



KZN Agriculture and Environmental Affairs

*Mnyango:
eZolimo neZemvelo*

SIFUNDAZWE SAKWAZULU-NATALI

Directorate: Environmental Services

Enquiries: K. Sookraj

Reference No: DC29/0022/08

Private Bag X 10691
KwaDukuza

4450

Tel: 032-552 2302

Fax: 032- 551 5187

Date: 08 January 2009

Fax Transmission

Metamorphosis Environmental Consultants
43 Margaret Crescent
Forest Hills
Durban
4000

Attention: Vicki King

Fax no: 088 031 762 2606

Cc: Jason Chapman, Wakenshaw Trust Fax: 032- 946 0350

Dear Madam

DC29/0022/08: APPLICATION FOR ENVIRONMENTAL AUTHORIZATION: AMENDMENT OF SCOPING REPORT AND PLAN OF STUDY FOR EIA FOR THE PROPOSED INKWAZI ESTATE ON REM OF PORTION 19, 13, 39,15 REM OF PORTION 20, 150, 109 OF THE FARM LOT 69, NO. 917, FLAGSTAFF FARM IN UMHLAGI, KWADUKUZA MUNICIPALITY.

The scoping report and plan of study for environmental impact assessment (EIA) which was submitted by you in terms of regulation 28(f) of the EIA Regulations, 2006, for the abovementioned application was received by the Department on 17/11/08.

This scoping report and plan of study for EIA has been reviewed by this Department and in terms of regulation 31(b) you are requested to amend the Scoping Report and Plan of Study.

The Department requests that the following amendments be considered:

1. The Plan of Study for EIA must include the following specialist studies;
 - Cumulative impact study on the Umhlali River;
 - Engineering Reports as a specialist that must include the sewer lines and associated plans
2. Confirmation on the capacity of the new Umhlali Sewage Treatment Works is required. Will the treatment works accommodate effluent for the additional 1500 units that are proposed for this development in addition to catering for the already established estates that have planned to have sewer lines running to this treatment works?

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3. With regards to public participation, it has been stated that all I&AP's that expressed interest in the specialist studies, will receive copies of the reports. Please clarify the time frames for these I&AP's to comment.
4. A wetlands delineation study is mentioned on page 30 of the Scoping Report, however there is no report attached in Appendix C.
5. Consideration of alternatives of density and layout must be included in the report.

Please address the above-mentioned and resubmit the Scoping Report and Plan of Study to the Department.

Please contact this Department if you have any queries regarding this correspondence.

Yours faithfully



For Head of Department:
Department of Agriculture & Environmental Affairs



METAMORPHOSIS

ENVIRONMENTAL CONSULTANTS

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10 February 2009

To: DAEA
Attn: Kashrina Sookraj
Fax: 032 551 5187
Ref: DC29/0022/08

With regard to the letter you sent on the 8 January in response to the receipt of the scoping report for the proposed Inkwazi Estate, and following a telephone conversation with yourself on the 9 January, I would like to submit the following information:

1 Plan of study for EIA

- The scoping study does not identify any potential impacts on the Mhlali River, as water will neither be drawn from or discharged into the river. The tributary which enters the river approximately 300m from the site drains a small portion of the site, the majority of which is conservation area and will not be adversely affected by the development (in fact rehabilitation of the wetland will improve water quality). The other tributaries run 4-600m before entering the river and as long as stormwater and erosion are adequately controlled on site (as per an approved Environmental Management Plan) there will be no impact on the Mhlali River. It is therefore not deemed necessary to undertake a cumulative assessment of impacts on the river.
- The plan of study for EIA will include engineering reports to include sewer lines and other infrastructure plans.

2 Capacity of the new Umhlali Sewage Treatment Works

The project team are in constant liaison with the service provider but have unfortunately been unable to secure a letter at this stage. This will be forwarded to you as soon as it is available.

3 Public Participation

The EIA report will be made available to all registered I&APs and will contain all the specialist reports. The IAPs will have 3 weeks to review the

document which will be available on the Metamorphosis website and sent directly to key IAPs.

4 Wetland Study
Apologies – report attached.

5 Alternative densities and layout

As stated in the scoping report – a higher density layout was initially considered, but this was revised due to comment from IAPs. Several alternative layouts were considered through the process, but none of the alternatives were significantly different from the proposed layout. The presence of significant ‘conservation areas’ around the wetlands is extremely restrictive in terms of considering alternative layouts.

- Increasing densities to an appropriate level is one of the major cornerstones of sustainable development principles, as set out in the Department of Housing’s Sustainable Human Settlements Strategy;
- Increasing densities to an appropriate level prevents urban sprawl, and it is one of the main principles for development as set out in the general principles of the Development Facilitation Act;
- Increasing densities is one of the main planning objectives as set out in various policy documents published by the KwaZulu-Natal Provincial Planning and Development Commission;
- Creating denser urban areas supports the urban design and planning objectives of optimizing the use of resources, optimizing the use of public places, creating viable communities, and reduce trip lengths and by doing so, optimize the opportunities for creating more viable public transport systems in future;
- The densities proposed are appropriate for the context and for the target market of the development. Densities and visual impacts are reduced in the areas adjoining the lower density development of Seaton Delaval, and in those areas that will be visible from Seaton Delaval; and
- The proposed densities on the application site provides for a development that is economically viable and sustainable. It is not financially viable for the proponent to consider a less dense development as this is a middle income/affordable development the profit margins are lower than in an up market development which forms the majority of the developments in the area. The consequence of this is that the viability of the project is directly related to the density. Thus any further reduction in the density will render this development unviable and an up market option will have to be considered. This would be a great loss to the community as there is very little middle income/affordable accommodation available in the area.

I trust that this response satisfies your queries, please contact me should you have any further concerns.

Regards

Vicki King
Metamorphosis Environmental Consultants

Member: V KING (PrSciNat, MSAIE&ES) Reg No 2005/173173/23

**KZN Agriculture and Environmental Affairs***uMnyango: weZolimo neZemvelo***ISIFUNDAZWE SAKWAZULU-NATALI**Chief Directorate/ Directorate:
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Ref: DC29/0022/08

Date: 16/02/2009

FAX TRANSMISSIONMetamorphosis Environmental Consultants
43 Margaret Crescent
Forest Hills
Durban
4000Attention: Vicky King
Fax: 088 031 762 2606

Cc: Mr Jason Chapman, Fax No: 032- 946 0350

RE: APPLICATION FOR ENVIRONMENTAL AUTHORIZATION: ADDENDUM OF SCOPING REPORT AND PLAN OF STUDY FOR EIA FOR THE PROPOSED INKWAZI ESTATE ON REM OF PORTION 19, 13, 39,15 REM OF PORTION 20, 150, 109 OF THE FARM LOT 69, NO. 917, FLAGSTAFF FARM IN UMHLALI

The above mentioned report which was received by this Dept on the 12-02-2009 has reference.

Please be advised that your report will be considered within 30 days from the date of issue of this letter. For further information please contact Kashrina Sookraj (the Assessing Officer) on 032 – 552 5302.

Thank you,

Yours Faithfully,

K. Sookraj
SEO

**KZN Agriculture and Environmental Affairs***uMnyango: weZolimo neZemvelo***ISIFUNDAZWE SAKWAZULU-NATALI**Chief Directorate/ Directorate:
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TEL: 032 – 5525302/3

FAX: 032 – 551 5787

Ref: DC29/0022/08

Date: 26/ 02/2009

FAX TRANSMISSIONMetamorphosis Environmental Consultants
43 Margaret Crescent
Forest Hills
Durban
4000**Attention: Vicki King**
Fax: 088 031 762 2606**Cc: Mr Jason Chapman, Fax No: 032- 946 0350****RE: ACKNOWLEDMENT OF VISUAL IMPACT REPORT FOR THE
PROPOSED INKWAZI ESTATE ON REM OF PORTION 19, 13, 39,15 REM OF
PORTION 20, 150, 109 OF THE FARM LOT 69, NO. 917, FLAGSTAFF FARM
IN UMHLALI**

The above mentioned report which was received by this Dept on the 24-02-2009 has reference.

Please be advised that your report will be considered within 30 days from the date of issue of this letter. For further information please contact Kashrina Sookraj on 032 – 552 5302.

Thank you,

Yours Faithfully


K. Sookraj
Senior Environmental Officer (EIA)



KZN Agriculture and Environmental Affairs

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SIFUNDAZWE SAKWAZULU-NATALI

Enquiries: *K Sookraj*
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Date: 13/03/2009

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43 Margaret Crescent
Forest Hills
Durban
4000

Attention: Vicki King
Fax: 088 031 762 2606

Cc: Mr Jason Chapman, Fax No: 032- 946 0350

Dear Sir/ Madam

DC29/0022/08: ACCEPTANCE OF SCOPING REPORT AND PLAN OF STUDY FOR EIA FOR THE PROPOSED INKWAZI ESTATE ON REM OF PORTION 19, 13, 39,15 REM OF PORTION 20, 150, 109 OF THE FARM LOT 69, NO. 917, FLAGSTAFF FARM IN UMHLALI

1. The scoping report and plan of study for environmental impact assessment (EIA) which was submitted by you in terms of regulation 28(f) of the EIA Regulations, 2006, for the abovementioned application and received by the Department on 06 January 2009.
2. This scoping report and plan of study for EIA has been reviewed by this Department and has been found to be acceptable. You may accordingly proceed with undertaking the environmental impact assessment in accordance with the tasks that are outlined in the plan of study for environmental impact assessment.
3. Please contact this Department if you have any queries regarding this correspondence.

Yours faithfully

for: **Head of Department:**
Department of Agriculture & Environmental Affairs

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