

APPENDIX B

Public Participation Appendices

Wakenshaw Trust

PROPOSED INKWAZI ESTATE PROJECT Scoping Phase – Report on Public Participation

Date: September 2008

Report prepared by

Metamorphosis Environmental Consultants

Author	Vicki King	Date created	8 July 2008	Date amended	8 July 2008
		Version	1	Date	12 September 2008

Metamorphosis Environmental Consultants

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NEMA EIA Regulations GNR 385 21 April 2006

Regulation 33 Specialist Reports and reports on Specialised Processes

Statement in terms of Regulation 33(2)

(a) (i) Details of the person who prepared the report

Vicki King
Metamorphosis Environmental Consultants
PO Box 2116
Link Hills
3652

Telephone: 031 762 2606
Fax: 088 031 762 2606
Email: Vicki@metamorphenv.co.za

(a) (ii) Details of the expertise of that person to carry out the specialist study or specialised process

The study has been undertaken by Ms V King of Metamorphosis Environmental Consultants. She has 17 years of experience in the field of IEM and has been involved in many industrial and waste related projects in the Durban area in her career. She has a BSc (Hons) in Biological Sciences and Geography from the University of Birmingham, UK and a Masters in Environmental Law from UKZN.

(b) A declaration that the person is independent

I hereby declare under oath that I

- Act as an independent specialist in this application;
- Do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for the work performed in terms of the Environmental Impact Assessment Regulations, 2006;
- Have and will have no vested interest in the proposed activity proceeding;
- Have no, and will not engage in, conflicting interests in the undertaking of the activity;
- Will provide the KwaZulu-Natal Department of Agriculture & Environmental Affairs with access to all information at my disposal, within the scope of this study, whether such information is favourable to the applicant or not.

(c) An indication of the scope of, and the purpose for which, the report was prepared

This report serves as a record of the public participation process undertaken by Vicki King the appointed Environmental Assessment Practitioner, for the proponent, Wakenshaw Trust, for their proposed Inkwazi Estate Project.

This report conforms to the requirements of the Environmental Impact Assessment Regulations made under the NEMA and published in GNR 385, in Government Gazette 28753, 21 April 2006 [Regulations 56 – 59] and deals with the public participation and its associated activities only. It is intended to support the Environmental Scoping Report by providing an independent report on the conduct of the public participation.

(d) A description of the methodology adopted in preparing the report or carrying out the specialised process

This report, and the activities described in it, is based on the methodologies outlined in the *Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998*, No. R. 385, of 21 April 2006 published in the Government Gazette of 21 April 2006 No. 28753, and the *Proposed Guidelines as part of the implementation of Environmental Impact Assessment Regulations in terms of Section 24(5) of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended*.

(e) A description of any assumptions made and any uncertainties or gaps in knowledge

The accuracy of this report is dependent on

- The extent to which the proposed activity was made known to Interested and Affected Parties (I&APs); and

Metamorphosis Environmental Consultants

- The extent to which I&APs chose to participate in the process.
- (f) **A description of the findings and potential implications of such findings on the impact of the proposed activity, including identified alternatives, on the environment;**
Not applicable to this report. See main report.
- (g) **Recommendations in respect of any mitigation measures that should be considered by the applicant and the competent authority**
Not applicable to this report. See main report.
- (h) **A description of any consultation process that was undertaken during the course of carrying out the study**
This report in its entirety deals with the consultation process for the Scoping phase.
- (i) **A summary and copies of any comments that were received during any consultation process.**
These are included in this report.

The Public Participation Process Undertaken for the Scoping Phase of the Inkwazi Project

The nature of the activity is such that the application for authorisation requires assessment in the form Scoping and Environmental Impact Assessment.

1 Interested and Affected Parties (I&APs)

1.1 Identification

Interested and Affected Parties (I&APs) generally fall into three categories, i.e. Relevant officials, Stakeholders and Members of the public.

- *Relevant officials largely within the Municipality.* These people are professionally trained and are employed to undertake a specific area of management within the Municipality or their department. They therefore have a reasonably clear understanding of issues as they relate to their field of expertise. A record of these discussions is included in other sections of the main report.
- *Neighbours.* Residents and landowners directly adjacent to the development.
- *Members of the public.* These are people who are interested in, and affected by, the proposed event and have indicated their interest by attending meetings, submitting written comment, and/or requesting that they be registered as I&APs.

1.2 Database

A database of I&APs was constructed using the list of Councillors in affected wards and our own records of EIA processes in the area. The database was updated and additional names added at the request of I&APs. This database includes the following major groupings.

- Authorities with jurisdiction or an interest;
- Environmental groupings and NGOs; and
- Members of the public.

A full list of interested and affected parties for this EIA is given in Annexure A as required by Regulation 57(1) (a).

2 Outline of participation process followed

The following activities were undertaken prior to commencing the public participation process and are described and discussed in greater detail in following sections.

- Identification of I&APs (described above),
- Initial site visit,
- Preparation and distribution of a Background Information Document (BID),
- Placement of advertisements and site notices,
- Initial discussions with authorities,
- Public meeting and receipt of written comment.

3 Preliminary scoping

3.1 Initial site visit

The proposed site and surrounding area was visited and note taken of the buildings immediately adjacent to the proposed development or within 100m of it.

It was established that there are several immediate neighbours to the project. These were all identified and send a registered letter and a copy of the background information document.

3.2 Background Information Document (BID) [Regulation 56.(6)]

Metamorphosis Environmental Consultants prepared a BID for the information of I&APs [Regulation 56.(6)]. This was made freely available and specifically circulated to those on the database of I&APs, and was made available at the public meeting. The BID is shown in Annexure C.

3.3 Notification to I&APs

I&APs were notified by means of newspaper advertisements, personal letters and site notices, as described below [Regulation 56.].

3.3.1 Newspaper advertisements [Regulation 56.(2)(c)]

In accordance with Regulation 56.(2)(c) advertisements were placed in the following newspapers circulating in the area.

- North Coast Courier – 4th June 2008

A copy of the advert is shown in Annexure B: Advertisements [Regulation 56.(2)(c)].

3.3.2 Letters and emails [Regulation 56.(2)(b)]

In accordance with Regulation 56.(2)(b) an invitation to the public meeting was sent to all those on the I&AP Register. Information was also sent via email and registered post to relevant authorities. A registered letter was sent to all neighbours (see Annexure D).

3.3.3 Site notices [Regulation 56.(2)(a)]

In accordance with Regulation 56.(2)(a) site notices of the prescribed size [Regulation 56.(3) and (4)], were erected along the perimeter of the proposed track. These were checked and where necessary replaced prior to the Public Meeting. Photographs showing the siting of these is given in Annexure E.

4 Public meeting

Given the contentious nature of the site for the proposed development it was decided to conduct a public meeting [s3.4.3 c) and e) of the “Proposed Guidelines as part of the Implementation of Environmental Impact Assessment Regulations in terms of Section 24(5) of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended (G.N. 657 of 2006, 19 May 2006)”].

4.1 Public scoping meeting

4.1.1 Date and venue

A public open day/meeting was held from 3.30pm to 6pm on 25 June 2008 at the Ballito Library, Ballito.

4.1.2 Process

Nine interested parties attended the meeting. The process is reported in detail in the annexed minutes of the meeting (See Annexure F).

5 Comments Received

Copies of all written comments received during the process are attached in Annexure G, these are summarised, with project team responses, in Annexure H.

6 Issues identified

The table in Annexure H complies with Regulations 58.(4) and 59, and follows the format

recommended in s3.4.4 of the Proposed Guidelines as part of the Implementation of Environmental Impact Assessment Regulations in terms of Section 24(5) of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended (G.N. 657 of 2006, 19 May 2006), showing the issues raised and questions asked during the course of the various meetings and those raised in written comment together with the responses. For ease of reference this sections contains **all** the issues and comments that have been raised.

Annexure A: Register of I&APs [Regulation 57(1)(a)]

In accordance with Regulation 57(1)(a) of the Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998 (GNR No. 385. 385 21 April 2006) this register shows those who attended meetings and/or submitted comments.

The list is arranged in alphabetic order by surname grouped by alphabetic order of sector. It includes those to whom a Background Information Document or other information was sent, and those who attended a meeting, submitted written comment or requested inclusion on the register. It does, however include those I&APs who did not attend a meeting, submit comment or receive information, but who asked to be registered.

NAME	POSITION	ORGANISATION
Neighbours		
Norman Parnell	Ptn 109	
Julian Foster-Greenwood Flag Animal Farm	Rem of 142 (of 141)	
Adrian Reynolds	Ptn 223 (of 221), Ptn 224 (of 221) & Rem of 221	
Seaton Delaval	Seaton Delaval	
Gary Botha	Seaton Delaval	
Tina Hattingh Tongaat Hulett	Ptn 11	
Clive Damant Ballito Crushers	Ptn 18 (28) No. 16728	
M Manga	Shakaskraal No. 865	
Alberto Mattioda	Ptn 18 (28) Lower Oaklands No, 16728	
Norman Parnell	Ptn 223 (of 221), Ptn 224 (of 221) & Rem of 221	
Civil Society		
Carolyn Schwegman	EIA Coordinator	WESSA
Di Jones		Coastwatch/ Dolphin Coast Conservancy
Rob Kirby		Ndebele Kirby Planners
Louis Nel		DOCRRRA
Officials		
Andy Blackmore	Head: Integrated Environmental Management	EKZNW
Dominic Wieners		EKZNW
Pat Reddy	Water Quality Management	DWAF Water Quality
Hassina Aboobaker		DWAF Water Quality
Joyce Nelushi		DWAF Forestry
Hazel Dlamini		Kwa Dukuza Municipality
Cecil Viramuthu		Kwa Dukuza Municipality
Mike Newton		Ilembe District Municipality
	Land Use & Soil Management	National Dept of Agriculture
Sibusiso Shongwe		Provincial Department of Agriculture
Weziwe Tshabalala		AMAFA
Cas Landman		SANRAL
Roy Ryan		KZN DOT
Mr Mchunu		Dept Minerals & Energy
Renee Hulley		DTGLA

NAME	POSITION	ORGANISATION
Members of the public		
Sarah Benporath		Brettenwood Estate
Brendan Falkson		Brettenwood Estate
Neville McKeown		
Ken Davidson		
Andrew Erskine		Amber Mountain
Public representatives		
Cllr Anne McDonnell		
Cllr J Banda		

Annexure B: Advertisements [Regulation 56.(2)(c)]

North Coast Courier

the north coast

courier

28,000 copies free every week from Umdloti to Mandeni
 No 1022 Vol 24 Tel: 032-9460276 Fax: 032-9462430 www.northcoastcourier.co.za Friday, June 6, 2008

INKWAZI ESTATE DEVELOPMENT**NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORIZATION**

Notice is hereby given that an application for environmental authorization in terms of the EIA Regulations, 2006 (Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998, as amended) will be lodged with the KwaZulu-Natal Department of Agriculture and Environmental Affairs.

The proposed activity requires an application subject to a Scoping and EIA as described in Regulation 27- 28 and all interested and affected parties are invited to register within 14 days of this notice.

PROJECT DETAILS: Wakenshaw Trust intend to develop a residential and mixed use development on REM of Ptn 19, Ptn 15, Ptn 39, Ptn 15 REM of Ptn 23 & Ptn 150 plus a small area of Ptn 109 (to the south west of the road servitude) of Farm Lot 89 No. 917, the 69ha property between the Animal Farm and Seaton Davel in Ballito. The residential component will comprise approximately 1300 units and the housing will be clustered in a series of village type developments. The development is a sustainable and holistically planned unit development and it also includes inter alia proposals for a cultural village, school, limited commercial and activity corridor adjacent to the main road (MR228).

All wetlands on the site have been demarcated and no development will take place in the wetlands or buffer areas.

A public meeting will be held at the Ballito Library on the 25 June 2008 at 5.30pm.

If you would like information on the proposal or to be registered as an I&AP, please contact Sue George by fax or email (contact details below).

Metamorphosis Environmental Consultants

c/o PO Box 1634, WANDSBECK, 3631

Tel: 031 268 9011

Fax: 086 620 3204

Email: balancsdenviro@msinet.co.za

Annexure C: Background Information Document

METAMORPHOSIS

Environmental Consultants

43 Margaret Crescent
Forest Hills
Durban
KwaZulu Natal

Tel: +27(0) 31 762 2606
Fax: 088 031 762 2606
Email: metamorph@iafrica.com

27 May 2008

Information on the Proposed Development of Inkwazi Estate near Ballito in Kwazulu Natal

The Proposal

The proposed development covers an area of 59ha in Ballito, KZN North Coast. The map below shows the proposed development area. It lies between the Animal Farm and Seaton Delaval properties.

Approximately 25ha is suitable for development, the remainder of the site has been identified as wetland and wetland buffer and consequently no development will occur in these areas. The proposal includes the development of 1800 residential units (Planned Unit Development of Medium Density) in clustered villages, as well as the possible development of a school, cultural village, hotel, limited commercial high street and activity zone adjacent to the main road.

The individual villages will be separated by open spaces and conservation areas and emphasis will be on strong urban form, structure, landscaping and urban design criteria.

The site comprises mainly sugar cane, with small amounts of indigenous vegetation in the drainage channels.

Water will be supplied by the municipality and sewage will be via mains sewer to the new sewage treatment works on the Umhlali River. Alternative and sustainable energy options will be examined as part of the project design process.

There will be up to two entrances to the development from Main Road 228. Access around the site will, where possible, follow existing cane tracks.

A DFA application process will be undertaken for the proposed development.

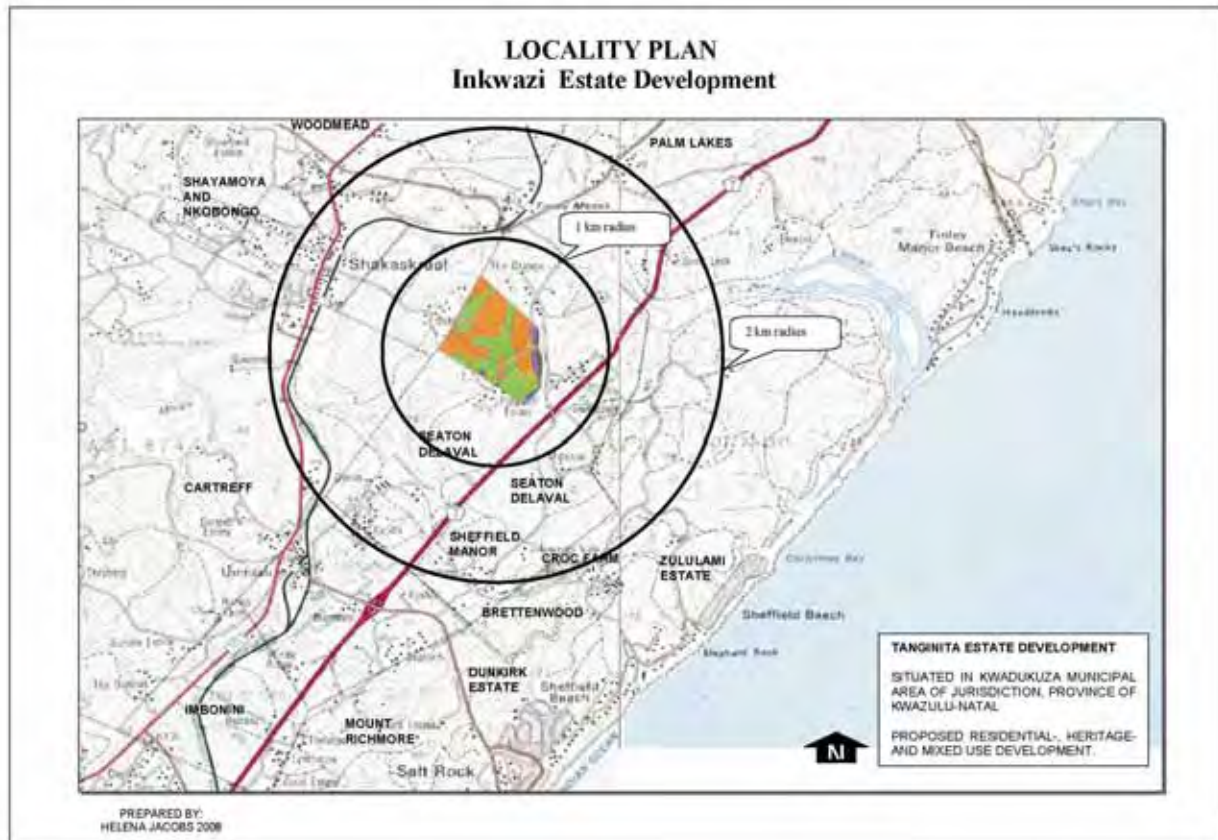
The Study

A scoping study will be undertaken in accordance with the Regulations published in terms of the National Environmental Management Act – GNR 387, triggered by Schedule (2) 'Any development activity, including associated structures and infrastructure, where the total area of the developed area is, or is intended to be, 20ha or more'.

These Regulations are administered by the Department of Agriculture and Environmental Affairs – KZN. The scoping study will be followed by an Environmental Impact Assessment. An Environmental Management Plan will be compiled which will address issues such as the recreational usage of the open space areas, the rehabilitation of wetlands etc.

The study will involve consultation with all Interested and Affected Parties (neighbours, NGOs, local conservancies, authorities, public etc).

The study will investigate planning issues and surrounding land use, the ecology of the area, social and economic considerations, as well as alternatives considered, matters raised by all interested and affected parties and the mitigation and management of any potential impacts.



Ongoing Management

A master home owners association (Property Owners Association) will be established and all individual home owners associations and or body corporates shall belong to the master home owners association. The said home owners association(s) shall be responsible for the ongoing maintenance of certain services and infrastructure as per the rates policy and excluded services agreement with the KwaDukuza Municipality.

Consultation

In order to ensure that all issues are identified and addressed, we would appreciate you informing us of any comments, concerns or queries that you may have. The project is at a very early stage of planning, which is why the information contained in this document is not comprehensive. If you would like to receive more information as the project progresses, please contact Sue George (details below).

If you would like to be registered as an Interested and Affected Party, or know more about the project, please contact Metamorphosis Environmental Consultants c/o Sue George Tel: (031) 266 9011, Fax: 086 620 3204, e-mail: balancedenviro@xsinet.co.za.



27th May 2008

Ref: Proposed Development between Animal Farm and Seaton Delaval

Dear Neighbour

Wakenshaw Trust is wishes to undertake a residential and mixed use development on the following properties:

REM of Ptn 19, Ptn 13, Ptn 39, Ptn 15, REM of Ptn 20 & Ptn 150 plus a small area of Ptn 109 (to the south west of the road servitude) of Farm Lot 69 No. 917.

The proposed development covers an area of 59ha and the area lies between the Animal Farm and Seaton Delaval properties.

As a neighbour you are obviously a key interested and affected party and we would therefore appreciate your comments on the proposal. These comments will form part of the Scoping Process. We have attached the Background Information Document for your perusal.

A public meeting will be held at the Ballito Library on the 25 June 2008 at 5.30pm.

If you feel there are other people who should be contacted as part of the process, or would like more information, please do not hesitate to contact me.

Regards

Vicki King LL.M BSc PrSciNat MSAE&ES
Metamorphosis Environmental Consultants

Annexure E: Site notices [Regulation 56.(2)(a)]

The site notices had the following text enlarged to fill an A2 sheet, laminated and affixed along the MR228.

Inkwazi Estate Development

NOTICE OF APPLICATION FOR ENVIRONMENTAL AUTHORIZATION

Notice is hereby given that an application for environmental authorization in terms of the EIA Regulations, 2006 (Regulations in terms of Chapter 5 of the National Environmental Management Act, 1998, as amended) will be lodged with the KwaZulu-Natal Department of Agriculture and Environmental Affairs.

The proposed activity requires an application subject to a Scoping and EIA as described in Regulation 27- 29 and all interested and affected parties are invited to register within 14 days of this notice.

Project details: Wakenshaw Trust intend to develop a residential and mixed use development on REM of Ptn 19, Ptn 13, Ptn 39, Ptn 15, REM of Ptn 20 & Ptn 150 plus a small area of Ptn 109 (to the south west of the road servitude) of Farm Lot 69 No. 917, the 59ha property between the Animal Farm and Seaton Delaval in Ballito. The residential component will comprise approximately 1800 units and the housing will be clustered in a series of village type developments. The development is a sustainable and holistically planned unit development and it also includes inter alia proposals for a cultural village, school, limited commercial and activity corridor adjacent to the main road (MR228).

All wetlands on the site have been demarcated and no development will take place in the wetlands or buffer areas.

A public meeting will be held at the Ballito Library on the 25 June 2008 at 5.30pm.

If you would like information on the proposal or to be registered as an I&AP, please contact Sue George by fax or email (contact details below).

Metamorphosis Environmental Consultants
c/o PO Box 1634
WANDSBECK
3631
Tel: 031 211 9011
Fax: 086 620 3204
Email: balancedenviro@xsinet.co.za

**INKWAZI ESTATE
SITE SIGNS – DISTRICT ROAD 228**



Annexure F: Minutes of Public meeting 25 June 2008 [s3.4.3 c) and e) of the Proposed Guidelines]

KEYNOTE MINUTE OF INKWAZI ESTATE

INFORMATION SESSION & PUBLIC MEETING HELD ON 25 JUNE 2008 AT 3.30PM & 5.30PM AT THE BALLITO LIBRARY

**SCOPING ENVIRONMENTAL IMPACT ASSESSMENT
DC29/0022/08**

PRESENT

**MEMBERS OF THE
PROFESSIONAL TEAM
IN ATTENDANCE**

Richard Chapman (RC)
Jason Chapman (JC)
Helena Jacobs (HJ)
Francois van der Merwe (FvdM)
Vicki King (VK)

Sue George (SG)

REPRESENTING

Developer – Wakenshaw Trust
Developer - Wakenshaw Trust
Town Planner – Helena Jacobs ^{PSF}
Town Planner – AF Planning
Environmental Assessment Practitioner - Metamorphosis
Environmental Consultants
Environmental Assessment Practitioner -
Balanced Environment for Metamorphosis

MEMBERS OF THE PUBLIC

Sarah Benporath, Brendan Falkson, Neville McKeown, Cllr Ann McDonnell, Di Jones, Adrian Reynolds, J. Foster-Greenwood, Ken Davidson, Andrew Erskine

APOLOGIES

Nil

INTRODUCTION

A conceptual layout (copy attached), aerial photo showing the site in context with the surrounds (available on request due to electronic file size) and a Power Point presentation (copy attached) was displayed on the wall outlining the Project Representatives, the Legal Framework, GNR 387 listed activities, the Process to date, the Purpose of the meeting, Background information to the project, Issues already identified, Next steps, and the address for comment submission.

Members of the public were requested to sign the attendance register, peruse the available information, discuss any queries or concerns they had with the members of the professional team in attendance, and record any issues for attention on the comment sheets provided.

The need for a public presentation at 5.30pm was negated as all nine of the attending public had made use of the opportunity to engage with professional team in attendance and have their queries and concerns tabled.

THE PROPOSED DEVELOPMENT

The development as shown on the conceptual layout and described in the information slides was indicated as proposed to comprise 1800 residential units in clustered villages, a commercial/activity component along the main road and possibly a school, cultural village, hotel and recreational area, on the approximately 25ha developable portion of the applicant's site. The remaining 34ha would be dedicated to conservation areas and open space. Wetlands and their buffers had been delineated and included in the open space/ conservation areas. The potential for a small reduction in developable area due to the buffer required to the area being quarried on the adjacent property was noted.

QUESTIONS AND COMMENTS SUBMITTED

I & AP	Question/Concern	Response
Sarah Benporath	<ul style="list-style-type: none"> Desperate need for schools in the area Details on traffic Roads to be used - access from Umhlali? MR 474 cost sharing access from Sheffield? Densities 	These issues are noted and will be considered during the project planning and scoping processes.
Adrian Reynolds	<ul style="list-style-type: none"> Request for access point to be located opposite his existing access point rather than off-set 	This will be considered during project planning.
Cllr Ann McDonnell	<ul style="list-style-type: none"> Road - vehicle and pedestrian movement for 1800 units from Salt Rock Tinley Manor Stormwater control and egress onto beach Water and sand supply during construction Densities –more detailed plans awaited 	It is likely that a traffic impact assessment will be undertaken during the EIA phase of the project. All other issues are noted for investigation during the project planning and scoping/EIA processes. It is likely that more detailed planning will be completed by the end of July.
Ken Davidson	<ul style="list-style-type: none"> Roads - access and egress onto MR228/N2 & P474 Density Size of the commercial area and the use thereof 	These issues will be clarified during the scoping/EIA processes. More detailed project planning information will be made available to interested parties as it becomes available.

SUMMARY OF KEY ISSUES

The key issues arising from the meeting are as follows:

- The cumulative effect of the development on bulk services and infrastructure.
- Proposed densities on the site.
- Traffic.

WAY FORWARD AND CLOSURE

There being no further enquiries the information session closed at 6.00pm.

Annexure G: Written comment received [Regulations 58(4) and 59]

- AMAFA
- WESSA
- Julian and Odile Foster (Animal Farm)
- Anne McDonnel (Councillor)
- Ndebele Kirby Planners
- DOCCRA
- DWAF
- Anne McDonnel
- Tongaat Hulett
- SA Roads Agency
- Anne McDonnel
- Adrian Reynolds
- Sarah Benporath
- Ken Davidson
- Di Jones
- A Manga
- Ballito Crushers
- Dolphin Coast Conservancy
- NKP Planners
- KZNWildlife
- DME

Amafa AkwaZulu-Natali

Heritage KwaZulu-Natal

Erfenis KwaZulu-Natal



PO Box 2685
Pietermaritzburg 3200

Tel: 033 394 6543

Fax: 033 342 6097

Email: amafa.pmb2@mweb.co.za

Website: www.heritagekzn.co.za

Date: 23 June 2008

Ref: 08/06/12-20

Attention: Mr Vicki
43 MARGARET CRESCENT
FOREST HILLS
DURBAN
Tel: 031 762 2606
Fax: 088 031 762 2606
Email: metamorph@iafrica.com

Dear Mr Vicki,

**RE: THE PROPOSED DEVELOPMENT BETWEEN ANIMAL FARM
AND DELAVAL**

We write to acknowledge receipt of your letter on the above captioned matter and looking forward to receiving ELA/ HIA document upon the completion of your study. Please note that in terms of Amafa KZN Heritage Act 10 (1997), a heritage impact assessment is required for the area of your proposed development.

Best regards,

Mr Sello Mokhanya
Principal Heritage Officer - Archaeology

KwaZulu Natal Region,

100 Brand Road,
Durban.
4001
Tel: (031) 201 3126
Fax: 031 201 9525
Email: conservation@wessakzn.org.za
Website: www.wildlifesociety.org



**WILDLIFE AND
ENVIRONMENT
SOCIETY OF SA**
People caring for the Earth

(Please make use of contact details set out below. Fax line available on request only)

20 June 2008

Metamorphosis Environmental Consultants
43 Margaret Crescent
Forest Hills
Durban
c/o: balancedenviro@xsinet.co.za

Dear Ms George

Proposed Inkwazi Estate, Ballito

Thank you for the background information on the proposed Inkwazi Estate.

As a large area of the property is not suitable for development, management of the areas of conservation value and a sensitive layout should allow for an aesthetically pleasing estate. However, of concern considering the area available for development, is the possibility of a development of high density with inappropriate heights. Also, we would like to see the need for the proposed components of the estate substantiated.

We look forward to seeing the development options and commend the applicant for investigating alternative and sustainable energy options.

Yours sincerely

C Schwegman (Mrs)
EIA Co-ordinator, WESSA KZN Region

P O Box 343
4184 Pennington
Email: afromatz@telkomsa.net
Tel: 039 9752147 (Fax on request)
083 9814814

Balanced Environment

From: Balanced Environment [balancedenviro@xsinet.co.za]
Sent: 04 June 2008 05:22 PM
To: 'fosgreen@mweb.co.za'
Subject: RE: Inkwazi Estate -

Importance: High

Hi Julian and Odile

Thank you for your e-mail which is hereby acknowledged.
You have been registered as an Interested & Affected Party for this development proposal, and your e-mail has been forwarded to the developer and professional team for their consideration and response.

Your concerns will be recorded in the issues and response report to be included in the Scoping Report documentation for submission to the Department of Agriculture and Environmental Affairs (DAEA).

With kind regards
Sue George
For Metamorphosis Environmental Consultants

Balanced Environment
082 961 5750
P.O. Box 1634, Wandsbeck 3631
balancedenviro@xsinet.co.za

-----Original Message-----

From: fosgreen@mweb.co.za [mailto:fosgreen@mweb.co.za]
Sent: 04 June 2008 01:07 PM
To: Balanced Environment
Subject: Re: Inkwazi Estate -

Hi Sue

Pse register us as interested and affected party.
Are you aware that we have certain water rights to the dam on the property. We also presume that the stream flowing thru the prop that feeds our registered dam will not be affected by the development. Also will the road 228 from Seaton D be upgraded/tared. Why not buy our prop to supplement the development ie good business/position for the cultural village/ hotel etc Regards Julian and Odile Foster - Greenwood owners Flag Animal Farm, .Pse achno receipt of e

----- Original Message -----

From: "Balanced Environment" <balancedenviro@xsinet.co.za>
To: "Vicky King" <metamorph@iafrica.com>
Sent: Tuesday, June 03, 2008 1:44 PM
Subject: Inkwazi Estate - Scoping EIA i.t.o. NEMA

- > Good Day Interested & Affected Parties
- >
- > The Notice of Application for Environmental Authorisation for the
- > proposed Inkwazi Estate (land between Seaton Delaval and the Animal
- > Farm) to be published in the North Coast Courier during the week
- > ending 6 June has reference.
- >
- > We attach herewith a copy of the Notice, a covering letter and a copy
- > of the Background Information Document (BID) and questionnaire for the
- > abovementioned project.
- >
- > Should you wish to comment on the proposal, please be kind enough to
- > provide submissions on or before Friday 20 June 2008.
- >
- > Thanking you in anticipation for your co-operation.
- >
- > Kind Regards
- > Sue George

Balanced Environment

From: Balanced Environment [balancedenviro@xsinet.co.za]
Sent: 05 June 2008 11:04 AM
To: 'Ann McDonnell'
Subject: FW: Inkwazi Background Information Document final.pdf
Importance: High

Good Morning Ann

Thank you, have been registered as an I & AP.
Your concerns have been noted, will be recorded in the issues and response document, and will be addressed during the process.

Kind Regards
Sue George

Balanced Environment

082 961 5750
P.O. Box 1634, Wandsbeck 3631

balancedenviro@xsinet.co.za

-----Original Message-----

From: Ann McDonnell [mailto:annmc@telkomsa.net]
Sent: 05 June 2008 07:58 AM
To: balancedenviro@xsinet.co.za
Subject: Inkwazi Background Information Document final.pdf

Attention: Sue George.

The Inkwazi development as proposed refers. Please register me as an IAP for this. I am a ward councillor in the Kwadukuza Municipality, and am responsible for the beach areas to the East of your proposed development - my concerns are as always the impact of traffic, storm water and services of 1800 units on the existing area.

Thank you,
Ann McDonnell
0825727389
annmc@telkomsa.net

06/06/2008

Balanced Environment

From: Nelushi Joyce (PMB) [NelushiJ@dwaf.gov.za]
Sent: 10 June 2008 09:21 AM
To: Balanced Environment
Subject: RE: Inkwazi Estate - Scoping/EIA i.t.o NEMA

Good Morning

I WOULD LIKE TO COMMENT ON THE DRAFT SCOPING REPORT. MY DETAILS ARE AS BELOW.

THANK YOU

Regards

A. J. Nelushi
Email address: nelushij@dwaf.gov.za Postal Address: P/Bag x 9029
CELL: 082 804 6784 Pietermaritzburg
TEL: 033 342 8101 3200
FAX: 033 394 1849

Physical Address: 185 Langalibalele Street(former Long Market Street)opposite to standard bank
Old Mutual Building
DWAf Reception 5th floor

-----Original Message-----

From: Balanced Environment [mailto:balancedenviro@xsinet.co.za]
Sent: Tuesday, June 03, 2008 1:48 PM
To: Vicky King
Subject: Inkwazi Estate - Scoping/EIA i.t.o NEMA
Importance: High

Dear Stakeholders

The Notice of Application for Environmental Authorisation for the proposed Inkwazi Estate (land between Seaton Delaval and the Animal Farm) to be published in the North Coast Courier during the week ending 6 June has reference.

We attach herewith a copy of the Notice, a covering letter and a copy of the Background Information Document (BID) and questionnaire for the abovementioned project.

Should you wish to comment on the proposal, please be kind enough to provide submissions on or before Friday 20 June 2008.

Thanking you in anticipation for your co-operation.

Kind Regards

Sue George
Co-ordinator for Metamorphosis Environmental Consultants

Balanced Environment
082 961 5750
P.O. Box 1634, Wandsbeck 3631
balancedenviro@xsinet.co.za

DISCLAIMER:

This message and any attachments are confidential and intended solely for the addressee. If you have received this message in error, please notify the system manager/sender. Any unauthorized use, alteration or dissemination is prohibited. The Department of Water Affairs and Forestry further accepts no liability whatsoever for any loss, whether it be direct, indirect or consequential, arising from this e-mail, nor for any consequence of its use or storage.

You are invited as an interested and affected party to register and comment on the Wakenshaw Trust application in terms of the EIA Regulations for their residential project. Please return the completed registration form to Sue George before 30 June 2008.

PLEASE NOTE - IF YOU DO NOT REGISTER AS AN I&AP, YOU WILL NOT AUTOMATICALLY RECEIVE FURTHER INFORMATION ON THE PROJECT

Please send comments to _____
 Metamorphosis Environmental
 c/o Sue George
 Fax: 086 620 3204
 email: balancedenviro@xsl.net.co.za

Title: OUR First name: ANN Surname: McDONNELL Initials: A

Organisation: KWABOKUZA MUMU Designation: _____

Postal Address: P.O. Box 34 UMH. A61

Postal Code: 4390

Tel No: 032 525 5715 Cell No: 082 572 7384

Fax No: 032 525 5715 E-mail: annme@telkomsa.net

COMMENTS

Low high quantity of the proposed development
is a concern for
 - Supply of electricity
 - water
 - STORMWATER which lands on the beach
 - Access roads and traffic impact.

Thank you for your participation.

Please let us know if there are any other organizations or individuals who you feel should be notified of this project:



REGISTRATION NO. 1998/009584/06

Eastern Region
58 Van Eck Place, Miondeni, Pietermaritzburg, 3200
PO Box 100410, Scottsville, South Africa, 3209
Tel +27 (0) 33 3928100 Fax +27 (0) 33 3863365
Offices in Hatfield – Pretoria (Head Office); Cape Town; Mmilyn - Pretoria; Port Elizabeth

Reference: 11/5/3 – 2/27 - Av

Date: 30 June 2008

Your reference:

Metamorphosis
Environmental Consultants
43 Margaret Crescent
Forest Hills
DURBAN
4000

Attention: Ms Vicki King

Dear Madam

NATIONAL ROUTE 2/27

**PROPOSED DEVELOPMENT BETWEEN ANIMAL FARM AND SEATON
DELAVAL ON REM OF 19 - PTN 13 - PTN 39 - PTN 15 REM OF 20 & PTN
150 & PORTION OF PORTION 109 ALL OF FARM LOT 69 NO 917**

The above-mentioned application referred to this office for comment on 27 May 2008 has reference.

This application does not have a direct affect on the functioning of the National Road infrastructure and we therefore have no objection to the proposal.

The traffic generated by the development shall however be taken into account for the overall transport plan for the area and traffic which eventually feeds onto the National Road at interchanges.

Yours faithfully



**For REGIONAL MANAGER
EASTERN REGION**

Creating
wealth through
infrastructure

At meeting

3

You are invited as an interested and affected party to register and comment on the Wakenshaw Trust application in terms of the EIA Regulations for their residential project. Please return the completed registration form to Sue George before **30 June 2008**.

PLEASE NOTE - IF YOU DO NOT REGISTER AS AN I&AP, YOU WILL NOT AUTOMATICALLY RECEIVE FURTHER INFORMATION ON THE PROJECT

Please send comments to		Metamorphosis Environmental c/o Sue George Fax: 086 620 3204 email: balancedenviro@xsinet.co.za
Title:	MRS First name: ANN	Surname: McDONNAN Initials: A.M
Organisation:	Councillor Kwad	Designation: Councillor
Postal Address:	P.O. Box 34 UMLALI 4390	
Postal Code:	4390	
Tel No:	032 525 5715	Cell No: 082 572 7389
Fax No:	032 "	E-mail: annmc@telkomsa.net

COMMENTS

- (Shuffled to Juney Ward)
- x Road - Vehicle & pedestrian movement for 1800 units from Salt Rock / Juney.
 - x STORMWATER. Control & egress onto beach
 - x Water & sand supply during construction
 - x Density - I will wait for more detailed plans

Thank you for your participation.

Please let us know if there are any other organizations or individuals who you feel should be notified of this project:

At meeting

You are invited as an interested and affected party to register and comment on the Wakenshaw Trust application in terms of the EIA Regulations for their residential project. Please return the completed registration form to Sue George before **30 June 2008**.

PLEASE NOTE - IF YOU DO NOT REGISTER AS AN I&AP, YOU WILL NOT AUTOMATICALLY RECEIVE FURTHER INFORMATION ON THE PROJECT

Please send comments to		Metamorphosis Environmental c/o Sue George Fax: 086 620 3204 email: balancedenviro@xsinet.co.za	
Title: MS	First name: Sarah	Surname: Benperakh	Initials: SA
Organisation: Brettenwood Coastal Estate		Designation:	
Postal Address: P.O. Box 838, Umhlati			
Postal Code: 4390			
Tel No: 082 31 77786		Cell No: 08231 77786	
Fax No:		E-mail: sarah@brettenwood.10.24	

COMMENTS

- ① Details on traffic
- ② Roads to be used - access? from Umhlati?
- MR 474 cost sharing from Sheffield?
- ③ Densities

Thank you for your participation.

Please let us know if there are any other organizations or individuals who you feel should be notified of this project:

At meeting

You are invited as an interested and affected party to register and comment on the Wakenshaw Trust application in terms of the EIA Regulations for their residential project. Please return the completed registration form to Sue George before **30 June 2008**.

PLEASE NOTE - IF YOU DO NOT REGISTER AS AN I&AP, YOU WILL NOT AUTOMATICALLY RECEIVE FURTHER INFORMATION ON THE PROJECT

Please send comments to		Metamorphosis Environmental c/o Sue George Fax: 086 620 3204 email: balancedenviro@xsinet.co.za	
Title:	First name: KEU	Surname: DAVIDSON	Initials: KB
Organisation:	RESIDENT	Designation:	
Postal Address:	PO Box 744 UMHLEZI		
Postal Code:	4390		
Tel No:	032 5257932	Cell No:	083 469 2028
Fax No:	032 5257932	E-mail:	KS.DAVIDSON@TELKOMSA.NET

COMMENTS

* ROADS - ACCESS: FURBS ONTO MR 228 / N2 ; P274

* DENSITY

* SIZE OF COMMERCIAL AREA ; USE THEREOF

Thank you for your participation.

Please let us know if there are any other organizations or individuals who you feel should be notified of this project:

Balanced Environment

From: Di Jones [dijones@iafrica.com]
Sent: 08 July 2008 09:33 AM
To: Balanced Environment
Cc: caro.schwegman; annmo@telkomsa.net
Subject: INKWAZI ESTATE PROPOSAL, SHEFFIELD

Hi Sue

Thank you for sending me the background information on the above proposal and for the opportunity to meet the development team on the 25th June.

As there is very little detail available at the moment, I will restrict my comments to general subjects and await more detail once it is available:

1. The cumulative effect of the proposed new and current extensive development in and around the Ballito area is of concern.
2. The specific site i.r.o. the proposal for Inkwazi Estate seems to be largely unsuitable for any densification to the extent of that proposed on the concept outlines.
3. The natural features of the site should be protected.
4. The aesthetic value of the proposed number of stories is to be questioned.
5. We welcome the intention to explore alternative energy options.
6. As the surrounding properties feature exceptionally low densities, we feel the heights of the buildings proposed would be inappropriate.

We look forward to being in a position to comment in more detail when appropriate.

Kind regards
(Mrs) Di Jones
for DOLPHIN COAST CONSERVANCY

08/07/2008

Clive Damant
Pr Eng BSc (Civ Eng)
Manager
Ballito Crushers (Pty) Ltd
PO Box 883 Umhlali 4390
Cell 073 165 1683
fax 032 947 0852
phone 032 947 0858

From: clive damant [mailto:lyntonsugar@telkomsa.net]
Sent: 05 June 2008 05:09 PM
To: 'balancedenviro@xsinet.co.za'
Subject: Re Ballito Quarries

Dear Sue George

Thank you for your inclusion of Ballito Crushers in your public scoping.

We would like the following included in your report.

Ballito Crushers (Pty) Ltd is an established quarrying company currently operating an open cast type mining operation on the portion 19 of Lot 69 No 917, on Chakaskraal 865 and on Portion 4 of Lot 69 No 917. In addition Ballito Crushers have made an application to extend the mine into Portion 28 of Lower Oaklands No 16728. The quarry has been established from an existing quarry that was opened in 1981. Ballito Crushers have an existing mining right to mine on the above mentioned properties. Ballito Crushers has a lease with the current land owners that is extended to 2023.

Part of the operation of the quarry involves blasting rock from the pit, transporting the blasted rock and crushing the rock on the premises. Sound waves of up to 140dB at 250m are common and ground waves of up to 10mm per sec are common during these blasts. The blasts last for a duration of about 1 sec and occur about 12 to 18 times a year.

The loading of the material and crushing operation takes place from Monday to Friday 0600 until 1800 and on Saturday from 0600 to 1500. Maintenance and removal of overburden and topsoil happens occasionally on Sundays and public holidays.

Our delivery vehicles make use of the district road MR228 for deliveries.

The life span of the quarry will be in the region of 90 years.

Regards

Clive Damant
Pr Eng BSc (Civ Eng)
Manager
Ballito Crushers (Pty) Ltd
PO Box 883 Umhlali 4390
Cell 073 165 1683
fax 032 947 0852
phone 032 947 0858

Balanced Environment

From: Di Jones [dijones@iafrica.com]
Sent: 03 June 2008 02:09 PM
To: Balanced Environment
Cc: caro schwegman
Subject: Inkwazi Estate (between Seaton Delaval & Animal Farm)

Hi Sue

Would you kindly register The Dolphin Coast Conservancy (my name as contact person) as an I&AP in regard to the above proposed development. Caro Schwegman will register on behalf of Wessa and we will both submit comments.

Kind regards
Di Jones

09/07/2008

Email Letter To : Metamorphosis
Date : 15 July 2008
Our Reference : 2830-1
Your Reference : GNR387

Dear Sir,

OBJECTION TO INKWAZI ESTATE E.I.A. :

We represent Seaton Delaval and ask that cognisance be taken of the concerns raised in this letter.

Please accept our apology for the late response but neither the client nor the author was available on the evening of the public meeting and due to a miscommunication and misunderstanding Seaton Delaval did not send a representative.

Please accept the following areas of concern regarding the development:

1. Traffic

The existing road network does not have the capacity to accept the traffic from 1800 units unless the new interchange of the MR228 and N2 is built. Where is the funding of ±R50million for this interchange going to come from? Without guaranteed funding it will be irresponsible to approve the development.

2. Density and Urban Form

The density proposed is completely out of context with the surrounding low- density residential estates. The resultant urban form of 1800 units on ±25ha of developable land i.e. ±75 units/ha is likely to be visually obtrusive especially to the adjacent very low-density equestrian estate.

(NOTE: The central area of Balito is proposed for development at 25 units/ha.) What is the planning rationale for developing more peripheral sites at 3 times this density?

3. Lack of Social Facilities

A development of 1800 units will require at least one Senior school, two Primary schools, a public sportsfield and three Community Facility sites such as a crèche and worship, community hall etc.

The Scheme, in its present form, does not abide by any accepted norm of social/community facility provision. The Mixed Use zone cannot be purported to provide these facilities unless they are specified and made available to the relevant service provider at an affordable price.

4. Impact of Quarry

The south-western portion of the site is a quarry which appears not to have been taken into account.

5. Quantum of Mixed Use

The floor area of ±20000m² Mixed Use area is far too large to provide for the needs of the new residents. A commercial/shopping area of ±2500m² is the maximum that is required. If this figure was doubled to 5000m²gla to allow for some local service industry/offices for the new residents this still leaves ±15000m²gla which is the size of the lifestyle centre to be developed.

The latest S.D.P. (which is currently being prepared) proposed activity nodes at points of intersection of arterial roads. What is proposed is "an activity corridor" which, in terms of the latest S.D.P. thinking, is not what is envisaged for future long term development.

6. Site on southern edge

The existing dark blue site of 2707m² on the southern edge is presumably a shop (not in land use key). If this is the case, the site will have a major negative impact on the two adjacent equestrian residential sites. It would be better to locate this facility more centrally in the development.

7. **S.D.P.**

The proposal does not seem to encapsulate the ethos of the proposals in the S.D.P. revision, which is currently being finalised. This is disturbing and may well lead to a nullification of all the hard work, research and participation by groups such as the Developers Forum who have been actively involved in formulating the vision for the future growth of KwaDukuza via a revised S.D.P., together with the Municipality officials and their appointed consultants.

The site should not be viewed as an isolated pocket of land which the owner or developer wants to develop to more than its reasonable absolute maximum. If the site is viewed in its context, it is submitted that the number of units proposed is way beyond what could reasonably be expected.

We would appreciate it if these concerns could be noted and included in your E.I.A.

Yours faithfully,

ROB KIRBY

Copied to: Gary Botha of Seaton Delaval



Enquiries: Bongiwe Sambo

Your Ref: Not Provided

Metamorphosis Environmental Consultants
P. O Box 1634
Wandsbeck
3631

21 July 2008

ATTENTION: SUE GEORGE

Dear Ms George

INKWAZI ESTATE, BALLITO
District Municipality: Ilembe

The Background Information Document for the above mentioned application has been reviewed by the Ezemvelo KZN Wildlife (EKZWN) IEM Planning Committee. It is strongly recommended that a Wetland Delineation and Functional Assessment be undertaken. All wetlands on the proposed property must be delineated by a suitably qualified wetland ecologist and be afforded an appropriate ecological buffer. Buffers must be delineated from the edge of the temporary wet hydromorphic zone, to ensure that the ecological processes of the wetland systems on the property and downstream hydrological connectivity are not negatively impacted upon.

Please note that all service infrastructure and hardened surfaces are to be located outside of all sensitive areas (including *inter alia* wetlands, drainage lines, areas identified for rehabilitation and other areas of conservation significance, and their ecological buffers).

Please be advised that this letter does not constitute EKZWN's final comment. Final comment will be provided upon receipt and review of the required specialist investigations. EKZWN looks forward to receiving the Environmental Scoping Report.

Should you wish to discuss any of the points raised in this correspondence or should you have any biodiversity related queries, please do not hesitate to contact us.

Yours sincerely

Head IEM
for CHIEF EXECUTIVE OFFICER
[c:\Bongiwe\Residential\Upper\Inkwazi Estate]

08 Aug 22 08:58a

Shelley Reed

031 2669017

p 1



the dme

Department:
Minerals and Energy
REPUBLIC OF SOUTH AFRICA

00000000

PRIVATE BAG X 54307 DURBAN 4000
333 DURBAN BAY HOUSE SMITH STREET, DURBAN 4000

Tel: 031 333 9400
Enq: BFN Nzimande

FAX: 031 301 6950
Ref No. KZN 30/5/4/2/28 SU

E-Mail: faith.nzimande@dme.gov.za
DATE: 16/08/2008

**THE MANAGER
METAMORPHOSIS ENVIRONMENTAL
CONSULTANTS
P.O.BOX 1634
WANDSBECK
3631**

Dear Sir/Madam

**ADDITIONAL MAPS AND DOCUMENTS TO ACCOMPANY PROPOSED
DEVELOPMENT OF INKWAZI ESTATE NEAR BALLITO:
MAGISTERIAL DISTRICT OF DURBAN: METAMORPHOSIS
ENVIRONMENTAL CONSULTANTS.**

The abovementioned matter has reference.

Please note that for this Department to comment on this development we will need the following additional information:

- (i) Layout Plan
- (ii) Title deed
- (iii) 1:50 000 Locality Plan
- (iv) Street guide if applicable

Hope you will find this in order.

Yours faithfully

**REGIONAL MANAGER
KWAZULU-NATAL**

Annexure H: Issues and Response Report [Regulations 32(2)(e) and 58(1)]

The table has been compiled in accordance with the requirements of Regulations 32(2)(e) and 58(1), and following the format recommended in s3.4.4 of the Proposed Guidelines as part of the Implementation of Environmental Impact Assessment Regulations in terms of Section 24(5) of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended (G.N. 657 of 2006, 19 May 2006).

See Section 8 of the Scoping report.

PROPOSED INKWAZI DEVELOPMENT PROJECT

Public Meeting
17:30, 25 June 2008
Ballito Library

Agenda

- Opening, Welcome and Introductions
- Acceptance of Agenda
- Legal framework
- Process to date and purpose of meeting
- Background information
- Major issues
- Next steps
- Closure

Representatives

- Richard and Jason Chapman – Proponents
- Helena Jacobs – DFA coordinator
- Francois van der Merwe – Town Planning
- Vicki King – Environmental consultant
- Sue George – Minutes and admin for EIA process

Legal framework

Environmental Impact Assessment (EIA)
Regulations, promulgated in terms of the National
Environmental Management Act 107 of 1998

GNR 386 (Basic Assessment)

- (1) The construction of facilities or infrastructure including associated structures or infrastructure for:
 - (e) any purpose where lawns, playing fields or sports tracks covering an area of more than three hectares but less than 10ha will be established.
 - (m) any purpose in the one in ten year flood line of a river or stream or within 32 metres from the bank of a river or stream where the flood line is unknown, excluding purposes associated with existing residential use but including (i) canals, (ii) channels, (iii) bridges, (iv) dams, and (v) weirs.
- (16) The transformation of undeveloped, vacant or derelict land to (b) residential, mixed, retail, commercial, industrial or institutional use where such development does not constitute infill and where the total area to be transformed is bigger than 1ha.

(19) The subdivision of portions of land 0ha or larger into portions of 5ha or

GNR 387 – EIA and Scoping

- (2) Any development activity, including associated structures and infrastructure, where the total area of the developed area is, or is intended to be, 20ha or more.
- (5) The route determination of roads and design of associated physical infrastructure, including roads that have not yet been built for which routes have been determined before the publication of this notice and which has not been authorised by a competent authority in terms of the Environmental Impact Assessment Regulations, 2006 made under section 24(5) of the Act and published in Government Notice No. R. 385 of 2006, where—
 - (a) it is a national road as defined in section 40 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act No. 7 of 1998);
 - (b) it is a road administered by a provincial authority;
 - (c) the road reserve is wider than 30 metres; or
 - (d) the road will cater for more than one lane of traffic in both directions.

Process to date

- Application for authorisation lodged
- Public meeting advertised in North Coast Courier on the 4th June
- Registered letters sent to neighbours
- Site posters erected on the 4th June
- BID available and distributed to all listed I&As and all people responding to notices
- Public scoping meeting 25th June 2008

Purpose of meeting

- Register I&APs
- Present proposed development
- Issues already identified
 - Wetlands
 - Agricultural potential
 - Planning and density related issues
 - Mining activities
 - Access and Traffic
 - Services (sewage, water, stormwater etc)
 - Water use rights
- Answer questions, where possible
- Receive comments

Location context

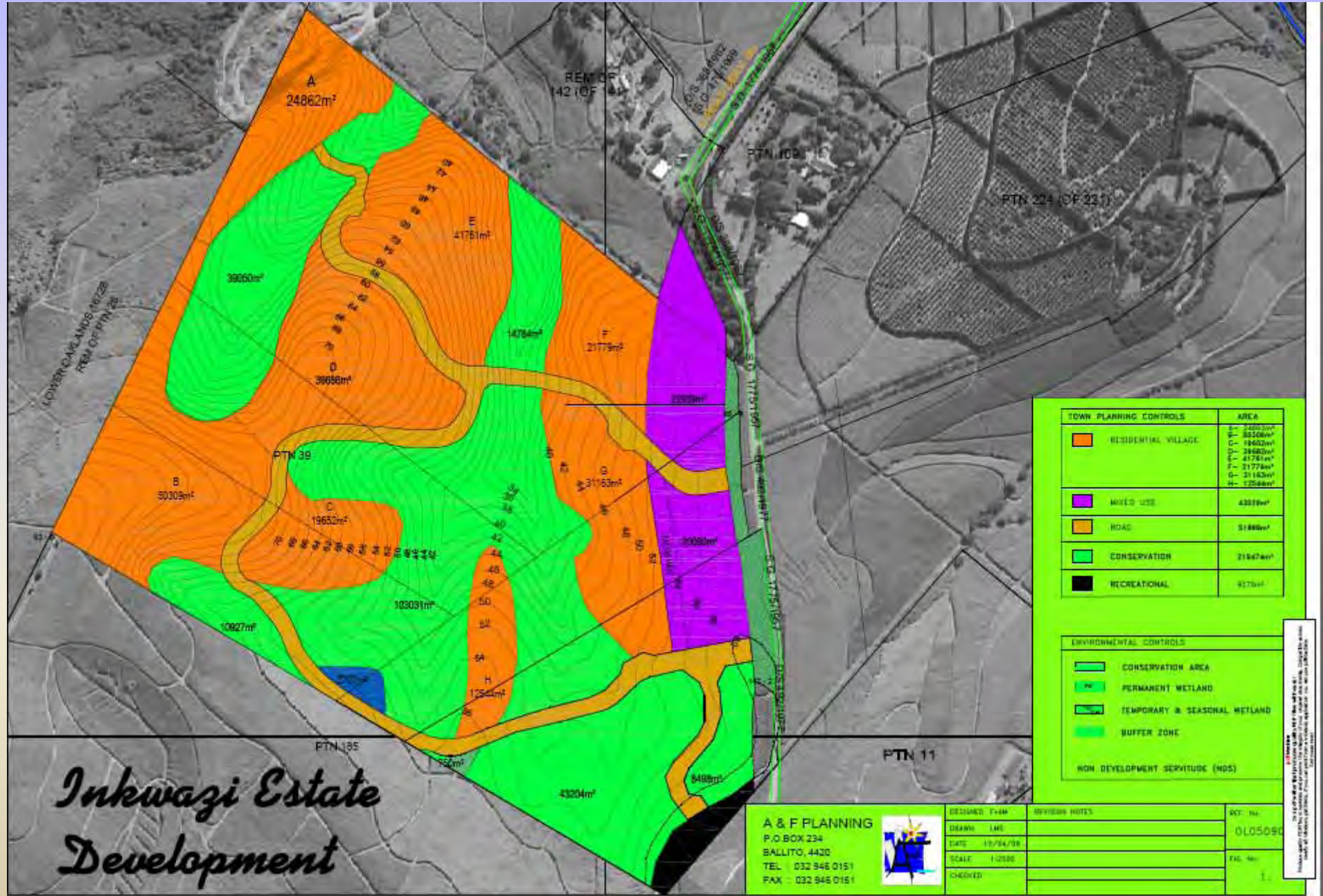


Background information

- 59ha of predominantly sugarcane
- 25ha suitable for development once wetlands and buffers removed
- Proposed 1800 units in clustered villages
- Possibly a school, cultural village, hotel, and limited commercial high street and activity zone along main road
- Significant conservation areas and open spaces
- Strong urban form, structure, landscaping and urban design criteria

Draft Layout





Inkwazi Estate Development

A & F PLANNING
 P.O. BOX 234
 BALLITO, 4420
 TEL : 032 946 0151
 FAX : 032 946 0151



DESIGNED TEAM	REVISION NOTES	REV. No.
A & F PLANNING		0105090
P.O. BOX 234		
BALLITO, 4420		
TEL : 032 946 0151		
FAX : 032 946 0151		
CHECKED		1

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Background Information

- A DFA application process will be undertaken for the project
- Water will be supplied by the services authority
- Sewage will be disposed by mains sewer to the new works on the Umhlali River
- Alternative and sustainable power options will be examined as part of the design process although Kwadukuza Municipality will have to be relied upon for the majority of supply
- Possibly 2 entrances off the MR228, access around the site will be limited to existing tracks wherever possible





Issues already identified

- Wetlands
- Agricultural potential
- Density and planning issues
- Mining activities
- Access and Traffic
- Services (sewage, water, stormwater etc)
- Water use rights
- Job creation
- Visual impacts

Next steps

- Comments
 - In writing please, by 30th June 2008
- Draft Scoping Report
 - Made available to I&APs
 - Comments invited
- Final Scoping Report and Plan for EIA
 - Submitted to DAEEA
- DAEEA decision

Next steps – (contd)

- EIA
 - Specialist reports
- Draft Impact Report (EIR)
 - Made available to I&APS
 - Comment invited
- Final EIR
 - Submitted to DAEEA
 - RoD
- Appeal period

Comments

In writing please, by 30 June 2008, to

**Metamorphosis,
PO Box 1634, Wandsbeck 3631**

**OR Fax:
086 620 3204**

**OR e-mail:
balancedenviro@xsinet.co.za**

Thank you!

APPENDIX C

Site Photographs



Views of site showing boundaries with Seaton Delaval and sugar cane with some alien and indigenous vegetation in the drainage channels.



Views across the site looking east towards the coast



Top: View of dam on the property

Below: alien and indigenous trees in the valley lines