

FINAL **ENVIRONMENTAL SCOPING REPORT**

ON THE PROPOSED

GREENLANDS TOWN CENTRE AT BALLITO

ON

**REMAINDER OF PORTION 506, REMAINDER OF PORTION
570, PORTION 571 (OF 570) PORTION 558 (OF 505)
PORTION 606, PORTION 126 (OF 113) ALL OF LOT 56 NO.
931, AND PORTION 127 OF THE FARM COMPENSATION
NO. 868**

**SITUATED ON THE WESTERN SIDE OF THE N3 HIGHWAY AT BALLITO
WITHIN THE KWADUKUZA LOCAL AND ILEMBE DISTRICT MUNICIPALITIES
OF KWAZULU-NATAL**



JULY 2012

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APPENDIX 1

Material produced for or derived from the public participation process up to the production of this final scoping report, comprised of :

1. List of registered interested and affected parties
2. Newspaper advertisements
3. Photographs of posters placed on site
4. Text of posters placed on site
5. Letter sent to potential interested and affected parties
6. Comments form sent to potential interested and affected parties
7. Agenda for public meeting, and Background Information Document
8. Minutes of the public meeting
9. Register of the public meeting
10. Comments received up to the production of the draft scoping report
11. Comments received after the circulation of the draft scoping report

1. INTRODUCTION

Guy Nicolson Consulting cc has been appointed as the independent Environmental Assessment Practitioner (EAP) by the applicant company, Greenland Real Estate (Pty) Ltd, to implement the required Environmental Impact Assessment (EIA) procedures on their proposed rezoning and development of the seven contiguous properties which collectively comprise the applicant site, these properties being : Remainder of Portion 506, Remainder of Portion 570, Portion 571 (of 570), Portion 558 (of 505), Portion 606, Portion 126 (of 113) all of Lot 56 No. 931 and Portion 127 of the Farm Compensation No. 868. The proposed new development is to be called the Greenlands Town Centre.

The details of the applicant are as follows:

Greenlands Real Estate (Pty) Limited
PO Box 50339, Musgrave, Durban, 4062
Telephone 031 2016808 Fax 0866004001
Represented by their Director: Mr. Ian Deetlefs.

The seven abovementioned properties form a single contiguous block of land approximately 197.4 hectares in area which are also referred to collectively below within this report for convenience as "the site". Further details of these constituent properties and the overall site and its location within the wider environment are provided within section 5 of this report.

As illustrated in the location plan, which is included as figure 1 after the text of this report, these properties are situated adjacent to the landward, western edge of the N2 national highway which runs in a generally southwest to north east direction past the site. The existing developed areas of Ballito lie across the N3 highway on its eastern, seaward side.

The site is located within the KwaDukuza Local and Ilembe District Municipalities of KwaZulu-Natal.

A draft scoping report was produced and circulated in May 2011 to all registered interested and affected parties after an initial public participation process which is described in section 8. However, following on from the circulation of this drafts scoping report, there has been a reappraisal of the applicant of certain aspects of the proposed development, and some delay before the final components and layout plan of proposed development was finalized. This has led to the delay between the circulation of this final scoping report.

The nature of the proposed development that is now the subject of this environmental impact assessment is as described within section 6 of this final scoping report.

This final scoping report is produced in terms of the relevant EIA regulatory procedures, as elaborated on further within section 3 below, and has been circulated to the relevant state organisations and registered interested and/or affected parties for their consideration and comment, as is described in more detail within the final section 11 of this scoping report.

Comments on this report, to be taken into account in the further EIA processes for this application, may therefore be sent to:

Mr. Guy Nicolson
Guy Nicolson Consulting cc Postal Address:
6 Indwa Place Kloof 3610
Telephone and fax 031 7642515 Email: guyn@saol.com

Email is the preferred form of communication.

Any comments received on this scoping report will be taken into further account in the EIA process, as directed by the competent authorizing authority for this application, which is the KwaZulu-Natal Department of Agriculture and Environmental Affairs and Rural Development.

This final scoping report is a public document which may be freely copied and disseminated further to any other parties. However, this report, including all supporting documentation contained within its appendices, may not be altered or added to without the prior written consent of Guy Nicolson Consulting cc.

This scoping report consists of three main components:

This main text

Figures 1 to 4 included after the text which illustrate the location, surroundings, and the proposed development plans for the site.

Photographs 1 to 10 which provide views of the site and its surroundings.

Appendix 1 which contains the material produced for or derived from the public participation process leading up to the production of this final scoping report.

The development that is the subject of this EIA application will also be subject to it obtaining its own town planning development approvals before it can be implemented. It is intended to achieve these town planning development permissions through the implementation of the appropriate procedures under provincial Planning and Development Act, 2008.

These procedures are to be implemented on behalf the applicant by their professional town planner, and there are separate public participation procedures that will occur during this Planning and Development Act process that will be run by this town planning firm. The description of the development and the development layout plan of this proposed development have been provided by these professional town planners.

2. THE LISTED ACTIVITIES FOR WHICH THE ENVIRONMENTAL AUTHORIZATION IS REQUIRED

The application for an Environmental Authorization (permit) and the related EIA process is conducted in term of the EIA regulations of 2010, which have been promulgated under the National Environmental Management Act, Act 107 of 1998. In terms of these regulations, the activities for which an Environmental Authorization is being applied for are tabulated below as follows:

LIST OF ACTIVITIES BEING APPLIED FOR AUTHORIZATION

R544 of 18 June 2010	9	Because of the major, and greenfields nature of the development, the construction of the potable water main pipeline, storm water pipes and waste water pipes all have the potential to trigger this activity, and will also be likely to occur within 32 m of a water course. Final details of this infrastructure is not available at the moment.
R544 of 18 June 2010	10	An electricity substation will be required to supply electricity to the development, within an urban area. Final details are not yet available.
R544 of 18 June 2010	11	It will be required to construct bridges, channels, possibly weirs for storm water management, bulk storm water outlets and infrastructure or structures within 32 metres of a water course. Final details not available.
R544 of 18 June 2010	12	There will be the construction of infrastructure, in the form of a reservoir, for the storage of more than 50000 cubic metres of water.
R544 of 18 June 2010	13	There will be the construction of a fuel filling station, which will have underground fuel storage tanks. Storage of fuel between the volumes of 80 and 500 cubic metres.
R544 of 18 June 2010	18	There is likely to be the infilling of depositing of more than 5 cubic metres of material into watercourse, in the construction of roads and other structures and infrastructure.
R544 of 18 June 2010	22	There will be the construction of roads with a road reserve wider than 13.5 metres, wider than 8m.
R545 of 18 June 2010	15	There will be the physical alteration of currently fallow farmlands for residential, institutional and commercial developments in excess of 20 hectares, as a new town centre is being created.
R545 of 18 June 2010	18	There will be the construction of roads with more one lane of traffic in each direction.
		There will be the construction of stables, and harness racing course.
		There will be the construction of new rail station and possibly rail tracks.
		Possible waste license application for construction of mini-works or package plant.
		Recycling of water to be used for irrigation purposes.

The activities listed above have been included on the completed and submitted *Application for Authorization* form to the KwaZulu-Natal Department of Agriculture, Environmental Affairs and Rural Development, who have accordingly acknowledged and

registered the application and provided their EIA reference number to be used in correspondence, EIA DC 29/0028/10.

It should be noted that it may transpire that not all these activities may be required in the proposed development, depending on its the ultimate development plan, which may be influenced by, amongst other factors, the environmental impact assessment process itself.

3. EIA PROCESS FOLLOWED AND REGISTRATION OF THE EIA APPLICATION

3.1. OVERVIEW OF THE EIA PROCESS

As prescribed in the EIA procedural regulations of Government Notice, where different activities for which an Environmental Authorization occur within a single application fall within the lists of both Government Notices 544 and 545, both of 18 June 2010, then the entire application is subjected to the more comprehensive Scoping and Environmental Impact Assessment process. This process is as described in Part 3 of regulation 543 of 18 June 2010, which applies to activities that fall under regulation 545.

As this situation applies to this particular application the “full EIA” process of a scoping report and an environmental impact assessment report to be followed, as prescribed in regulation 543, is as follows:

1. Submission of the Application For Authorization form to the competent authority, the KwaZulu-Natal Department of Agriculture and Environmental Affairs.
2. Conducting of the Public Participation Process as set out in regulation 54 of Government notice 543.
3. Preparation of a scoping report containing all necessary information that is necessary for a proper understanding of the nature of the issues identified during scoping, as listed in Government Notice 543.
4. Submission of the scoping report to the competent authority, and making it available at the same time to all registered interested and affected parties that have been identified during the public participation process, and also to the relevant authorities who may have jurisdiction over various aspects of relevance to the application.
5. Revision, if necessary, of the scoping report in the light of comments received from the authority, relevant government organisations and interested and affected parties, to compile a final scoping report

With the circulation of this final scoping report, the Greenlands Town Centre application is currently at this point within the overall EIA process.

6. Consideration by the competent authority of the final scoping report, after which the authority will make certain recommendations as to whether more work or amendments are required before its acceptance, to permit the next stage in the process, in terms of the Plan of Study for an Environmental Impact Assessment, which is included within the scoping report.
7. Commencement of the production of an Environmental Impact Assessment Report, after the approval of the scoping report. The Environmental Assessment report is to include any necessary specialist investigations and an assessment of all potential issues and their alternatives. Regulations 31, 32 and 333 of notice 543 prescribe in detail the contents and requirements of an Environmental Impact Report.

8. Consideration of the environmental assessment report by the competent authority, with this report also being made available for comment to all registered interested and affected parties and other relevant organisations. The competent authority may require amendments or additions to the Environmental Impact Assessment Report.
9. After consideration of the report by the competent authorities, and on receipt of the comments from interested and affected parties and other authorities, the competent authority provides their decision on the proposed application, in the form of an Environmental Authorization. Their decision may reject or accept the proposal. If accepted, there will be conditions associated with the Environmental Authorization which will prescribe in detail it may be constructed and operated.

These above processes are intended to ensure that all relevant parties may be informed of and be provided with an opportunity to contribute to the EIA process, and that, based on the documentation provided within the various reports mentioned above, the competent authority can make as informed a decision as is reasonably possible on whether the applied for activity should be permitted or not and, if permitted, what conditions should apply to its development.

3.2. THE NATURE OF THE SCOPING PROCESS

The public participation process includes producing a scoping process, which may be defined as the exercise through which there is the identification of interested and affected parties and the identification of the environmental issues surrounding a project that require assessment, and also identifying any reasonable alternatives to what is proposed. These are then addressed in detail within the subsequent environmental impact assessment phase.

It can be noted from the above that it is not the function of the scoping process and resultant scoping report to provide the information on which a decision can be made.

Rather, it is to ensure that all interested and affected parties are made aware of the application, and are given the opportunity to provide informed comment on it. These comments are then taken into account in the subsequent environmental impact assessment phase of the process. Issues and alternatives are identified on the basis of the professional judgement of the EAP and other specialists, experience of similar projects, knowledge of the study area, literature review and interrogation of other sources such as literature and geographic information systems, the public participation process and consultations with the relevant government authorities.

3.3. REGISTRATION OF THE EIA APPLICATION

In terms of regulation 4 of EIA Regulation 534 of 18 June 2010, the competent authority, the KwaZulu-Natal Department of Agriculture and Environmental Affairs has been provided with their application for authorization form which has been completed by the EAP and the applicant. These authorities have accepted the application and provided their EIA reference number: DC29/0028/10, which is to be quoted in all correspondence to them pertaining to this application.

4. EXPERTISE OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER

As Regulation 17 of Government Notice 543 requires that the details of the appointed independent Environmental Assessment Practitioner (EAP) who prepared the report and their expertise to carry out the scoping procedures is included in the scoping report, this is provided below :

Guy Nicolson, as the EAP, operates within the consultancy, Guy Nicolson Consulting cc (registration number CK 1993/07200/23) and holds a BSc. (Biological Sciences) BSc. Honours (Ecology), MSc. (Environmental aspects of Urban & Regional Planning), B.Ed (Postgraduate in education) from the University of Natal, and a Higher Diploma in Education (Postgraduate) from the University of South Africa.

Previous positions held by Guy Nicolson have included Chief Examiner in Biological Sciences for the Joint Matriculation Board, and Head of Biological Sciences at Edgewood College of Education. He has lectured at University of KwaZulu-Natal and the Durban University of Technology on various aspects of environmental planning and management and currently lectures in a part time specialist capacity at the University of Cape Town. He is also appointed in the capacity as a Senior Researcher at the University of Pretoria, to conduct research and publish on their behalf in the field of environmental planning and management.

He is professionally registered with :

- The South African Association of Natural Scientific Professions
- The South African Institute of Ecologists and Environmental Scientists

Guy Nicolson has practised as an environmental and planning consultant since 1987 and has been involved in this capacity in a great number of Environmental Impact Assessments of varying sizes, complexity and related controversy, as well as other strategic planning and development projects as both the principal consultant and as an environmental specialist. He has been employed in this capacity by the national government, provincial and local authorities, organisations such as the Development Bank of South Africa, Wildlife and Environment Society of South Africa, Eskom as well as many private development companies and individuals.

Based on the above, he is considered to have the expertise to carry out the required EIA processes for this application, and has been accepted as such by the competent authority, the KwaZulu-Natal Department of Agriculture and Environmental Affairs.

5. THE DESCRIPTION OF THE PROPERTIES AND THE AFFECTED ENVIRONMENT

5.1. INTRODUCTORY COMMENTS

The purpose of this section is to provide an introductory overview of the relevant features of the site and its influent surroundings and, in particular, to comment on their implications for developing it for urban development.

The information provided in the description of the site and the those figures which illustrate site qualities is drawn from site inspections and previous knowledge and reports relevant to the area of the site.

However, it is not the function of the scoping report to include specialist reports dealing with particular aspects where further information or assessments are required. These will be provided as appendices to the environmental impact report which is compiled after the scoping phase of the EIA is completed.

5.2. LOCATION, CONTEXT AND THE SURROUNDING ENVIRONMENT

Figure 1 the location plan, figure 2 orthophoto map of the site with 10m contours, and figure 3 aerial photograph of the site with annotations, and photographs 1 to 10 which are all included after the text of this report illustrate many of the features of the site and its surrounding environment, which are described below.

The geographic co-ordinates for the approximate centre of the site are provided within table 2 below.

**TABLE 1:
THE GEOGRAPHIC COORDINATES OF THE APPROXIMATE CENTRE OF THE SITE**

Latitude /Longitude	Degrees	Minutes	Seconds
South	29	31	18
East	31	11	36

As can be seen from the abovementioned figures 1, 2 and 3, the N2 highway forms the eastern, seaward boundary of the site. Immediately across the N2 highway, on the seaward side, there occurs the Ballito Business Park of commercial developments and beyond this the existing residential, commercial and holiday and tourism accommodation.

In its north eastern corner, where the site extends as a relatively narrow spur, it makes contact with the new N2 interchange being constructed for the South African Roads Agency Limited (SANRAL) with the provincial main road MR445. The MR445 is known as the Ballito Main Road and runs in an east – west direction, from the more central areas of Ballito, across the N2 highway, to its intersection with the R102 provincial main road (also known as the Old North Coast Main Road).

The site is therefore placed within the landward edge of the existing urban edge of the rapidly growing development node of Ballito, and directly next to a major highway and provincial main road where the upgrading of the interchange is currently under way. It is therefore strategically very well located to be developed as a new urban node, not focused on the beach tourism and residential market as the original development of Ballito was, but as a urban node with a wider range or development opportunities and land uses which aims to tie the urban fabric together in an integrated and holistic manner.

The north western boundary of the site is a local road, referred to as a “private road” by local residents, which runs from the MR445 Main Road in a straight line southwards. Across the boundary from this road in the northern parts there are existing residential cluster developments of Ballito Gardens, Schneeberg Development and The Greens, with substantial boundary walls of these properties occurring along this access road. These residential areas are backed in turn to their west by the Umhlali Country Club, which contains the 18 hole golf course, club house squash court and tennis complex, and a cluster of residential homes.

At about one third of the length of the site on its north – south access the site widens considerably in a westward direction, away from the N2 highway. In this area the northern boundary of the site is formed by the Umhlali Country Club property and a small area of unused farmland.

The main north coast railway line runs in a north to south direction within the more south western part of the site, and separates its most western parts in this area from the rest of it. This railway line is on an elevated embankment through which a single lane vehicular underpass has been constructed on the site to permit vehicles using an existing sand farm road to pass under the railway line. Compensation station occurs just to the north of the site, next to the boundary of the Umhlali Country Club property.

The most western, inland boundary of the site is bordered by open sugar cane lands which extend further westwards to meet the R102 provincial Old North coast Road. This land is all earmarked for industrial development in the form of the proposed Compensation Flats Industrial Park which is currently the subject of an EIA Process being followed by Messrs. THD.

The southern boundary of the site extends from the N2 highway inland for about 1.6 kilometres to just to the west of the north coast railway line. The neighbouring land bordering this southern boundary is comprised of open, undeveloped fallow farmlands.

5.3. PROPERTY DESCRIPTIONS

The full descriptions of the seven properties which comprise the approximately 197.4 hectare site and the respective areas of each of these properties is listed below.

Remainder of Portion 506 of Lot 56 No. 931
Registration Division FU
Province of KwaZulu-Natal
in extent approximately 24,4945 Ha (twenty four comma four nine four five hectares)

Remainder of Portion 570 of Lot 56 No. 931
Registration Division FU
Province of KwaZulu-Natal
in extent approximately 59,1980 Ha (fifty nine comma one nine eight zero hectares)

Portion 127 of The Farm Compensation No. 868, Registration Division FU, Province of KwaZulu-Natal In extent 98,6076 Ha (ninety eight comma six zero seven six hectares)

Remainder of Portion 571 (of 570) of Lot 56 No. 931
Registration Division FU
Province of KwaZulu-Natal
in extent approximately 1,20 Ha (one comma two hectares)

Portion 558 (of 505) of Lot 56 No. 931
Registration Division FU
Province of KwaZulu-Natal
in extent approximately 7,50 Ha (seven comma five hectares)

Portion 606 (of 571) of Lot 56 No. 931
Registration Division FU
Province of KwaZulu-Natal
in extent approximately 4,29 Ha (four comma two nine hectares)

Portion 126 (of 113) of Lot 56 No. 931
Registration Division FU
Province of KwaZulu-Natal
in extent approximately 2,12 Ha (two comma one two hectares)

Greenlands Real Estate (Pty) Ltd, as the EIA applicant, has been given a mandate by the owners of these properties, listed below as follows :

Greenlands cc
Saffron Balm Trading 6 (Pty) Ltd.
Mr. N. Harris
Mbodla Security Services
Brainwave Projects 1147cc

The necessary proof of landowner notification of the EIA process of these above landowners has been sent to the KwaZulu-Natal Department of Agriculture, Environmental Affairs and Rural Development with the application for authorization form which has been accepted by this Department.

5.4. CLIMATE

The climate of the KwaZulu-Natal coastal belt within which the site is situated is classified as humid-subtropical with a warm summer which, due to its latitudinal position, comes under the influence of both temperate and tropical weather systems.

The mean annual temperature is approximately 21⁰C Mean monthly temperatures range from 16.6⁰C in July to 23.7⁰C in February, while average daily maximum temperatures fluctuate between 22.3⁰C (July) and 27.4⁰C (February), and minimum temperatures between 11.0⁰C (July) and 20.0⁰C (February). The area is frost free.

The site will on occasions, especially during the months of January and February, be uncomfortably hot. This factor needs to be taken into account in the use of screening vegetation, and the aspect and architecture of the buildings.

The average annual rainfall for the area is approximately 1000mm, 70% of which falls between October and March with January having the highest rainfall. The highest recorded rainfall in 24 hours is 264mm. Such extreme rainfall events require careful planning to manage storm water runoff and to prevent soil erosion.

The area experiences high evaporation regimes, with 60% evaporation occurring between October and March (the high temperature months). The mean annual evaporation is 1830mm and in average dry years there is a moisture deficit. The humidity is greatest in February and lowest in July. The average relative humidity level is 78% with 95% and 57% being typical of upper and lower extremes.

The prevailing wind directions are north- easterly and south–westerly, with the rain bearing storm winds typically coming from the south and south west. The strongest winds blow in October.

5.5. GEOLOGY AND SOILS.

A geotechnical investigation and report will be included within the specialist studies of the site that will be included within the environmental impact report. The superficial geology of site revealed during site inspection is that soils of the site are comprised of very loose, pale sandy soils.

An exception to general condition is in the case of the soils associated with the main drainage lines and their wetland areas, where darker soils of a more hydromorphic type are encountered.

No areas of erosion, slip or other forms of instability were observed during site inspections. The loose, sandy soils will be susceptible to wind erosion, and also water erosion, especially if water runoff is concentrated on sloping ground.

5.6. TOPOGRAPHY

Figure 2 provides an aerial orthophotograph of the site with 10m contour lines indicated on it, and the topography of the site is also illustrated in the photographs which are also included after the text of this report. Refer to aerial orthophotograph with 2m contour lines indicated as attached.

As can be seen from these illustrations, the site is comprised of gentle, undulating topography. In no parts are there any slopes approaching 1 vertical to 3 horizontal, which are generally considered too steep for conventional development.

In the more northern parts the slope of the land is in a generally easterly direction, towards the N2 highway, whilst in the more southern areas the slope of the site is towards the west, away from the N2 highway, where the site also drains in an inland, westerly direction.

5.7. HYDROLOGY

The hydrology and related storm water management issues will be the subject of their own specialist investigation and report which will be included within the environmental impact report for this application. The main features of the hydrology of the site are provided below.

The site falls within the catchment area of the Wewe Stream, which also drains the broad areas of Compensation Flats inland from the site, and which ultimately flows southwards to join the Tongaat River, which the Wewe Stream is a tributary of.

On the site, the main drainage line across the site originates on the seaward side of the N2 highway, within the Ballito Business Park. Drainage from this neighbouring, recently developed area is under the N2 highway by means of a culvert and into the main drainage line of the site. To what extent will it require intervention to control velocity and flow redirection?

This main drainage line picks up drainage from some other minor drainage lines in the more southern parts of the site and flows westwards, to pass through the railway line

embankment by means of the road culvert area. From there the drainage lines extend further westwards to exit the site on its western boundary.

A feature of the main drainage line is its broad, open and gently sloping nature, which encourages the development of wetland areas along its route, as discussed further within the next section.

5.8. WETLAND AREAS

Due to the topography being so amenable to development on the site, and the site having been cleared of any of the original indigenous vegetation on it through previous agricultural uses and current development uses, the main potential biophysical constraint is the presence of wetlands on it, which are associated with the main drainage lines on the site.

The presence of hygrophilous (water loving) wetland vegetation is evident along the drainage line in many places, and there is evidence of “herring bone” agricultural drains in those areas where sugar cane farming has occurred, to lower the water table sufficiently to enable farming to occur.

An appropriate specialist wetland investigation and report will be required to be undertaken and contained within the environmental impact report, to describe the extent and functionality of the wetlands on the site, to assess the impacts of the proposed development on these wetlands, and to propose appropriate mitigating measures in this regard.

5.9. VEGETATION AND PRESENT LAND USES

Previous sugar cane agricultural uses have eliminated the coastal indigenous vegetation which would have originally occurred on the site. Since then, these disturbed and transformed areas, other than those which have been used for the alternative land uses described below, have not been farmed, and have been lying fallow for several years. They have in these intervening years become colonized by a mixture of indigenous and alien vegetation to form a grassland / scrub type vegetation.

In those areas where alternative land uses to fallow land from farming occur, is in the more southern parts a collection of alternative land uses, in the form of :

A small plant nursery and restaurant development.

An hotel and conference centre complex.

A tunnel farming enterprise.

There is also a smallholding with equestrian uses on it adjacent to the residential cluster areas abutting onto the Umhlali Country Club. These alternative areas to fallow farmland comprise approximately 10% of the total area of the site, and the owners of these properties have all agreed in principle to become part of the overall Greenlands Town Centre development proposal.

The very limited development which presently occurs on the site has also very little demand on civil infrastructure, in the form of water, electricity and sewage disposal.

The nature of the very substantial demands on civil infrastructure which would be likely to associated with the major proposed development of the Greenlands Town Centre, and how it is proposed that these infrastructure demands will be met, will be the

subject of specialist reports which will be contained within the environmental impact assessment report.

5.10. CULTURAL HERITAGE CONSIDERATIONS

There site is largely undeveloped, and there are no structures evident on it which are older than 60 years old, which would require an architectural cultural heritage report.

However, a cultural heritage report will be commissioned to investigate and report on whether there are any archaeological resources on the site which are of a cultural heritage nature.

5.11. NEED AND DESIRABILITY AND SOCIO-ECONOMIC ASSESSMENT

It is requirement that the overall need and desirability and a general socio-economic assessment is taken into account and assessed in the EIA process, in particular in the case of a major development such as the proposed Greenlands Town Centre development which is the subject of this application.

A socio-economic report has been commissioned as part of the specialist reports within the environmental impact assessment process which follows on from the scoping phase of the EIA. This report will also report on the current socio-economic status of the area within which the site is located.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

6.1. THE PROPOSED DEVELOPMENT CONCEPT

The new “Greenlands Town Centre at Ballito” is a proposed new development node and Central Business District for Ballito, including a desired mix of land uses required to achieve the vision of creating a new town centre for Ballito.

Urban design, architecture and landscaping within sustainable cities and green developments context aims to achieve the objective of creating a flagship and possible “Greenstar” project, where design and innovation are based on green technology, which must infiltrate at all levels.

A full cost benefit analysis have to be done to determine the most appropriate system, design, management and service delivery models. This will include a multi-modal public transport hub, including a new commuter railway station with BRT system and dedicated rail shuttle linkage to King Shaka Airport and the Due Tradeport with the Greenlands Town Centre and beyond. It is intended to have a seamless integration of all mods of transport within the development and the integration of external linkages to the application site.

6.1.1.

6.2. THE DEVELOPMENT LAYOUT AND PROPOSED LAND USES

The proposed land use management system for the proposed Greenlands Town Centre is land use based as opposed to zoning based.

This will allow for and approach with:

- a. an overall allocation of certain rights to the project in general, and
- b. for a situation where each of the precincts be treated as a “Basket” in its own right, with specific focus on providing a suite of land uses that is compatible with the main precinct ruling land use.

There has been some revisions to the proposed development layout plan and the associated land uses since the earlier circulation of the draft scoping report, and these are reflected in Figures 4 which is the latest Development Layout Plan for the proposed development. This illustrates the nature of the various land uses, and the areas of each land use are indicated on this layout plan as well. .

This information on this Development Layout Plan and its proposed land uses is also provided and elaborated on below.

Business

There is a business area of 5.05414 hectares situated in the south eastern portion of the site.

Office

An office component of 13.3371 hectares situated in the north eastern portion of the site.

Convention Centre

An international standard convention centre located in a central area of the site on an area of 6.2192 ha.

Mixed Use

Extensive areas of mixed use, on the eastern and central areas of the site, with commercial activities on the lower floors and residential areas above, with a total area of 56.0384 hectares.

Hard Open Spaces

These are comprised of paved town squares and other forms of public open space within the overall urban fabric of the node, and comprise a total area of 4.896406 hectares.

High Density Residential

High density residential area in southern central areas of the site, with total area of 14.3579 hectares.

Social and Institutional

Social and institutional uses, such as for clinics, education, civic buildings, religion, located in western areas of the site, adjacent to the railway line, with a total area of 4.5679 hectares.

Roads and Rail Reserve

A internal road network and railway reserve with a total area of 37.5401 hectares.

Leisure

A leisure area of 8.9606 hectares located in northern area of the site, abutting onto the eastern edge of the railway reserve area.

Tourism and Recreation

A tourism and recreation area centred on the of green open spaces, circled by an equestrian track, where it is envisaged there will be harness horse racing, using a sulky, which is a lightweight, single seat cart.

Green Open Space

Green Open Spaces, located within the urban setting, primarily along the main drainage lines of the site, and with a total area of 7.035 hectares.

Wetlands

Extensive area of wetland and adjacent areas currently under sugar cane cultivation which are situated on the western side of the railway line. These substantial areas, of a total extent of 33.7674 hectares will be rehabilitated back to wetland and associated appropriate buffer area vegetation.

Differences in the proposed development since the draft scoping report

Some of the principal differences between the proposed development described in the draft scoping report and the proposed development that is described in this section 6 and illustrated in figure 4 of this final scoping report are that :

1. There are no light industrial development areas included on the site to the west of the railway line which intersects the site. This area is allocated to be retained as natural open spaces, where the wetland and other areas on it will be rehabilitated to appropriate forms of indigenous vegetation.
2. The included Development Layout Plan of figure 4 is more detailed, where the proposed land uses of the whole site and their areas are indicated.

3. There is the inclusion of a Tourism and Recreation area, in the form of a horse racing track surrounding an open space area.

6.3. EXPLANATION OF THE PROPOSED DEVELOPMENT PROCESS

The development will be done in phases, and the development makes provision for a number of precincts, each with its own clustering of land uses which complements the overall framework.

It is anticipated that each of these precincts will enjoy an endowment of a “Basket of Rights” as opposed to a rigid zoning of the land. This flexibility in land use management will ensure a better responsiveness towards changing market conditions over the lifespan of the development, but it also illustrates a responsiveness of the different land use components within the development, and between the development and its external influences, as well as ensuring a responsiveness to the principles of “Greenstar” and New Urbanism which forms the core to the vision for developing the New Town Centre.

The general “Basket” land uses will be distributed amongst the precincts as and when the investment opportunity arises. Bearing in mind that the proposed development will be built in accordance with very strong urban design, architectural design and landscaping/streetscaping design frameworks and will be based on a strong management association and institutional arrangements to achieve an international standard / branded development.

It is therefore of paramount importance that the land use allocation in the proposed development provides for a situation where investment can be attracted at an optimum level.

6.4. THE SUPPLY OF BULK INFRASTRUCTURE AND SERVICES

In general, it can be stated that insufficient bulk services are available and the upgrading and provisioning new infrastructure has however been costed in, and a Special Purpose Vehicle will have to be created to cater for the building of new bulk infrastructure. The details of the various components of infrastructure provision, as understood so far, are provided below. However, these are subject to the findings and recommendations of the specialist engineering report/s which will be included in the EIA report phase of the overall EIA process.

6.4.1. ROADS PROVISION

Access to the site, and the provision of new, and upgrading of existing infrastructure will form the biggest challenge to this development. From a planning point of view, the detailed EIA and Planning Application processes will:

- Establish the existing capacity of existing road and transport networks;
- Determine upgrading and provisioning of new infrastructure to occur and critical timeframes associated therewith;
- Agree with other stakeholders in the area on the work to be done, and roles and responsibilities to be clearly agreed upon; and

- Integration of a people movement system with the planning and design and urban design of the project, including public transport, pedestrian movement systems and rail transport systems.

A full Traffic Impact Assessment Report will be prepared and submitted with the other specialist reports within the environmental impact report which will follow on from the completion of the scoping report phase of this

6.4.2. POTABLE WATER SUPPLY

Detailed discussions have been held with Siza Water as the Water Services Concessionaire and the following has been agreed, in principle, with regard to the bulk water supply to the proposed Greenlands Development:

A new reservoir will be constructed just within the southern boundary of the Greenlands Development, at a level of 115 masl, being the highest point within the confines of the development. The "Greenlands Reservoir" will be fed off the existing Umgeni Water pipeline feeding the Avondale Reservoir from Hazelmere.

This new Greenlands Reservoir will feed the entire Greenlands Development. Areas below 85 masl will be fed via gravity, while areas above 85 masl will need to be supplied via a booster pumpstation. The boosted supply will increase the pressure to approximately 140 masl. Based on current town planning for Greenlands, the gravity demand will be approximately 2.2 Mgl per day, AADD, while the boosted supply area will have a demand of approximately 5.9 Mgl per day, AADD, meaning that the Greenlands Reservoir will need to have a capacity of approximately 16 Mgl, allowing for 48 hours storage.

The gravity and boosted supply zones are shown on the attached layout plan. Bulk Services Agreements will be entered into with the Ilembe District Municipality, as the Water Services Authority (WSA), and Sembcorp (Siza Water) as the Water Services Concessionaire, to supply the development with its required water demand as set out in the respective services agreements.

6.4.3. SANITATION: WASTE WATER MANAGEMENT

Detailed discussions have been held with Siza Water as the Water Services Concessionaire and the following has been agreed, in principle, with regard to bulk sanitation for the proposed Greenlands Development:

Sewage from the entire Greenlands development will drain to Siza's existing sewage pumpstation on the western boundary of the site. The total flow will be approximately 80% of the daily water demand and amounts to 6.5 Ml/day, AADF. While this pumpstation and rising main can be upgraded to accommodate this additional daily inflow, the Frasers WWTW may not have sufficient capacity.

In order to reduce the average daily flow, a package type plant could be constructed to accommodate the flow from the Industrial area. If required, this sewage plant would be subject to its own Waste Management License application, and the necessary permissions also from the Department of Water Affairs.

The “grey” water from this plant could be used to irrigate the green belts within the development. The anticipated flow emanating from the industrial area is of the order of 0.6 ML/day and this could, once treated, be pumped to an elevated reservoir near the eastern boundary of the site from where it could feed a separate reticulation for irrigation of the green areas. Based on the current town planning and allowing for irrigation of all public open spaces and green open spaces, a total volume of 0,5 ML/day will be required for irrigation.

The balance of the sewage flow of approximately 5.9 ML/day will be pumped to the Frasers WWTW for treatment.

Bulk Services Agreements will be entered into with the Ilembe District Municipality, as the Water Services Authority, and Sembcorp (Siza Water) as the water services concessionaire, as set out in the respective services agreements, for the collection and treatment of the bulk sewage generated by the Greenlands Development.

6.4.4. SANITATION: SOLID WASTE DISPOSAL

The existing waste collection services which are currently in operation in the surrounding residential areas would be extended onto the site. Messrs. Dolphin Waste Management Services is responsible for all waste collection in the area, and the nearest licensed land fill site is at New Guelderland north of Stanger.

6.4.5. ELECTRICITY

At this point no spare Electricity supply capacity is available in the immediate area of or any of the areas adjacent to the development area under consideration. A full electrical services specialist report will be commissioned as part of the detailed EIA process, and recommendations will be included at EIA phase.

To make available any level of capacity it will be necessary to establish of Bulk Infrastructure in accordance with terms and conditions to be written into a Services Agreement to be entered into between the Developer and KwaDukuza Municipality.

6.5. STORM WATER MANAGEMENT

All stormwater designs will be carried out in accordance with the “Red Book – Guidelines for Human Settlement Planning and Design” and relevant Municipal Bylaws. In addition, the developer will endeavour to manage the stormwater in order to satisfy the relevant requirements of the Water Act. In general, the following aspects of the stormwater management will be addressed:

- The provision of safe removal of stormwater runoff.
- Collection of stormwater runoff on roads wherever possible and use of these roads to convey flows to stormwater pipes.
- Stormwater flows will be discharged to existing watercourses via piped reticulation with energy dissipaters at outlets in order to minimise potential erosion damage.

- In accordance with normal good practice, stormwater flows will be separated into a minor system, comprising formal piped reticulation catering for normal conditions and storms up to a 1:3 year return period storm (1:10 year at critical points) with minimal disturbance to residents and road users; and a major system, catering for major storms.
- Major storm flows will be conveyed along road surfaces and overland through public open space and/or servitudes to the existing watercourses.
- Wherever feasible, peak flows downstream of the development will be limited to the pre-development flows for storms up to the 1:20 year return period.
- The management of stormwater during construction will be carried out in accordance with the Environmental Consultant's requirements and a specification will be drawn up in due course. The construction contract documentation will include a section to cover "Environmental Management During Construction" and contractors' adherence to this document will be strictly enforced by the Environmental Control Officer.

The options for stormwater attenuation will be thoroughly investigated at detailed design stage.

6.6. THE PHASING OF THE DEVELOPMENT

A development of this scale will take many years to be developed fully, and will be developed in phases, the precise nature of these phases has not been determined at this stage within the planning process.

6.7. THE PLANNING AND DEVELOPMENT PROCESS

Planning and Development approval will be sought through following the Planning and Development Act, 2008 route.

6.8. THE DEVELOPMENT CONTROLS

Any development of lots on the site will be subject to town planning zoning controls of the local authority's planning scheme for the site, in terms of those presented and approved in the Planning and Development Act application process, before construction can be commenced with. The by-laws of the local authority will also apply to all developments.

6.9. THE NEED AND DESIRABILITY OF THE DEVELOPMENT

Government Notice 543 prescribes that the need and desirability of a proposed activity is required to be assessed within the EIA process.

In order to investigate these aspects, an appropriate specialist report which focuses on this need aspect have been commissioned and will be included and commented on with the environmental impact report.

However, a preliminary comment on need and desirability is that the provision of the Greenlands new town centre to serve the Ballito area does seem warranted. Ballito has grown very rapidly over the last decade, from the coast orientated tourism and residential areas back landwards towards the N2 highway.

The extension of this development trend to the western side of the N2 highway, together with the current construction of a new interchange with the highway next to the site, and the additional developmental pressures associated with its proximity to the new King Shaka International Airport and Dube Tradeport, and the strategic location of the site relative to its road and railway transport linkages all point to the need and desirability of a properly planned, integrated urban development node with the full spectrum of urban land uses, as proposed in the general manner of the proposed development, to occur on the site.

7. IDENTIFICATION OF THE LEGISLATION AND GUIDELINES TAKEN INTO ACCOUNT

The following environmental and land use planning legislation and guidelines are relevant to the compilation of this environmental impact assessment report and are accordingly taken into account where relevant in an appropriate manner.

In regard the most relevant overarching national legislation, the **Constitution of the Republic of South Africa (Act No. 108 of 1996)** is the most pertinent, as this is the legal source of all law within the country, including environmental law. Within the Constitution of South Africa, the Bill of Rights is fundamental, and the underlying principle behind its Section 24 is that “everyone has the right to an environment that is not harmful to their health and well-being”. Furthermore, the environment should be protected for present and future generations by preventing pollution, promoting conservation and practising ecologically sustainable development.

In regard to spatial planning and related legislation at the national level, the following legislation may be relevant :

- Physical Planning Act, Act 125 of 1991
- Municipal Structures Act, Act 117 of 1998
- Municipal Systems Act, Act 32 of 2000
- Development Facilitation Act, Act 67 of 1996, in so far as the principles of development are concerned.

Of these the relevance and implications of the Municipal Systems Act is elaborated on below.

THE MUNICIPAL SYSTEMS ACT (MSA – ACT 32 OF 2000)

Unlike previous times, within post 1994 South Africa the entire country is covered by “wall to wall” local municipalities. Before this, municipal area and their related planning authority was largely restricted to the areas of their town planning schemes. Therefore, land planning and related development permitting is today a municipal function (Except where the Development Facilitation Act (DFA) applied in particular circumstances.

Of particular note is that the Municipal Systems Act prescribes the requirements of the Integrated Development Plan (IDP) and the Spatial Framework Plans (SDF) that must be compiled by each local municipality to guide and control land use development within their areas. Therefore, land development in any part of the country may be influenced by this Act and the abovementioned IDP and SDF plans that are required to be promulgated under its auspices.

A central document within a municipality's Integrated Development Plan is its Spatial Development Framework Plan. The main purpose of the SDF is to provide a framework to guide form and location of physical development in their areas. It therefore reflects the elements of the IDP which have a spatial implication, therefore, it is a spatial representation of the IDP. It broadly informs decision making relating to future development and service provision. It is against this background that local municipalities have completed and adopted their IDP and SDF first plans, typically in the early 2000's. These plans are required to be revised on a regular basis, as prescribed in the Municipal Systems Act.

The SDF is therefore of fundamental influence in presenting the municipalities spatial “view of the future” and, within this particular context that the proposed development,

falling as it does within an area designated for mixed use and industrial development is in accord with this view.

In regard to environmental legislation, at the national level the legislation with the potential to be influential is :

- Environmental Conservation Act, Act 73 of 1989
- Environmental Conservation Amendment Act, Act 50 of 2003
- National Environmental Management Act, Act 107 of 1998
- NEMA : Amendment Act, Act 8 of 2004
- National Environmental Management Biodiversity Act, Act 10 of 2004
- National Water Act, Act 36 of 1998
- National Environmental Management : Protected Areas Act, Act 57 of 2003
- National Heritage Resources Act, Act of 1999

The legislation listed above of particular relevance to this development is elaborated on further below :

ENVIRONMENT CONSERVATION ACT (ECA – ACT 73 OF 1989)

The Environmental Conservation Act (No. 73 of 1989) is intended to provide for the effective protection and controlled utilisation of the environment. Part five of the Act refers to the control of activities that may have a detrimental effect on the environment. Section 21 of the Act refers to the Minister being permitted to identify those activities, which in his opinion have substantially detrimental effects on the environment, whether in general or in respect of certain areas. Any change in land use from agriculture, or undetermined use, to any other land use, and any use for nature conservation or zoned open space to any other land use, is subject to a mandatory EIA (Environmental Impact Assessment).

Act No 73, 1989, Part VIII, Section 31, makes provision that, if in the opinion of the Minister (of Environmental Affairs and Tourism) the competent authority, local authority or the government institution concerned, any person performs an activity, or fails to perform any activity as a result of which the environment is, or may be, seriously damaged, endangered or detrimentally affected, the minister, competent authority, local authority or government institution, as the case may be, may be in writing direct such person to cease such activity; or to take steps that the Minister, competent authority, local authority or the government institution may deem fit within a period specified in the directive, with the view to eliminating, reducing or preventing damage, danger or detrimental effect.

NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA –ACT 107 OF 1998)

The National Environmental Management Act (No. 27 of 1998) was drawn up to provide for co-operative, environmental governance by establishing principles for decision-making on matters affecting the environment, institutions that will promote co-operative governance and procedures for co-ordinating environmental functions exercised by organs of state; and to provide for matters connected therewith.

Section 28 of the Act which falls within Chapter 7 – Compliance, Enforcement and Protection can be related to the proposed development. Part 1 of the Chapter focuses on environmental hazards and Section 28 relates to the duty care and redemption of environmental damage. Section 28 provides that every person who causes, has caused, or may cause, significant pollution or degradation of the environment, must take reasonable measures to prevent such pollution or degradation from occurring, continuing or reoccurring or, insofar as such harm to the environment is authorised by

law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment.

NATIONAL ENVIRONMENTAL MANAGEMENT : WASTE ACT, 2008 (Act 59 of 2008)

This Act controls the management of waste within the country. Government Notice 718 of 3 July 2009 promulgated under section 19 (1) of this Act gives effect to the intentions of the Act, in that it publishes a list of waste management activities which have, or are likely to have, a detrimental effect on the environment.

This list is in the form of a schedule, with two categories within it :

Schedule A activities for which a waste management license is obtained after following a Basic Assessment EIA process. These activities are generally of a minor potential environmental impact.

Schedule B activities for which a waste management license is obtained following a full EIA process. These activities are generally of a more significant nature in regard to potential environmental impacts.

NATIONAL WATER ACT (ACT 36 OF 1998)

Because any substantial development such as the one proposed has the potential to cause pollution, it falls within the ambit of the National Water Act. This Act recognises that water is a natural resource that belongs to all the people of the country.

In regard to water and forestry, the following legislation may be of significance for the planning, permitting and operation of the proposed development :

- National Water Act, Act 36 of 1998.
- National Forest Act, Act 84 of 1984
- Forestry Amendment Act, Act 63 of 1995.
- Veld and Forest Fire Act, Act 101 of 1998.

Of note in regard to the various aspects of the above legislation is that it prescribes requirements and prohibitions in regard to various activities which may be associated with land development, including :

- Impacts on wetlands
- Construction of dams
- Other effects streams or rivers
- Extraction of water
- Release of water and waste water, and the licensing of sewage works.
- Cutting of natural forests or damage to specified protected indigenous trees.

In many instances, notwithstanding any environmental authorizations or planning permissions which may already be obtained from the relevant authorities, the relevant department, which departments, which are the Department of Water Affairs and the Department of Agriculture, Forestry and Fisheries, as the particular case may be, may be required to grant a permitting license before a particular activity relevant to the list above may be commenced with.

THE SUBDIVISION OF AGRICULTURAL LAND ACT (ACT 70 OF 70)

This act is applicable to all agricultural or undeveloped land that falls outside of town planning schemes before 1994. It is administered by the national Department of Agriculture, and permission is required from this Department for land to be released for subdivision and / or non agricultural development.

Within KwaZulu-Natal, due to its relatively high agricultural potential in many parts, the Department looks very critically at the loss of any agricultural land identified as having high agricultural potential.

In the case of the site, because Portion of Erf 506 Ashburton falls outside of a municipal town planning scheme, application is required to be made permit subdivision of this part of the site alternative uses besides agriculture.

In regard to agriculture, the following other legislation may be of relevance for the development ;

- White Paper on Agriculture (1995)
- National White Paper on Agriculture (1995)
- Conservation of Agricultural Land Act (Act108 of 1996)
- Subdivision of Agricultural Land Act Repeal Act (1998)
- National Policy on the Protection of High Potential and Unique Agricultural Land (June 2006)
- Draft Sustainable Utilization and Protection of Agricultural Land Bill (2006)

In regard to other legislation affecting land issues, the following national legislation is sometimes relevant to land development proposal.

- Alienation of land Act, Act 103 of 1998
- Provision of Certain Land Settlement Act, Act 103 of 1998
- Communal Land Rights Act, Act 11 of 2004
- Restitution of Land Rights Act, Act 22 of 1994
- Expropriation Act, Act 63 of 1975
- Expropriation of Mineral Rights Act, Act 96 of 1969
- Land Reform Labour Tenants Act, Act 3 of 1996
- Land Restitution and Reforms Law Amendment Act, Act 63 of 1997
- Upgrading of Land Tenure Rights Act, Act 112 of 1991
- Land Survey Act, Act 8 of 1997

Other national and provincial legislation of relevance to the construction and operation of the proposed development is :

1. National Heritage Resources Act (Act 25 of 1999)
2. Hazardous Substance Act (Act 15 of 1973)
3. Health Act (Act 63 of 1977)
4. Atmospheric Pollution Act (Act 45 of 1965)
5. National Environmental Management : Air Quality Act (Act 39 of 2004)
6. South African National Standard SANS 1299: 2005 (Sets down standards for some of the major pollutants in the ambient air).
7. KwaZulu-Natal Nature Conservation Act (Act 9 of 1997)

8. KwaZulu-Natal Planning and Development Act (Act 6 of 2008)
9. KwaZulu-Natal Heritage Act (Act 10 of 1997)

ASSISTING ENVIRONMENTAL GUIDELINE DOCUMENTS

Guidelines Compiled by the National Department of Environmental Affairs and Tourism in regard to the implementation of the regulations 385, 386 and 387 under the National Environmental Management Act are intended to assist relevant parties as to what is required in regard to EIA procedures promulgated under this act these being :

- a. Guideline 3 : General Guide to Environmental Impact Assessment Regulations, 2006
- b. Guideline 4 : The public participation process.
- c. Guideline 5 : Assessment of Alternative and Impacts
- d. Guideline 6 : Environmental Management Frameworks
- e. Guideline 8 : Public Participation in the EIA process

8. DETAILS OF THE PUBLIC PARTICIPATION PROCESS

8.1. BACKGROUND

The public participation process reported on in this section has been undertaken in accordance with EIA Regulation 543 : 54, 55, 56 and 57 and *Guideline 8 : Public Participation* compiled by the National Department of Agriculture and Environmental Affairs, which is intended to lend clarity and elaborate on the abovementioned regulations.

All documentation produced for or derived from the public participation process up to the compilation of this scoping report is included within Appendix 1. This material is comprised of:

1. The list of registered interested and affected parties.
2. Newspaper advertisements placed in the North Coast Courier and Daily News.
3. Photographs of two posters placed on boundary of site
4. Text of posters placed on site
5. Letter provided to identified property owners within 100 metres of the site.
6. Response form provided to interested and affected parties
7. The Agenda and Background Information Document produced for the public
8. Record of the public meeting
9. Register for the public meeting
10. Correspondence received so up to the circulation of draft scoping report.
11. Correspondence received after the circulation of the draft scoping report.

8.2. THE PUBLIC PARTICIPATION PROCEDURES UNDERTAKEN

In order to advise all potential interested and affected parties of the proposed development, provide them with suitable background information, to be to be registered as interested and/or affected parties with an opportunity to comment, and to advise them of the forthcoming public meeting, the following actions were undertaken:

1. Advertisements were placed in the North Coast Courier and Daily News on the 26th and 19th November 2010 respectively. It is to be noted that, in terms of the EIA public participation regulations, only one local newspaper advertisement is required. However, due to the scale and significance of the proposed development, it was decided to place an advertisement in a regional newspaper as well, the Daily News.
2. Two posters meeting the requirements of the EIA regulations were placed on the boundaries of the site, along the private road past Ballito Gardens and the rest of the area served by this road which connects to the MR445.
3. An appropriate scoping letter was hand delivered for signing of receiving it to all property owners within 100m of the site. The letter, as also was contained in the abovementioned advertisements and posters, notified of the EIA application, and also the forthcoming public meeting.
4. The local municipal ward councillor was notified in writing of the application.

5. A public meeting was held on the 9th December 2010 at the Umhlali Country Club at 18h00. As can be seen from the record of the public meeting which is included within appendix 1 :
 - a. Guy Nicolson explained the background and purpose of the public meeting, and briefly described the site and the proposed development, with the assistance of the Background Information Document.
 - b. The proposed development was described by the project's town planner and urban designer, Helena Jacobs and Erky Wood respectively.
 - c. There was a questions and discussion session chaired by Guy Nicolson, the nature of which is elaborated on further below within this section.
 - d. Guy Nicolson then explained the next steps in the EIA process, thanked the attendees and closed the meeting.

A copy of the minutes of the meeting and attendance register of the public meeting is included within appendix 1.

6. The response form provided for interested and affected parties has been completed by those who wished to be registered, and who might also wish to express any particular concerns.
7. All registered and affected parties have been listed in the register provided at the beginning of appendix 1. All response forms where specific comments were also made have been also included in appendix 1 Also included in appendix 1 are any other forms of correspondence, such as emails, where particular queries or concerns are raised. These are also discussed below within section 8.3.2 below.
8. A draft scoping report was circulated to all registered interested and affected parties for their comments. The comments received on this draft scoping report are also included within appendix 1.

8.3. THE RESULTS OF THE PUBLIC PARTICIPATION PROCESS

8.3.1. REGISTER OF INTERESTED AND AFFECTED PARTIES

As required within EIA regulation 453, and based on the measures provided above, a register of the public interested and affected parties has been compiled and is provided at the beginning of appendix 1.

8.3.2. RECORD OF THE ISSUES AND CONCERNS RAISED FOR FURTHER INVESTIGATION AND ASSESSMENT IN THE EIA PROCESS

As a central function of the public participation process described above, the table below lists the commentator, the comments and / or issues raised, and the preliminary responses to them.

TABLE 2: TABLE OF COMMENTS RECEIVED, AND RESPONSES TO THEM FROM EITHER THE PUBLIC MEETING OR CORRESPONDENCE RECEIVED UP TO THE CIRCULATION OF THE DRAFT SCOPING REPORT

COMMENTATOR	COMMENT AND/OR ISSUE RAISED	RESPONSE
Barbara Shirge	Whether the information in regard to the development would be placed on a website.	Information in the EIA process will be communicated directly to all registered interested and affected parties through the email addresses that they provide.
	Water and electricity supply and sewage disposal and storm water management.	Will be required to be investigated and reported on within engineering services reports by appropriate engineering specialists. These reports will be included within the environmental impact report.
	Impacts on wetlands	There will be a wetland assessment undertaken during the EIA study, this will delineate and categorize the wetlands, assess their current functionality, and the potential impacts of the development on them, taking appropriate recommended mitigation measures into account.
	Taxi ranks and pedestrians	It is the intention within the urban planning of the development to encourage public transport, and for the development to be "pedestrian friendly".
Hilton Whyte	From Ballito Gardens, noted that the road presently providing access to Ballito Gardens cannot handle any more traffic. This will be a problem once construction is commenced with.	This was noted as a valid concern, and a traffic impact assessment was a necessary study which was required to be undertaken. In regard to the traffic issues during the construction process, there would be a construction environmental management plan which would prescribe the measures that would have to be complied with to mitigate the impacts on local residents. The EMP would also be informed by the traffic impact study.
Terry Bengis	The aircraft flight paths for the new King Shaka International Airport were at 3 degrees, and not the promised 8 degrees, hence more noise.	These comments were noted. However, there was nothing that this proposed development could do about it. It was felt that aircraft noise would not be a significant impact on the new town centre, as a dense and active urban environment was planned to be created.
	Raised concerns about the adequacy of electricity supply for the proposed development.	The issue of adequate electricity supply is acknowledged as a valid concern. This was currently under specialist investigation, and would be reported on further within the environmental impact phase of the project.
	Raised concerns that,	It is acknowledged that these

	besides electricity, the general supply of bulk infrastructure, in the form of water supply, and waste water disposal was also an important issue that would have to be addressed.	infrastructure issue concerns were valid, were also under investigation, and would be reported on further within the environmental impact assessment phase of the project.
Thomas Nicolson	The interchange with N2 highway was a problem for the proposed development	The upgrading of the N2 /MR445 interchange has been commenced with in early 2011. However, the full picture in regard to traffic flows and the required upgrading of roads to serve the development and other development in the area would only become clear after the results of the traffic impact assessment and its recommendations had been provided.
Ralph Murray	Stated that electricity supply for the new development was a problem.	As stated above, this was a valid concern required to be addressed.
	Asked whether a traffic impact assessment would be undertaken.	There will be a traffic impact study. This will be provided within the environmental impact report, and will be made available to all registered interested and affected parties.
Mrs. Kirsty Hall	Assessment of the wetlands on the site is required to be undertaken.	See response to the similar query from Barbara Shirge above.
	Possible impacts on wetland due to noise, lights and chemical pollution.	The wetland study discussed above would take these issues into account as well, and would also prescribe the appropriate mitigating measures.
	<p>The potential impacts on the following organisms which might occur on the site :</p> <ul style="list-style-type: none"> • Large free tailed bat • Large spotted genet • Blue duiker • Southern African Python • Spotted necked otter • Cape clawless otter • Water mongoose • Water rat 	<p>The concerns for these particular species listed in the comments is noted.</p> <p>In regard to the non-wetland areas of the site, these are comprised of old transformed sugar cane lands, with very limited biological conservation potential associated with them.</p> <p>In the case of the wetland areas, which were also previously drained and farmed, it is the intention of the development to rehabilitate the wetland areas from their current degraded condition. This will include removing the effects of the present agricultural drains, and the re-establishment of the appropriate indigenous vegetation appropriate these wetland areas, which would also create</p>

	<ul style="list-style-type: none"> Fresh water crabs 	habitats suitable for the fauna endemic to these areas. It is also to be noted that Ezemvelo-KwaZulu-Natal Wildlife will be provided with a copy of this scoping report for comment, and will therefore also consider any potential species of concern that might be affected by the proposed development.
	Possibility of developing a desalination plant	There is no intention of construction a desalination plant for the development. This would best be done on a larger scale by the water supply authority for the area. However, it is the intention within the development to apply rainwater harvesting measures, and other appropriate measures to conserve water in the proposed development.
	Queries electricity availability	A valid issue to be addressed. To be reported on further in the specialist engineering services report within the EIA process.
	Queries water availability	A valid issue to be addressed. To be reported on further within the specialist electricity supply report.
Di Jones Dolphin Coast Conservancy	Basic services of concern, and in particular water.	Concerns are noted, and will be investigated and reported on further.
	Sustainability of the project.	There are diverse aspects of sustainability, for example economic, social and ecological. To be required to be addressed within the environmental impact report of the development.
	The lack of the authorities to ensure compliance.	Difficult to comment on this aspect, without more specific details.
	Traffic issues	A traffic impact assessment has been commissioned.
	Green fields under concrete.	The transformation of vegetated farmland by development is a negative impact, which has to be counterbalanced by other positive socio-economic impacts.
	A dedicated desalination plant should be investigated.	See response to Mrs.Kirsty Hall's similar comment above.
Councilor Ann McDonnel	The paucity of electricity supply in the Ballito area highlighted.	Concern noted, see comments in response to similar concerns above.
	Problem of the shortage of water highlighted.	Concern noted, see comments in response to similar concerns above.
	Traffic problems, in particular the MR445 highlighted.	This aspect will be investigated and reported on in the traffic impact report.

I Nisbett	Extra traffic past residences.	Will be required to be investigated and reported on in the traffic impact report.
	Building over weekends	Will be required to be controlled within a construction EMP.
Janet Stanway	The private road past "The Greens".	sThe status of this road will be investigated and reported on within the traffic impact report, and recommendations in this regard will be made.

TABLE 3 : TABLE OF COMMENTS RECEIVED, AND RESPONSES TO THEM FROM EITHER THE PUBLIC MEETING OR CORRESPONDENCE RECEIVED AFTER THE CIRCULATION OF THE DRAFT SCOPING REPORT

COMMENTATOR WITH COMMENTS AND/ OR ISSUES RAISED	RESPONSE
<p>Department of Agriculture, Forestry and Fisheries This Department does not support the proposed development, as the site is seen as being viable for sugar cane production.</p>	<p>Only a minor portion of the site is currently used for sugar cane production. An agricultural assessment report will be produced to assess the agricultural value of the site, and this will have to be assessed and counterbalanced with the need and desirability of the urban node development, bearing in mind its strategic location and other factors. This Department will be provided with the EIA report containing this report and may reconsider its initial comments.</p> <p>The site is also subject the necessary Act 70 of 1970 Subdivision of Agricultural Land Act, as discussed in the previous section 8, and a separate application is also required to be made to this Department in regard to this application as well.</p>
<p>Department of Water Affairs This Department identifies the following to be addressed in the EIA report for this application:</p> <ol style="list-style-type: none"> 1. Management of general and hazardous waste in the construction phase. 2. Identification of any environmentally sensitive areas and water resources such as wetlands, stream and rivers, a well as possible pollution impacts and mitigation measures . 3. All wetlands on the site are required to be delineated in accordance with the Department's guideline document. 4. Stormwater management plans / system, including the prevention of erosion must be undertaken. 5. The ability of Frasers wastewater treatment works to handle the volume and load of sewage that is anticipated to be generated by the proposed development must be confirmed. 6. A spill contingency plan for the construction phase of the development must be provided. 7. Any irrigation with wastewater, and the construction and operation of any waste water treatment plants require permission and registration from this Department. 	<p>The requirements of this Department of the issues and potential impacts to be addressed in the EIA report phase of the application have been noted and will be complied with in the EIA report and its associated specialist reports.</p> <p>The support of the Plan of Study for the environmental impact report contained in the draft Scoping Report is noted.</p>

<ol style="list-style-type: none"> 8. A geotechnical investigation is required. 9. An Environmental Management Plan is required. 10. A Geohydrological report is required. 11. It must be confirmed with Mr. Norman Ward of the Department if a General Authorization or Water License is required for the activities associated with the development which affect water courses on the site, or for the abstraction of water on the site. 12. The plan of study for the EIA phase of the development is required. 	
<p>Ezemvelo KwaZulu-Natal Wildlife This organization has reviewed the draft Scoping Report and supports the specialist studies identified as to be undertaken, and awaits the provision of the EIA report which will contain them.</p>	<p>The comments of EKZN Wildlife are noted.</p>
<p>Ilembe District Municipality The Ilembe District Municipality in their letter of response reviews the context and nature of the development, identifies the potential impacts and the servicing of the site, and then provides the following recommendations :</p> <ol style="list-style-type: none"> 1. The specialist studies and other information necessary for the compilation of the EIA report, as identified in the scoping report, must be obtained. 2. The comments of the Ilembe Chamber of Business and Industry should be obtained for the proposed development. 3. No formal decision be made until the recommendations of the SDF for KwaDukuza, in the process of being reviewed, are available, and the proposed development can incorporate such recommendations into its plan. 4. The development of an Area Based / Precinct Plan for the current and future CBD of Ballito should compiled as a matter of urgency to guide development in an orderly, controlled and sustainable manner. 	<p>This requirement is noted.</p> <p>These comments are being sought, and will be included in the EIA report.</p> <p>This aspect will be dealt with in the specialist Town Planning Report which will be included in the EIA report.</p> <p>This requirement is noted, and will be addressed in the specialist Town Planning Report.</p>
<p>KwaZulu-Natal Department of Agriculture: Directorate : Macro-planning This office requires a detailed agricultural assessment to be conducted to enable an informed opinion.</p>	<p>A detailed Agricultural Assessment will be included in the EIA report, and which will be provided to comment to this organization.</p>

<p>South African National Roads Agency Limited</p> <ol style="list-style-type: none"> 1. Once fully developed, or even prior to this, the link road across the N2 to the south of the Ballito Interchange will have to be considered by the developer, although it shows as being implemented by others. 2. A Traffic Impact Assessment (TIA) will be required to ascertain when the requirement at (1) above will be necessary. The have to be referred to this office for comment. 3. This Agency will not be involved in any expenditure with regard to the link across the N2, although the proposed bridge will have to conform in all aspects to their standards for this type of crossing. 4. 20 metre building lines from the National Road Reserve boundary will be applicable to properties adjacent to the National Road. 	<p>The considerations in regard to the link road included in points 1 and 2 are noted, and will be required to be addressed in the Traffic Impact Assessment which will be included in the EIA report to be provided to this organization.</p> <p>This comment is noted and will be complied with.</p> <p>This requirement is noted, and will be complied with.</p>
<p>Wildlife and Environment Society of South Africa</p> <ol style="list-style-type: none"> 1. Water : The source of water must be established for short and long term needs in the light of the pressure on water supplies in the area. 2. Sanitation : There is similar pressure on sanitation facilities which is why there is a consideration of the sewage package plant. WESSA is concerned about this in regard to the light industrial component. They do support the recycling of grey water and the use of treated effluent. Consideration should be given to the sharing of sanitation infrastructure with other developments. WESSA would like to be kept informed in regard to any Waste Management License Applications in terms of any sewage treatment works, and that it must be verified that Frasers works has the ability to receive sewage from the proposed development. 3. Site Drainage: This must be addressed, particularly with the respect of densification of east flowing catchments. 	<p>Information in this regard is recognized as being required to be provided in the Engineering Services Report, and in the interactions of the developer and their specialists with the water supply authority.</p> <p>The details of sanitation in regard to dealing with waste water are required to be addressed in the Engineering Services Report.</p> <p>It is to be noted that there is no light industrial component in the revised layout plan, as opposed to the layout plan which was included in the draft scoping report.</p> <p>WESSA will be kept informed in regard to the waste water treatment proposals, and also if there is the requirement for a Waste Management License application for a treatment plant associated with the proposed development.</p> <p>Site drainage will be addressed in the specialist Storm Water Management Plan.</p>

<p>4. Loss of Agricultural Land: This must be discussed in the light of the requirements of the national and provincial departments of agriculture.</p> <p>5. Cumulative Impacts : In the light of the rapid urbanization occurring, WESSA would like this aspect dealt with in detail, with reference to the capacity of the receiving environment to absorb increasing impacts.</p> <p>6. Development components : The individual development components need to be fully justified. Previous market predictions for land uses such as equestrian and light industrial have not been met, and the need and desirability must take into account the take up rate of new developments in the area.</p> <p>7. Basket of Rights Approval : This is a new concept not understood by WESSA in terms of how it related to the EIA process and any Environmental Authorization granted.</p>	<p>This requirement will be assessed, with the aid of a specialist Agricultural Potential Report, which will also be provided to the national and provincial agricultural departments.</p> <p>Cumulative impacts of the proposed development on the receiving environment will be assessed.</p> <p>The need and desirability of the proposed development, and its various components, is recognized as being required to be addressed as an aspect of the specialist Town Planning Report.</p> <p>The application of the Basket of Rights approach to an environmental authorization will be addressed in the EIA report. However, it is envisaged also that any environmental authorization granted will be in terms of a Development Layout Plan, as presented as figure 4 within this final scoping report.</p>
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8.4. THE APPLICATION OF THE ISSUES AND CONCERNS RAISED FOR FURTHER INVESTIGATION AND ASSESSMENT IN THE EIA PROCESS

The issues and concerns recorded within the table above are included into the more systematic grouping of all the potential issues and alternatives to be considered in the rest of the EIA process that are listed within the following section 9.

This issues, concerns and requirements for additional information in order for an informed decision to be made are then carried forward into the plan of study for an environmental impact assessment which is contained within the following section 10.

9. IDENTIFICATION OF THE ISSUES TO ASSESSED AND THE ALTERNATIVES TO BE CONSIDERED

9.1. IDENTIFICATION OF THE ENVIRONMENTAL ISSUES TO BE ASSESSED

The potential issues identified below are the product of the public participation process described in the previous section 8, and from knowledge of the site and the proposed development, previous studies which have included the site within it, and also supplemented by experience and literature of similar projects elsewhere. Based on this, an overview is provided of below of all the likely potential environmental issues associated with the proposed development.

Those issues that are considered to need to be further investigated and assessed are included in the *Plan of Study for an Environmental Impact Assessment* that is included in the following section 10 of this Environmental Scoping Report.

The potential environmental issues and areas where more investigation and reporting is required to be provided in order to permit an informed decision to be made by the authorizing authority, which is the purpose of the EIA process, are grouped into their relevant broad categories below, and briefly elaborated on where appropriate. These areas are in regard to:

9.1.1. THE EXISTING PLANS AND POLICIES RELEVANT TO THE SITE

The site and the proposed development is required to be investigated and assessed in terms of the information, policies and recommendations produced by the relevant government organisations. These would include, but would not necessarily be restricted to:

- a. National planning
- b. KwaZulu-Natal provincial planning
- c. Ilembe District Municipality, in terms their Integrated Development Plan (IDP) and Spatial Framework Plan (SDF)
- d. KwaDukuza Municipality, in term of their IDP and SDF.
- e. Any other collective plans formulated between two or more of these organisations, for example in regard to the planning of the N2 development corridor.

It is also to be noted that the local and district municipalities are registered interested and / or affected parties within this EIA, and therefore will be provided for their comment with all documentation prepared in this EIA process.

9.1.2. THE BIOPHYSICAL ENVIRONMENT

The biophysical environment can be considered to be comprised of the air, water, soil, biological species, communities and habitats, and the ecological processes within which they are all interrelated. The potential impacts of the proposed development on these components are required to be assessed in the EIA process, and to include such aspects as the potential impacts on:

- a. Air quality – for example from dust during construction and air emissions during operation.

- b. Water quality – for example water pollution during construction and operation, and the effects of soil erosion on water quality.
- c. Hydrology – for example in regard to changes volumes and flow rates of rain water runoff after the development
- d. Soil resources – for example the loss of soil from soil erosion.
- e. Species – On fauna and flora in general and particular species of concern.
- f. Natural habitats – For example on wetlands.
- g. Ecological process - For example on energy flows, nutrient cycles, succession and invasion, feeding, breeding, and the movement of species. Also, the goods and services provided by these processes for people, in terms of such aspects air quality, climate moderation, water quality maintenance and flood controls.
- h. The cumulative effects of the development, together with other urbanisation processes, on the receiving environment.

9.1.3. THE SOCIO-ECONOMIC ENVIRONMENT

Potential socio-economic issues and related information to be assessed include :

- a. Whether there is a need or demand for the development and its various components.
- b. The loss of agricultural land.
- c. The effects on the surrounding communities of the change in land use. For example in regard to traffic generated by the development.
- d. Cultural heritage considerations.

9.1.4. THE PROVISION OF INFRASTRUCTURE AND SERVICES

The ability to ensure the provision of the necessary and appropriate infrastructure and services on the site is an important consideration which is required to be assessed, in regard to:

- a. Road provision and related traffic generated. Taking the concerns also expressed by local residents for both the construction and operational phases into account, and also the comments and requirements of the South African National Road Agency Limited.
- b. The provision of potable water.
- c. The disposal and / or treatment of waste water.
- d. The management of solid waste.
- e. The provision of electricity.

9.1.5. ENVIRONMENTAL MANAGEMENT ASPECTS

The potential impacts of the development during both its construction and ongoing operational phase in perpetuity are closely related to the quality of the comprehensiveness and effectiveness of environmental management which is applied to the site. Aspects of environmental management which are required to be investigated reported on and assessed are in regard to:

- a. The conservation of resources (energy, water, materials, and waste) during both construction and operation.
- b. The management of the construction process.
- c. The vegetation rehabilitation and landscaping processes.
- d. The management of the completed development.

9.2. THE IDENTIFICATION AND CONSIDERATION OF ALTERNATIVES

It is requirement of the EIA procedures that alternatives to a particular development proposal are identified and considered in a similar manner as occurs with the potential environmental issues dealt with above. Those potential alternatives identified so far, and the manner in which they will considered within the overall assessment is therefore provided below.

1. The no development alternative.
2. The alternative uses for the site.
3. The use of alternative sites for the proposed development node.
4. The use of alternative technologies and approaches to reduce the demand of resources (energy and water) and the production and disposal of waste.

The approach to the consideration of these alternatives is elaborated on further within the Plan of Study for an Environmental Impact Assessment that is contained within the following section 10.

10. PLAN OF STUDY FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

10.1. THE NATURE AND CONTENT OF A PLAN OF STUDY FOR AN ENVIRONMENTAL IMPACT ASSESSMENT

The purpose of this plan of study is to provide an outline of the processes that will occur after the scoping phase of the Environmental Impact Assessment is completed.

In terms of its substance, the Plan of Study for an Environmental Impact Assessment is based on the previous section 9, which identified the potential environmental issues and alternatives requiring further investigation and assessment in the EIA process. In terms of its structure and process, this plan of study is produced in accordance with the requirements of Government Notice 543, which requires that it includes:

1. A description of the tasks that will be undertaken as part of the environmental impact assessment process, including any specialist reports or specialised processes, and the manner in which such tasks will be undertaken.
2. A description of the proposed method of assessing the environmental issues and alternatives, including the option of not proceeding with the activity.
3. Particulars of the public participation process that will be conducted during the environmental impact assessment process; and
4. Any specific information required by the competent authority.

In meeting the above requirements, this Plan of Study of an Environmental Impact Assessment contains the following sections:

SECTION 10.2

A description of the potential environmental issues identified that require further investigation and assessment and a discussion of the general nature of their assessment.

SECTION 10.3

An identification of the alternatives identified so far, and the manner of their consideration and comparison.

SECTION 10.4

The methodology of assessing the significance of identified potential environmental impacts.

SECTION 10.5

An indication of the additional information required, from specialist studies and other documentation, that will be required assess the potential impacts on the proposed activity on the environment.

SECTION 10.6

Provides an outline of the proposed public participation process associated with the implementation of the above proposed Environmental Impact Assessment procedures and the resultant Environmental Impact Assessment Report.

10.2. IDENTIFICATION OF THE ENVIRONMENTAL ISSUES TO BE ASSESSED

10.2.1. ISSUES RELATED OT THE EXISTING PLANS AND POLICIES RELEVANT TO THE SITE

The site and the proposed development is required to be investigated and assessed in terms of the information, policies and recommendations produced by the relevant government organisations. These would include, but would not necessarily be restricted to:

1. National planning
2. KwaZulu-Natal provincial planning
3. Ilembe District Municipality, in terms their Integrated Development Plan (IDP) and Spatial Framework Plan (SDF)
4. KwaDukuza Municipality, in term of their IDP and SDF.
5. Any other collective plans formulated between two or more of these organisations, for example in regard to the planning of the N2 development corridor.

It is also to be noted that the local and district municipalities are registered interested and / or affected parties within this EIA, and therefore will be provided for their comment with all documentation prepared in this EIA process.

10.2.2. ISSUES PERTAINING TO THE BIOPHYSICAL ENVIRONMENT

The biophysical environment can be considered to be comprised of the air, water, soil, biological species, communities and habitats, and the ecological processes within which they are all interrelated.

The potential impacts of the proposed development on these components is required to be assessed in the EIA process, and to include such aspects as the potential impacts on:

- a. Air quality – for example from dust during construction and air emissions during operation.
- b. Water quality – for example water pollution during construction and operation, and the effects of soil erosion on water quality.
- c. Hydrology – for example in regard to changes volumes and flow rates of rain water runoff after the development
- d. Soil resources – for example the loss of soil from soil erosion.
- e. Species – On fauna and flora in general and particular species of concern.
- f. Natural habitats – For example on wetlands.
- g. Ecological process - For example on energy flows, nutrient cycles, succession and invasion, feeding, breeding, and the movement of species. Also, the goods and services provided by these processes for people, in terms of such aspects air quality, climate moderation, water quality maintenance and flood controls.

10.2.3. ISSUES PERTAINING TO THE SOCIO-ECONOMIC ENVIRONMENT

Potential socio-economic issues and related information to be assessed include:

- a. Whether there is a need or demand for the development.
- b. The loss of agricultural land.

- c. The effects on the surrounding communities of the change in land use. For example in regard to traffic and visual impacts.
- d. Cultural heritage considerations.

10.2.4. ISSUES PERTAINING TO THE PROVISION OF INFRASTRUCTURE AND SERVICES

The ability to ensure the provision of the necessary and appropriate infrastructure and services on the site is an important consideration which is required to be assessed, in regard to:

- a. Roads provision and related traffic generated, in general and in regard to the potential impacts on local residents, during both the construction and operational phases.
- b. The provision of potable water.
- c. The disposal of waste water.
- d. The management of solid waste.
- e. The provision of electricity.

10.2.5. ISSUE PERTAINING TO ENVIRONMENTAL MANAGEMENT ASPECTS

The potential impacts of the development during both its construction and ongoing operational phase in perpetuity are closely related to the quality of the comprehensiveness and effectiveness of environmental management which is applied to the site. Aspects of environmental management which are required to be investigated, reported on and assessed are in regard to:

- a. The conservation of resources (energy, water, materials, and waste) during both construction and operation.
- b. The management of the construction process.
- c. The vegetation rehabilitation and landscaping processes.
- d. The management of the various types of developments during their operation.
- e. The management of the game reserve area.
- f. The management of the other private open spaces.
- g. The management of the public open spaces.

10.3. THE IDENTIFICATION AND CONSIDERATION OF ALTERNATIVES

10.3.1. THE NO – DEVELOPMENT OPTION

The consideration of this alternative involves an assessment of what the likely environmental consequences would be, whether positive, negative or neutral, if the development were not to occur.

10.3.2. THE ALTERNATIVE USES FOR THE SITES

Potential alternative land uses for the site are considered in contrast to the ones that are proposed within this particular application. The likelihood and potential consequences of these alternative land uses are therefore identified and assessed.

10.3.3. THE ALTERNATIVE SITE OPTION

The site and its environs are considered in regard to whether there are alternative sites to the proposed development that are the subject of this application, and assesses the relative suitability in comparison to the applicant site. It is important in this regard to take note of the context of the proposed development within the wider overall Driefontein Development context which the applicant site is part of.

10.3.4. ALTERNATIVE TECHNOLOGIES AND APPROACHES

The use of alternative technologies and approaches to reduce the demand on resources (energy and water) and the production and disposal of waste are required to be identified, investigated and reported on.

10.4. THE METHODOLOGY FOR ASSESSING THE SIGNIFICANCE OF IDENTIFIED POTENTIAL IMPACTS

Within the description and assessment of each of the identified environmental issues for the applicant site, and also where relevant for alternative sites, the general structure and approach is outlined below. What is provided below is a general framework of approach to the assessment of an issue, which of necessity may be tailored and altered where required to deal adequately with the description and assessment of a particular issue. Bearing this caveat in mind, the overall framework of assessment is as follows:

- A description of the nature of the potential issue as to its :
 - Causes and effect
 - Who or what will be affected
 - How it will be affected
- Assessment of the impact as to
 - Probability
 - Extent
 - Duration
 - Magnitude
 - Reversibility
- Mitigation of the potential impact in regard to the
 - Potential to mitigate any negative impacts
 - Potential to optimise any positive impacts
 - The likelihood of successful mitigation
- Overall assessment and general comments as to the predicted impacts of the development after mitigation in terms of such criteria as may be relevant to a particular impact, and which may include the following aspects :
 - The severity and permanence of the impact on either local biota or surrounding human communities
 - The size of the affected communities and their relative significance
 - The general ecological and socio – economic context within which a particular impact would occur
 - The final balance of between positive and negative impacts, and related costs and benefits to society.

The table overleaf provides a summary of the application of these criteria for each potential impact, to the extent that they are relevant to a particular impact.

However, in the case of the many of the potential impacts the above approach is not necessarily the most appropriate. In these cases a more discursive way of dealing with a particular issue will be used as appropriate.

TABLE 3: SUMMARY OF CRITERIA USED FOR THE ASSESSMENT OF ISSUES

POTENTIAL ISSUE	CRITERIA	DESCRIPTION OF ELEMENTS THAT ARE CENTRAL TO EACH ISSUE.
DESCRIPTION	Nature	What causes the effect?
		Who will be affected?
		What will be affected?
		How will it be affected?
	Probability	Certain / may not occur with mitigation
	Status	Positive, negative or neutral.
ASSESSMENT	Extent	Is the impact site specific ?
		Does the impact extend locally , i.e. to the site and its nearby surroundings?
		Does the impact extend regionally , i.e. have an impact on the region?
		Does the impact extend nationally , i.e. have an impact on a national scale?
	Duration	Short term , i.e. 0-5 years.
		Medium term i.e. 5-11 years
		Long term , i.e. impact ceases after the construction or operational life cycle.
		Permanent , i.e. mitigation either by natural process or by human intervention will not occur in such a way or in such a time span that the impact can be considered transient.
	Magnitude	Low , i.e. natural and social functions and processes are not affected or minimally affected.
		Medium , i.e. affected environment is notably altered. Natural and social functions and processes continue albeit in a modified way.
		High , i.e. natural or social functions or processes could be substantially affected or altered to the extent that they could temporarily or permanently cease.
	Reversibility	Impact is reversible or irreversible.
	Cumulative or non-cumulative	Potential of two or more impacts to combine cumulatively or synergistically
MITIGATION	Potential to mitigate each of the negative impacts	Description of the mitigatory measures. Extent to which mitigatory measures could influence the significance and status of each impact.
	Potential to optimize each of the positive impacts	Description and evaluation of the optimization measures.
OVERALL ASSESSMENT AND CONCLUSIONS	Overall Assessment and concluding comments as to the predicted impacts after mitigation and their : Severity and permanence Size and relative significance Ecological and socio – economic context Balance between positive and negative aspect Cost and benefits Acceptability / Unacceptability	

10.5. SPECIALIST STUDIES AND OTHER INFORMATION REQUIRED

The following specialist studies and reports have been identified as being required in order to provide the necessary information for the compilation of the Environmental Impact Report:

1. **Geotechnical Report** :A geotechnical report, including appropriate aspects of geohydrology to describe the relevant conditions of the site, their implications for development, and any mitigating measures or approaches that should be applied in developing the site.
2. **Wetlands Report**: Specialist wetland report to describe the nature, extent and present functionality of the wetland systems affected by the development. This report would then recommend the appropriate rehabilitation and mitigating measures and provide an overall assessment of the impacts of the development on future functionality of the wetland systems.
3. **Biodiversity Assessment Report** : A specialist report on the flora and fauna of the site site, and the likely impacts of the development on this, before and after the development process, and including the associated intended rehabilitation of the wetland areas and other areas to the west of railway line.
4. **Town Planning Report**: A specialist town planning report which describes the town planning aspects of the wider environment of the site, and also the development. The town planning report would also include the dealing with such aspects as the need and desirability of the development and the form of town planning controls that will be applied to the site.
5. **Socio-economic report**: A specialist report which investigates and reports on the need and desirability, and likely economic and social sustainability of the proposed development is required.
6. **Construction Environmental Management Plan**: Containing the measures to apply during the construction process to mitigate any potential negative environmental impacts.
7. **Traffic Impact Report**: A specialist traffic impact report which describes the current traffic situation, the potential impacts of the proposed development and other known developments on the affected surrounding road network, and which recommends the road upgrading and related traffic improvement measures that will be required to mitigate the effects on road traffic to the satisfaction to the relevant traffic authorities. The sorts of phasing of the development related to the phasing of the road provision infrastructure would also be of particular significance in regard to this development.
8. **Engineering Services Report**: A specialist engineering report which describes the method of infrastructure provision for the proposed development, including any mitigating measures to reduce any environmental impacts associated with infrastructure provision.
9. **Storm Water Management Plan**: To be compiled by the project's civil engineer, to assess the potential increases in storm water and describe the methods to be employed to ensure that pre and post development flows off the site will be the same, and to also address related storm water management issues such as soil

erosion. This report may also be included as part of the engineering services report referred to above.

10. **Electricity supply report:** A specialist electricity supply report which describes the manner of electricity supply to the proposed development, and which addresses any issues associated with ensuring electricity supply and any impacts associated with this provision.
11. **Cultural Heritage Report :** A cultural heritage report is required for this site, to include both the buildings on it, as well the overall undeveloped areas of the site.
12. **Agricultural potential report:** A specialist report describing the agricultural potential of the site, the related impacts of removing the areas proposed for development and rehabilitation from agriculture, and the potential impacts of developing the site on the agricultural activities in the surrounding environ.
13. **Noise Impact and Flight Path Analysis Report :**
The noise impact specialist studies and their associated flight path analyses conducted for the King Shaka International Airport will be accessed and their findings assessed in regard to their implications for the proposed development. If necessary, any noise abatement measures to be applied to the residential areas within the development will be identified.

Information and comments from various authorities and organisations:

Other information and comments required by authorizing authorities to be taken into account in the EIA process, and which may influence the compilation and assessment of specialist reports are identified as including the following :

1. Amafa aKwaZulu-Natali
2. Department of Agriculture (National)
3. Department of Water Affairs
4. Ezemvelo KZN Wildlife
5. KwaZulu-Natal Department of Agriculture & Environmental Affairs :
Agricultural Directorate
6. KwaZulu-Natal Department of Transport
7. South African National Roads Agency Limited
8. KwaDukuza Local Municipality
9. Ilembe District Municipality
10. Ilembe Chamber of Commerce

These comments will be obtained through the processes of following up on letters already sent in some cases, providing copies of this scoping report for comment, as appropriate to the particular organisation being approached for comment.

10.6. CONSULTATIONS WITH THE COMPETENT AUTHORITY

Consultation with the competent authority, the KwaZulu-Natal Department of Agriculture, Environmental Affairs and Rural Development will occur in the following stages of EIA process after the submission and acceptance of this final amended scoping report :

1. There will be the submission to the authority of the Environmental Impact Assessment Report at the same time that it is circulated to the registered interested and affected party for their comments.
2. Any comments, queries or requests for information from the authority will be responded, as will be appropriate to nature of the query and the requests for information.
3. There EAP will assist the authority in organizing a site inspection, as and when requested to by the authority.
4. Any requests to amend the EIA report or to provide any supplementary reports and / or information before the Waste Management License is granted will be complied with in the manner required by the authority.

10.7. THE PROPOSED PUBLIC PARTICIPATION PROCESS

It is proposed that the Environmental Impact Report that is produced as a result of the implementation of the above Plan of Study for an Environmental Impact Assessment will be made available for comment to all interested and affected parties and government organisations in the same manner as this scoping report, as described within section 11 below. A comments period of 40 days will be provided for the Environmental Impact Report.

A record of all comments received, and the register and record of any meetings held, will be included in the final, amended report to be provided to the authorities.

11. THE NEXT STEPS IN THE EIA PROCESS

This final scoping report will be made available to all registered interested and affected parties in the following manner:

1. Non-government registered interested and/or affected parties will be emailed a full copy of the report (they have all provided email addresses).
2. Complete hard copies of the scoping report will be provided to the following government organisations with a request for their comments.
 - a. Ezemvelo KwaZulu-Natal Wildlife.
 - b. Department of Water Affairs
 - c. KwaDukuza Local Municipality
 - d. Ilembe District Municipality
 - e. The agricultural section of the KwaZulu – Natal Department of Agriculture and Environmental Affairs
 - f. KwaZulu-Natal Department of Transport.
 - g. The National Department of Agriculture
 - h. South African National Roads Agency Limited.

Any written comments from the above parties will be requested to be provided within 30 days of receiving this final scoping report. Any follow interactions and meeting with these authorities will occur as may be required.

3. A copy of this final scoping report will also be provided to the KwaZulu-Natal Department of Agriculture and Environmental Affairs, as the competent authority responsible for administering the EIA process.

Any comments received on this scoping report will also be forwarded to these environmental authorities for their consideration in the EIA process.



Guy Nicolson

MSc (Environmental Planning); Pr.Sci.Nat.; M.S.A.I.E & E.S
GUY NICOLSON CONSULTING

LIST OF FIGURES

- Figure 1 : Site location plan
Figure 2: Orthophoto map of the site with 10m contours.
Figure 3: Aerial photograph of the site with annotations
Figure 4: Development Layout Plan

LIST OF PHOTOGRAPHS

1. View from the north-eastern portion of the site looking east towards the N2.
2. View from the north-eastern portion of the site looking north
3. View from the north-eastern portion of the site looking south, with Ballito on the left of photograph.
4. View from the north-eastern portion of the site looking west with boundary road and adjacent property in view.
5. View from the boundary road looking south along the site, with the easternmost wetland area in view.
6. View standing on the centre of the site looking east towards Ballito, with the easternmost wetland area in view.
7. View of the tunnel farming activity.
8. View of the most central wetland of the site long the access road.
9. View of the bridge and railway line that intersects the site.
10. View of the wetland looking north on the most western portion of the site.

APPENDIX 1

DOCUMENTATION PRODUCED FOR OR DERIVED FROM THE PUBLIC PARTICIPATION PROCESS

12. List of registered interested and affected parties
13. Newspaper advertisements
14. Photographs of posters placed on site
15. Text of posters placed on site
16. Letter sent to potential interested and affected parties
17. Comments form sent to potential interested and affected parties
18. Agenda for public meeting, and Background Information Document
19. Minutes of the public meeting
20. Register of the public meeting
21. Comments received up to the production of the draft scoping report
22. Comments received after the circulation of the draft scoping report

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FIGURE 1: LOCATION PLAN

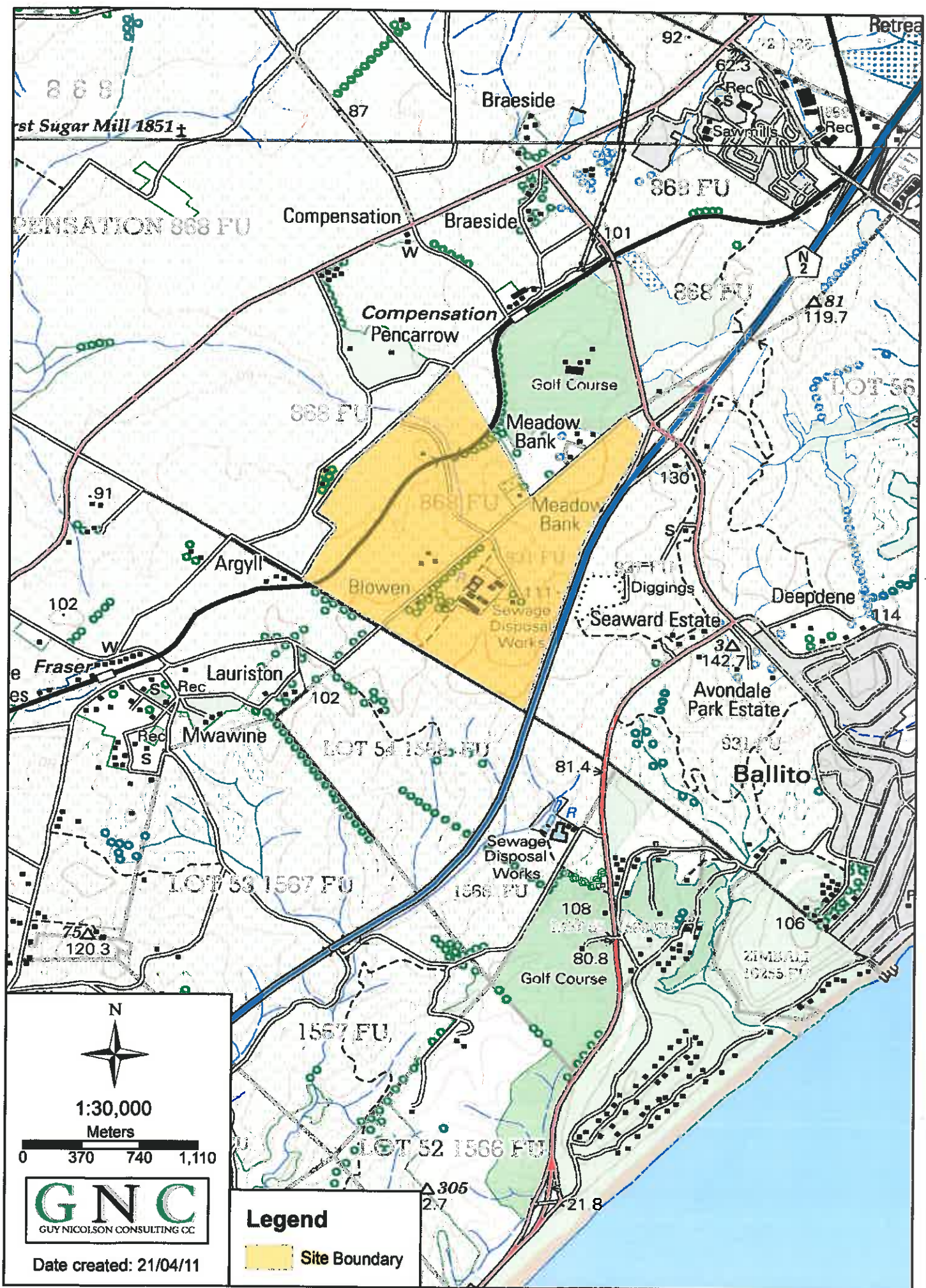


FIGURE 2: ORTHOPHOTO MAP OF SITE WITH 10m CONTOURS

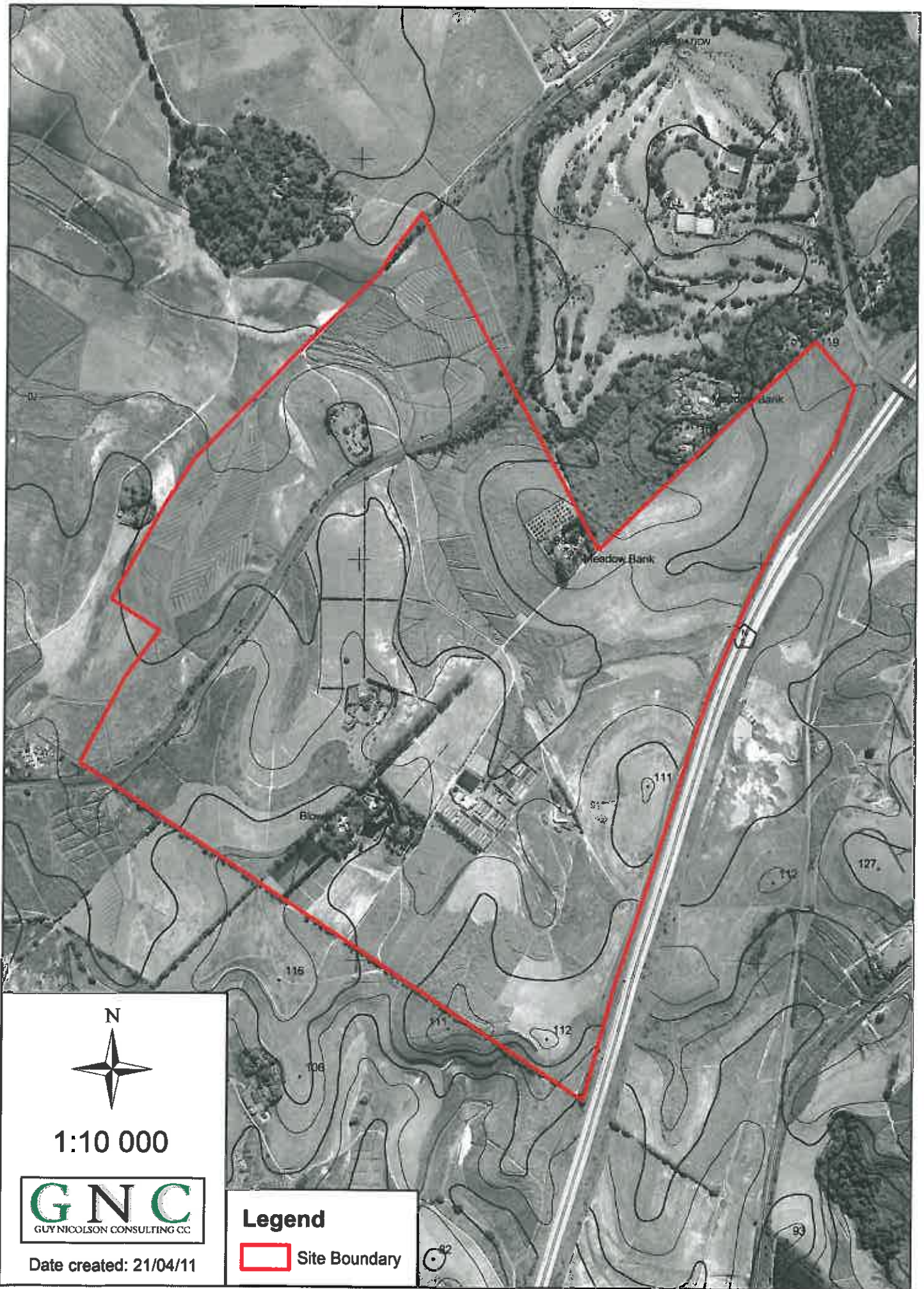


FIGURE 3: AERIAL PHOTOGRAPH OF SITE

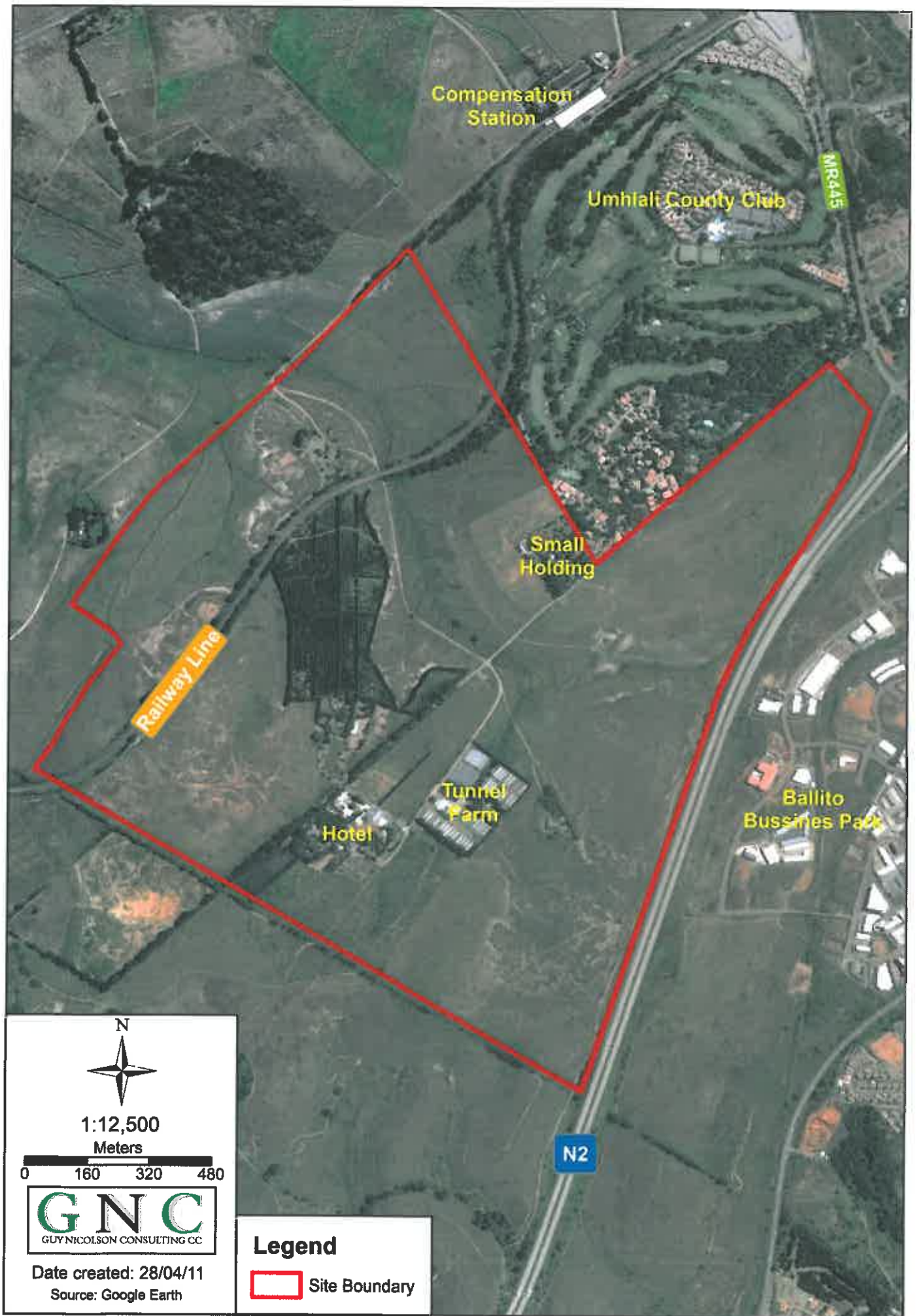


FIGURE 4: DEVELOPMENT LAYOUT PLAN



Greenlands Development Node

11 April 2012

1:5000 (PRINTED AT A3)



Land Use Pattern	Area	Min. Bulk	Max. Bulk
Tourism & Recreational	97013		
Green Open Space	70375		
Hard Open Space	48964		
Road Network	375401		
Wetlands	337674		
Business	50541	25271	50541
High Density Res	143579	100505	201010
Leisure	89406	53763	80645
Mixed Use	560384	504346	840576
Office	133371	66686	133371
Social & Institutional	45679	18271	54814
Utility/ Convention Centre	62192	37315	74630
TOTAL	2014779	806157	1435587

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6. View standing on the centre of the site looking east towards Ballito, with the easternmost wetland area in view.
7. View of the tunnel farming activity.
8. View of the most central wetland of the site long the access road.
9. View of the bridge and railway line that intersects the site.
10. View of the wetland looking north on the most western portion of the site.



Photo 1: View from the north-eastern portion of the site looking east towards the N2.



Photo 2: View from the north-eastern portion of the site looking north with the N2 off ramp intersection in view.



Photo 3: View from the north-eastern portion of the site looking south along the site, with Ballito to the left of the photo.



Photo 4: View from the north-eastern portion of the site looking west with the boundary road and adjacent property in view.



Photo 5: View from boundary road looking south along the site with the easternmost wetland in view.



Photo 6: View standing on the centre of the site looking east towards Ballito with the easternmost wetland in view.



Photo 7: View of the tunnel farming facility on the site.



Photo 8: View of the most central wetland of the site along the access road.



Photo 9: View of the bridge and railway line that intersects the site.



Photo 10: View of the wetland looking north on the most western portion of the site.

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 Email: guyn@saol.com
 CC Registration No: CK 93/07200/23
 VAT Registration No: 4950171530

EIA DC 29/0028/10 : PROPOSED GREENLANDS NEW TOWN CENTRE AT BALLITO : LIST OF REGISTERED INTERESTED AND / OR AFFECTED PARTIES

1. Terry Bengis : Postnet Suite 120, Private Bag X02 Glenashley 4022, 032 5255600, 00732497017 bengis@changesa.co.za
2. Terry Buchanan : PO Box 731 Ballito 4420 032 9471101 08282881577 vivienbuchanan@gmail.com
3. Kevin English : PO Box 1027 Ballito 4420 032 9471242 0844557477 kde@netactive.co.za
4. Department of Agriculture, Forestry and Fisheries : Director Land Use of Soil Management : Private Bag X120 Pretoria 0001.
5. Department of Water Affairs : Deputy Director Water Quality Management : PO Box 1018 Durban 4000
6. Ezemvelo KwaZulu-Natal Wildlife : Planning Division IEM Section: PO Box 13053 Cascades 3202
7. Bill Ferrar : Umhlali Golf Estate : PO Box 6253 Zimbali 4418 032 9470839 00824500329 ferrar@telkomsa.net
8. Mrs. Kirsty Hall : PO Box 1101 Ballito 4420 032 9462632 fax 031 5795200 0835493 slendermongoose@yahoo.com
9. Nigel Harris : PO Box 1330 Ballito 4420 0825581769 nigel.harris60@yahoo.co.uk
10. Ilembe District Municipality : Manager IDP Planning : 16 Old Main Road Umhlali 4390
11. Rigby Heenan : 0724671227 heenanr@lantic.net
12. Lauren Hinds : PO Box 97 Ballito 4420 032 9470515 fax 0320313 0731417289 lauren@romalfarm.co.za
13. Di Jones : Dolphin Coast Conservancy : 7 Dunkirk Road Salt Rock 4391 032 5258160 083612 0859 dijones@iafrica.com
14. Gerda Kaljee : PO Box 178 Dolphin Coast 4404 0837023731 gerdafisio@lantic.net
15. KwaDukuza Local Municipality : Municipal Manager : PO Box 72 Stanger 4450
16. KwaZulu-Natal Department of Agriculture, Environmental Affair and Rural Development : Directorate of Macro Planning : Private Bag X9050 Pietermaritzburg 3200
17. KwaZulu-Natal Department of Transport : The Director, Attention Mr.Roy Ryan : Private Bag X9043 Pietermaritzburg 3200
18. Ralph Murray : Chairman The Greens Body Corporate : 032 9470875 0744705555 PO Box 281 Dolphin Coast 4404 ralph.karen.murray@gmail.com
19. Councilor Ann McDonnell : KwaDukuza Municipality 0825727389 PO Box 4394 Umhlali 4390 annmc@telkomsa.net
20. Thomas Nicolson : PO Box 6478 Zimbali 4418 032 9462662 083700354 thomas@gdprojects.co.za

21. I Nisbet : PO Box 175 Dolphin Coast 4404 032 9476563 0827548035
isn@telkomsa.net
22. Michael Paterson : North Coast Courier : 032 9460276 0823166606
michael@northcoastcourier.co.za
23. Phezulu Projects : (Popechster (Pty) Ltd – developers of phases 1, 2 & 3 of Ballito Business Park : PO Box 227 Hilton 3245 033 3434221 0832502550
phezulu@iafrica.com
24. Ricky Pissara : PO Box 248 Umhlali 4395 032 5258586 0825601750
rpissarra@nutriflo.co.za
25. Hugh Rawdon : PO Box 6566 Zimbali 4418 032 9470860 0828947599
rawdonh@icon.co.za
26. Rob Kirby Associates : PO Box 1326 Wandsbeck 3631 031 2660911
rkassoc@iafrica.com
27. B Shingler : DOCCRA : PO Box 581 Ballito 4420 0833034747
barbara@ballito--estates.co.za
28. South African National Roads Agency Limited : Regional Manager Eastern Region : PO Box 100410 Scottsville 3209
29. Janet Stanway : PO Box 214 Umhlali 4391 032 9470339 0824979276
standway@telkomsa.net
30. Tongaat Hulett Developments (Pty) Ltd PO : Box 22319 Glenashley 4022 031 560 1937 Bheki Shongwe 0834590262 Bheki.Shongwe@thdev.co.za
31. Mr. J Veasey : PO Box 6004 Zimbali 4418 032 9462377 083 3269458
4.site@uge.co.za
32. Miss J Veasey : PO Box 6004 Zimbali 4418 032 9462477 0837835041
jessveasey@gmail.com
33. Hylton Whyte : PO Box 6743 Zimbali 4418 032 9470429
hyltonw@mweb.co.za
34. Wildlife and Environment Society of South Africa : Mrs. Carolyn Schwegmann
afromatz@telkomsa.net

CERTIFICATE OF PUBLICATION

This is to certify that the attached advertisement was published
in the North Coast Courier on

Friday 26 November 2010

KARYN KRUGER
CLASSIFIEDS MANAGER

R1641-60 incl. VAT

Directors: B.W. Stephenson, M. R. Stephenson, B. N. Sturgeon, G. Utian

100. Public
Notices

100. Public Notices

**EIA DC 29/0028/10 : PROPOSED GREENLANDS NEW TOWN CENTRE
AT BALLITO : NOTIFICATION OF AN ENVIRONMENTAL IMPACT
ASSESSMENT AND PUBLIC MEETING :**

Guy Nicolson Consulting cc has been appointed as an independent environmental assessment practitioner by the applicant company, Greenlands Real Estate (Pty) Ltd to implement an environmental impact assessment (EIA). Their application is to obtain the necessary positive environmental authorization to permit certain activities to occur which are listed in terms of the 2010 EIA regulations that have been promulgated under the National Environmental Management Act, 1998.

The application is to develop the Greenlands New Town Centre on several properties that are a total of approximately 197.4 hectares in area which are situated on the south west (inland) corner of the intersection of the N2 with provincial main road MR 445. It is proposed in the application for this major development to create a mixed use new town centre for Ballito comprising a mixed use precinct of approximately 1 200 000 square metres, including an international conference centre, together with associated bulk infrastructure.

Notification of a public meeting:

As a potential interested and / affected party you are notified of an open public meeting that will be held on the 9th December 2010 at 17h30 (5.30pm) in the main functions room of the Umhlali Country Club. The main purpose of this meeting is to provide information on the proposed development, answer any questions, and to identify any potential issues requiring consideration in the EIA process.

Registering as an interested and / or affected party:

You may register as an interested and/or affected party at the public meeting if you so wish. However, if you cannot attend the meeting and/or wish to register separately, you may do so in writing to Guy Nicolson of Guy Nicolson Consulting cc by post :

6 Indwa Place Kloof 3610, Fax 031 7642515 or email guyn@saol.com

Daily News,

Friday November 19, 2010

711 Public Notices

**EIA DC 29/0028/10 :
PROPOSED GREENLANDS
NEW TOWN CENTRE AT
BALLITO : NOTIFICATION
OF AN ENVIRONMENTAL
IMPACT ASSESSMENT AND
PUBLIC MEETING :**

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The application is to develop the Greenlands New Town Centre on several properties that are a total of approximately 197.4 hectares in area which are situated on the south west (inland) corner of the intersection of the N2 with provincial main road MR 445. It is proposed in the application for this major development to create a mixed use new town centre for Ballito comprising a mixed use precinct of approximately 1 200 000 square metres, including an international conference centre, together with associated bulk infrastructure.

Notification of a public meeting

As a potential interested and / affected party you are notified of an open public meeting that will be held on the 9th December 2010 at 17h30 (5.30 pm) in the main functions room of the Umhlali Country Club.

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Registering as an interested and / or affected party

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Photograph of poster 1 on site



Photograph of poster 2 on site

**EIA DC 29/0028/10 : PROPOSED GREENLANDS NEW TOWN
CENTRE AT BALLITO : NOTIFICATION OF AN
ENVIRONMENTAL IMPACT ASSESSMENT AND PUBLIC
MEETING :**

Guy Nicolson Consulting cc has been appointed as an independent environmental assessment practitioner by the applicant company, Greenlands Real Estate (Pty) Ltd to implement an environmental impact assessment (EIA). Their application is to obtain the necessary positive environmental authorization to permit certain activities to occur which are listed in terms of the 2010 EIA regulations that have been promulgated under the National Environmental Management Act, 1998.

The application is to develop the Greenlands New Town Centre on several properties that are a total of approximately 197.4 hectares in area which are situated on the south west (inland) corner of the intersection of the N2 with provincial main road MR 445. It is proposed in the application for this major development to create a mixed use new town centre for Ballito comprising a mixed use precinct of approximately 1 200 000 square metres, including an international conference centre, together with associated bulk infrastructure.

Notification of a public meeting

As a potential interested and / affected party you are notified of an open public meeting that will be held on the 9th December 2010 at 17h30 (5.30 pm) in the main functions room of the Umhlali Country Club.

The main purpose of this meeting is to provide information on the proposed development, answer any questions, and to identify any potential issues requiring consideration in the EIA process.

Registering as an interested and / or affected party

You may register as an interested and / or affected party at the public meeting if you so wish. However, if you cannot attend the meeting and / or wish to register separately, you may do so in writing to Guy Nicolson of Guy Nicolson Consulting cc by post : 6 Indwa Place Kloof 3610, Fax 031 7642515 or email guy@saol.com



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Email: guyn@saol.com
CC Registration No: CK 93/07200/23
VAT Registration No: 4950171530

18 November 2010

Dear Potential Interested and / or Affected Party

EIA DC 29/0028/10 : PROPOSED GREENLANDS NEW TOWN CENTRE AT BALLITO : NOTIFICATION OF AN ENVIRONMENTAL IMPACT ASSESSMENT AND PUBLIC MEETING :

Guy Nicolson Consulting cc has been appointed as an independent environmental assessment practitioner by the applicant company, Greenlands Real Estate (Pty) Lt to implement an environmental impact assessment (EIA). Their application is to obtain the necessary positive environmental authorization to permit certain activities to occur which are listed in terms of the 2010 EIA regulations that have been promulgated under the National Environmental Management Act, 1998. This letter is part of the public participation process associated with the implementation of this EIA. This authorization is granted by the competent environmental authority, which is the KwaZulu-Natal Department of Agriculture, Environmental Affairs and Rural Development.

The application is to develop the Greenlands New Town Centre on Remainder of Portion 506, Remainder of Portion 570, Portion 127, Portion 571, Portion 558, Portion 606 and Portion 126. These contiguous properties are a total of approximately 197.4 hectares in area are situated on the south west (inland) corner of the intersection of the N2 with provincial main road MR 445. A plan indicating the location of these properties is included with letter.

It is proposed in the application for this major development to create a mixed use new town centre for Ballito comprising a mixed use precinct of approximately 1 200 000 square metres, including an international conference centre, together with associated bulk infrastructure.

Notification of a public meeting

As a potential interested and / affected party you are notified of an open public meeting that will be held on the 9th December 2010 at 17h30 (5.30 pm) in the main functions room of the Umhlali Country Club.

The main purpose of this meeting is to provide information on the proposed development, answer any questions, and to identify any potential issues requiring consideration in the EIA process.

Registering as an interested and / or affected party

You may register as an interested and / or affected party at the public meeting if you so wish. However, if you cannot attend the meeting and / or wish to register separately, you may do so in writing within twenty one days of receiving this letter by contacting Guy Nicolson of Guy Nicolson Consulting cc.

If you do register as an interested and affected party, you will be provided with information about the development and given the opportunity to comment in the EIA process, including raising any issues which you consider should be addressed in this process.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Nicolson', written in a cursive style.

Guy Nicolson

MSc (Environmental Planning); Pr.Sci.Nat.; M.S.A.I.E & E.S
GUY NICOLSON CONSULTING



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Email: guyn@saol.com
CC Registration No: CK 93/07200/23

**WML DML/021/10 : UNILEVER WASTE MANAGEMENT LICENSE APPLICATION
DETAILS OF REGISTERED INTERESTED AND AFFECTED PARTY**

Name.....

Telephone Mobile

Email Fax

Postal address

Organization you are part of (if relevant)
.....

ISSUES TO BE TAKEN INTO ACCOUNT IN THE APPLICATION PROCESS

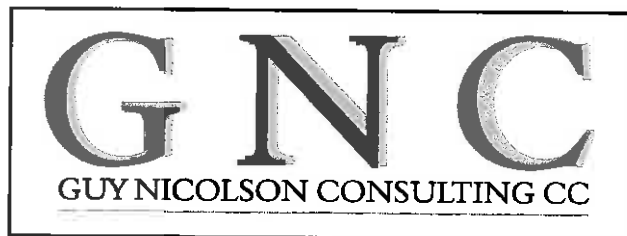
The public participation process is currently under way for this application.
Please complete below the particular issues or concerns which you may have which
you consider warrant further consideration and investigation in the rest of the this
process.

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Please provide below any other comments you wish to make in regard to the
proposed development and the application process under way.

.....
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.....

Many thanks for your participation



6 Indwa Place, Kloof, 3610 South
Africa
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Mobile: [+27] 82 772 9941
Email: guyn@saol.com
CC Registration No: CK 93/07200/23
VAT Registration No: 4950171530

AGENDA AND BACKGROUND INFORMATION DOCUMENT

FOR THE

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) IN TERMS OF THE NATIONAL ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS OF 2010, UNDER THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT 107 OF 1998

IN REGARD TO THE PROPOSED

EIA DC 29 /0028 / 10 THE GREENLANDS NEW TOWN CENTRE

NEAR BALLITO WITHIN KWADUKUZA LOCAL MUNICIPALITY

AGENDA FOR THE PUBLIC MEETING

- 1. INTRODUCTION AND BACKGROUND TO THE MEETING**
- 2. PRESENTATION OF THE PROPOSED DEVELOPMENT**
- 3. QUESTIONS AND DISCUSSION SESSION**
- 4. EXPLANATION OF THE NEXT STEPS**
- 5. CLOSING THE MEETING**

BACKGROUND INFORMATION

Guy Nicolson Consulting cc has been appointed as an independent environmental assessment practitioner by the applicant company, Greenlands Real Estate (Pty) Ltd to implement an environmental impact assessment (EIA). Their application is to obtain the necessary positive environmental authorization to permit certain activities to occur which are listed in terms of the 2010 EIA regulations that have been promulgated under the National Environmental Management Act, 1998. The relevant authority which administers this EIA process, and which may issue the necessary environmental authorization, is the KwaZulu-Natal Department of Agriculture, Environmental Affairs and Rural Development.

The application is to develop the Greenlands New Town Centre and its related infrastructure on several properties that are a total of approximately 197.4 hectares in area, and which are situated on the south west (inland) corner of the intersection of the N2 with provincial main road MR 445. It is proposed in the application for this major development to create a mixed use new town centre for Ballito comprising a mixed use precinct of approximately 1 200 000 square metres, including an international conference centre, together with associated bulk infrastructure. The applicant will provide a presentation under section 2 of the agenda to provide more details of their development proposal.

Due to the scale and nature of the development the application will undergo the "full EIA" process of both a scoping report phase and environmental impact report phase, as prescribed in the relevant EIA regulations. The first step in this scoping process is the public participation process, which this public meeting is part of. The purpose of the scoping process is to :

1. Identify and inform all potential interested and affected parties about the EIA and the proposed development that is the subject of the application.
2. Identify any potential issues and concerns related to the application, from both the interested and affected parties and from professional knowledge of the site and what is proposed on it.

The EIA will follow the following steps which are prescribed in the EIA regulations :

1. Carrying out the public participation process.
2. Producing and circulating for comment a **scoping report**. An important component of this scoping report is the Plan of Study for an Environmental Impact Assessment, which describes how the issues in the scoping process identified will be investigated, reported on and **assessed**.
3. Production of the environmental impact report. This environmental impact report, which includes various specialist reports (for example, vegetation, wetlands, traffic, engineering etc) assesses the potential impacts identified in the scoping process, and makes certain recommendations in this regard. The EIA process concludes with the submission of the final environmental impact report to the environmental authorities for their consideration for an environmental authorization which, if positive, is granted with various conditions that have to be adhered to in the implementation of the project.

It is to be noted that all registered interested and affected parties are sent all copies of the above reports, which may be in both draft and final forms, for their information, and comment if they so wish. All comments received, both at this public meeting and on any of these reports, are included in the EIA process, and provided in the relevant documentation to the environmental authorities for their consideration in the process.

A response form is also provided with this document. If you wish to be registered as an interested and affected party for the rest of the EIA process. It would be appreciated if you could complete this form and hand it in after the public meeting, or post, email or fax it within 21 days of this public meeting.



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 Fax: [+27] (31) 764 2515
 Mobile: [+27] 82 772 9941
 Email: guyn@saol.com

VAT Registration No: 4950171530

EIA DC 29/0028/10 : PROPOSED GREENLANDS NEW TOWN CENTRE AT BALLITIO

MEETING MINUTES FOR THE PUBLIC SCOPING MEETING HELD ON 9TH DECEMBER 2010 AT 18H00 AT UMHALI COUNTRY CLUB

1. INTRODUCTION

Guy Nicolson (GN) introduced himself and named the proposed project, and then explained how he is a independent environmental assessment practitioner appointed by the applicant company, Greenland Real Estate (Pty) Ltd, to implement an environmental impact assessment (EIA) on the proposed Greenlands New Town Centre at Ballito. The locality of the proposed site was described by GN outlining the position of the site.

Apologies

He noted that the following apologies had been received for the meeting from the following parties who did also wish to be registered as Interested and / or affected Parties in the EIA process :

- Rigby Heenan
- Rob Kirby Associates
- Tongaat Hulett Developments (Pty) Ltd (B Shongwe, R Wilkinson & V Purves)

He then explained the need for this meeting in the public participation process in order for environmental authorisation to be granted.

GN then referred to the Background Information Document handout and described its purpose, to highlight all the valuable points that will also be explained in the presentation.

The agenda and way forward of the public meeting was also explained. He emphasized the importance of signing the register, and also the comments sheet, if one wished to be registered as an I&AP. If preferred, the comments sheet could be provided later, or an email could be sent, if the attendees so wished.

He introduced Thomas Nicolson and explained that he will be audio recording and taking noted minutes of the meeting, which would be available in the scoping report.

He then introduced Helena Jacobs, town planner and Erky Wood Architect and Urban Designer, who would provide the more detailed description of the proposed development.

He then explained why an environmental authorisation is required for certain activities and what the EIA attempts to achieve. GN also indicated that, because of the scale of the project, the process will follow the full EIA procedure not the basic assessment procedure.

The application has been registered with the authorizing authority, the KwaZulu-Natal Department of Agriculture, Environmental Affairs and Rural Development, and they have provided their EIA reference number DC 29/0028/10.

GN explained the entire EIA process and indicated that the process was at the public participation process stage, which public meeting was part of. He then explained that the intention of this public meeting is to be able to record any potential issues or concerns of interested and affected parties, to ensure that they are captured within the scoping process.

He then handed over the meeting for a description of the proposed development by Helena Jacobs, who dealt with the overall planning and motivation of the development, and Erky Wood who dealt with the urban design aspects of the development.

2. DESCRIPTION OF THE PROPOSED DEVELOPMENT

A description of the proposed development was provided with the aid of a power point presentation by Helena Jacobs and Erky Wood.

In summary the proposed development would consist of the Greenlands New Town Centre and its related infrastructure on several properties that are a total of approximately 197.4 hectares in area, and which are situated on the south west (inland) corner of the intersection of the N2 with provincial main road MR 445. It is proposed in the application for this major development to create a mixed use new town centre for Ballito comprising a mixed use precinct of approximately 1 200 000 square metres, including an international conference centre, together with associated bulk infrastructure.

A feature of the development would be the construction of an international conference centre.

3. QUESTIONS AND DISCUSSIONS SESSION

GN then opened the floor for any questions and comments. These are summarized below, together with the responses which were provided to each comment or question raised.

Barbara Shirge	Queried whether the information in regard to the development would be put on a website.
	Information in the EIA process will be communicated directly to every registered interested and affected party by emailing the material directly to them on the emails addresses which were provided.
Hilton Whyte	From Ballito Gardens, noted that the road presently providing access to Ballito Gardens cannot handle any more traffic, once construction on the new development was commenced with.
	This was noted as a valid concern, and a traffic impact assessment was a necessary study which was required to be undertaken. In regard to the traffic issues during the construction process, there would be a construction environmental management plan which would prescribe the measures that would have to be complied with to mitigate the impacts on local residents. This EMP would also be informed by the traffic impact study.
Terry Bengis	Spoke about the issue concerning the noise from the new King Shaka International Airport, in that the given noise footprint from the airport at the time of permitting was wrong, in that the aircraft flight paths had been planned at 8 degrees, but that actual aircraft flight paths were at only 3 degrees.

	These comments were noted. However, there was nothing that this proposed development could do about this matter. It was not felt that aircraft noise would be a significant impact on the new town centre, as a dense and active urban environment.
Terri Bengers	Raised concerns about the adequacy of electricity supply for the proposed new development, and that this was a serious issue.
	The issue of an adequate electricity supply was acknowledged to be a valid concern. This was currently under specialist investigation and would be reported on further within the environmental impact assessment phase of the project.
Terri Bengers	Raised that concern that, besides electricity, the general supply of bulk infrastructure, in the form of water and waste water disposal, was also an important issue that would have to be addressed.
	It was acknowledged that these infrastructure issue concerns were valid, were also under investigation, to be reported on further within the environmental impact assessment phase of the project.
Thomas Nicolson	From Ballito Gardens, stated that the interchange with the N2 was a problem for the proposed development.
	The upgrading of the interchange was about to be commenced with. However, the full picture in regard to traffic flows and the required upgrading of roads to serve the development and other development in the area would only become clear after the traffic impact assessment had been provided.
Hugh Rawdon	From Ballito Gardens queried when the first scoping report could be expected.
	It was difficult to provide a date at this early stage, but it was anticipated to be provided in the first quarter of 2011.
Ralph Murray	Reiterated that electricity was a problem. Asked about whether a traffic study had been undertaken, as traffic was also an important consideration.
	As responded to above, the adequacy of electricity supply was a valid issue to be investigated and reported on further. There would be a traffic impact assessment undertaken.
M. Robert	As the holder of large portion of the land, and a proponent of the development concept, he wished to provide the meeting with his thoughts on the development. He wished the development to be of the highest standards of quality, and he considered that some of the development on the eastern side of the N2 highway was unfortunate, and of a lower standard than was envisaged in the Proposed Greenlands New Town Centre. He felt that an exceptional professional team had been put together, and that the end result of the vision for the new town centre would be

	something very special.
	Mr Robert was thanked for his contribution.

4. CONCLUSION AND CLOSURE OF THE MEETING

After all questions had been answered and responded to, GN outlined the way forward in terms of the public's access to the scoping report and also indicated that the points raised by the public will be included within it. He thanked the attending and raising some valuable queries and comments.

[illegible]

EIA 29/0028 10 : REGISTER FOR THE EIA PUBLIC MEETING FOR GREELANDS NEW TOWN CENTRE AT BALLITO

Name (and organisation if representing one)	Postal address	Telephone and fax (if available)	Email address (Please write clearly)
Kirsty Hall		083 471 5493	slendermango@yahoo.com
Barbara Shingler - DOCKADA - 760155	360155 41 KINGSWAY DRIVE Box 1589 Ballito 4220.	083 303 6747	barbarashingler@co.za
Ble. Muri: Baccio (MADONTSIWA) TRUSTEES	Box 248 Umthata, 4390	082-7142583	kyhuu@iunus.co.za
Di Jones, Delphin (seal) Conservation	Box 1589 Ballito 4220.	032-5258100	dijones@14e.ru.ac.za
Jacqui Pissarra	Box 248 Umthata, 4390	032-5258586	jipissarra@nutriflo.co.za
Ruoy Pissarra	Box 248 Umthata, 4390	0825601750	rpissarra@nutriflo.co.za

EIA 29/0028 10 : REGISTER FOR THE EIA PUBLIC MEETING FOR GREELANDS NEW TOWN CENTRE AT BALLITO

Name (and organisation if representing one)	Postal address	Telephone and fax (if available)	Email address (Please write clearly)
BALDWIN JAMES STANLEY	P.O. Box 214 STILLER	032 947 0387 032 947 0387 032 947 0387	stiller@stiller.co.za
JANIS BETH	Box 175 Riverside 4404	032 947 0387 THE GREENS	
BUCHANAN TONY	PO BOX 731 RML 1106	032 947 1101	Wien.buchanan@gmail.com
GERARD KONGING	PO Box 2780 Summer SAR 1944	032 947 1149	
AND MCDONALD	Box 310 Lundun	0825727389	annu@telkom.co.za
JEFF SHINNS	P.O. Box 97	013 500 5479	lauren@romasfarm.co.za
LAUREN HINDS	Ballito	"	"
MICHEL ROBERT	Box 94 CHARAS KRANL	032 525 5564	
KIM ENGLAND	PO Box 1027 BELLITO	032 947 1242	keledne@active.co.za
WONG ROBERT	P.O. Box 94 L390	032-5254461	Nicky@edipriva.com

EIA 29/0028 10 : REGISTER FOR THE EIA PUBLIC MEETING FOR GREELANDS NEW TOWN CENTRE AT BALLITO

Name (and organisation if representing one)	Postal address	Telephone and fax (if available)	Email address (Please write clearly)
RMPH & Karen Murray The Goleens MURRAY	P.O. Box 281, Ballito 4414	032-947-0875	raph. karen. murray@ gmail. com.
ERIK WOOD & (GAPP SARIN NAIDOO ARCHITECTS)	PO BOX 3811, BRAMFISLE 2092	011-4821648.	sarunaidoo@gapp.net erik@gapp.net.
Hugh Robertson	PO Box 6566 Zimbabwe 4418	032 9472555 0329470861	naidoo@ken.co.za
Pat White	P.O. Box 6743 Zimbabwe 4418	032- 9470429	hyttwood@web.co.za
Socelyne Sibbald	P.O. Box 43 Dolphin Coast 4404	032-5255953 0836525953	engulvies@Family getaways.co.za.
Dichons ROBERT	P.O Box 94 SHAKES KENAL	0723844906	nicholasrobert@gmail.com
Bill Ferrar - Zimbabwe City in Ball	PO Box 6253	082-4500329	FERRAR@TELKOM SA .NET
Val Fester	Zimbabwe 4418		.
TERRY BEN GAS	89 NET SUITE 120 PRAG ROAD CENTRAL 4022	073 2497077 .	kerry@delongosa.com.
Michael Patterson - North Coast Courier		082 3166606	michael@northcoastcourier.co.za

EIA 29/0028 10 : REGISTER FOR THE EIA PUBLIC MEETING FOR GREELANDS NEW TOWN CENTRE AT BALLITO

[illegible]



6 Indwa Place, Kloof, 3610 South Africa
Tel: [+27] (31) 764 2515
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Mobile: [+27] 82 772 9941
Email: guyn@saol.com
CC Registration No: CK 93/07200/23

**EIA DC29/0028/10 : GREENLANDS NEW TOWN CENTRE NEAR BALLITO
DETAILS OF REGISTERED INTERESTED AND AFFECTED PARTY**

Name TERRY BENGIS

Telephone 0732487017 Mobile 082 525 5600

Email teddy@charyesa.com Fax 086 545 5234

Postal address PostNet suite 120, P. Bag X02
Glenashley 4022

Organization you are part of (if relevant)

ISSUES TO BE TAKEN INTO ACCOUNT IN THE EIA PROCESS

The public participation process is currently under way for this application.
Please complete below the particular issues or concerns which you may have which you consider warrant further consideration and investigation in the rest of the EIA process.

Provision of electricity

Please provide below any other comments you wish to make in regard to the proposed development and the EIA process under way

Many thanks for your participation



GUY NICOLSON CONSULTING CC

6 Indwa Place, Kloof, 3610 South Africa

Tel: [+27] (31) 764 2515

Fax: [+27] (31) 764 2515

Mobile: [+27] 82 772 8941

Email: guy@saol.com

CC Registration No: CK 93/07200/23

**EIA DC29/0028/10 : GREENLANDS NEW TOWN CENTRE NEAR BALLITO
DETAILS OF REGISTERED INTERESTED AND AFFECTED PARTY**

Name: Mrs. Kirsty Hall - slendermangoose@yahoo.com

Telephone: 033 471 5493 Mobile: 032 946 2632

Email: slendermangoose@yahoo.com Fax: 031 539 5200

Postal address: P.O. Box 1101, Ballito, 4420

Organization you are part of (if relevant)

Private Citizen

ISSUES TO BE TAKEN INTO ACCOUNT IN THE EIA PROCESS

The public participation process is currently under way for this application. Please complete below the particular issues or concerns which you may have which you consider warrant further consideration and investigation in the rest of the EIA process.

Concerns: Would be nice if a 2 Seasonal (wet & dry) assessment of wetland & its biodiversity was undertaken. ② Impact on mammals, amphibians, reptiles and bats, invertebrates. ③ Possible impact on wetland due to noise, light & chemical pollution as in possible pollution from industry leading into water system & thus affecting biodiversity living there. ④ Is this area a possible feeding site of *Otomopsis martensii* (Large free tailed bat) Should be investigated? Is this a possible site location for the Water Rat "*Dasyprocta*"?

Please provide below any other comments you wish to make in regard to the proposed development and the EIA process under way

Electricity access? Water access? Possibility of developing a desalination plant if development occurs? Living area for *Genetta tigrina*? Also of concern: Possible location of blue Duiker *Philantomba monticola*? What Rodent species are occurring in this wetland region other than the possible Water Rat, that may be impacted? What bat species occur here, if possible, and what impact will the development have upon them? What impact is estimated on fresh water crabs, water mongoose, insectivores?

Many thanks for your participation in this a possible Visiting Site for the Spotted *Necked Otter "Lutra Maculicollis"* or African *Clawed Mole "Aonyx capensis"* Possible region for Southern *Python "Python natalensis"*

Thank you.



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**EIA DC29/0028/10 : GREENLANDS NEW TOWN CENTRE NEAR BALLITO
DETAILS OF REGISTERED INTERESTED AND AFFECTED PARTY**

Name Di JONES

Telephone 032 525 8160 Mobile 083 612 0859

Email deijones@AFRICA.COM Fax

Postal address 7 Dunkirk Road
Salt Rock

Organization you are part of (if relevant)

Dolphin Coast Conservancy

ISSUES TO BE TAKEN INTO ACCOUNT IN THE EIA PROCESS

The public participation process is currently under way for this application.
Please complete below the particular issues or concerns which you may have which you consider warrant further consideration and investigation in the rest of the EIA process.

Basic Services, water of particular concern
Legitimacy of Project
lack of ability of authorities to ensure compliance
traffic problems
green fields under concrete

Please provide below any other comments you wish to make in regard to the proposed development and the EIA process under way

Dedicated desalination plant should be investigated.

Many thanks for your participation



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Africa
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**EIA DC29/0028/10 : GREENLANDS NEW TOWN CENTRE NEAR BALLITO
DETAILS OF REGISTERED INTERESTED AND AFFECTED PARTY**

Name RALPH MURRAY (CHAIRMAN OF BODY CORPORATE AT "THE GREENS")

Telephone 032-947-0875 Mobile 074-470-5555

Email ralph.karen.murray@gmail.com Fax N/A

Postal address P.O. Box 281, DOLPHIN COAST,
4404

Organization you are part of (if relevant)

BODY CORPORATE OF "THE GREENS"

ISSUES TO BE TAKEN INTO ACCOUNT IN THE EIA PROCESS

The public participation process is currently under way for this application.
Please complete below the particular issues or concerns which you may have which
you consider warrant further consideration and investigation in the rest of the EIA
process.

TRAFFIC IMPACT ASSESSMENT
NEW ROADS AND PRIVATE ROADS

Please provide below any other comments you wish to make in regard to the
proposed development and the EIA process under way

Many thanks for your participation

Guy Nicolson

From: "Ann McDonnell" <annmc@telkomsa.net>
Date: 17 November 2010 10:48 AM
To: "Guy Nicolson" <guyn@saol.com>
Subject: Re: EIA for Ballito New Town Centre

Thank you Guy.

I will attend - so far it is OK, however please register me as an IAP just in case!
 My main concern is the current paucity of electricity supply for the Ballito area. Any problem results in the overload of the network and this has caused many outages. Whatever the reason for this, bad planning, National shortage etc., it would be great if a development such as this is pro active in running "off grid" for as much of their power as possible

The next crisis will be water and again some thought should be put into any way of ameliorating the demand the development will cause!

Our road P445 is still a thorn in any developer's side. Once the new interchange is built, the 2 lane is impossilbe (in fact it is already a huge problem.

— Other councillors are Mdluli from Driefontein, Banda from Shakashead, Colin Marsh. Obviously, Di Jones from WESSA.

You can get the councilllrs details from Kwadukuza Mun on 032 4375000, I'm sure you have Di's details

Regards,

Ann McDonnell

YOSABA
PO 72
KWADUKUZA
4450

On Wed, Nov 17, 2010 at 9:48 AM, Guy Nicolson <guyn@saol.com> wrote:

Hello Ann

Please find attached the an EIA notification letter and location plan for a planned new town centre at Ballito.

It is sent to you as a potential interested and affected party, in your capacity as the councilor for the area.

If there are any other councillors that should also be getting this letter, it would be very helpful if you could advise me of their names and contact details.

Kind regards

Guy Nicolson

GUY NICOLSON CONSULTING CC

6 Indwa Place, KLOOF, 3610, KwaZulu-Natal, South Africa

Tel: [+27] (31) 764 2515 Fax: [+27] (31) 764 2515 Mobile: 082 772 9941 Email: guyn@saol.com

Ann McDonnell
Ward 6 Councillor
KWADUKUZA MUNICIPALITY
0825727389
annmc@telkomsa.net



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CC Registration No: CK 93/07200/23

**EIA DC29/0028/10 : GREENLANDS NEW TOWN CENTRE NEAR BALLITO
DETAILS OF REGISTERED INTERESTED AND AFFECTED PARTY**

Name J. NISBATT

Telephone 032 947 0563 Mobile 082 754 8035

Email 15N TELKOM SA. NA 1 Fax 032 947 0563

Postal address P.O. Box 175
DOLPHIN COAST KNOX

Organization you are part of (if relevant)

OWNER of THE GREENS

ISSUES TO BE TAKEN INTO ACCOUNT IN THE EIA PROCESS

The public participation process is currently under way for this application.
Please complete below the particular issues or concerns which you may have which
you consider warrant further consideration and investigation in the rest of the EIA
process.

Access road to my residence
Bulky taking place over wetlands

Please provide below any other comments you wish to make in regard to the
proposed development and the EIA process under way

Many thanks for your participation

Registration Please



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Tel: [+27] (31) 764 2515
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Email: guyn@saol.com
CC Registration No: CK 93/07200/23

EIA DC29/0028/10 : GREENLANDS NEW TOWN CENTRE NEAR BALLITO DETAILS OF REGISTERED INTERESTED AND AFFECTED PARTY

B. Shingler rep (3 b.c. + The Oval HOA)
Name DOCCRA, Umhlali Golf Est
Estate Simbithi, Seaward Saturn, ± 30 b.c.'s ± 40 ind rate payers.
Ber Mill's
Telephone 083 303 4747 Mobile

Email barbara@ballito-estates.co.za Fax 032-9461958

Postal address Box 581, Ballito, 4420

Organization you are part of (if relevant)

See above

ISSUES TO BE TAKEN INTO ACCOUNT IN THE EIA PROCESS

The public participation process is currently under way for this application.

Please complete below the particular issues or concerns which you may have which you consider warrant further consideration and investigation in the rest of the EIA process.

<u>Water / Sewerage</u>	<u>Sustainability of facilities</u> <u>very flawed when exist over</u> <u>storm water</u> <u>buttery!</u>
<u>Electricity</u>	
<u>TRAFFIC</u>	<u>Expense of RDM</u> <u>officials,</u>
<u>Wet land</u>	<u>(Black) Taxi Rank +</u> <u>Pedestrians</u>

Please provide below any other comments you wish to make in regard to the proposed development and the EIA process under way

Many thanks for your participation

stannay@telkousa.net



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Tel: [+27] (31) 764 2515
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Email: guyn@saol.com
CC Registration No: CK 93/07200/23

**EIA DC29/0028/10 : GREENLANDS NEW TOWN CENTRE NEAR BALLITO
DETAILS OF REGISTERED INTERESTED AND AFFECTED PARTY**

Name JUST STANNAY

Telephone 0829770339 Mobile 0824979276

Email stannay@telkousa.net Fax

Postal address P.O. Box 214
UTHLALI 4391

Organization you are part of (if relevant)

THE GREENS GOLF COURSE CO (Pty) Ltd

ISSUES TO BE TAKEN INTO ACCOUNT IN THE EIA PROCESS

The public participation process is currently under way for this application.
Please complete below the particular issues or concerns which you may have which you consider warrant further consideration and investigation in the rest of the EIA process.

'PRIVATE ROAD' PAST THE
GREENS

Please provide below any other comments you wish to make in regard to the proposed development and the EIA process under way

Many thanks for your participation



agriculture, forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria (Tshwane), 0001
Delpen Building, c/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management
Tel: 012-319-7634 Fax: 012-329-5938 e-mail: Thokob@daff.gov.za
Enquiries: Help Desk Ref: 2011_07_0113

Guy Nicolson Consulting CC
6 Indwa Place
KLOOF
3610

2012-03-22

Dear Sirs

PROPOSED GREENLANDS TOWN CENTRE AT BALITO ON REMAINDER OF PORTION 506, REMAINDER OF PORTION 570, PORTION 571 (OF 570) PORTION 558 (OF 505), PORTION 606, PORTION 126 (OF 113) ALL OF THE FARM LOT 56 NO.931 AND PORTION 127 OF THE FARM COMPENSATION; KWAZULU NATAL PROVINCE

Your letter dated May 2011 refers.

With reference to the above-mentioned matter this is to inform you that this Department does not support the proposed land development. This Department acknowledge the consolidation of all property to form 197 hectares. The entire 197 hectares is seen as viable for sugar cane production and this Department will appreciate if the land can be conserved for food production. This Department does not support the proposed consolidation for residential.

Please note that this comment does not exempt any person from any provision of any other law, and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.

Yours faithfully

DELEGATE OF THE MINISTER: LAND USE AND SOIL MANAGEMENT



water affairs

Department:
Water Affairs
REPUBLIC OF SOUTH AFRICA

Enq: Ms N.M Mokoena
Date: 09 September 2011
File: 16/2/7/U302/A1
Tel: 031 336 2758
Fax: 031 305 9915
E-mail: mokoenan@dwa.gov.za

Guy Nicolson Consulting cc
6 Indwa Place
Kloof
3610

ATTENTION: MR GUY NICOLSON

Dear Sir

RE: DRAFT SCOPING REPORT FOR THE PROPOSED GREENLANDS TOWN CENTRE AT BALLITO

Reference is made to the above-mentioned document received by this Office on the 1st of June 2011

The following must be addressed in the Environmental Impact Report:

- (1) Management of general and hazardous waste generated during the construction phase and post construction phase.
- (2) Identification of any environmental sensitive areas and water resources such as wetlands, streams, rivers, etc. as well as possible pollution impacts and mitigation measures of such water resources.
- (3) All wetlands on site must be delineated according to this Department's guideline entitled "*A practical field procedure for identification and delineation of wetlands and riparian areas.*" (DWAF, 2005) and the buffer zone requirements must be conducted.
- (4) Stormwater management plan/system including the prevention of erosion and sedimentation must be undertaken.
- (5) Ability of the Frasers wastewater treatment works to handle the volume and load of sewage that is anticipated to be generated by the proposed development.
- (6) Spill contingency plans for the construction phase of the project

- (7) Irrigation with 2000 cubic meters of waste water requires a registration under section 21(e) of water use and section 21 (g) of water use authorisation is required for the construction of package plant. All registration forms as well as supporting information can be obtained from this department website, www.dwa.gov.za or from this office.
- (8) Geotechnical Investigation
- (9) Environmental Management Plan
- (10) Geohydrological report

In addition the following points need to be taken into consideration:

- Mr Norman Ward from the Water Resources Management Section of this Department must be contacted on (031) 336 2700, should there be any alteration to the bed, banks, course or characteristics of a watercourse or any impediment or diversion of flow of a water course as well as any abstraction and/or storage of water.

The plan of study for the Environmental Impact Assessment (EIA) phase is also supported

This Department awaits a copy of the Environmental Impact Report in order to provide more detailed comments.

Please do not hesitate to contact this office should you have any concerns, comments or queries.

Yours faithfully



for PROVINCIAL HEAD: KWAZULU-NATAL
NM/nm/16115



Planning Division: IEM Section

Enquiries: Dominic Wieners/Nerissa Pillay

Your Ref: DC29/0028/10

Manager: Environmental Services South Region
C/o Assessing Officer
KZN DAEA&RD
Private Bag X9059
Pietermaritzburg
3200

23 June 2011

ATTENTION: SARAH ALLAN

Dear Ms Allan

PROPOSED GREENLANDS TOWN CENTRE AT BALLITO

District Municipality: Ilembe

Ezemvelo KZN Wildlife (Ezemvelo) has reviewed the Environmental Scoping Report for the abovementioned application. Based on the information supplied, Ezemvelo supports the specialist studies indicated in the plan of study, and will await the Environmental Impact Assessment Report (EIR).

Should you wish to discuss any of the points above or should any biodiversity issues arise please do not hesitate to contact our offices. Please note that this does not constitute as Ezemvelo's final comment on the application. Final comment will be issued on receipt and review of the EIR.

Yours sincerely

pp.

Coordinator IEM

For CEO: EZEMVELO KZN WILDLIFE

DATE: 23 June 2011

C:\Nerissa\Residential\Upper\Greenlands Town Centre_Ballito_preliminary comment\23062011

cc: Jeremy Randall (DAEA&RD)

cc: Guy Nicholson (Guy Nicholson Consulting)

P O Box 13053, Cascades, 3202 • 1 Peter Brown Drive, Montrose, 3202 • Tel : +27 33 845 1346 Fax : +27 33 845 1499
www.kznwildlife.com

Ezemvelo KZN Wildlife Preliminary Comment	DC29/0028/10	Proposed Greenlands Town Centre at Ballito	Page 1 of 1
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ILEMBE DISTRICT MUNICIPALITY

ILEMBE –UMASIPALA WESIFUNDA

8 July 2011

REF: 3.6.21

Anton Melntjes

Guy Nicolson Consulting
6 Indwa Place
Kloof
3610

Attention: Guy Nicolson

EIA DC29/0028/10 : PROPOSED GREENLANDS TOWN CENTRE AT BALLITO : **PROVISION OF DRAFT SCOPING REPORT FOR COMMENT**

1) Contextual Analysis:

The application is to develop the Greenlands New Town Centre on several properties that are a total of approximately 197.4 hectares in area which are situated on the south west (inland) corner of the intersection of the N2 with provincial main road MR 445. It is proposed in the application for this major development to create a mixed use new town centre for Ballito comprising a mixed use precinct of approximately 1 200 000 square metres, including an international conference centre, together with associated bulk infrastructure. The proposed development necessitates an environmental impact assessment and application is to be made to obtain a permit for certain activities to occur which are listed in terms of the 2010 EIA regulations that have been promulgated under the National Environmental Act, 1998. The draft scoping report was circulated for comments.

2) Planning Evaluation:

The proposed site is located in an area identified as Priority 2 Node as well as intervention Zone 1 in terms of the Ilembe Spatial Framework. Intervention Zone 1 is identified as an area of accelerated growth and some of the development strategies are as follows:

- Promote investment within defined nodes.
- Promote investment that contributes to regeneration and renewal.
- Promote investment in industrial hubs and introduce incentives.
- Promote investment along existing and new corridors.
- Optimising on the opportunities presented by the Umhlatuze – Ilembe – eThekweni Corridor to act as catalyst to accelerate and share growth and development in the district.

In terms of the KwaDukuza SDF the proposed site falls within an area proposed mainly for residential development. In terms of the Ballito/Compensation Node a small portion is indicated as office and the remaining area of the proposed site, as

residential.

Currently the SDF of KwaDukuza is being reviewed and the outcome of this review is critical as to guiding the type and scale of development to be allowed on the proposed site. The review is scheduled to be finalized by October/November 2011.

type of development and impact of traffic to be generated by the development will be crucial for the present retail area to the east of the N2 as well as the traffic in Ballito in general.

The need for a new CBD is to be investigated. The land uses on this proposed site should be complementary to the present CBD and retail development which has not yet reached its potential.

The present and future CBD for Ballito should be carefully planned and the need for an "Area Based/Precinct Plan" indicating the extent of the CBD for Ballito with zonings, floor areas, heights, road systems, access points, character of zoning areas etc seems to become vitally important for Ballito.

3) Impact on the Surrounding area:

To the north of the site are Ballito Gardens and Umhlali Country Club. The site is bordered to the east by the N2 and Ballito Business Park, to the northwest the boundary is formed by the R102 and to the south and southwest are the N2 and open, undeveloped fallow farmland. The direct influence of the proposed development will be in a great extent on the present Ballito Gardens Development as well as the wetlands on the site. Indirectly as already stated the greatest impact will be on traffic and the influence of the development on the present CBD area (Lifestyle Centre, The Junction and Checkers Centre) of Ballito.

The need for specialist studies on Wetlands, Town Planning Report, Socio-economic Report, Traffic Impact Report, Engineering Service Report and Storm Water Management Report is supported and should be a requirement.

4) Services in the Proposed site:

The provision of water and sanitation services, which is a District function, should be clarified with the iLembe District Municipality. The provision of sanitation services especially might be problematic and the necessary arrangements and consultation should take place as soon as possible to ensure provision of services and signing of a SLA to be done timeously.

The Engineering Services Report should cover these aspects.

The need for the Storm Water Management Plan and Electricity Supply Report and traffic Impact Report are essential.

5) Recommendations:

Due to the extent and potential impact of the proposed development on the surrounding areas and Ballito town (present retail area), it is recommended that:

- 1) The Specialist Studies and other Information necessary for the compilation of the Environmental Impact Report be obtained as proposed in the Scoping report.

- 2) The comments of the iLembe Chamber of Business and Industry be obtained regarding the proposed development.
- 3) No formal decision be made until the recommendations of the SDF for KwaDukuza, that is now in the process of being reviewed, are available and the proposed development can incorporate such recommendations into its plan.
- 4) The development of an Area Based/Precinct Plan for the current and future CBD of Ballito should be considered as a matter of urgency in order to guide development in an orderly, controlled and sustainable manner.


Chief Planner

SUPPORTED/NOT SUPPORTED at Umhlali on the 30 of November 2011


Manager: IDP/Planning

CC Registry

AMG SHAKA
LEMBE UMASIPALA WESIBUKHA



KZN Agriculture, Environmental Affairs and Rural Development

uMnyango:weZolimo, ezeMvelo nokuThuthukiswa kweMiphakathi yase Makhaya

ISIFUNDAZWE SAKWAZULU-NATALI

Directorate: Macro Planning

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Reference: 10/4/5/2/4-3944 Fax : 033 355 9330
Inkomba : iFeksi :
Verwysing: Faks :

Date : 11 August 2011
Usuku :
Datum :

Guy Nicolson Consulting cc
6 Indwa Place
Kloof
3610

ATT: Guy Nicolson

Tel 031 764 2515/ Fax 031 364 2515

RE: PROPOSED SUBDIVISION GREENLANDS TOWN CENTRE AT BALLITO: DRAFT SCOPING REPORT.

Purpose

The Provincial Department of Agriculture, Environmental Affairs and Rural Development is in receipt of a draft scoping report for the above mentioned proposed development.

Please be informed that this office requires a detailed agricultural ~~assessment~~ to be conducted to enable this unit to make informed decision.

Hope you will find this in order.

Regards

Nonhlanihla Myeni

Acting Deputy Manager: Land Use Regulatory Unit

Tel: 033 3438 136

Cell: 082 084 7787

Reference: 11/5/3 – 2/27 - ABc

Date: 1 August 2011

Your reference:

GNC Consulting CC
6 Indwa Place
KLOOF
3610

Attention: Mr Guy Nicolson

Dear Sir

NATIONAL ROUTE 2/27

SA NATIONAL ROADS AGENCY LIMITED AND NATIONAL ROADS ACT, ACT 7 OF 1998 - PROPOSED GREENLANDS TOWN CENTRE DEVELOPMENT ON VARIOUS PORTIONS OF LOT 56 NO 931 AND PORTION 127 OF THE FARM COMPENSATION – DRAFT SCOPING REPORT

The above mentioned report dated 31 May 2011 has reference.

This office comments as follows:

- a) Once fully developed or even prior to this, the link road across the N2 to the south of the Ballito Interchange, will have to be considered by the developer although it shows as being implemented by others.
- b) A traffic impact assessment (TIA) will be required as ascertain when the requirement at a) above will be necessary. The TIA will have to be referred to this office for comment.
- c) The SA National Roads Agency (SANRAL) will not be involved in any expenditure with regard to the link across the N2, although the proposed bridge will have to conform in all aspects to SANRAL's standards for this type of crossing.
- d) 20 metre building lines from the National Road Reserve boundary will be applicable to properties adjacent to the National Road.

Yours faithfully


**For REGIONAL MANAGER
EASTERN REGION**

7 July 2011

Guy Nicolson Consulting cc
6 Indwa Place
KLOOF
3610
guvn@saol.com

Dear Mr Nicolson

DC29/0028/10: Proposed Greenland Town Centre
Ballito, KwaDukuza Municipality

Draft Scoping Report (SR):

The development proposal is interesting and allows for the inclusion of innovative urban design, architecture and landscaping in a sustainable development context based on green technology at all levels. This is positive as is the attention to transport modes in an area where local infrastructure is heavily strained as a result of development pressure. WESSA does, however, raise the following which are concerns with respect to any further development of the area –

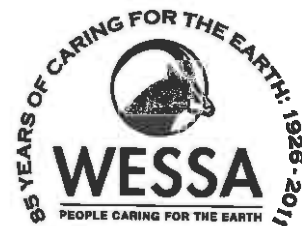
- **Water**

The source of water must be established for short and long term needs. Development north of Durban has placed unprecedented pressure on potable water supplies. WESSA would like to see all service agreements in place and presented in the documentation.

- **Sanitation**

Similarly, development pressure as well as lack of maintenance and expertise has resulted in poor services and this would be why on-site mini treatment works or a package plant is being considered. WESSA is concerned about consideration being given to the use of a package plant for the light industrial component of the development (although we support the recycling of grey water and use of treated effluent for irrigation).

While a proliferation of privately owned sewage treatment plants is not supported there are other developments in the vicinity of the Greenland project and consideration must be given to adjacent developments sharing service infrastructure. WESSA would like to



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FOUNDER MEMBER OF



International Union for
Conservation of Nature

Reg No. 1933/004658/08

(Incorporated Association not for gain)

Registration Number in Terms of the Non

Profit Organisation Act 1997: 000-716NPO

Tax Exemption Number: 18/11/13/1903

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MR Ward (Company Secretary)
MJ Powell (Exco Chairman)

be kept informed of the Waste Management Licence application in terms of a sewage treatment works and should the Fraser's plant receive sewage from the Greenland project please discuss, and provide verification, that the treatment plant can receive and **treat** the additional load.

- Site Drainage particularly with respect to densification of east flowing catchments.
- Loss of agricultural Land
This must be discussed in light of the requirements of the national and provincial departments as well as with consideration of the municipal strategic plans and how food security in the longer term, taking climate change predictions into account, is addressed.
- Cumulative Impacts
Development of areas of KwaDukuza has increased rapidly thus allowing the cumulative impacts of urbanisation to be understood and evaluated. WESSA would like this aspect discussed in detail with reference to the capacity of the receiving environment to absorb the increasing impacts.

With respect to the proposed Greenland development:

- Development Components
The individual components of the proposed development need to be fully justified as other developments in the area have included certain components such as equestrian, light industrial and business parks, and it seems that the market predictions for these have not been met. The need and desirability must take into account the take up rate of new built developments in the area.
- Basket of Right Approval
Approval for a 'basket of rights' is a new concept which WESSA does not understand in terms of how it relates to the environmental impact assessment (EIA) process which evaluates specific activities on a specific site. It seems that the basket of rights seeks a high degree of flexibility in land uses on a specific site which would be against the intentions of the EIA. A Record of Decision granting authorisation stipulates specific conditions relating to a specific activity/land use based on potential impacts of the activity on that site. Should a basket of rights be authorized who will determine, and how will it be determined, if a particular land use has the potential to cause undesirable impacts which could be avoided by another land use for that particular area?

For noting and clarification: the SR, 10.2.5, refers to a Game Reserve Area which is not





agriculture, forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

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From: Directorate Land Use and Soil Management
Tel: 012-319-7634 **Fax:** 012-329-5938 **e-mail:** Thokob@daff.gov.za
Enquiries: Help Desk Ref: 2011_07_0113

Guy Nicolson Consulting CC
6 Indwa Place
KLOOF
3610

2012-03-22

Dear Sirs

PROPOSED GREENLANDS TOWN CENTRE AT BALITO ON REMAINDER OF PORTION 506, REMAINDER OF PORTION 570, PORTION 571(OF 570) PORTION 558 (OF 505), PORTION 606, PORTION 126 (OF 113) ALL OF THE FARM LOT 56 NO.931 AND PORTION 127 OF THE FARM COMPENSATION; KWAZULU NATAL PROVINCE

Your letter dated May 2011 refers.

With reference to the above-mentioned matter this is to inform you that this Department does not support the proposed land development. This Department acknowledge the consolidation of all property to form 197 hectares. The entire 197 hectares is seen as viable for sugar cane production and this Department will appreciate if the land can be conserved for food production. This Department does not support the proposed consolidation for residential.

Please note that this comment does not exempt any person from any provision of any other law, and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.

Yours faithfully

DELEGATE OF THE MINISTER: LAND USE AND SOIL MANAGEMENT