANT BUDGET AND REPORTING (PERMANENT POSITION)**  
**REMUNERATION: R318 025.08** Per annum (Task Grade 12 of Grade 1 Local Municipality plus benefits as prescribed by collective agreements of local Authorities)  
**MINIMUM REQUIREMENTS:** • Grade 12 • National Diploma in Finance Management / Accounting, Taxation diploma (NQF 6), • Code B Valid driver's license • 2-3 years' experience in Finance Department. • Fully computer literate (Ms Office, Ms word Ms excel and PowerPoint) • Good communication skills both Verbal and written in English and Isizulu.

**KEY PERFORMANCE AREAS:** • Preparing monthly, Quarterly, biannual, and annual reports (Section 52(d), 71, 72 Reports) to both NT and PT. • Preparing A, B and C schedules including the relevant supporting Tables and submit to both NT and PT. • Producing budget related reports in compliance with MFMA reporting requirements and submit to the CFO and PT and NT and ensuring general compliance with the MFMA in budget matters. • Preparations of Bi-Annual and Annual Financial Statements. • Ensure compliance with MFMA requirements (section 75) and MBRR. • Monitor monthly expenditure and income actual against budget values, and record information that may influence future expenditure patterns and the budget itself. Report variations to council via budget if any. • Ensure reporting requirements and information explaining detailing expenditure sequences and trends are co-ordinating and dissemination to support training and procedural evaluation process. • Performs the duties for the implementation of budgeting by plan the budget process, preparing service budgets, co-ordinate Council budget, modelling, prepare forecasts and options, understand methods of budgeting, monitor the budget process, prepare, and implement budget guidelines and draft the operating budget. • To advice on evaluation and monitor budget for all sections and checking availability and correctness of vote numbers before procurement can take place. • Participating in the development of sound budgetary planning and controls, by exercising budgetary controls to avoid overspending and correctness hereof. • Analyzing the implementation of the budget and expenditure patterns, and analyzing and preparing monthly budget versus actual expenditure reports.

**DEPARTMENT: CORPORATE SERVICES**  
**ICT ADMINISTRATOR (CYBER CADET) - Permanent position**  
**REMUNERATION: R202 670.64** Per annum (Task Grade 09 of Grade 1 Local Municipality plus benefits as prescribed by collective agreements of local Authorities)  
**MINIMUM REQUIREMENTS:** • Grade 12 and CompTIA accredited A+ Certification (N+will be an added advantage). • Provable, practical skills, knowledge and experience of computers, word processing, Internet and e-mail. • Basic understanding of maintaining and troubleshooting Windows 7 operating system software, PC and printer hardware (working on Windows 8.1 will be an added advantage).  
**KNOWLEDGE SKILLS AND COMPETENCY:** • Excellent interpersonal skills. • Excellent verbal and written communication skills. • Have ability to operate independently. • Qualification and work experience in a library environment will be an added advantage. • Willingness to work according to set library hours, including Saturdays. • A driver's license is a recommendation. • Candidates will be expected to complete a practical test, and anyone with the pass rate under 40% will not be employable.  
**KEY PERFORMANCE AREAS:** • Provide advice to library users. • Conduct ICT training for public library users. • Ensure that ICT hardware, software and network connectivity are maintained. • Ensure adherence to ICT policies and guidelines. • Provide support to the librarian on the usage of ICT. • Assist individual library users with basic computer skills (OPAC, Internet, e-books, and other electronic media, etc.) • Maintain ICT hardware in the library and update software and antivirus programmes on all computers.

Application form (available at the municipal website, Reception and HR Office), together with a comprehensive CV and certified copies of qualifications must be sent to the: **The Municipal Manager, Mkhambathini Municipality, Private Bag X04 Camperdown 3720** or hand deliver at: **No 18 Old Main Road, Camperdown, 3720.**

Closing date 31 January 2022 Kindly note that should you not be contacted within a period of 30 days after closing date, consider your application unsuccessful.

Enquiries regarding the post can be directed to Ms. P.N. Ndlovu, Manager: Human Resources at 0317859345.

Mkhambathini Municipality subscribes to an Employment Equity, Affirmative Action Programme which is non-racist, non-sexist and based on merit.

**MR. S MNGWENGWE**  
**MUNICIPAL MANAGER - MKHAMBATHINI MUNICIPALITY**

**GARDEN & IRRIGATION** 1825

**LAWN TREATMENT** against White Ants. Call **033 345 5156**

**PEST CONTROL** 1850

**INSPECT-A-PEST**  
 Pest control, White Ant eradication from gardens and homes.  
**033 345 5156**  
**084 507 1999**

**ADULT**

**PRIVATE** 2015

A PMB divorced 100% beautiful classy flirty Indian. Naughty, wet and wild, kinky sexual kisser. Loves oral, unmarked pvt very discreet. Call Jade: **064 254 2729**

Erotic pleasures. Sexy seductive mature white lady. Carrie **083 664 9820**

**FOR RENT** 3205

A large flat with walk-in wardrobe, spacious kitchen and lounge and balcony overlooking a pool and gardens is available in a lifestyle estate. R6200pm incl lights and water. Minimum age is 50 and no pets/children are allowed. Telephone **067 942 8497**.

**ROOMS TO LET** 3315

**NEW HOLMES:** bedroom, lounge, kitcb, cupboards. CALL: **072 839 4954**

**VEHICLES**

**CARS FOR SALE** 3025

**AJAY PAYS CASH FOR CARS AND BAKKIES OLD OR NEW**

PHONE: **082 966 2384**  
**033 345 6294**

**PROPERTIES**

**BUSINESS PREMISES** 3218

**Medical Suit** to let  
 158 Relief Street, Pietermaritzburg, Contact: **082 445 2456**.

**LEGAL & TENDERS**

**GREEN DOOR ENVIRONMENTAL NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT PROCESS**

Notice is given, in terms of the National Environmental Management Act (107 of 1998), under the EIA Regulations (2014, as amended 2017), of the intent to carry out the following:

The proposed development of the Umsals Junction Light Industrial Estate located on an approximate 140 ha portion of the Remainder of Farm Crookes 15723, Mkhambathini Local Municipality, KZN.

The proposed development triggers Listed Activities contained within GNR 327 and GNR 324, thus a Basic Assessment process is required. Persons wishing to register as an interested and / or affected party should notify: Sashana-Naidoo of Green Door Environmental, P.O. Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax: 033 343 4201, E-mail: sashana@greendoorgroup.co.za.

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**ROOMS TO LET** 3318

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## **ISAZISO SE- GREEN DOOR ENVIRONMENTAL SE-ENVIRONMENTAL IMPACT ASSESSMENT PROCESS**

Isaziso ngokwenqubo ye-National Environmental Management Act (107 ka 1998), esingaphansi kwe EIA Regulations (ka 2014, yachibiyelwa ngo 2017), ngenhloso yokwenza lokhu okulandelayo:

Lentuthuko ehlongozwayo ye-Umlaas Junction Light Industrial Estate isendaweni yase itholakala endaweni elinganiselwa ku-140 ha, Remainder of Farm Crookes No. 15723, Mkhambathini Local Municipality, KZN.

Lentuthuko ehlongozwayo ingaphansi kwemisebenzi ye GNR 327 neye GNR 324, ngakho izodinga ukuthi kulandelwe inqubo ye - Basic Assessment process

Abantu abafisa ukubhalisa njengomuntu onentshisekelo noma othintekile noma angasiza: Sasha-Ann Naidoo we- Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax 033 343 4201, E-mail: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za).

Ukuze ube kuhlu lwaba lwabanentshisekelo noma abathintekayo, sicela wenze isiqiniseko sokuthi imininingwane kanye nesicelo usifaka zingakapheli izinsuku ezingama-14 salesi sikhangisi kwiminingwane ebhaliwe ngaphezulu.

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## LEGAL & TENDERS

### GENERAL NOTICES

**ISAZISO SOKUGUNYAZWA KWEZEMVELO**  
**Umfakisicelo: Greater Heights Farms (Pty) Ltd Inombolo ye-EIA: DC22/0016/2021**

Kusungulwa kwendawo yokulahlala izinkukhu kanye nensimu yezithelo eyi-15 ha macadamia eGateridge Farm (Ingxenye 65 yaseHoningkranz 945), eCamperdown, KZN kwagunyazwa yi-KZN DEDTEA 9 Dec 2021. Amakhophi okugunyazwa etholwe kwaGreen Door Environmental, Ucingo: 033 343 4176, i-imeyili: roxanne@greendoorgroup.co.za. Ngokuhambisana noMthethonqubo 4 (1) weMithethonqubo Yokudluliswa Kwamacala Kazwelonke, wezi-2014, Umfakisikalhalo kufanele athumele isikalhalo kuMphathi Wezikhalazo kanye nekhophi lesikalhalo kuMfakisicelo, noma yiliphi I-I & AP noma uhlobo lombuso olunentshisekelo kulolu daba zingakapheli izinsuku ezingama-20. kusukela osukwini lokwaziswa kwalesi singqomo. Ofaka isikalhalo kufanele ahambisane noMthethonqubo 4 (2) futhi ahambise isikalhalo ngokubhala, kwifomu elitholakala kuMphathi Wezikhalazo ngeposi: Private Bag X9152, PMB, 3200. Ngesandla: 270 Jabu Ndlovu Street, 2nd Floor, Room 218.23, PMB, 3201. I-imeyili: haresh.inderlall@kznedtea.gov.za. Ucingo: 033 264 2651/081 731 7361.

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**INVITATION TO COMMENT THE MSUNDUZI MUNICIPALITY HAS RECEIVED THE FOLLOWING APPLICATION IN TERMS THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (NO. 16 OF 2013) AND THE MSUNDUZI MUNICIPALITY'S SPATIAL PLANNING AND LAND USE MANAGEMENT BYLAWS.**

**Application description in full:** APPLICATION FOR A PROPOSED AMENDMENT OF THE MSUNDUZI LAND USE SCHEME BY THE REZONING OF PORTION 138 OF ERF 1913 PIETERMARITZBURG BEING 200 KING EDWARD AVENUE SCOTTSVILLE FROM SPECIAL RESIDENTIAL 3 TO GENERAL RESIDENTIAL 1 AND THE RELAXATION OF BUILDING LINE FROM 7m TO 0m TO ACCOMMODATE THE GUARD HOUSE  
**Property description as per title deed:** PORTION 138 OF ERF 1913 PIETERMARITZBURG  
 A copy of the application is available for inspection during office hours (08h00 and 16h00) at the Town Planning Offices, 5th Floor, Professor Nyembezi Building, 341 Church Street, Pietermaritzburg. Written comments may be lodged with the Town Planning Administrator (Tel 033 392 2180), by e-mail to ziphelele.shinga@msunduzi.gov.za, or hand delivered to the Town Planning Offices (address stated above) or by post to Private Bag X 1393, Pietermaritzburg, 3200 by 21 February 2022. Failure to submit comments by the closing date or to include contact details disqualifies the person from the right to receive personal notice of any meeting or public hearing and the right to appeal against the decision of the Municipality.

**Mr. M.P Khathide**  
 City Manager  
 City Hall  
 Pietermaritzburg

**ISAZISO SE- GREEN DOOR ENVIRONMENTAL SE-ENVIRONMENTAL IMPACT ASSESSMENT PROCESS**

Isaziso ngokwenqubo ye-National Environmental Management Act (107 ka 1998), esingaphansi kwe EIA Regulations (ka 2014, yachibiyelwa ngo 2017), ngenhloso yokwenza lokhu okulandelayo:

Lentuthuko ehlongozwayo ye-Umlaas Junction Light Industrial Estate isendaweni yase itholakala endaweni elinganiselwa ku-140 ha, Remainder of Farm Crookes No. 15723, Mkhambathini Local Municipality, KZN.

Lentuthuko ehlongozwayo ingaphansi kwemisebenzi ye GNR 327 neye GNR 324, ngakho izodinga ukuthi kulandelwe inqubo ye - Basic Assessment process

Abantu abafisa ukubhalisa njengomuntu onentshisekelo noma othintekile noma angasiza: Sasha-Ann Naidoo we- Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax 033 343 4201, E-mail: sasha@greendoorgroup.co.za.

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Lentuthuko ehlongozwayo ingaphansi kwemisebenzi ye GNR 327 neye GNR 324, ngakho izodinga ukuthi kulandelwe inqubo ye - Basic Assessment process

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Maritzburg Echo and Media24 have not verified whether any of the services or products advertised will have the desired effect or outcome. Readers will note that some of the promised results in the advertisements are extraordinary and may be impossible to achieve. Beware some of the procedures and claims advertised may be dangerous if not executed by a qualified medical practitioner. Readers are warned that they should carefully consider and verify the advertiser's credentials. Maritzburg Echo and Media 24 does not accept any liability whatsoever in respect of any of the services and goods advertised.

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My name is Londiwe Thandeka sister. I had a big problem for 6 years and one day I heard my sister Thandeka praying and giving thanks and appreciation to Mama Aisa and Baba Adamu, I also contact them about my lost lover and helped me to bring back my husband and I am now happy after the miracles from Mama Aisa and Baba Adamu.

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**ADDRESS: 257 PINE STREET PIETERMARTIZBURG**

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I am Shantal from Northdale and I am here to give thanks to Mama Zakia for helping me. At a time when I almost wanted to commit suicide. My husband had gone for almost 9 months and I lost my nursing job because of the stress that took me off. When my marriage was finished. One day Christine my best friend came to visit me after hearing my bad news and referred me to Mama Zakia who had helped her previously. We both went to her the next day, she said her prayers for me, after only 3 days my husband came and apologized and my supervisor from work called me to start work. Mama Zakia can help you with any problem  
**Call or Whatsapp her on 0631722685**



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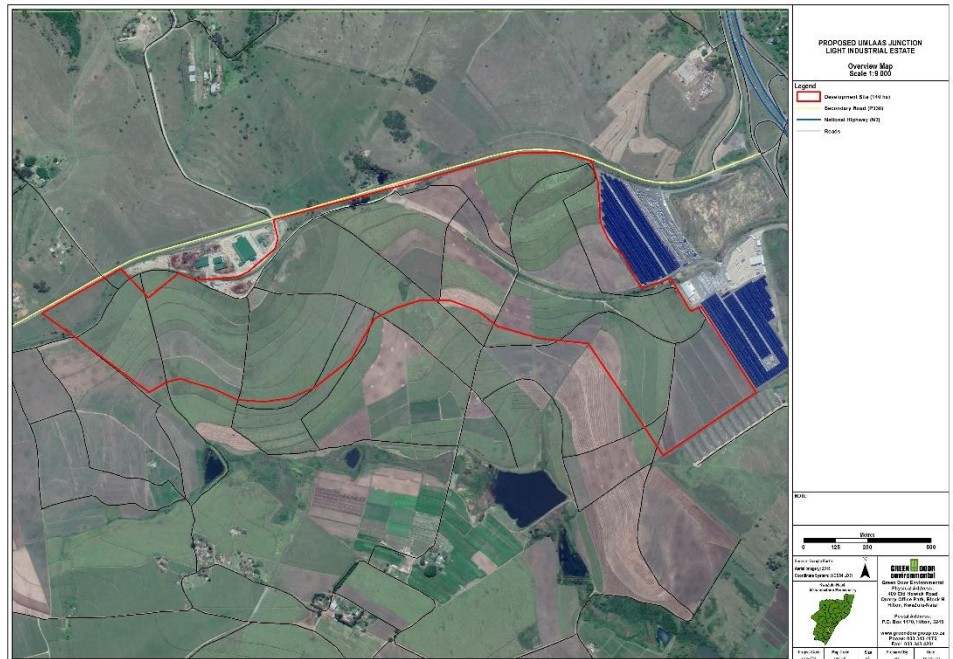
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## NOTICE ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

Notice is given, in terms of the National Environmental Management Act (107 of 1998), under the EIA Regulations (2014, as amended 2017), of the intent to carry out the following:

The proposed development of the Umlaas Junction Light Industrial Estate located on an approximate 140 hectare portion of Remainder of Farm Crookes 15723, Mkhambathini Local Municipality, KZN.



The proposed development triggers Listed Activities contained within GNR 327 and GNR 324, thus a Basic Assessment process is required.

Persons wishing to register as an interested and / or affected party should notify: Sasha-Ann Naidoo of Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax 033 343 4201, E-mail: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za).

To be included in the list of interested and affected parties, please ensure that your contact details and preliminary comments reach the abovementioned Environmental Assessment Practitioner by 28 February 2022.

## ISAZISO SE-ENVIRONMENTAL IMPACT ASSESSMENT PROCESS

Isaziso ngokwenqubo ye-National Environmental Management Act (107 ka 1998), esingaphansi kwe EIA Regulations (ka 2014, yachibiyelwa ngo 2017), ngenhloso yokwenza lokhu okulandelayo:

Lentuthuko ehlongozwayo ye-Umlaas Junction Light Industrial Estate isendaweni yase itholakala endaweni elinganiselwa ku-140 ha, Remainder of Farm Crookes No. 15723, Mkhambathini Local Municipality, KZN.

Lentuthuko ehlongozwayo ingaphansi kwemisebenzi ye GNR 327 neye GNR 324, ngakho izodinga ukuthi kulandelwe inqubo ye - Basic Assessment process

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Ukuza ube sohlwini lwamaqembu anentshisekelo nathintekayo, sicela uqinisekise ukuthi iminingwane nesicelo zithunyelwa zingakadluli zingama – 28 Feburary 2022 kule mininingwane engenhl.





**Plate 1: Location of Site Posters near the Proposed Umlaas junction Light industrial Estate Development Site**



**Basic Assessment Process for the Proposed  
 Umlaas Junction Light Industrial Estate  
 located on an approximate 140 hectare  
 portion of the Remainder of Farm Crookes  
 15723, Mkhambathini Local Municipality,  
 KwaZulu-Natal**

**BACKGROUND INFORMATION DOCUMENT**

February 2022



**WHAT IS THE PURPOSE OF THIS DOCUMENT?**

The purpose of this document is to:

- ◆ Inform Interested and Affected Parties (I&APs) about the proposed project, and to invite them to participate;
- ◆ Provide a brief background on the proposed project, and;
- ◆ Explain the aims and objectives of the Basic Assessment Process and the Water Use License Application Process.



**WHAT IS THE BACKGROUND TO THIS DEVELOPMENT?**

The Applicant, Umlaas Junction (Pty) Ltd, wishes to establish the Umlaas Junction Light Industrial Estate on an approximate 140 hectare portion of the Remainder of Farm Crookes 15723, Mkhambathini Local Municipality, uMgungundlovu District Municipality.

In terms of the National Environmental Management Act certain Listed Activities are specified for which either a Basic Assessment (GNR 327 and 324, 2014, as amended 2017) or a Scoping and EIA (GNR 325, 2014, as amended 2017) is required. The proposed development triggers Listed Activities contained in GNR 327 and 324, as per the table below, thus a Basic Assessment Process is required.

Activity No.	Legislation Extract
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>	
12.	<p><i>The development of-...</i>  <i>(ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs...</i>  <i>(c)...within 32 metres of a watercourse...</i></p> <p><b>This activity may be applicable if the proposed development is confirmed to be located within 32 metres of a watercourse after specialist studies have been completed.</b></p>

Activity No.	Legislation Extract
13.	<p><i>The development of facilities or infrastructure for the off-stream storage of water, including dams and reservoirs, with a combined capacity of 50 000 cubic metres or more...</i></p> <p><b>This activity may be applicable for any proposed reservoirs if they are in line within the specifications of this activity.</b></p>
24.	<p><i>The development of a road... (ii) with a reserve wider than 13.5 metres or where no reserve exists, where the road is wider than 8 metres.</i></p> <p><b>This activity may be applicable if the proposed internal road network is in line with the specifications of this activity.</b></p>
28.	<p><i>Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development... Will occur outside an urban area, where the total land to be developed is bigger than 5 hectares.</i></p> <p><b>This activity will be applicable for the proposed development as the site is outside of urban areas and was previously used for sugarcane cultivation.</b></p>
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>	
2.	<p><i>The development of reservoirs, excluding dams, with a combined capacity of more than 250 cubic metres... Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p> <p><b>This activity may be applicable for the proposed development as the various sites may require reservoirs exceeding 250 cubic metres, and as the site is located within 5 kilometres of NEM:PAA listed protected areas.</b></p>
4.	<p><i>The development of a road wider than 4 metres with a reserve less than 13.5 metres... Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p> <p><b>This activity may be applicable if the proposed internal road network is in line with the specifications of this activity, and as the site is located within 5 kilometres of NEM:PAA listed protected areas.</b></p>
14.	<p><i>The development of... (ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs... Within 32 metres of a watercourse... Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p> <p><b>This activity may be applicable if the proposed development is confirmed to be located within 32 metres of a watercourse after specialist studies have been completed.</b></p>

It should be noted that additional Listed Activities may be applicable and that these shall be identified during the process. Furthermore, the applicability of the above mentioned activities will be confirmed once design and layout details are finalised, and in consultation with the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA). For the Basic Assessment Process, the Applicant is required to appoint an independent Environmental Assessment Practitioner (EAP). The Applicant has appointed Green Door Environmental to conduct the Basic Assessment process.





## WHAT IS PROPOSED?

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The proposed development will be located on an approximate 140 hectare portion of the Remainder of Farm Crookes 15723 and will form part of the emerging Umlaas Road Logistics and Light Industrial Node. The Umlaas Junction Light Industrial Estate will constitute medium to large light industrial facilities and mini-factories, supported by several smaller mixed use zones, all within a logistics friendly estate.

The site is traversed by several servitudes (rail and NMMP), which will be recognised by the development footprint. The proposed new private estate will be served by an appropriate 18 to 24 metre wide private internal road (reserve) network.

The site is currently entirely under sugar cane cultivation and is categorised as 100% Transformed according to the 2010 Terrestrial Critical Biodiversity Areas database (Ezemvelo KZN Wildlife). The site is located within five (5) kilometres of NEM:PAA Listed Protected Areas.



## WHERE IS THE PROPOSED DEVELOPMENT?



**Figure 1:** Overview of the proposed Umlaas Junction Light Industrial Estate development site.





## **WHAT IS THE AIM OF AN ENVIRONMENTAL BASIC ASSESSMENT (BA)?**

The Basic Assessment process aims to:

- ◆ Inform and involve all potentially Interested and Affected Parties (I&APs) of the proposed development;
- ◆ Identify the potential impacts (positive and negative) that the proposed development may have on the ecological and socio-economic environment;
- ◆ Provide recommendations based on the identified impacts; and
- ◆ Provide the Competent Authority, KZN DEDTEA, with enough information to make an informed decision regarding the proposed development.



## **WHAT IS INVOLVED IN THE BASIC ASSESSMENT PROCESS?**

The Basic Assessment process can be described as follows:

### **1. Application Form:**

An official Application Form is required to be completed and submitted to the Competent Authority. This Form provides information on the property, a description of the proposed development and lists the relevant listed activities which are triggered by this proposed development.

### **2. Public Participation:**

The general public and relevant Authorities are being notified of the proposed development through newspaper adverts, site notices and direct consultation. Alternative methods will be employed to inform those I&APs who may be illiterate, disabled or otherwise disadvantaged. Should you be aware of anyone who might be interested in this project, but has not been notified, please send the relevant contact details to Green Door Environmental. This Background Information Document is being circulated to neighbouring landowners, relevant authorities and any other persons registered as I&APs following the adverts and site notices.

### **3. Identification of Impacts and Alternatives**

Environmental issues, concerns, development constraints and possible development alternatives will be identified using professional judgement, project information, experience of similar projects, a review of available literature, site visits, and consultation with authorities and the public.

### **4. Impact Evaluation**

The significance of environmental issues will be evaluated in terms of their expected extent, intensity, duration and probability of occurrence.

### **5. Mitigation and Management Measures**

Measures to manage and minimise impacts to within acceptable levels, as well as measures to maximise the socio-economic benefits associated with the development, will be identified and recorded in the Basic Assessment Report. An Environmental Management Programme (EMPr) will be compiled to facilitate the implementation of mitigation measures.

### **6. Reporting**

The Basic Assessment Report and Draft EMPr will be made available for 30 days for review and comment by all I&APs and relevant authorities. A Final Basic Assessment Report and EMPr will be compiled and will include comments received on the circulated Basic Assessment Report.

### **7. Authority Decision**

The Final Basic Assessment Report will be used by DEDTEA as the basis for the decision on whether the proposed development should be approved or not.

#### 8. Water Use Authorisation Process

If required, this process will run concurrently with the Basic Assessment application process and involves Public Participation, specialist studies, the compilation of a report and supporting documentation, such as the relevant Section 21 Application Forms and property title deeds.



#### **WHAT POTENTIAL ENVIRONMENTAL IMPACTS HAVE INITIALLY BEEN IDENTIFIED?**

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The following issues have been identified as potentially problematic and will, amongst other issues, be investigated during the Basic Assessment Process:

- ◆ Loss of agricultural land;
- ◆ Soil erosion;
- ◆ Potential stormwater impacts; and
- ◆ Potential traffic impacts.



#### **HOW CAN I&APs COMMENT ON THIS DEVELOPMENT?**

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The need for public input and involvement is of critical importance. All I&APs (neighbours, authorities, organisations etc.) are invited to comment on the proposed development. Comments can be communicated to us by post, telephone or email (contact details are provided below).

In order to ensure that your comments are addressed and incorporated, please ensure that we have received all comments by **9 March 2022**.





**Basic Assessment Process for the Proposed  
 Umlaas Junction Light Industrial Estate  
 located on a 139-Hectare Portion of the  
 Remainder of Farm Crookes 15723,  
 Mkhambathini Local Municipality,  
 KwaZulu-Natal**

**BACKGROUND INFORMATION DOCUMENT**

July 2022



**WHAT IS THE PURPOSE OF THIS DOCUMENT?**

The purpose of this document is to:

- ◆ Inform Interested and Affected Parties (I&APs) about the proposed project, and invite them to participate;
- ◆ Provide a brief background on the proposed project, and;
- ◆ Explain the aims and objectives of the Basic Assessment Process and the Water Use License Application Process.



**WHAT IS THE BACKGROUND TO THIS DEVELOPMENT?**

The Applicant, Umlaas Junction (Pty) Ltd, wishes to establish the Umlaas Junction Light Industrial Estate on a 139-hectare portion of the Remainder of Farm Crookes 15723, Mkhambathini Local municipality, uMgungundlovu District Municipality.

In terms of the National Environmental Management Act, certain Listed Activities are specified for which either a Basic Assessment (GNR 327 and 324, 2014, as amended 2017) or a Scoping and EIA (GNR 325, 2014, as amended 2017) is required. The proposed development triggers Listed Activities contained in GNR 327 and 324, as per the table below, thus a Basic Assessment Process is required.

Activity No.	Legislation Extract
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>	
12.	<p><i>The development of-...</i>            (ii) <i>infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs...</i>            (a) <i>within a watercourse...</i></p> <p><b>This activity is applicable as there are watercourses identified within the site.</b></p>
19.	<p><i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse...</i></p>



Activity No.	Legislation Extract
	<b>This activity is applicable as material will be moved within watercourses.</b>
24.	<p><i>The development of a road...</i>  <i>(ii) with a reserve wider than 13.5 metres or where no reserve exists, or where no reserve exists where the road is wider than 8 metres.</i></p> <p><b>This activity is applicable as the proposed internal road network comprises road reserves of (predominantly) 24 and 32 metres in width.</b></p>
25.	<p><i>The development and related operation of facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2000 cubic metres but less than 15 000 cubic metres.</i></p> <p><b>This activity is applicable for the establishment of the proposed Wastewater Treatment Works (WWTW).</b></p>
28.	<p><i>Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development...</i>  <i>Will occur outside an urban area, where the total land to be developed is bigger than 5 hectares.</i></p> <p><b>This activity will be applicable for the proposed development, as the site is outside of urban areas and was previously used for sugarcane cultivation.</b></p>
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>	
2.	<p><i>The development of reservoirs, excluding dams, with a combined capacity of more than 250 cubic metres...</i>  <i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p> <p><b>This activity may be applicable for the proposed development as the various sites may require reservoirs or water storage exceeding 250 cubic metres, and the site is located within 5 kilometres of NEM:PAA listed protected areas.</b></p>
14.	<p><i>The development of...</i>  <i>(ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs...</i>  <i>Within a watercourse...</i>  <i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p> <p><b>This activity is applicable as there are watercourses identified within the site, and the site is located within 5 kilometres of NEM:PAA-listed protected areas.</b></p>

It should be noted that additional Listed Activities may be applicable and that these shall be identified during the process. Furthermore, the applicability of the above-mentioned activities will be confirmed once design and layout details are finalised, and in consultation with the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA). For the Basic Assessment Process, the Applicant is required to appoint an independent Environmental Assessment Practitioner (EAP). The Applicant has appointed Green Door Environmental to conduct the Basic Assessment process.



## WHAT IS PROPOSED?

---

The proposed development will be located on a 139-hectare portion of the Remainder of Farm Crookes 15723 and will form part of the emerging Umlaas Road Logistics and Light Industrial Node. The Umlaas Junction Light Industrial Estate will constitute medium to large light industrial facilities, mini-factories, and supporting commercial / office / service facilities, all within a logistics-friendly estate.

The site is traversed by several servitudes (rail and pipeline servitudes incl. NMMP), which will be respected within the development footprint. The proposed new private estate will be served by a predominantly 24-metre-wide private internal road (reserve) network and will be accessed via two (2) points along the P338 Road. A Wastewater Treatment Works, approximately 0.26 hectares in extent, is proposed to be established to meet the sanitation requirements of the proposed development.

The site is currently entirely under sugar cane cultivation and is categorised as 100% Transformed according to the 2010 Terrestrial Critical Biodiversity Areas database (Ezemvelo KZN Wildlife). The site is located within five (5) kilometres of NEM:PAA Listed Protected Areas.





# WHERE IS THE PROPOSED DEVELOPMENT?

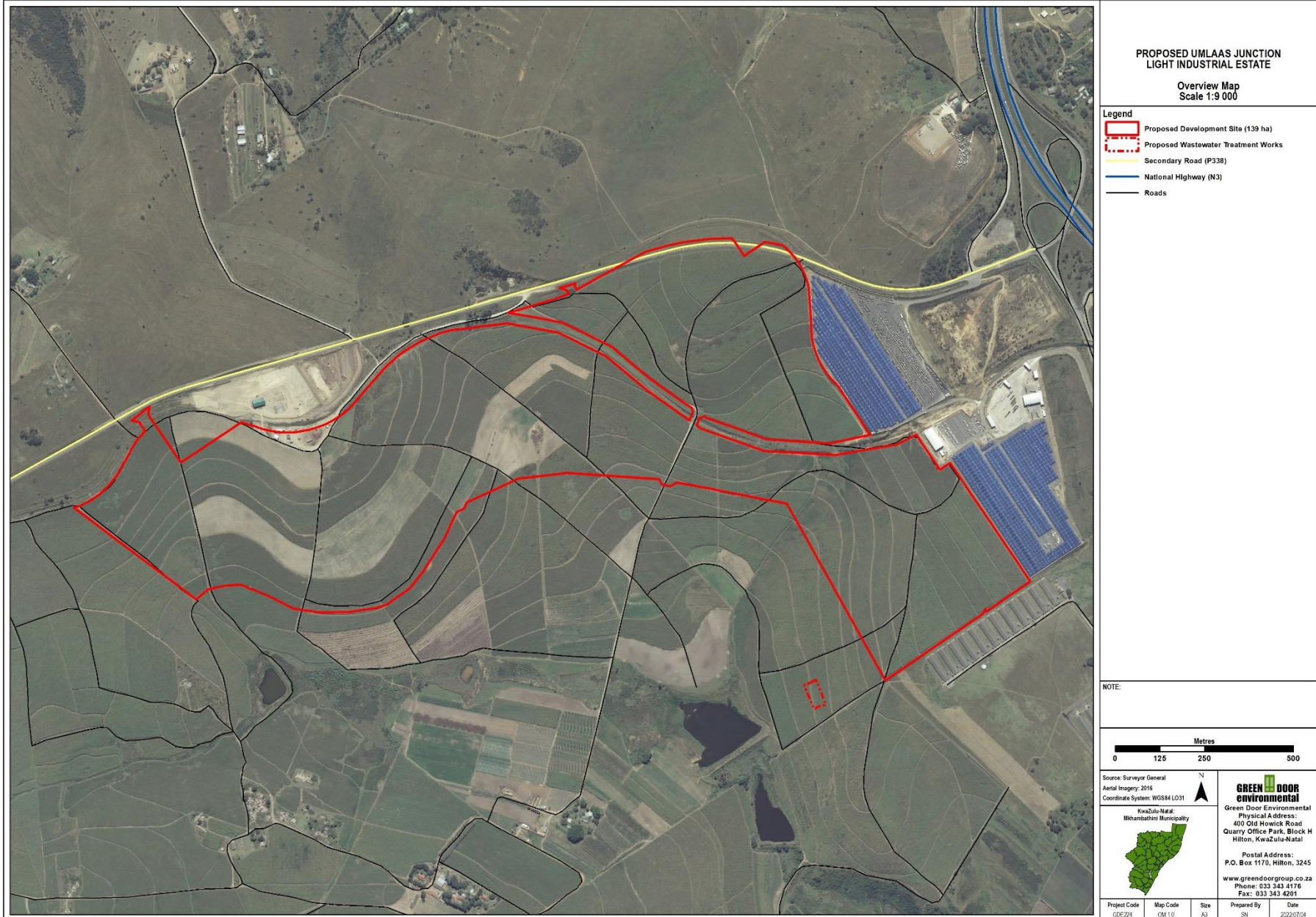


Figure 1: Overview of the proposed Umlaas Junction Light Industrial Estate development site.



## **WHAT IS THE AIM OF AN ENVIRONMENTAL BASIC ASSESSMENT (BA)?**

The Basic Assessment process aims to:

- ◆ Inform and involve all potentially Interested and Affected Parties (I&APs) of the proposed development;
- ◆ Identify the potential impacts (positive and negative) that the proposed development may have on the ecological and socio-economic environment;
- ◆ Provide recommendations based on the identified impacts; and
- ◆ Provide the Competent Authority, KZN DEDTEA, with enough information to make an informed decision regarding the proposed development.



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An official Application Form is required to be completed and submitted to the Competent Authority. This Form provides information on the property, a description of the proposed development and lists the relevant listed activities which are triggered by this proposed development.

### **2. Public Participation:**

The general public and relevant Authorities are being notified of the proposed development through newspaper adverts, site notices and direct consultation. Alternative methods will be employed to inform those I&APs who may be illiterate, disabled or otherwise disadvantaged. Should you be aware of anyone who might be interested in this project, but has not been notified, please send the relevant contact details to Green Door Environmental. This Background Information Document is being circulated to neighbouring landowners, relevant authorities and any other persons registered as I&APs following the adverts and site notices.

### **3. Identification of Impacts and Alternatives**

Environmental issues, concerns, development constraints and possible development alternatives will be identified using professional judgement, project information, experience of similar projects, a review of available literature, site visits, and consultation with authorities and the public.

### **4. Impact Evaluation**

The significance of environmental issues will be evaluated in terms of their expected extent, intensity, duration and probability of occurrence.

### **5. Mitigation and Management Measures**

Measures to manage and minimise impacts to within acceptable levels, as well as measures to maximise the socio-economic benefits associated with the development, will be identified and recorded in the Basic Assessment Report. An Environmental Management Programme (EMPr) will be compiled to facilitate the implementation of mitigation measures.

### **6. Reporting**

The Basic Assessment Report and Draft EMPr will be made available for 30 days for review and comment by all I&APs and relevant authorities. A Final Basic Assessment Report and EMPr will be compiled and include comments received on the circulated Basic Assessment Report.

### **7. Authority Decision**

The Final Basic Assessment Report will be used by DEDTEA as the basis for the decision on whether the proposed development should be approved or not.

#### 8. Water Use Authorisation Process

If required, this process will run concurrently with the Basic Assessment application process and involves Public Participation, specialist studies, the compilation of a report and supporting documentation, such as the relevant Section 21 Application Forms and property title deeds.



#### **WHAT POTENTIAL ENVIRONMENTAL IMPACTS HAVE INITIALLY BEEN IDENTIFIED?**

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The following issues have been identified as potentially problematic and will, amongst other issues, be investigated during the Basic Assessment Process:

- ◆ Loss of agricultural land;
- ◆ Disturbance of watercourses;
- ◆ Risks to watercourse water quality from the proposed WWTW;
- ◆ Soil erosion;
- ◆ Potential stormwater impacts; and
- ◆ Potential traffic impacts.



#### **HOW CAN I&APs COMMENT ON THIS DEVELOPMENT?**

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The need for public input and involvement is of critical importance. All I&APs (neighbours, authorities, organisations etc.) are invited to comment on the proposed development. Comments can be communicated to us by post, telephone or email (contact details are provided below).

In order to ensure that your comments are addressed and incorporated, please ensure that we have received all comments by **5 August 2022**.





**Postal:** PO Box 1170 Hilton, 3245  
**Physical:** Block H, Quarry Office Park,  
 400 Old Howick Road, Hilton, 3245  
**Phone:** 033 343 4176 **Fax:** 033 343 4201  
**Email:** sasha@greendoorgroup.co.za  
**Website:** www.greendoorgroup.co.za

Title:	First Name:	Surname:	Initials:
Organisation / Property Name:			
Interest in the project (e.g. authority, neighbour, competitor, supplier):			
Postal Address:			
		Post Code:	
Tel Number:		Cell Number:	
Fax Number:		Email:	
Date of submission of comment (DD/MM/YYYY):			

1. The following issues must be noted regarding the Basic Assessment Process for the proposed development of the Umlaas Junction Light Industrial Estate located on a 139-hectare portion of the Remainder of Farm Crookes 15723, Mkhambathini Municipality:

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2. The following potentially interested and affected parties should also be contacted:

Name:	Organisation:
Tel Number:	
Address:	
Name:	Organisation:
Tel Number:	
Address:	

3. Additional comments?

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**Should you be aware of anyone who might be interested in this project, but may be illiterate, disabled or otherwise disadvantaged, please send the relevant contact details to Green Door Environmental.**

*Thank you*

**Postal:** PO Box 1170 Hilton, 3245  
**Physical:** Block H, Quarry Office Park, 400 Old Howick Road, Hilton, 3245  
**Phone:** 033 343 4176 **Fax:** 033 343 4201  
**Email:** roxanne@greendoorgroup.co.za  
**Website:** www.greendoorgroup.co.za

06 July 2022

Dear Interested and Affected Party (I&AP),

**RE: PUBLIC MEETING FOR THE PROPOSED ESTABLISHMENT OF THE UMLAAS JUNCTION  
LIGHT INDUSTRIAL ESTATE LOCATED ON A 139-HECTARE PORTION OF THE REMAINDER OF  
FARM CROOKES 15723, MKHAMBATHINI LOCAL MUNICIPALITY, KWAZULU-NATAL**

As part of the abovementioned Basic Assessment Process a public meeting will be held as per the details below:

- **Date:** Wednesday, 20 July 2022
- **Time:** 10h30
- **Venue:** Vans Hotel (Boardroom), R103, Camperdown, 3720  
GPS Co-Ordinates: 29° 43' 25.64" S, 30° 30' 00.25" E

In order to comply with the COVID-19 Regulations governing public gatherings, certain protocols will be followed. All attendees are to adhere to the following:

- Social distancing is to be observed.
- All attendees will be required to sanitize their hands on arrival.
- Attendance Register: Attendees will be required to communicate their names on arrival and their details will be noted by the Green Door Environmental representative; so as to avoid unnecessary handling of the attendance register.

The purpose of this Public Meeting is to:

- Provide information to I&APs on the proposed project;
- Present the major concerns raised to date regarding the proposed development; and
- Give I&APs an opportunity to raise any additional issues which they feel should be addressed.

The public meeting will consist of project information, provided in handout format. Green Door representatives will be present at the meeting and opportunity will be provided for I&APs to ask questions and / or raise any concerns regarding the proposed development with the members of the project team.

For further information please contact: Sasha-Ann Naidoo of Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 – 343 4176; Fax: 033 – 343 4201; E-mail: sasha@greendoorgroup.co.za.

Kind regards,



Rebecca Bowd  
Environmental Assessment Practitioner

MEnvDev (S.A.), IAIA, IWMSA, SAIEA, Cert. IEM, Cert. Audit

Registered Environmental Assessment Practitioner (EAPASA)

Professional Natural Scientist (Pr. Sci. Nat.)

FOR GREEN DOOR ENVIRONMENTAL





**Figure 1:** Locality Map showing the location for the public meetings (Source: Google Earth)





**Figure 2:** Overview Map showing the entrance from the R103 to the location for the public meetings (Source: Google Earth)



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**Postal:** PO Box 1170 Hilton, 3245  
**Physical:** Block H, Quarry Office Park, 400 Old Howick Road, Hilton, 3245  
**Phone:** 033 343 4176   **Fax:** 033 343 4201  
**Cell:** 079 123 1957  
**Email:** sasha@greendoorgroup.co.za  
**Website:** www.greendoorgroup.co.za

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20 July 2022

**PUBLIC INFORMATION SESSION HANDOUT FOR THE PROPOSED UMLAAS  
JUNCTION LIGHT INDUSTRIAL ESTATE LOCATED ON A 139-HECTARE PORTION  
OF THE REMAINDER OF FARM CROOKES 15723, MKHAMBATHINI LOCAL  
MUNICIPALITY, KWAZULU-NATAL**

**Applicant:** Umlaas Junction (Pty) Ltd

**Description and Background**

- The Applicant, Umlaas Junction (Pty) Ltd, proposes to establish the Umlaas Junction Light Industrial Estate on a 139-hectare portion of the Remainder of Farm Crookes 15723, Mkhambathini Local Municipality, KwaZulu-Natal.
- The site is currently entirely under sugarcane cultivation and is categorised as 100% Transformed according to the 2010 Terrestrial Critical Biodiversity Areas database (Ezemvelo KZN Wildlife). The site is located within five (5) kilometres of NEM:PAA Listed Protected Areas.
- The proposed development site:
  - Will form part of the emerging Umlaas Road Logistics and Light Industrial Node.
  - Will constitute medium to large light industrial facilities, mini-factories, and supporting commercial / office / service facilities, all within a logistics-friendly estate.
  - Is traversed by several rail and pipeline servitudes, which will be respected within the development footprint.
  - Will be served by a predominantly 24-metre-wide private internal road (reserve) network and will be accessed via two (2) points along the P338 Road.
  - Will be served by a proposed Wastewater Treatment Works, approximately 0.26 hectares in extent.

**The purpose of this Public Meeting is to:**

- Provide information to Interested and Affected Parties (I&APs) on the proposed project.
- Describe the Basic Assessment Process for application for Environmental Authorisation.
- Present the major concerns raised to date, regarding the proposed development.
- Give I&APs an opportunity to raise any additional issues which should be addressed and ask any questions they may have.

### Legislation:

In terms of the National Environmental Management Act, certain Listed Activities are specified for which either a Basic Assessment (GNR 327 and 324, 2014, as amended 2017) or a Scoping and EIA (GNR 325, 2014, as amended 2017) is required. The proposed development triggers Listed Activities contained in GNR 327 and 324, as per the table below, thus a Basic Assessment Process is required.

For the Basic Assessment Process, the Applicant is required to appoint an independent Environmental Assessment Practitioner (EAP). The Applicant has appointed Green Door Environmental to conduct the Basic Assessment process.

**Table 1: Potential Listed EIA Activities triggered by the proposed development.**

<b>Activity No.</b>	<b>Legislation Extract</b>
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>	
12.	<i>The development of-... (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs... (a) within a watercourse...</i> <b>This activity is applicable as there are watercourses identified within the site.</b>
19.	<i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse...</i> <b>This activity is applicable as material will be moved within watercourses.</b>
24.	<i>The development of a road... (ii) with a reserve wider than 13.5 metres or where no reserve exists, or where no reserve exists where the road is wider than 8 metres.</i> <b>This activity is applicable as the proposed internal road network comprises road reserves of (predominantly) 24 and 32 metres in width.</b>
25.	<i>The development and related operation of facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2000 cubic metres but less than 15 000 cubic metres.</i> <b>This activity is applicable for the establishment of the proposed Wastewater Treatment Works (WWTW).</b>
28.	<i>Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development... Will occur outside an urban area, where the total land to be developed is bigger than 5 hectares.</i> <b>This activity will be applicable for the proposed development, as the site is outside of urban areas and was previously used for sugarcane cultivation.</b>
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>	
2.	<i>The development of reservoirs, excluding dams, with a combined capacity of more than 250 cubic metres... Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i>



Activity No.	Legislation Extract
	<p><b>This activity may be applicable for the proposed development as the various sites may require reservoirs or water storage exceeding 250 cubic metres, and the site is located within 5 kilometres of NEM:PAA listed protected areas.</b></p>
14.	<p><i>The development of...</i>  <i>(ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs...</i>  <i>Within a watercourse...</i>  <i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p> <p><b>This activity is applicable as there are watercourses identified within the site, and the site is located within 5 kilometres of NEM:PAA-listed protected areas.</b></p>

The triggers above will be confirmed during the assessment process, as detailed layouts and specifications become available. It should be noted that additional Listed Activities may be applicable and that these shall be identified during the process. Furthermore, the applicability of the above-mentioned activities will be confirmed once design and layout details are finalised, and in consultation with the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA).

#### **Roles and Responsibilities:**

The Environmental Assessment Practitioner (EAP), Green Door Environmental, is required to:

- Act on behalf of the Applicant (not for);
- Be independent with no vested interest in the project (financial or other);
- Have the necessary qualifications, experience, expertise and knowledge of relevant legislation;
- Undertake the public participation process;
- Identify, assess and mitigate all impacts (positive & negative) the proposed development may have on the environment (social, ecological and economic); and
- Produce all information, plans and reports to the relevant authorities timeously.

The Applicant is required to:

- Appoint an Environmental Assessment Practitioner (EAP);
- Be responsible for all costs;
- Ensure that the EAP is independent, i.e. has no vested interest in the outcome of the project;
- Ensure suitability of the EAP; and
- Ensure that the EAP provides adequate information to the Competent Authority.

Interested and Affected Parties (I&APs), which include authorities, interest groups, neighbouring landowners, the general public, are required to:

- Provide inputs and comments on supplied documentation within the given timeframes;
- State their interest in the project (business, financial, personal or other); and
- Contribute and participate openly, effectively and honestly.

## **Progress to Date:**

### **Newspaper Advertisements**

- Adverts were placed in The Witness (English) and in The Echo (Zulu) on 20 January 2022.

### **Site Posters**

- Site notice boards, in English and Afrikaans, were placed on the access roads to the proposed sites on 27 January 2022.

### **Background Information Document**

- A Background Information Document (BIDs) for the proposed development was circulated on 2 March 2022.
- A revised BID for the proposed development, reflecting accurate site boundaries, was circulated on 11 July 2022.
- Comments received following the circulation of the BID and revised BID are included in Table 1 below.

## **Next Steps:**

### **Compilation of the Draft Basic Assessment Report and Circulation for Review and Comment**

- The Draft Basic Assessment Report (DBAR) is currently being drafted. The report will assess the anticipated impacts of the proposed development, outline findings and recommendations from Specialist Studies and provide an overview of Public Participation processes.
- Once completed, the DBAR will be circulated to all I&APs for review and comment, for 30 days.

### **Finalisation and Submission of the Final Basic Assessment Report**

- Comments received in response to the circulation of the DBAR will be tabulated and responded to in the Final Basic Assessment Report (FBAR), which will then be submitted to the DEDTEA for approval.

## Comments & Responses

**Table 1: Comments and Responses following the Circulation of the BID, Newspaper Adverts and Site Posters**

I&AP	COMMENT	RESPONSE
<p>Elaine Donaldson Mkhambathini Municipality 11 February 2022</p>	<ul style="list-style-type: none"> <li>• Although this is highlighted in our 2019 Spatial Development Framework Plan for mixed-use industrial (and endorsed by Council) there are issues with the Department of Agriculture regarding its release from Act 70/70 as it is classified as 'good agricultural land'. The following is required:               <ul style="list-style-type: none"> <li>- Agricultural investigation</li> <li>- Traffic Impact Report</li> <li>- Detailed Site Plan</li> <li>- Adequacy of infrastructure services, and</li> <li>- Cumulative impact on adjoining wetland systems.</li> </ul> </li> <li>• This would require a planning submission for rezoning and subdivision in the long term.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted, the land has been released from agricultural use under Subdivision of Agricultural Land (SALA), Act 70 of 1970. The mentioned studies were done as part of the SALA Application, or are being undertaken as part of the current Basic Assessment Process.</li> <li>• Rezoning and subdivision applications are underway.</li> </ul>
<p>Ms SB Thabede Department of Agriculture and Rural Development 22 February 2022</p>	<ul style="list-style-type: none"> <li>• Given that the current land use on site is agriculture, the land is under sugarcane and the proposed land use is neither agriculture nor supporting current agricultural activities on the land, there are several legal processes that need to be followed.</li> <li>• At the very top is the release of the earmarked agricultural land in terms of subdivision of Agricultural Land Act 70 of 1970 (SALA 70 of 1970).</li> <li>• The provincial department of Agriculture and Rural Development is not in a position to comment on a proposed non-agricultural development on agricultural land, where there is no proof that the land is exempted from the provisions of SALA 70 of 1970.</li> <li>• The provincial DARD, Agricultural Resources Management directorate requests that the applicant submit proof that the land has been subdivided and exempted from the provisions of Subdivision of Agricultural Land Act 70 of 1970.</li> <li>• Alternatively, the applicant must first apply for the subdivision and</li> </ul>	<ul style="list-style-type: none"> <li>• Noted, the land has been released from agricultural use under SALA, Act 70 of 1970.</li> <li>• Noted, the land has been released from agricultural use under SALA, Act 70 of 1970</li> <li>• Noted, proof will be submitted to DARD.</li> <li>• Noted, proof will be submitted to DARD.</li> <li>• Noted, see above comments.</li> </ul>



	<p>exemption of the earmarked agricultural land from the above-mentioned Act.</p> <ul style="list-style-type: none"> <li>• When the applicant is successful or given consent to subdivide and exempted from the provisions of Subdivision of Agricultural Land Act 70 of 1970, only then will the department entertain the application in terms of NEMA.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted, see above comments.</li> </ul>
<p>Melusi Maphumulo Msunduzi Municipality 07 March 2022</p>	<ul style="list-style-type: none"> <li>• According to the Municipal Environmental Management Framework a large portion of the project site falls outside the Msunduzi Municipality boundary of this unit will advise on the parts picked up by the Municipal Environmental Management Framework.</li> <li>• The site has been assessed in terms of the Municipal Environmental Management Framework (EMF), Draft Msunduzi Ecosystem Services Plan (ESP), Draft Msunduzi Conservation Plan (C-Plan).</li> <li>• The Msunduzi Conservation Plan (C-plan) and Msunduzi Ecosystems Services Plan (ESP) have identified key areas that are totally irreplaceable on the application site.</li> <li>• Further, The Municipal Environmental Management Framework (EMF) does identify the proposed site to have: <ul style="list-style-type: none"> <li>- High Wetland Development Constraint: To be confirmed and assessed, mitigation measures to be included in the EMPr.</li> <li>- High Biodiversity Constraint: Wetland delineation and Functionality assessment to be undertaken.</li> </ul> </li> <li>• In addition, the project may require a Water Use License Application (WULA) in terms of Section 21 of the National Water Act (Act no.36 of 1998). The Department of Water and Sanitation (DWS) will determine if a Water Use License or General Authorisation is required and a letter from the Department stating the outcome of their decision must be provided to this Unit.</li> <li>• Please note that the activities applied for may not commence prior to an Environmental Authorisation being issued by the</li> </ul>	<ul style="list-style-type: none"> <li>• Noted.</li> <li>• Noted.</li> <li>• Noted, a detailed Biodiversity Assessment is being undertaken to assess (with groundtruthing), the presence of features of conservation or biodiversity value.</li> <li>• Noted, a detailed Wetland Assessment and Biodiversity Assessment is being undertaken to assess (with groundtruthing), the presence of wetlands and features of conservation or biodiversity value.</li> <li>• Noted, a Water Use License (WUL) application will be undertaken for any applicable NWA Section 21 Water Uses.</li> <li>• Noted.</li> </ul>

	<p>Competent Authority, that being the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).</p> <ul style="list-style-type: none"> <li>• According to the current zoning of the project site and what the Municipal Environmental Management Framework, Msunduzi Ecosystems Services Plan (ESP) and Msunduzi Conservation Plan (C-plan) shows that the current activity is agriculture. It would be greatly appreciated if a Socio-Economic study is considered.</li> <li>• A copy of the Msunduzi Environmental Management Framework (EMF), Ecosystem Service Plan (ESP) and Conservation Plan (C-Plan) must be included in the Draft and Final basic assessment reports. Mitigation measures with regards to the development constraints identified by the above report must be addressed in the DBAR. The Msunduzi Environmental Management Framework (EMF) is available in our unit upon request.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted, the Need and Desirability will be assessed which will consider socio-economic aspects.</li> <li>• Noted, this will be included.</li> </ul>
<p>Daniel How Neighbour 07 March 2022</p>	<ul style="list-style-type: none"> <li>• Include the stormwater control and increase in hard stand.</li> <li>• In relation to the adjoining wall to OneLogix: <ul style="list-style-type: none"> <li>- What is proposed for the perimeter fence?</li> <li>- What security is proposed? (Eg. Cameras, security company, etc.)</li> <li>- Is a shared wall applicable?</li> <li>- What is the status of the servitudes?</li> <li>- Elaborate on the OneLogix stormwater flow from site.</li> </ul> </li> </ul> <p>Please send all related documentation to myself for review.</p>	<ul style="list-style-type: none"> <li>• Noted, a Stormwater Management Plan is being compiled.</li> <li>• Thank you for your questions. These will be investigated and discussed with the developer and engineers, and feedback hereon provided in the DBAR.</li> <li>• Noted, the DBAR will be circulated to you.</li> </ul>
<p>Ms SB Thabede Department of Agriculture &amp; Rural Development 05 July 2022</p>	<ul style="list-style-type: none"> <li>• We give notice of receipt and confirm that the application has been captured in our electronic Land Use database.</li> </ul>	<ul style="list-style-type: none"> <li>• Thank you.</li> </ul>
<p>Elaine Donaldson Mkhambathini Municipality 06 July 2022</p>	<ul style="list-style-type: none"> <li>• The property is zoned Agriculture 1 (Agriculture only). The National Department of Agriculture would need to release this land for non-agricultural development. No development is permitted unless the land is released from Act 70/70.</li> <li>• This proposed development requires: <ul style="list-style-type: none"> <li>- Agricultural investigation</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Noted, the land has been released from agricultural use under Subdivision of Agricultural Land (SALA), Act 70 of 1970.</li> <li>• The mentioned studies were done as part of the SALA Application, or are being undertaken as part of the current Basic</li> </ul>

	<ul style="list-style-type: none"><li>- Traffic Impact Assessment</li><li>- Detailed Site Plan</li><li>- Determine adequacy of infrastructural services</li><li>- Establish cumulative impact of proposed development on adjoining wetland system</li></ul> <ul style="list-style-type: none"><li>• A SPLUMA application for rezoning and subdivision (should the land be released)</li></ul>	<p>Assessment Process.</p> <ul style="list-style-type: none"><li>• A rezoning and subdivision application process is currently underway.</li></ul>
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### **Specialist Studies**

The following specialist studies will be undertaken and submitted as part of the EA and WUL applications:

- Wetland Assessment;
- Biodiversity Comment / Assessment;
- Geotechnical Assessment;
- Heritage & Palaeontological Desktop Assessment;
- Traffic Impact Assessment
- Engineering Studies:
  - Engineering Bulk Services Report
  - Stormwater Management Plan

### **Way Forward**

- A summary of the comments received and responses provided at this Public Information Session will be compiled and circulated to all I&APs, who may comment further if they wish.
- The summary of the comments received and responses provided at this Public Information Session, as well as any received after the Public Information Session, will be compiled for inclusion in the Draft Basic Assessment Report (DBAR).
- The DBAR will be compiled and circulated for comment to all I&APs for a period of 30 days.
- The Final Basic Assessment Report (FBAR) will then be compiled and will include a summary of comments received and responses provided following circulation of the DBAR.
- The FBAR will then be submitted to the Competent Authority, the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA).
- Once the FBAR has been accepted by the DEDTEA, the decision-making period will commence. I&APs will be notified of the submission of the FBAR to DEDTEA.
- Once the DEDTEA have reached a decision, all I&APs will be notified and informed of that decision.



**Plate 1: Photographs of the Public Information Session for the Proposed Umlaas Junction Light Industrial Estate Development.**

# PUBLIC INFORMATION SESSION ATTENDANCE REGISTER

THE ESTABLISHMENT OF THE PROPOSED UMLAAS JUNCTION LIGHT INDUSTRIAL ESTATE  
LOCATED ON A 139-HECTARE PORTION OF THE REMAINDER OF FARM CROOKES 15723,  
MKHAMBATHINI LOCAL MUNICIPALITY, KWAZULU-NATAL

Wednesday, 20 July 2022

NAME	COMPANY / ORGANISATION	TEL	FAX	CELL	E-MAIL	POSTAL ADDRESS
Zinkle	Mkhambathini LMA	031 785 9374	N/A	N/A	wbonombi.z@mkhambathini.gov.za	
Daniëlle Dawson	"	031 785 9341		03	donaaldsare@ mkhambathini.gov.za	P/Box X04 Camperdown
Lisa Lupinda PAN HOW	Rembox ONELOGIX	072 754 8699		072 754 8699	lisa.legreeninod.com daniel.hou@onelogix.com	
IC - Chamber	The Girls Farm	027 802 8479	'	082 802 8479	Admin@Tinsell.com accounts@Tinsell.com	P.O Box 64 Turkville 3760 COFFA . ZA



*20 July 2022*

**MEETING MINUTES FOR THE PUBLIC INFORMATION SESSION FOR THE PROPOSED UMLAAS  
JUNCTION LIGHT INDUSTRIAL ESTATE LOCATED ON A 139-HECTARE PORTION OF THE  
REMAINDER OF FARM CROOKES 15723, MKHAMBATHINI LOCAL MUNICIPALITY, KWAZULU-  
NATAL.**

**Meeting Details**

**Date:** Wednesday, 20<sup>th</sup> July 2022

**Time:** 10.30am

**Venue:** Vans Hotel Boardroom

As part of the Basic Assessment Process for the above-mentioned development, a Public Information Session was held for the proposed development.

The purpose of the Public Information Session was to:

- Provide background information to Interested and Affected Parties (I&APs) on the proposed project and the environmental process to be followed; and
- Give I&APs the opportunity to raise any concerns and issues which they feel should be addressed during the Basic Assessment Process.

This meeting took place in the form of a Public Information Session whereby all available information on the proposed development and environmental process was provided in handout format at the meeting. The contents of the handout was then presented to the attendees, and this was followed by a question and answer session.

The following Project Team members from Green Door Environmental were present:

- Sasha-Ann Naidoo
- Sarisha Bundhoo
- Mackyla Singh

The EAPs documented the issues and concerns raised by the meeting attendees regarding the proposed development during the meeting.

Below is a summary of the issues raised and the responses given at the meeting. Further information has also been provided where necessary / available.

<b>SOURCE</b>	<b>COMMENT</b>	<b>RESPONSE</b>
I&AP	A request was made to include the uMgungundlovu District EMF in the report	Noted, this will be included.
I&AP	An enquiry was made regarding the release of land from agriculture in terms of the Subdivision of Agricultural Land Act, Act 70 of 1970. The release of agricultural land is only effective once it is gazetted and may affect the planning.	The applicant has sought legal advice in this regard. The environmental attorney has confirmed that the decisions of the DALRRD in respect on this property – to consent to the subdivision and the release of the subdivided portion from the provisions of agriculture, are valid and effective from the date they were signed by the Minister (or the Delegate of the Minister) and do not need to be gazette to be official. Certain other applications (particularly when multiple properties are being applied for) to this department become official only once the decision is gazette but this does not apply to the individual application submitted by the applicant.
I&AP	Concern was raised regarding the potential displacement of fauna.	The specialist has assessed the biodiversity on site, inclusive of both fauna and flora. No highly sensitive fauna or flora have been identified thus far, likely due to majority of the site being under sugarcane cultivation.
I&AP	There is a concern for the influx of pests such as rodents which may move to the surrounding properties.	Noted, this will be considered in the development of the Environmental Management Programme which considers mitigation measures that need to be implemented.
I&AP	A request was made for the Stormwater Management Plan to be undertaken thoroughly and to consider downstream impacts.	Both the Wetland Assessment and Stormwater Management Plan will address potential downstream stormwater impacts.
I&AP	Concern was raised regarding potential impacts from allowances	The Rezoning Application will specify what will be allowed in the proposed

SOURCE	COMMENT	RESPONSE
	which may fall within Light Industrial zoning, such as impacts from blasting, dust fallouts, batching activities, fire risks and chemical spills.	zoning being applied for (as per the Land Use Management Scheme). The rezoning application will also undergo a public participation process.
I&AP	An enquiry was made as to if any green servitudes are planned for the development.	No information is available regarding this at present. Any information, if available and applicable, regarding green servitudes will be provided in the Draft Basic Assessment Report.
I&AP	SANRAL and Raubex are considered about potential stormwater impacts. They recommend that the applicant make contact with these parties, to ensure a working relationship is maintained, and to allow for a clear distinction in responsibilities with regards to stormwater management.	Noted, the applicant will be in contact with these parties as the process continues.

Kind regards,



Dr. Rebecca Bowd

MEnvDev (S.A.), GradIOSHSA, IAIAAs, SAIEA, IWMSA, WISA, SSAG

**Registered Environmental Assessment Practitioner (EAPASA) (2019/1098)**

**Professional Natural Scientist (Pr.Sci.Nat.) (145958)**

**GREEN DOOR ENVIRONMENTAL**



**Basic Assessment Process for the  
Proposed 140 Ha Umlaas Junction  
Light Industrial Estate, Rem. of Farm  
Crookes, No. 15723 in Mkhambathini  
Local Municipality, KZN.**

**Pre-Application Meeting**

**Applicant: Umlaas Junction (Pty) Ltd**

**25 January 2022**

# BACKGROUND INFORMATION

- **Project Applicant:** Umlaas Junction (Pty) Ltd.
- **Property Name:** Remainder of Farm Crookes 15723
- **Location:** Umlaas, close proximity to N3, along P338 Road
- **Extent:** 140 hectares
- **Local Municipality:** Mkhambathini Municipality
- **District Municipality:** Umgungundlovu Municipality
- **Scope of Application:** Basic Assessment Process
- **Current Land Use:** Sugarcane cultivation
- **Surrounding Land Uses:** Onelogix, Gromor, Aqua Transport, Asphalt
- **Zoning:** Unzoned – agricultural use
  - Released from agricultural land
  - 140 ha portion adopted in 2019 Mkhambathini SDF for 'Light Industrial' development within a 5 year period.

# PROPOSED DEVELOPMENT

- Light Industrial Estate
- Will form part of the Umlaas Road Logistics and Light Industrial Node
- Medium to large Light Industrial Facilities and Mini-factories
- Supported by several smaller mixed use opportunity zones
- Servitudes are to be respected
- Access – still being finalised, via P338
- Internal road network – 18m to 24m private network
- Servitudes – NMMP, Transnet – to be respected
- Electricity, water & wastewater – bulk municipal supply / Eskom where available – still being finalised



# NEED & DESIRABILITY

- Land use change approved (Released from Agric)
- More profitable land use than current land use
- In line with current and soon to be developed surrounding land uses
- In line with predicted future development and growth trends and plans
- In line with Mkhambathini IDP goals
- In line with 2019 Mkhambathini SDF – 5 year plan
- N3 upgrades support the development
- Ideally located in relation to the N3 and P338

# BIOPHYSICAL ENVIRONMENT

- There are no potential watercourses identified on site.
  - Will be groundtruthed.
- Not representative of vegetation type as under sugarcane historically.
- TCBA – 100% Transformed.
- NEM:PAA Protected Area – Mpushini Protected Environment within 5 km & 10 km
- EMF:
  - High Agric Sensitivity
  - No Biodiversity Sensitivity
  - No Flood Risk
  - Moderate / high Infrastructure Constraint
  - LN3 – edge, south west
  - 32m Wetland Buffer



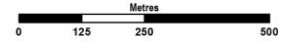
**PROPOSED UMLAAS JUNCTION  
LIGHT INDUSTRIAL ESTATE**

**Overview Map  
Scale 1:9 000**

**Legend**

- Development Site (140 ha)
- Secondary Road (P338)
- National Highway (N3)
- Roads

NOTE:



Source: Google Earth  
Aerial Imagery: 2018  
Coordinate System: WGS84 LD31



KwaZulu-Natal:  
Mkhambathini Municipality

**GREEN DOOR environmental**  
Green Door Environmental  
Physical Address:  
401 Old Howick Road  
Quarry Office Park, Block H  
Hilton, KwaZulu-Natal

Postal Address:  
P.O. Box 1170, Hilton, 3245  
[www.greendoorgroup.co.za](http://www.greendoorgroup.co.za)  
Phone: 033 343 4176  
Fax: 033 343 4201

Project Code	Map Code	Size	Prepared By	Date
GE/224	OM 1.0	A3	SP	2021/05/07



UMDM EMF

LN3\_Map1

LN3\_Map2

Base Layers

Google satellite



0 200 400 600 800 m



Printed on: 18.01.2022

Ian Felton

# LISTED ACTIVITIES – GNR 327

Activity	Comment
<p>12. <i>The development of-...</i>            (ii) <i>Infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs...</i>            (c) <i>...within 32 metres of a watercourse...</i></p>	<p><b>This activity may be applicable if the proposed development is confirmed to be located within 32 metres of a watercourse after specialist studies have been completed.</b></p>
<p>24. <i>The development of a road...</i>            (ii) <i>With a reserve wider than 13.5 metres of where no reserve exists, where the road is wider than 8 metres.</i></p>	<p><b>This activity may be applicable if the proposed internal road network is in line with the specifications of this activity.</b></p>
<p>28. <i>Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development....</i>  <i>Will occur outside an urban area, where the total land to be developed is bigger than 5 ha.</i></p>	<p><b>This activity will be applicable for the proposed development as the site is outside of an urban area and was previously used for sugarcane cultivation.</b></p>



# LISTED ACTIVITIES – GNR 324

Activity	Comment
<p>2. <i>The development of reservoirs, excluding dams, with a combined capacity of more than 250 cubic metres...</i></p> <p><i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p>	<p><b>This activity may be applicable for the proposed development as the various sites may require reservoirs exceeding 250 cubic metres, and as the site is located within 5 km of NEM:PAA listed protected areas.</b></p>
<p>4. <i>The development of a road wider than 4 metres with a reserve less than 13.5 metres...</i></p> <p><i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p>	<p><b>This activity may be applicable if the proposed internal road network is in line with the specifications of this activity, and as the site is located within 5 km of NEM:PAA listed protected areas.</b></p>
<p>14. <i>The development of...</i></p> <p><i>(ii) Infrastructure of structures with a physical footprint of 10 square metres or more; where such development occurs...</i></p> <p><i>Within 32 metres of a watercourse...</i></p> <p><i>Within 10 km of national parks or world heritage sites or 5 km of terrestrial protected areas.</i></p>	<p><b>This activity may be applicable if the proposed development is confirmed to be located within 32 metre of a watercourse after specialist studies have been completed.</b></p>

# POTENTIAL IMPACTS

- Loss of agricultural potential land
- Soil erosion
- Potential stormwater impacts
- Potential traffic impacts





# **SPECIALIST STUDIES**

- Wetland Assessment
- Biodiversity Comment / Assessment
- Heritage Impact Assessment
- Desktop Palaeontological Assessment
- Preliminary Desktop Assessment
- Needs & Desirability

# **PUBLIC PARTICIPATION**

- Background Information Document
- Newspaper adverts – Witness & Echo
- Site Posters – English & Zulu
- Public Information Session
- Circulation of DBAR – 30 day comment period
- FBAR submitted for decision

# THANK YOU

**GREEN DOOR ENVIRONMENTAL**

**EMAIL: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za)**

**PHONE: 033 343 4176**

**FAX: 033 343 4201**

**POST: P.O. Box 1170, Hilton, 3245**



**KWAZULU-NATAL PROVINCE**

ECONOMIC DEVELOPMENT, TOURISM  
AND ENVIRONMENTAL AFFAIRS  
REPUBLIC OF SOUTH AFRICA

**MEETING ATTENDANCE REGISTER**

**DATE OF MEETING: 25 January 2022**

**VENUE: Cascades offices**

**PURPOSE OF MEETING: Pre-Application Meeting for the proposed Umlaas Light Industrial Development, within the Mkhambathini Local Municipality, in the uMgungundlovu District Municipality.**

Name	Organisation	Contact No.	E-mail	Signature
Sphelele Makhwasa	EDTEA	033-347 1820	Sphelele.Makhwasa@kznedtea.gov.za	
Mavis Padayachee	EDTEA	033-347 1820	Mavis.Padayachee@kznedtea.gov.za	
Tarryn Frankland	Green Door	033-343 4176	tarryn@greendoorgroup.co.za	
Sasha Ann Naidoo	Green Door	033-343 4176	sasha@greendoorgroup.co.za	



*25 January 2022*

**MINUTES FROM THE PRE-APPLICATION MEETING MINUTES WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT, TOURISM AND ENVIRONMENTAL AFFAIRS (DEDTEA), FOR THE PROPOSED UMLAAS JUNCTION LIGHT INDUSTRIAL ESTATE LOCATED ON AN APPROXIMATE 140 HECTARE PORTION OF THE REMAINDER OF FARM CROOKES 15723, MKHAMBATHINI LOCAL MUNICIPALITY, KWAZULU-NATAL.**

**Meeting Details**

**Date:** Tuesday, 25<sup>th</sup> January 2022

**Time:** 10am

**Venue:**

- **Virtual** - Zoom Virtual Meeting

**Attendees:**

- Mavis Padayachee (DEDTEA)
- Sphelele Makhwasa (DEDTEA)
- Sasha-Ann Naidoo (Green Door Environmental)
- Tarryn Frankland (Green Door Environmental)

**Project Background**

The Applicant, Umlaas Junction (Pty) Ltd., has proposed to establish the Umlaas Junction Light Industrial Estate on an approximate 140 hectare portion of the Remainder of Farm Crookes 15723, Mkhambathini Local Municipality and uMgungundlovu District Municipality. The site is located in an ideal location for the proposed land use, given its close proximity to the N3. Furthermore, the proposed development site has been adopted in the 2019 Mkhambathini Spatial Development Framework (SDF) for 'Light Industrial' development within a 5 year period. will form part of the Umlaas Road Logistics and Light Industrial Node as per the Spatial Development Framework (SDF). The site is currently unzoned and has been utilised for agricultural use historically i.e. sugarcane cultivation, but has been released from agricultural land use. The surrounding land uses include Gromor, Onelogix, Aqua Transport and an Asphalt Facility.

The proposed development will constitute medium to large light industrial facilities and mini-factories. These will be supported by several smaller mixed-use opportunity zones. There are Transnet and NMMP servitudes which intersect the site and which will be respected in the proposed development layout. Access to the site will be via the P338 road, however exact locations of access points are still being investigated and discussed with SANRAL. The proposed development will require electricity and water supply, and services for addressing wastewater generated. Bulk municipal supplies or Eskom supplies will be utilised if available. However, availability of such supply, and alternative supplies where these are not available will be investigated.

### **Needs & Desirability**

The proposed development is supported for the following reasons:

- The land use change from 'Agriculture' to 'Light Industrial' has been approved by the Department of Agriculture, Land Reform and Rural Development.
- The proposed land use is considered to be more profitable than the current land use.
- The proposed development is consistent with current and soon to be developed surrounding land uses.
- The proposed development is consistent with future development, growth trends and plans.
- The proposed development is aligned with the Mkhambathini Integrated Development Plan (IDP) goals.
- The proposed development is aligned with the 2019 Mkhambathini SDF which designates the site for 'Light Industrial' development within a 5 year period.
- The upgrades being undertaken to the N3, as well as the P338 road support to development.
- The site is ideally located in relation to the N3 and the P338, as well as between Durban and Johannesburg.

### **Biophysical Environment**

The site has been under sugarcane cultivation historically and as such is not representative of any designated vegetation type. There are no watercourses identified on site at a desktop level, however groundtruthing will be undertaken to verify such. The site does not intersect any terrestrial Critical Biodiversity Areas, and is classified as '100% Transformed' under this database. The National Environmental Management: Protected Areas Act (NEM:PAA) listed Mpushini Protected Environment is located within five (5) and ten (10) kilometres of the site. The Environmental Management Framework (EMF) for the site identifies the following:

- High Agricultural Sensitivity;
- No Biodiversity Sensitivity;
- No Flood Risk;
- Moderate / High Infrastructure Constraints;
- Listing Notice 3 activities applicability, and;
- Intersection with a 32 metre wetland buffer.

## Listed Activities

In terms of the National Environmental Management Act (NEMA), certain Listed Activities are specified for which either a Basic Assessment (BA) (GNR 327 and 324, as amended 2017 and 2021) or a Scoping and EIA (GNR 325, 2014, as amended 2017 and 2021) is required. The proposed development triggers Listed Activities contained in GNR 327 and 324, as per the table below, thus a Basic Assessment Process is required.

Activity	Comment
<b>GNR 327 (Listing Notice 1)</b>	
<p>12. <i>The development of-...</i>            (ii) <i>Infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs...</i>            (c) <i>...within 32 metres of a watercourse...</i></p>	<p><b>This activity may be applicable if the proposed development is confirmed to be located within 32 metres of a watercourse after specialist studies have been completed.</b></p>
<p>24. <i>The development of a road...</i>            (ii) <i>With a reserve wider than 13.5 metres of where no reserve exists, where the road is wider than 8 metres.</i></p>	<p><b>This activity may be applicable if the proposed internal road network is in line with the specifications of this activity.</b></p>
<p>28. <i>Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development....</i>  <i>Will occur outside an urban area, where the total land to be developed is bigger than 5 ha.</i></p>	<p><b>This activity will be applicable for the proposed development as the site is outside of an urban area and was previously used for sugarcane cultivation.</b></p>
<b>GNR 324 (Listing Notice 3)</b>	
<p>2. <i>The development of reservoirs, excluding dams, with a combined capacity of more than 250 cubic metres...</i>  <i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p>	<p><b>This activity may be applicable for the proposed development as the various sites may require reservoirs exceeding 250 cubic metres, and as the site is located within 5 km of NEM:PAA listed protected areas.</b></p>
<p>4. <i>The development of a road wider than 4 metres with a reserve less than 13.5 metres...</i>  <i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p>	<p><b>This activity may be applicable if the proposed internal road network is in line with the specifications of this activity, and as the site is located within 5 km of NEM:PAA listed protected areas.</b></p>
<p>14. <i>The development of...</i>            (ii) <i>Infrastructure of structures with a physical footprint of 10 square metres or more; where such development occurs...</i>  <i>Within 32 metres of a watercourse...</i>  <i>Within 10 km of national parks or world heritage sites or 5 km of terrestrial protected areas.</i></p>	<p><b>This activity may be applicable if the proposed development is confirmed to be located within 32 metre of a watercourse after specialist studies have been completed.</b></p>

## **Specialist Studies**

The following specialist studies are being undertaken as part of the BA Process:

- Wetland Assessment;
- Biodiversity Comment / Assessment;
- Heritage Impact Assessment;
- Desktop Palaeontological Assessment;
- Preliminary Desktop Assessment (utilising available environmental spatial databases), and;
- Needs & Desirability (to be assessed by the Environmental Assessment Practitioner (EAP), through the BA Process).

## **Potential Impacts**

The following potential impacts have been identified to be associated with the proposed development:

- Loss of agricultural potential land;
- Soil erosion;
- Stormwater impacts, and;
- Traffic Impacts.

## **Public Participation**

The following aspects are applicable to the public participation plan for the proposed project:

- The Background Information Document (BID) Will be circulated via email to all Interested and Affected Parties (I&APs).
- Newspaper adverts will be published in the Witness (English) and Echo (Zulu).
- Site posters in English and Zulu will be placed on access roads.
- A Public Information Session will be held with all I&APs. COVID-19 social distancing protocols will be observed.
- Once the Specialist Studies have been compiled, the Draft Basic Assessment Report (DBAR) will be compiled and circulated to I&APs for a 30 day comment period. Hard copies of the DBAR will be couriered to key I&APs, and electronic copies will be made available to all I&APs on request.
- All I&APs will be notified once the Application Form has been submitted to the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA) and once the Reference Number has been provided. All I&APs will be provided with an additional 30 days to provide comment.
- Following the DBAR and Application Form comment deadline, the Final Basic Assessment Report (FBAR) will be compiled and submitted to the DEDTEA for decision. All I&APs will be notified of the DEDTEAs decision via email. Electronic copies of the FBAR will be made available to all I&APs on request.
- I&APs will have access to all documents pertaining to the Basic Assessment Process via email or Dropbox.



## Discussion Points & Questions

The table below summarises discussions points and questions raised in the meeting.

Discussion Point / Question	Response / Comment
DEDTEA requested that the full extent of the farm property be included in relevant reports, and not just the development footprint extent.	The EAP confirmed that this information will be provided.
DEDTEA requested that more information be provided once access points to the site are confirmed.	The EAP confirmed that this information will be provided once confirmed.
DEDTEA requested confirmation on whether the internal road network will be municipal or managed by the Department of Transport.	The EAP confirmed that this information will be provided once confirmed.
<p>DEDTEA comments on Listing Notice 1 activities:</p> <ul style="list-style-type: none"> <li>• DEDTEA requested the applicability of Activity 12 be confirmed once the wetland assessment has been completed.</li> <li>• DEDTEA requested that Activity 13 be included.</li> <li>• DEDTEA requested that applicability of Activity 24 be confirmed once specifications for the internal roads are confirmed.</li> <li>• DEDTEA confirmed that Activity 28 is applicable.</li> </ul>	<p>The EAP has noted comments and will revise listed activities once further information has been confirmed by specialists and the applicant.</p> <p>The revised list of applicable activities will be provided to DEDTEA for approval.</p>
<p>DEDTEA comments on Listing Notice 3 activities:</p> <ul style="list-style-type: none"> <li>• DEDTEA requested the applicability of Activity 2 be confirmed once there is confirmation whether reservoirs will be constructed.</li> <li>• DEDTEA requested that applicability of Activity 4 be confirmed once specifications for the internal roads are confirmed.</li> <li>• DEDTEA requested the applicability of Activity 14 be confirmed once the wetland assessment has been completed.</li> </ul>	<p>The EAP has noted comments and will revise listed activities once further information has been confirmed by specialists and the applicant.</p> <p>The revised list of applicable activities will be provided to DEDTEA for approval.</p>
<p>DEDTEA comments on specialist studies:</p> <ul style="list-style-type: none"> <li>• DEDTEA confirmed that listed specialist studies are applicable.</li> <li>• DEDTEA requested that the following additional studies be submitted: <ul style="list-style-type: none"> <li>○ Geotechnical Assessment;</li> <li>○ Traffic Impact Assessment, and;</li> <li>○ Stormwater Management Plan.</li> </ul> </li> </ul>	<p>The EAP has noted DEDTEA comments on specialist studies and will ensure the additional requested specialist studies are completed and submitted.</p>
DEDTEA has requested that alternatives be provided in the submission.	The EAP confirmed that this information will be provided.
<p>DEDTEA requested that comments be obtained from:</p> <ul style="list-style-type: none"> <li>• Ezemvelo KZN Wildlife;</li> <li>• AMAFA;</li> <li>• Department of Water &amp; Sanitation (DWS);</li> <li>• Department of Forestry, Fisheries and</li> </ul>	<p>The EAP noted DEDTEA's request regarding I&amp;APs.</p>

Discussion Point / Question	Response / Comment
the Environment (DFFE); <ul style="list-style-type: none"> <li>• Department of Agriculture and Rural Development (DARD);</li> <li>• Local &amp; District Municipalities;</li> <li>• ESKOM, and;</li> <li>• Transnet.</li> </ul>	
DEDTEA confirmed that the proposed Public Participation Process was correct and adequate.	Noted.

Kind regards,



Sasha-Ann Naidoo  
**Environmental Assessment Practitioner**  
*MSc (UKZN), IAIAasa*  
**FOR GREEN DOOR ENVIRONMENTAL**



**Basic Assessment Process for the  
Proposed Umlaas Junction Light  
Industrial Estate Located on a 139-  
Hectare Portion of the Remainder of  
Farm Crookes 15723, Mkhambathini  
Local Municipality, KZN.**

**Pre-Application Meeting (Second Round)**

**Applicant: Umlaas Junction (Pty) Ltd**

**29 July 2022**

# BACKGROUND INFORMATION

- **Project Applicant:** Umlaas Junction (Pty) Ltd.
- **Property Name:** Remainder of Farm Crookes 15723
- **Location:** Umlaas, close proximity to N3, along P338 Road
- **Extent:** 139 Hectares
- **Local Municipality:** Mkhambathini Municipality
- **District Municipality:** Umgungundlovu Municipality
- **Scope of Application:** Basic Assessment Process
- **Current Land Use:** Sugarcane cultivation
- **Surrounding Land Uses:** Onelogix, Gromor, Aqua Transport, Asphalt
- **Zoning:** Unzoned – agricultural use
  - Released from agricultural land
  - 139 ha portion adopted in 2019 Mkhambathini SDF for 'Light Industrial' development within a 5 year period.



# PROPOSED DEVELOPMENT

- Light Industrial Estate
- Will form part of the Umlaas Road Logistics and Light Industrial Node
- Medium to large Light Industrial Facilities and Mini-factories
- Supported by commercial / office / service facilities
- Servitudes – NMMP, Transnet – to be respected

# SERVICES & ACCESS

- Access – via two access points along the P338
- Internal road network – 24m wide private network
- Electricity – Eskom
- Water – Bulk Municipal Supply
- Wastewater – Modular Private WWTW (1.2 ML / day)
- Stormwater – Attenuation & Dissipation of Flows
- Waste – Municipality / Private Service Providers

# NEED & DESIRABILITY

- Land use change approved (Released from Agric)
- More profitable land use than current land use
- In line with current and soon to be developed surrounding land uses
- In line with predicted future development and growth trends and plans
- In line with Mkhambathini IDP goals
- In line with 2019 Mkhambathini SDF – 5 year plan
- N3 upgrades support the development
- Ideally located in relation to the N3 and P338

**PROPOSED UMLAAS JUNCTION  
LIGHT INDUSTRIAL ESTATE**

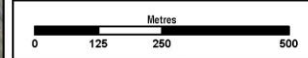
Overview Map  
Scale 1:9 000

**Legend**

-  Proposed Development Site (139 ha)
-  Proposed Wastewater Treatment Works
-  Secondary Road (P338)
-  National Highway (N3)
-  Roads



NOTE:



Source: Surveyor General  
Aerial Imagery: 2016  
Coordinate System: WGS84 UTM  
KwaZulu-Natal:  
Mkhambathini Municipality

**GREEN DOOR ENVIRONMENTAL**  
Green Door Environmental  
Physical Address:  
400 Old Howick Road  
Quarry Office Park, Block H  
Hilton, KwaZulu-Natal

Postal Address:  
P.O. Box 1170, Hilton, 3245  
www.greendoorgroup.co.za  
Phone: 033 343 4176  
Fax: 033 343 4201

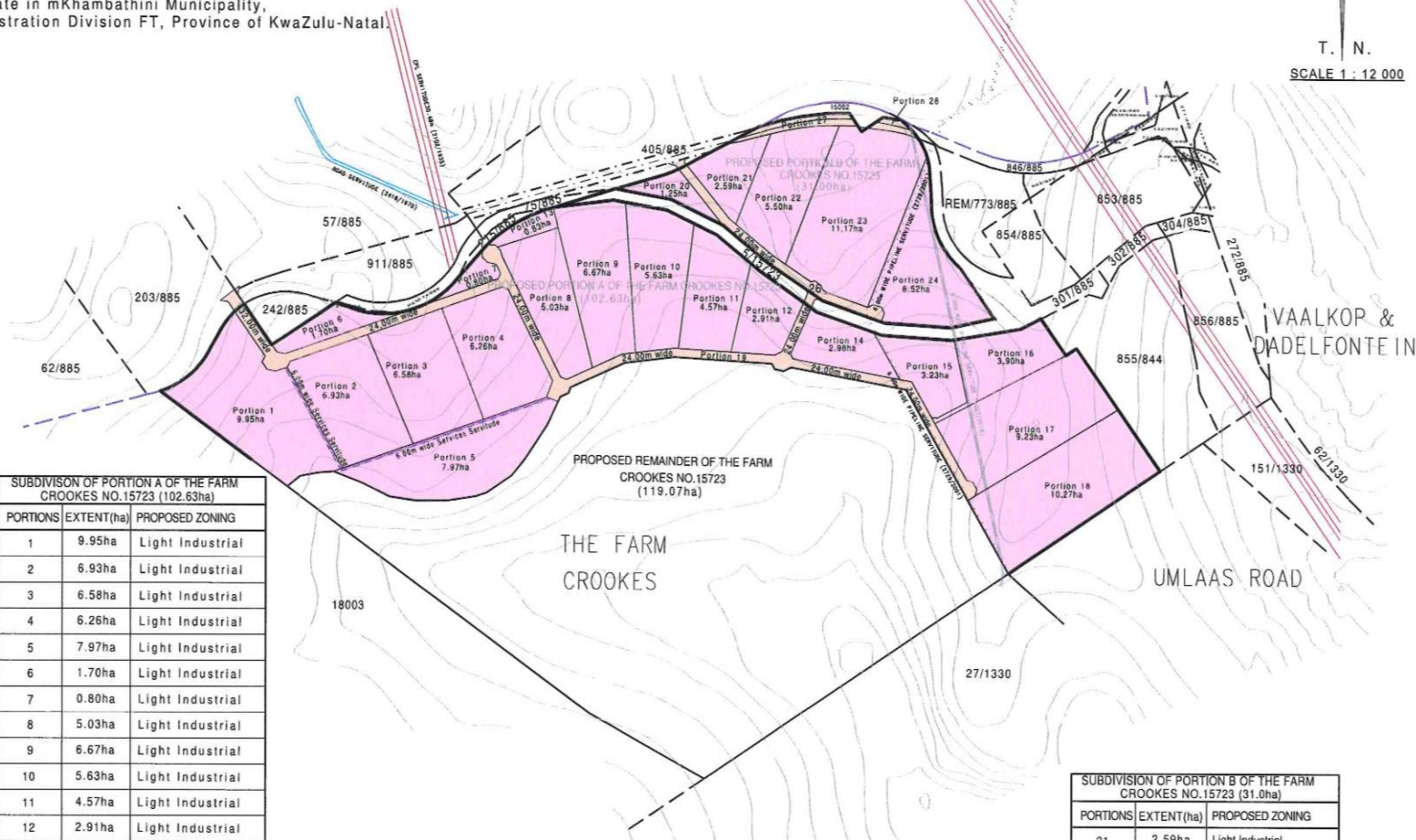
Project Code	Map Code	Size	Prepared By	Date
GDE24	OM 1.0	A3	SN	2023/07/04



Plan Showing

**1. PROPOSED SUBDIVISION OF THE FARM CROOKES NO.15723 INTO PROPOSED PORTIONS 1 TO 28 AND REMAINDER OF THE FARM CROOKES NO.15723**

Situate in mKhambathini Municipality, Registration Division FT, Province of KwaZulu-Natal.



**SUBDIVISION OF PORTION A OF THE FARM CROOKES NO.15723 (102.63ha)**

PORTIONS	EXTENT(ha)	PROPOSED ZONING
1	9.95ha	Light Industrial
2	6.93ha	Light Industrial
3	6.58ha	Light Industrial
4	6.26ha	Light Industrial
5	7.97ha	Light Industrial
6	1.70ha	Light Industrial
7	0.80ha	Light Industrial
8	5.03ha	Light Industrial
9	6.67ha	Light Industrial
10	5.63ha	Light Industrial
11	4.57ha	Light Industrial
12	2.91ha	Light Industrial
13	0.83ha	Light Industrial
14	2.98ha	Light Industrial
15	3.23ha	Light Industrial
16	3.90ha	Light Industrial
17	9.23ha	Light Industrial
18	10.27ha	Light Industrial
19 (ROAD)	7.39ha	Road
20	1.25ha	Light Industrial

- NOTE:**
1. PORTION 25 TO BE CONSOLIDATED WITH PORTION 854(OF 844)OF THE FARM VAALKOP AND DADELFONTEIN No.885
  2. .... PIPELINE SERVITUDE 6,00m WIDE (SG No.2729/2001)
  3. ——— ROAD SERVITUDE 9,14m WIDE (SG No.3161/1969)
  4. - - - - PIPELINE SERVITUDE 8,00m WIDE (SG No.1307/2018)
  5. [Hatched] PROPOSED SERVICES SERVITUDE 6,00m WIDE

**SUBDIVISION OF PORTION B OF THE FARM CROOKES NO.15723 (31.0ha)**

PORTIONS	EXTENT(ha)	PROPOSED ZONING
21	2.59ha	Light Industrial
22	5.50ha	Light Industrial
23	11.17ha	Light Industrial
24	6.52ha	Light Industrial

**ROADS:**

26 (ROAD)	1.77ha	Road
27 (ROAD)	1.25ha	Road
28 (ROAD)	0.33ha	Road

**REVISION NOTES.**

REV NO.	DESCRIPTION	DATE
001	SUBDIVISION	12/2021
002	PLAN UPDATE	01/2022
003	PLAN UPDATE	01/2022
004	PLAN UPDATE	01/2022
005	PLAN UPDATE	05/2022
006	PLAN UPDATE	05/2022

OWNER : TAMASA TRADING 288 cc  
 PROPOSED USAGE : 1) LIGHT INDUSTRIAL  
 2) CORE MIXED USE  
 DIAGRAM : SV 874 Fol 90  
 DEED : T31424/2005  
 STREET ADDRESS : NA

ALL MEASUREMENTS AND AREAS ARE APPROXIMATE AND SUBJECT TO ACTUAL SURVEY

Prepared by :  
 W.I.M. TURNBULL Professional Land Surveyor

FILE: PMBS2/APPLICATIONS  
 DRAWING PROPOSED SUBDIVISION  
 REV06 (A3)  
 DATE: MAY 2022

Prepared by :  
**BUTTON & O'CONNOR INC.**  
 Professional Land Surveyors

Telephone 031-2662278 P.O. Box 1863  
 Fax : 031-2669753 Westville  
 16 Westville Centre, 3630  
 52 Norloik Terrace,  
 Westville, 3630

Tel : (039) 7271564 P.O. Box 1921  
 Fax : (039) 7271564 Kokstad  
 34 Strachan Street 4700  
 Kokstad 4700

REVISION NO : 06  
 DRAWN BY : NEM

# BIOPHYSICAL ENVIRONMENT

- There are artificial watercourses, 100% transformed.
- Watercourses infilled, downstream more valuable watercourses to be rehabilitated and improved.
- Not representative of vegetation type as under sugarcane historically.
- TCBA – 100% Transformed.
- NEM:PAA Protected Area – Mpushini Protected Environment within 5 km & 10 km

# ENVIRONMENTAL MANAGEMENT FRAMEWORK

- **High Agricultural Sensitivity**
- No Biodiversity Sensitivity
- No Flood Risk
- **Moderate / High Infrastructure Constraint**
- LN3 – edge, south west
- Moderate Water Quality sensitivity
- Low Water Yield Sensitivity
- 500m Wetland Buffer

# SCREENING TOOL

- **Agricultural – Medium & High**
- Animal Species - Medium
- Aquatic Biodiversity – Low
- Archaeological & Cultural Heritage – Low
- **Civil Aviation - High**
- Defence – Low
- Palaeontology – Medium
- Plant Species – Low
- **Terrestrial Biodiversity – Very High**



# LISTED ACTIVITIES – GNR 327

Activity	Comment
<p>12. <i>The development of-...</i>            (ii) <i>infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs...</i>            (a) <i>within a watercourse...</i></p>	<p><b>This activity is applicable as there are watercourses identified within the site.</b></p>
<p>19. <i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse...</i></p>	<p><b>This activity is applicable as material will be moved within watercourses.</b></p>
<p>24. <i>The development of a road...</i>            (ii) <i>with a reserve wider than 13.5 metres or where no reserve exists, or where no reserve exists where the road is wider than 8 metres.</i></p>	<p><b>This activity is applicable as the proposed internal road network comprises road reserves of (predominantly) 24 and 32 metres in width.</b></p>

# LISTED ACTIVITIES – GNR 327

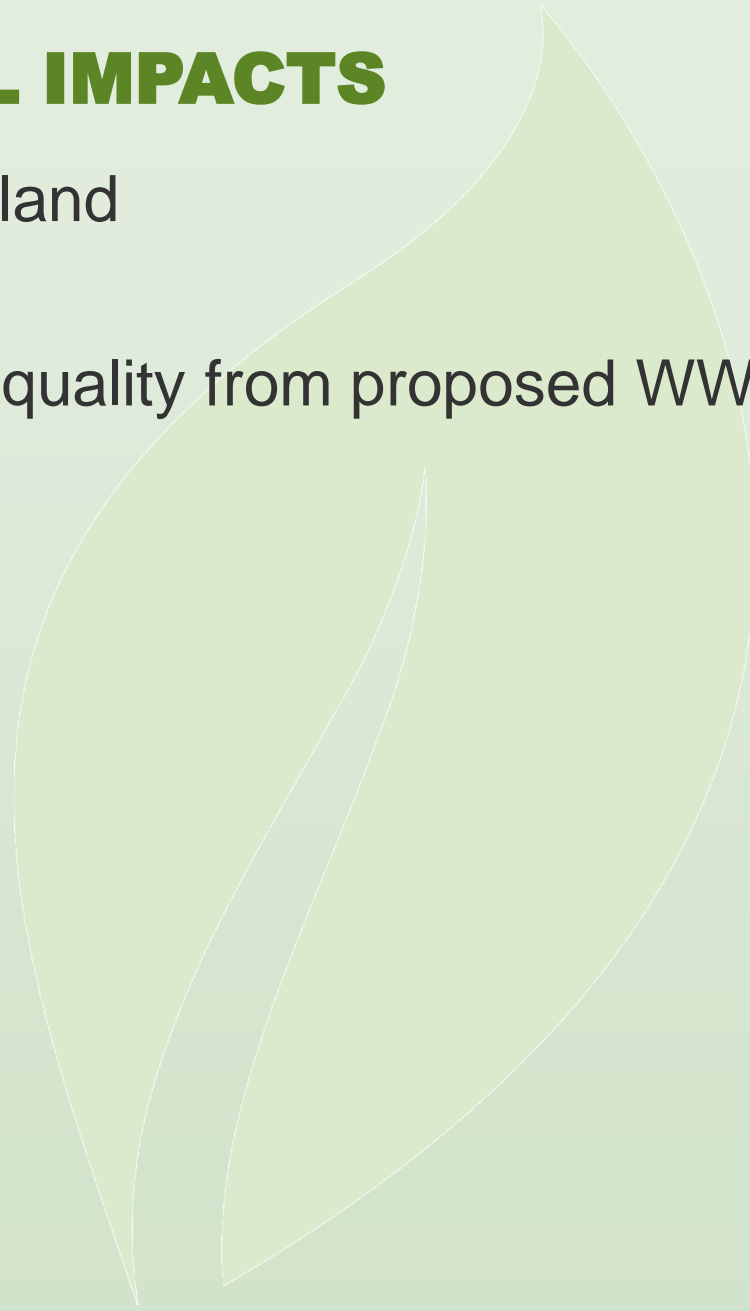
Activity	Comment
<p><i>25. The development and related operation of facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2000 cubic metres but less than 15 000 cubic metres.</i></p>	<p><b>This activity is applicable for the establishment of the proposed Wastewater Treatment Works (WWTW).</b></p>
<p><i>28. Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development... Will occur outside an urban area, where the total land to be developed is bigger than 5 hectares.</i></p>	<p><b>This activity will be applicable for the proposed development, as the site is outside of urban areas and was previously used for sugarcane cultivation.</b></p>

# LISTED ACTIVITIES – GNR 324

Activity	Comment
<p><i>2. The development of reservoirs, excluding dams, with a combined capacity of more than 250 cubic metres...</i></p> <p><i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p>	<p><b>This activity may be applicable for the proposed development as the various sites may require reservoirs or water storage exceeding 250 cubic metres, and the site is located within 5 kilometres of NEM:PAA listed protected areas.</b></p>
<p><i>14. The development of...</i></p> <p><i>(ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs...</i></p> <p><i>Within a watercourse...</i></p> <p><i>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</i></p>	<p><b>This activity is applicable as there are watercourses identified within the site, and the site is located within 5 kilometres of NEM:PAA-listed protected areas.</b></p>

# POTENTIAL IMPACTS

- Loss of agricultural potential land
- Disturbance of watercourses
- Risks to watercourses water quality from proposed WWTW
- Soil erosion
- Stormwater Impacts
- Soil Erosion
- Traffic Impacts





# SPECIALIST STUDIES

- Wetland Assessment
- Biodiversity Assessment
- Heritage Impact Assessment
- Desktop Palaeontological Assessment
- Traffic Impact Assessment
- Needs & Desirability
- Engineering Studies:
  - Engineering Bulk Services Report
  - Stormwater Management Plan

# PUBLIC PARTICIPATION

- Project Announcement:
  - Background Information Document (BID)
  - Newspaper adverts – Witness & Echo
  - Site Posters – English & Zulu
  - Recirculation of BID
- Public Information Session
- Circulation of DBAR – 30 day comment period
- FBAR submitted for decision

## Key I&APs

- Ezemvelo KZN Wildlife
- AMAFA
- DWS
- DAFF
- DARD
- DoT
- DEDTEA
- Umgungundlovu Municipality
- Mkhambathini Municipality
- Msunduzi Municipality
- SANRAL
- Transnet
- Mpushini Conservancy
- BEFA Farmers Association
- OneLogix (neighbour)
- Raubex Construction

# MAIN COMMENTS RECEIVED

- Release from agricultural land
- Rezoning
- Traffic impacts
- Adequacy of infrastructure to support the development
- Cumulative impact on wetlands
- Msunduzi EMF
- Requirement for WULA
- Socio-economic need & impact
- Stormwater management
- Impacts on Onelogix (neighbour)

# THANK YOU

**GREEN DOOR ENVIRONMENTAL**

**EMAIL: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za)**

**PHONE: 033 343 4176**

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**POST: P.O. Box 1170, Hilton, 3245**





**KWAZULU-NATAL PROVINCE**  
**ECONOMIC DEVELOPMENT, TOURISM**  
**AND ENVIRONMENTAL AFFAIRS**  
REPUBLIC OF SOUTH AFRICA

Enquiries: Nombasa Kama/ Kraigen Govindasamy  
Reference: Proposed Umhlaas Junction Light Industrial Estate  
ENVIRONMENTAL SERVICES: UMGUNGUNDLOVU DISTRICT  
Date: 29 July 2022  
Physical Address: 8 Warwick Road, Cascades; 3200  
Tel: (033) 347 1820 Fax: (033) 347 1826  
Postal Address: Private Bag X 07, Pietermaritzburg, 3202

Meeting Attendance Register  
Date of Meeting: 29 July 2022  
Venue: Virtual (Zoom)

Purpose of Meeting: Pre-Application Meeting; Proposed Umhlaas Junction Light Industrial Development

Name	Organization	Contact No.	E-mail	Signature
Kraigen Govindasamy	KZN EDTEA	081 369 0474	Kraigen.Govindasamy@kznedtea.gov.za	
Nombasa Kama	KZN EDTEA	066 486 4264	Nombasa.Kama@kznedtea.gov.za	
Sasha-Ann Naidoo	Green Door Environmental	079 123 1957	sasha@greendoorgroup.co.za	
Sarisha Ramjeawon Bundhoo	Green Door Environmental	084 305 5236	sarisha@greendoorgroup.co.za	
Mackyla Singh	Green Door Environmental	033 343 4176	Mackyla@greendoorgroup.co.za	

Please note that your name, organisation and contact details will be included in a formal attendance register for Departmental records and circulated to the meetings attendees after the meeting. Should you wish to have any of these details omitted from the attendance register please contact the meeting organiser. All personal information will be handled as required by the Protection of Private Information Act (Act 4 of 2013).

*29 July 2022*

**MINUTES FROM THE PRE-APPLICATION MEETING MINUTES WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT, TOURISM AND ENVIRONMENTAL AFFAIRS (DEDTEA), FOR THE PROPOSED UMLAAS JUNCTION LIGHT INDUSTRIAL ESTATE LOCATED ON AN APPROXIMATE 139 HECTARE PORTION OF THE REMAINDER OF FARM CROOKES 15723, MKHAMBATHINI LOCAL MUNICIPALITY, KWAZULU-NATAL.**

**Meeting Details**

**Date:** Friday, 29<sup>th</sup> July 2022

**Time:** 10am

**Venue:**

- **Virtual** - Zoom Virtual Meeting

**Attendees:**

- Kraigen Govindasamy (DEDTEA)
- Nombasa Kama (DEDTEA)
- Sasha-Ann Naidoo (Green Door Environmental)
- Sarisha Ramjeawon Bundhoo (Green Door Environmental)

**Project Background**

The Applicant, Umlaas Junction (Pty) Ltd., has proposed to establish the Umlaas Junction Light Industrial Estate on an approximate 139 hectare portion of the Remainder of Farm Crookes 15723, Mkhambathini Local Municipality and uMgungundlovu District Municipality. The site is located in an ideal location for the proposed land use, given its close proximity to the N3. Furthermore, the proposed development site has been adopted in the 2019 Mkhambathini Spatial Development Framework (SDF) for 'Light Industrial' development within a 5 year period. will form part of the Umlaas Road Logistics and Light Industrial Node as per the Spatial Development Framework (SDF). The site is currently unzoned and has been utilised for agricultural use historically i.e. sugarcane cultivation, but has been released from agricultural land use. The surrounding land uses include Gromor, Onelogix, Aqua Transport and an Asphalt Facility.

The proposed development, which will form part of the Umlaas Road Logistics and Light Industrial Node, will constitute medium to large light industrial facilities, mini-factories, and supporting commercial/ office/ service facilities, all within a logistics-friendly estate. The site is traversed by several servitudes (rail and pipeline servitudes incl. NMMP), which will be respected within the development footprint.

The following is noted regarding services and access:

- The proposed new private estate will be served by a predominantly 24-metre-wide private internal road (reserve) network and will be accessed via two (2) points along the P338 Road.
- A Modular Private Wastewater Treatment Works, approximately 0.26 hectares in extent, and with a capacity of 1.2 ML / day, is proposed to be established to meet the sanitation requirements of the proposed development.
- Electricity will be supplied by Eskom.
- Water will be supplied from bulk municipal supplies.
- Waste will be removed by the municipality or private service providers.
- Stormwater will be managed through attenuation and dissipation of flows.

### **Needs & Desirability**

The proposed development is supported for the following reasons:

- The land use change from 'Agriculture' to 'Light Industrial' has been approved by the Department of Agriculture, Land Reform and Rural Development.
- The proposed land use is considered to be more profitable than the current land use.
- The proposed development is consistent with current and soon to be developed surrounding land uses.
- The proposed development is consistent with future development, growth trends and plans.
- The proposed development is aligned with the Mkhambathini Integrated Development Plan (IDP) goals.
- The proposed development is aligned with the 2019 Mkhambathini SDF which designates the site for 'Light Industrial' development within a 5 year period.
- The upgrades being undertaken to the N3, as well as the P338 road support to development.
- The site is ideally located in relation to the N3 and the P338, as well as between Durban and Johannesburg.

### **Biophysical Environment**

The following is noted regarding the biophysical environment:

- There are artificial watercourses, which have been identified to be 100% transformed. These watercourses will be infilled, given their low functionality. Downstream watercourse habitats which are considered to be more valuable, will be rehabilitated and improved.

- The site has been under sugarcane cultivation historically and is not representative of any designated vegetation type.
- The site does not intersect any terrestrial Critical Biodiversity Areas, and is classified as '100% Transformed' under this database.
- The National Environmental Management: Protected Areas Act (NEM:PAA) listed Mpushini Protected Environment is located within five (5) and ten (10) kilometres of the site.
- EMF Classifications:
  - High Agricultural Sensitivity;
  - No Biodiversity Sensitivity;
  - No Flood Risk;
  - Moderate / High Infrastructure Constraints;
  - Listing Notice 3 activities applicability, and;
  - Intersection with a 32 metre wetland buffer.
- Screening Tool
  - Agricultural – Medium & High
  - Animal Species - Medium
  - Aquatic Biodiversity – Low
  - Archaeological & Cultural Heritage – Low
  - Civil Aviation - High
  - Defence – Low
  - Palaeontology – Medium
  - Plant Species – Low
  - Terrestrial Biodiversity – Very High

### Listed Activities

In terms of the National Environmental Management Act (NEMA), certain Listed Activities are specified for which either a Basic Assessment (BA) (GNR 327 and 324, as amended 2017 and 2021) or a Scoping and EIA (GNR 325, 2014, as amended 2017 and 2021) is required. The proposed development triggers Listed Activities contained in GNR 327 and 324, as per the table below, thus a Basic Assessment Process is required.

Activity	Comment
<b>GNR 327 (Listing Notice 1)</b>	
12. The development of-... (ii) Infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs... (c)...within 32 metres of a watercourse...	<b>This activity may be applicable if the proposed development is confirmed to be located within 32 metres of a watercourse after specialist studies have been completed.</b>

Activity	Comment
<p>12. The development of-...  (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs...  (a) within a watercourse...</p>	<p>This activity is applicable as there are watercourses identified within the site.</p>
<p>19. The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse...</p>	<p>This activity is applicable as material will be moved within watercourses.</p>
<p>24. The development of a road...  (ii) with a reserve wider than 13.5 metres or where no reserve exists, or where no reserve exists where the road is wider than 8 metres.</p>	<p>This activity is applicable as the proposed internal road network comprises road reserves of (predominantly) 24 and 32 metres in width.</p>
<p>25. The development and related operation of facilities or infrastructure for the treatment of effluent, wastewater or sewage with a daily throughput capacity of more than 2000 cubic metres but less than 15 000 cubic metres.</p>	<p>This activity is applicable for the establishment of the proposed Wastewater Treatment Works (WWTW).</p>
<p>28. Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development...  Will occur outside an urban area, where the total land to be developed is bigger than 5 hectares.</p>	<p>This activity will be applicable for the proposed development, as the site is outside of urban areas and was previously used for sugarcane cultivation.</p>
<p>24. The development of a road...  (ii) With a reserve wider than 13.5 metres of where no reserve exists, where the road is wider than 8 metres.</p>	<p>This activity may be applicable if the proposed internal road network is in line with the specifications of this activity.</p>
<p>28. Residential, mixed, retail, commercial, industrial or institutional development where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 1 April 1998 and where such development...  Will occur outside an urban area, where the total land to be developed is bigger than 5 ha.</p>	<p>This activity will be applicable for the proposed development as the site is outside of an urban area and was previously used for sugarcane cultivation.</p>
<p><b>GNR 324 (Listing Notice 3)</b></p>	
<p>2. The development of reservoirs, excluding dams, with a combined capacity of more than 250 cubic metres...  Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</p>	<p>This activity may be applicable for the proposed development as the various sites may require reservoirs or water storage exceeding 250 cubic metres, and the site is located within 5 kilometres of NEM:PAA listed protected areas.</p>



Activity	Comment
<p>14. The development of...</p> <p>(ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs...</p> <p>Within a watercourse...</p> <p>Within 10 kilometres of national parks or world heritage sites or 5 kilometres of terrestrial protected areas...</p>	<p><b>This activity is applicable as there are watercourses identified within the site, and the site is located within 5 kilometres of NEM:PAA-listed protected areas.</b></p>

### Potential Impacts

The following potential impacts have been identified to be associated with the proposed development:

- Loss of agricultural potential land
- Disturbance of watercourses
- Risks to watercourses water quality from proposed WWTW
- Soil erosion
- Stormwater Impacts
- Soil Erosion
- Traffic Impacts

### Specialist Studies

The following specialist studies are being undertaken as part of the BA Process:

- Wetland Assessment
- Biodiversity Assessment
- Heritage Impact Assessment
- Desktop Palaeontological Assessment
- Traffic Impact Assessment
- Needs & Desirability
- Engineering Studies:
  - Engineering Bulk Services Report
  - Stormwater Management Plan

### Public Participation

The following aspects are applicable to the public participation plan for the proposed project:

- Project Announcement:
  - Background Information Document (BID)
  - Newspaper adverts – Witness & Echo
  - Site Posters – English & Zulu
- Recirculation of BID
- Public Information Session
- Circulation of DBAR – 30 day comment period
- FBAR submitted for decision

#### Key I&APs:

- Ezemvelo KZN Wildlife
- AMAFA
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- DAFF
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- Umgungundlovu Municipality
- Mkhambathini Municipality
- Msunduzi Municipality
- SANRAL
- Transnet
- Mpushini Conservancy
- BEFA Farmers Association
- OneLogix (neighbour)
- Raubex Construction

#### Main Comments Received:

- Release from agricultural land
- Rezoning
- Traffic impacts
- Adequacy of infrastructure to support the development
- Cumulative impact on wetlands
- Msunduzi EMF
- Requirement for WULA
- Socio-economic need & impact
- Stormwater management
- Impacts on Onelogix (neighbour)

#### Discussion Points & Questions

The table below summarises discussions points and questions raised in the meeting.

Discussion Point / Question	Response / Comment
DEDTEA requested that the cumulative impacts on watercourses be considered and assessed.	The Environmental Consultant confirmed that this will be assessed and included.
DEDTEA requested that a Geotechnical Assessment be undertaken.	A Geotechnical Assessment has been completed.
DEDTEA requested clarity on what aspect has triggered the EMF Listing Notice 3 sensitivity.	This sensitivity has been included due to proximity to watercourses.
DEDTEA requested that comment be included as to the applicability of the Listing Notice 3 sensitivity, based on findings of an independent assessment by a qualified	Comment will be included based on findings from the independent wetland assessment.

Discussion Point / Question	Response / Comment
specialist.	
DETEA requested confirmation on whether the sludge storage and / or management will trigger any waste activities. If waste management activities are triggered, an integrated application will be required.	The Environmental Consultant has reviewed the proposed sludge management and relevant waste regulations and confirms that no listed Waste Management Activities are triggered, and as such, no Waste Management License is required. Kindly refer to Annexure 1 for a detailed background of such.

Kind regards,



Sasha-Ann Naidoo  
**Environmental Consultant**

*MSc (UKZN), IAIA Sa*

**FOR GREEN DOOR ENVIRONMENTAL**

