



edtea

Department :
Economic Development, Tourism and
Environmental Affairs
PROVINCE OF KWAZULU-NATAL

Enquiries : Ms V Maclou
Imibuzo :
Navrae :

Telephone: 031 328 9300
Ucingo :
Telefoon :

Private Bag : X54321
Isikhwama Seposi : Durban
Privaat Sak : 4000

Reference: DM/0030/2012
Inkomba :
Verwysing:

Fax :
iFeksi :
Faks :

Date :
Usuku : 13 October 2015
Datum :

Fax Transmission

eThekwini Municipality

P O Box 1014
DURBAN
4000

Attention : Ms Beryl Mpakathi
Tel : 031 311 3320
Fax : 031 311 3006
Email : Beryl.Khanyile@durban.gov.za

And

Tongaat Hulett Developments (Pty) Ltd

P O Box 22319
Glenashley
4022

Attention : Ms Karen Petersen
Tel : 031 560 1900
Fax : 031 311 3006
Email : Karen.Petersen@tongaat.com

Dear Madam

DM/0030/2012: ENVIRONMENTAL AUTHORIZATION FOR THE CONSTRUCTION OF CORNUBIA MIXED USE PHASED DEVELOPMENT – PHASE 2 LOCATED ON VARIOUS PORTIONS WITH THE ETHEKWINI MUNICIPALITY

The KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs has **authorized** the abovementioned project. This environmental authorization and reasons for the decision are attached herewith.

Department of Economic, Tourism and Environmental Affairs, KwaZulu-Natal	Cover Letter: DM/0030/2012	13/10/2015 Date	 Initial
---	-------------------------------	--------------------	--

ENQUIRIES

Please note that:

- All queries regarding this application for environmental authorization (including the Department's decision) must be directed to the official of this Department with contact details provided on the letterhead above.
- **Only** queries regarding appeals must be submitted to the Office of the MEC (details provided below).

APPEALS

In terms of sub-regulation 10(2) of the EIA Regulations, 2010, you are instructed to notify all registered interested and affected parties in writing within **12 days** of this Department's decision in respect of your application. You are required to comply with the requirements of sub-regulations 10(2)(a)-(d) with regard to this notification. This includes drawing the attention of registered interested and affected parties to the fact that an appeal may be lodged against the decision in terms of Chapter 7 of the EIA Regulations, 2010.

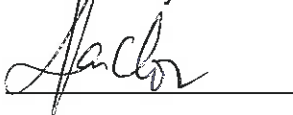
In accordance with the provisions of sub-regulation 60(1) of the EIA Regulations, 2010, a notice of intention to appeal must be lodged with the **KwaZulu-Natal MEC of the Department of Economic Development, Tourism and Environmental Affairs** within **20 days** of the date of this decision by posted, faxed, e-mailed or hand delivered to the following address:

**The Appeal Administrator,
Office of the KwaZulu-Natal MEC for Economic Development, Tourism & Environmental Affairs**

POSTAL/ FAX/ E-MAIL:	PHYSICAL:
Private Bag X001 Bishopsgate 4008, Durban Tel: 031 310 5300 Fax: 031 310 5416 E-Mail: Haresh.Inderlall@kznded.gov.za (Haresh Inderlall)	9 th Floor, The Marine Building, 22 Dorothy Nyembe Street, Durban 4001

Please note that in terms of the provisions of section 43 sub-section 7 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), as amended, an appeal against and environmental authorisation, suspends an environmental authorisation until the appeal process has been concluded.

Yours faithfully



for: Head of Department

Signed by: Ms. V Maclou

District Manager: eThekweni District

KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs

cc: Humayrah Bassa, Royal HaskoningDHV, email address: humayrah.bassa@rhdhv.com

Department of Economic, Tourism and Environmental Affairs, KwaZulu-Natal	Cover Letter: DM/0030/2012	13/10/2012 Date	 Initial
---	-------------------------------	--------------------	--



edtea

Department :
Economic Development, Tourism and
Environmental Affairs

PROVINCE OF KWAZULU-NATAL

Environmental Authorisation

In terms of regulation 36 of the
Environmental Impact Assessment Regulations, 2010

Project Title: Cornubia Mixed Use Phased Development – Phase 2

Municipality: eThekwini

Application number: DM/0030/2012

NEAS No. KZN/EIA/000762/2012

Date of issue: 13 OCTOBER 2015

Authorisation holder: eThekwini Municipality and Tongaat Hulett Developments (Pty) Ltd

Location: Ptn 50 (of 8) of the Farm Lot 31 No 1560
Rem of Erf 142 Mount Edgecombe
Rem of Ptn 4 of the Farm Lot 31 No 1560
Ptn 57 (of 21) of the Farm Lot 31 No 1560
Rem of Ptn 16 of the Farm Lot 31 No 1560
Ptn 1 of the Farm Lot 21 No 1529
Rem of Ptn 21 of the Farm Lot 31 No 1560
Ptn 5 of the Farm Lot 31 No 1560
Rem of Ptn 15 of the Farm Lot 31 No 1560
Rem of Ptn 6 (of 4) of the Farm Lot 31 No 1560
Rem of Ptn 8 of the Farm Lot 31 No 1560
Rem of Ptn 14 of the Farm Lot 31 No 1560
Rem of Ptn 13 of the Farm Lot 31 No 1560

Department of Economic Development, Tourism and Environmental
Affairs, KwaZulu-Natal

Environmental Authorisation:
DM/0030/2012


Initial

Rem of the Farm Lot A 39 No 1532
Ptn 2 of the Farm Lot 21 No 1529
Ptn 8 of the Farm Lot 21 No 1529
Ptn 9 of the Farm Lot 21 No 1529
Ptn of Rem of the Farm Lot 20 No 1557
Ptn of Rem of Ptn 1 of the Farm Lot 20 No
1557
Ptn 7 of the Farm Lot 21 No 1529
Ptn 4 of the Farm Lot 21 No 1529
Ptn 3 of the Farm Lot 21 No 1529
Ptn 11 of the Farm Lot 21 No 1529
Rem of the Farm Lot A 39 No 1532
Portion 471 of Lot 31 No. 1560
Portion 4 of Lot A 39 No. 1532
Rem of Portion 21 of Lot 31 No. 1560
Erf 851 Mt Edgecombe
Erf 52 Mt Edgecombe
Rem of Erf 17 Mt Edgecombe
Rem of Lot Sykes No. 15658
Rem of Erf 74 of Erf 89 Ottawa
Portion 45 of Erf 89 Ottawa
Portion 505 of Riet Rivier No. 842
Portion 69 of Lot Sykes No. 15658
Portion 504 of Riet Rivier 842
Portion 519 of Riet Rivier 842

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

Table of Contents

TABLE OF CONTENTS	3
DECISION	4
BACKGROUND AND PROJECT PROPOSAL	4
1. ACTIVITIES AUTHORISED	7
2. GENERAL	12
3. CONDITIONS OF ENVIRONMENTAL AUTHORISATION	13
NOTIFICATION OF INTERESTED AND AFFECTED PARTIES	13
ENVIRONMENTAL MANAGEMENT PROGRAMME (EMPr)	13
MONITORING AND REPORTING TO THE DEPARTMENT	13
WRITTEN NOTICE OF COMMENCEMENT OF THE CONSTRUCTION & OPERATION PHASE	14
COMMISSIONING OF THE ACTIVITY	15
SITE CLOSURE AND DECOMMISSIONING	21
AVAILABILITY OF THIS ENVIRONMENTAL AUTHORISATION	21
ANNEXURE 1: REASONS FOR DECISION	22
1. INFORMATION CONSIDERED IN MAKING THE DECISION	22
2. KEY FACTORS CONSIDERED IN MAKING THE DECISION	22
ANNEXURE 2: LOCALITY PLAN	33
ANNEXURE 3: CORNUBIA LAND USE MANAGEMENT PLAN	34
ANNEXURE 4: AREAS OF WETLAND LOSS	35
ANNEXURE 5: ELECTRICAL SERVITUDE LAYOUT	36
LIST OF FIGURES AND TABLES:	
TABLE 1: THE DIFFERENT PHASES OF THE GREATER CORNUBIA MIXED-USED PHASED DEVELOPMENT	5

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 initial
---	--	--

Decision

By virtue of the powers conferred on it by the National Environmental Management Act, 1998 (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2010, the
KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs
(hereafter referred to as the “Department”)

grants environmental authorisation
to:

eThekweni Municipality (herein after referred to as “the authorisation holder”)

Details of the contact person:

Ms Beryl Mpakathi
P O Box 1014
DURBAN
4000
Tel : 031 311 3320
Fax : 031 311 3006
Email : Beryl.Khanyile@durban.gov.za

And

Tongaat Hulett Developments (Pty) Ltd (herein after referred to as “the authorisation holder”)

Details of the contact person:

Ms Karen Petersen
P O Box 22319
Glenashley
4022
Tel : 031 560 1900
Fax : 031 311 3006
Email : Karen.Petersen@tongaat.com

to undertake the following activities (hereafter referred to as “the activities”) as described in section 2

Background and Project proposal

a) Background to the Project

The Greater Cornubia Mixed-Used Phased Development (hereafter referred to as the “Greater Cornubia Development”) is an initiative of the eThekweni Municipality (eTM) and Tongaat Hulett Developments (THD) which aims to leverage, assemble, and systematically align multiple institutional, financial, human and managerial resources, in a creative and innovative manner,

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	Initial 
---	--	---

Environmental Authorisation
Cornubia Mixed Use Phased Development – Phase 2


covering aspects such as informal settlement eradication, inter-and intra-settlement integration, urban restructuring and renewal, densification, tenure diversification, improved settlement design, better quality shelter, poverty eradication, and greater responsiveness to livelihood strategies. The Greater Cornubia Development is about “Breaking New Ground” (BNG) through the creation of Integrated Human Settlements. These are key components of the development and relate directly to the strategic mandate of Government, its constitutional obligations and the priorities of creating a better life for all.

The Cornubia Development Framework Plan makes provision for 25 695 units, of which 14 544 units are proposed for subsidised and partially subsidised housing, 4 400 units identified for social housing market, and the balance earmarked for mixed use development. The Development is the first of its kind in KwaZulu-Natal and is in accordance with the country’s socioeconomic transformation and development agenda.

Due to the extent of the development, the Greater Cornubia Development is being developed in a phased manner. Table 1¹ below highlights the different phases of the Greater Cornubia Mixed-Used Phased Development.

Project Name	Description	EIA Reference Number
Cornubia Integrated Housing Development – Phase 1 (a) (Pilot Phase)	Cornubia Phase 1 consists of the Cornubia Industrial and Business Estate (CIBE), northwest of the Cornubia Integrated Human Settlement Development (CIHD) Phase 1. The CIHD Phase 1 (a) precinct was targeted as a pilot phase for the establishment of subsidised units. 482 units have been delivered to date and residents have taken occupation. The CIHD Phase 1 (a) site was officially opened by State President Jacob Zuma on the 6th April 2014. The units are 50 m ² ; double storey and signifies the starting of the first housing opportunity within Cornubia.	DM/0208/08
MR79 Bridge (Pilot Phase)	Approved as part of the Pilot Phase, the MR 79 Bridge provides access directly into Cornubia via Northern Drive from the R102 in Ottawa.	DM/0208/08
Cornubia Industrial and Business Estate (CIBE) – Phase 1	CIBE is an initiative of THD and contains a business park with light industrial uses.	DM/AMEND/0189/12
Cornubia Retail Park	The Cornubia Retail Park Environmental Impact Assessment (EIA) was expedited due to the significant investor interest to develop the sites for retail and business	DM/Amend/0034/2014

¹ Table 1 extracted from the Final Environmental Impact Assessment Report, dated 24 February 2015

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
--	--	--

Environmental Authorisation
Cornubia Mixed Use Phased Development – Phase 2

	park developments due to its prime location and ability to serve as a potential major node when the Greater Cornubia Development is fully developed. Construction activities at the Cornubia Retail Park are presently underway.	
N2 Cornubia Interchange	The N2 Cornubia Bridge and Interchange forms part of the C9 Integrated Rapid Public Transport Network (IRPTN) Corridor being implemented by the eThekweni Municipality. The bridge will provide an important link between the Greater Cornubia Development to the Umhlanga Ridge Town Centre (URTC) in the East.	DM/AMEND/0009/2014B

Table 1. The different phases of the Greater Cornubia Mixed-Used Phased Development

b) Project Proposal

The Cornubia Mixed-Use Development Phase 2 (referred to as Cornubia Phase 2) is the remainder of the Greater Cornubia Development (1 333 ha) located west of the N2 toll road and north of the Mount Edgecombe/M41 freeway in the eTM that will be developed by the joint Developers – THD and the eTM as per **Annexure 2: Locality Map** attached herewith. Cornubia Phase 2 is approximately 895 ha in extent which equates to 70% of the Greater Cornubia Development. THD owns approximately 314 ha of land within Cornubia Phase 2 whilst the eThekweni Municipality owns 581 ha of land.

A large proportion of Cornubia Phase 2 has been earmarked for residential development in accordance with the accepted Cornubia Development Framework Plan. The Cornubia Development Framework Plan sets out the basic guiding framework for development of the Greater Cornubia Development, however, more detailed levels of planning is required for the refinement of the different set of proposals (i.e. Cornubia Phase 2).

According to the Land Use Management Plan, 531 ha of the 895 ha is developable with 392 ha comprising of open space which includes wetlands, buffers, floodplains, steep slopes, servitudes, etc, **as per Annexure 3: Land Use Management Plan** attached herewith. Other features of the layout are as follows:

- Approximately 22 134 residential units of which approximately 12 000 units will be low cost subsidised housing and 10 000 affordable middle-income units;
- Provision for appropriate social facilities including fire station, police station, schools, clinics, halls;
- 60 ha of industrial platform;
- 800 000 m² for bulk services – commercial and mixed-use;
- Rehabilitated open space of approximately 392 ha;
- New road infrastructure including three interchanges as follows –
 - Blackburn Interchange;
 - Marshall Dam Interchange; and,
 - R102 / Northern Drive Interchange.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

- Construction of appropriate stormwater management and attenuation features;
- Construction of sewer reticulation and its associated bulk gravity trunks; and,
- A number of road and service crossings of wetlands.
- Upgrade of the Ottawa Transmission Substation -
 - eThekweni Electricity will be increasing the capacity of the Ottawa transmission substation by an additional 315 MVA 275/132 kV.
 - The Ottawa major sub-transmission substation will be upgraded to 60 MVA by installing a further two new 30 MVA transformers and more 11 kV circuit breakers;
 - In order to accommodate for the anticipated new load of Cornubia Phase 2 one further new 60 MVA sub-transmission substation and the existing Cornubia Switching station will be converted into a new sub-transmission substation; and,
 - A new 35 m sub-transmission servitude will be required from Ottawa major to the proposed new Cornubia major and Cornubia Switching Station.

Key elements of the development include:

- Mix of land uses as above including specific components of low cost as well as affordable housing and market based housing opportunities;
- Community facilities such as schools, clinics, etc.; and
- The installation of general engineering services and infrastructure which include:
 - Earth-worked platforms and banks;
 - Water supply including construction of the Blackburn Reservoir;
 - Infrastructure such as pipelines, storage facilities and pump stations and/or weirs for irrigation purposes;
 - Sewage;
 - Electricity supply;
 - Stormwater management;
 - Roads and access; and,
 - Telecommunications.

1 Activities authorized

The following activities in Government Notice No. R. 544/ 545/ 546 dated 18 June 2010 (as amended) are triggered by the abovementioned project:

Component (or phase) of the project	Listing Notice and Activity No. of the EIA Regulations, 2010	Similarly listed in 2014 Listing Notices and Activity No.
The project includes the construction of water pipelines (linking to the surrounding reticulation), sewer line and stormwater attenuation. It is anticipated that the pipelines will exceed 1 000 metres in length and will	GNR 544 Activity 9	GNR 983 Activity 9 and 10

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 _____ Initial
--	--	---

Environmental Authorisation
Cornubia Mixed Use Phased Development – Phase 2


<p>be within 32 m of a watercourse (wetlands and/or the Ohlanga River). Furthermore, pipelines will need to be installed for the irrigation network.</p>		
<p>The project includes the construction of facilities and/or infrastructure for the transmission and distribution of electricity inside an urban area with a capacity of 275 kilovolts or more.</p>	<p>GNR 544 Activity 10</p>	<p>GNR 983 Activity 11</p>
<p>The project will see construction of service infrastructure such as sewer lines, pipelines, electrical cabling and/or road infrastructure within 32 m of a watercourse (wetlands and/or the Ohlanga River). Furthermore, the project will involve the construction of earth-worked platforms, portions of which will occur over watercourses (wetlands). It is also proposed that roads, bridges and interchanges within the Cornubia Phase 2 as well as for the three access interchanges (i.e. the Blackburn Interchange, Marshall Dam Interchange and the R102 / Northern Drive Interchange) will traverse wetland area. In addition, it is proposed that stormwater will be attenuated via attenuation ponds located within 32 m of wetlands. Therefore this activity is applicable for the following infrastructure located within a watercourse or within 32 m of a watercourse:</p> <ul style="list-style-type: none"> • Earth-worked platforms; • Water pipelines; • Irrigation pipelines; • Irrigation pump stations and/or weirs; • Sewer lines; • Electrical cabling; • Stormwater attenuation facilities; • Reservoirs; • Roads, bridges and interchanges inside the Cornubia Phase 2 boundary; 	<p>GNR 544 Activity 11</p>	<p>GNR 983 Activity 12</p>

<p>Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal</p>	<p>Environmental Authorisation: DM/0030/2012</p>	<p style="text-align: center;"> Initial</p>
---	--	--

"Leading the attainment of inclusive growth for job creation and economic sustenance"

Environmental Authorisation
Cornubia Mixed Use Phased Development – Phase 2

<ul style="list-style-type: none"> • Roads, bridges and stormwater attenuation structures at the Blackburn Interchange; • Roads, bridges and stormwater attenuation structures at the Marshall Dam Interchange; and • Roads, bridges and stormwater attenuation structures at the R102/ Northern Drive Interchange. 		
<p>Applicable for the construction of the proposed Blackburn Reservoir.</p>	GNR 544 Activity 12	GNR 983 Activity 13
<p>The project may involve the storage of dangerous goods above these thresholds during the construction and/or operational phase, particularly at Bus Depots.</p>	GNR 544 Activity 13	GNR 983 Activity 14
<p>The project will require the infilling of wetlands and/or the removal of material from wetlands for the following:</p> <ul style="list-style-type: none"> • Earth-worked platforms; • Water pipelines; • Irrigation pipelines; • Irrigation pump stations and/or weirs; • Sewer lines; • Electrical cabling; • Reservoirs; • Stormwater attenuation ponds inside the Cornubia Phase 2 boundary; • Roads, bridges and interchanges inside the Cornubia Phase 2 boundary; • Roads, bridges and stormwater attenuation structures at the Blackburn Interchange; • Roads, bridges and stormwater attenuation structures at the Marshall Dam Interchange; and • Roads, bridges and 	GNR 544 Activity 18	GNR 983 Activity 19

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 _____ Initial
--	--	---

Environmental Authorisation
Cornubia Mixed Use Phased Development – Phase 2

stormwater attenuation structures at the R102 / Northern Drive Interchange.		
The project includes the construction of new roads in regions where there is no road reserve. The road reserve is expected to be greater than 13.5 m.	GNR 544 Activity 22	GNR 983 Activity 24
Applicable for the clearing of more than 1 ha of indigenous vegetation	GNR 544 Activity - N/A	GNR 983 Activity 27
Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004). Applicable for the removal of protected trees which may require a DAFF Permit.	GNR 544 Activity 26	GNR 983 Activity 30
The project may include the expansion of water pipelines (linking to the surrounding reticulation), sewer lines and stormwater attenuation already established within Cornubia. It is anticipated that the pipelines will exceed 1 000 metres in length and will be within 32 m of a watercourse (wetlands and/or the Ohlanga River).	GNR 544 Activity 37	GNR 983 Activity 45 and 46
<p>The project may involve the expansion of infrastructure located within a watercourse or within 32 m of a watercourse as follows:</p> <ul style="list-style-type: none"> • Earth-worked platforms; • Water pipelines; • Irrigation pipelines; • Irrigation pump stations and/or weirs; • Sewer lines; • Electrical cabling; • Stormwater attenuation ponds inside the Cornubia Phase 2 boundary; • Roads, bridges and interchanges inside the Cornubia Phase 2 boundary; • Roads, bridges and stormwater attenuation structures at the Blackburn Interchange; 	GNR 544 Activity 39	GNR 983 Activity 48

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 _____ Initial
--	--	---

"Leading the attainment of inclusive growth for job creation and economic sustenance"

Environmental Authorisation
Cornubia Mixed Use Phased Development – Phase 2

<ul style="list-style-type: none"> • Roads, bridges and stormwater attenuation structures at the Marshall Dam Interchange; and • Roads, bridges and stormwater attenuation structures at the R102 / Northern Drive Interchange. 		
Applicable for the expansion of existing services authorised as part of Cornubia Phase 1 or Cornubia Retail Park which fall within 32 m of a watercourse.	GNR 544 Activity 40	GNR 983 Activity 49
The project may include upgrades to existing road networks.	GNR 544 Activity 47	GNR 983 Activity 56
The Greater Cornubia Development is being undertaken in a phased manner. Furthermore, once authorised, the construction of the Cornubia Phase 2 Development will be done in a phased manner over a number of years.	GNR 544 Activity 56	GNR 983 Activity 67
The project may involve the storage of dangerous goods above these thresholds during the construction and/or underground and/or aboveground storage tanks during the operational phase	GNR 545 Activity 3	GNR 984 Activity 4
The project includes the construction of new roads and limited upgrading to existing road networks. The proposed project also includes the construction of three interchanges (i.e. Blackburn Interchange, Marshall Dam Interchange and the R102 / Northern Drive Interchange). The road and interchange infrastructure will be wider than 30 metres, may involve upgrades to roads administered by a national or provincial authority and will cater to more than one lane of traffic in both directions.	GNR 545 Activity 18	GNR 984 Activity 27

These listed activities are described in the Environmental Impact Assessment Report prepared by Messrs Royal HasonkingDHV, dated 24 February 2015 and the Addendum Report, prepared by Messrs Royal HasonkingDHV dated 14 July 2015.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 _____ Initial
--	--	---

"Leading the attainment of inclusive growth for job creation and economic sustenance"

Environmental Authorisation
Cornubia Mixed Use Phased Development – Phase 2

Authorized alternative	Latitude	Longitude
Corner at M41 and Marshall Dam	29°41'57.37"S	31°02'01.25"E
Corner at Ohlanga River and Waterloo	29°40'21.16"S	31°03'05.63"E
Corner at N2 and Blackburn	29°41'42.66"S	31°04'33.32"E
Corner at N2 and M41	29°43'12.78"S	31°03'25.52"E

2. General

2.1. Compliance with the conditions of this authorisation

In terms of section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998), no person may commence with an activity listed in terms of section 24(2) (a) or (b) of the Act, unless the competent authority has granted an environmental authorisation.

2.2. Understanding the conditions of this authorisation

It is the responsibility of the authorisation holder to understand the conditions of this authorisation. Any queries regarding this environmental authorisation must be submitted in writing to the Department at the address provided in section 2.4.

2.3. Amendments to the project or Environmental Management Programme (EMPr)

2.3.1. Any changes to, or deviations from, the project description set out in this authorisation must be approved, in writing, by the Department before such changes or deviations may be effected.

2.3.2. Any subsequent amendments to the approved EMPr must also be submitted to the Department for review. The amendments must only be implemented after being approved by the Department.

2.4. Contact details for the Department

The following contact details must be used for all reports, notices etc. which must be submitted to the Department:

KZN Department of Economic Development, Tourism and Environmental Affairs
Private Bag X 54321
Durban
4000

Telephone Number 031 328 9300

Attention: Control Environmental Officer: Compliance, Monitoring & Enforcement; or Attention: Control Environmental Officer: Impact Assessment, or Control Environmental Officer: Pollution and Waste Component - eThekweni District Office, as applicable.

2.5. The removal, cutting, pruning or relocation of any indigenous or protected vegetation must be authorised by the Department of Agriculture Forestry and Fisheries (DAFF), if applicable. If a

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
--	--	--

"Leading the attainment of inclusive growth for job creation and economic sustenance"

permit is not required from DAFF, then the removal of any indigenous vegetation must be authorised by the Environmental Control Officer (ECO)².

3. Conditions of Environmental Authorisation (EA)

This Environmental Authorisation is subject to the conditions set out below:

- 3.1 **Validity Period:** One or more of the listed activities authorized must commence within **ten (10) years** from the date of issue. If commencement³ of any of the authorised activities does not occur within that period, this authorisation lapses.
- 3.2 The activities authorised must only be carried out at the location as described in **section 1** above.
- 3.3 The holders of the environmental authorisation must submit in writing to the Department an agreement detailing the roles and responsibilities of Tongaat Hulett Development and eThekweni Municipality with regards to compliance with the conditions set out in this environmental authorisation, prior to the commencement of construction. This agreement must be submitted to the CME component – eThekweni District as per contact details specified in condition 2.4 herewith.

Notification of interested and affected parties (I&APs), including key authorities

- 3.4 The authorisation holder must notify every registered interested and affected party, in writing and within **12 (twelve) calendar** days from date of the Department's decision to authorize the activity.
- 3.5 The notification referred to in 3.4 above must –
 - 3.5.1 Specify the date on which the authorisation was issued;
 - 3.5.2 Inform the interested and affected party of the appeal procedure provided for in Chapter 7 of the EIA Regulations, 2010; and,
 - 3.5.3 Advise the interested and affected party that a copy of the authorisation will be furnished on request.

Approval of the Environmental Management Programme

- 3.6 The Environmental Management Programme (EMPr) dated February 2015 prepared by Messrs Royal HaskoningDHV complies with section 24N of NEMA and Regulation 33 of the EIA Regulations, 2010 and is hereby approved and must be implemented.
- 3.7 The EMPr must be kept on site throughout the lifespan of the development.

² The ECO must be independent and have the necessary experience and qualifications to understand, interpret and monitor, audit and implement the EMPr and the conditions of the EA. Feedback must be given in the form of an audit report which must address any non-compliance that may have arisen from the audit.

³ "Commence" means the start of any physical activity, including site preparation and any other activity on the site in furtherance of a listed activity or specified activity, but does not include any activity required for the purposes of an investigation or feasibility study as long as such investigation or feasibility study does not constitute a listed activity or specified activity, as stated in NEMA (Act No. 107 of 1998) as amended.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

Monitoring and Reporting to the Department

- 3.8 All requirements for the management, monitoring and reporting of impacts for all phases of the project must be as specified in the EMPr.
- 3.9 An independent ECO must be appointed prior to the commencement of the construction phase to monitor the implementation of the approved EMPr and EA.
- 3.10 Upon appointment of the ECO his/her details must be communicated to the Control Environmental Officer: CME Component within **fourteen (14) calendar days**, as per contact details specified in 2.4 herewith.
- 3.11 Should the ECO for the approved development change at any time, this must be communicated, in writing, to the the Control Environmental Officer: CME Component as per contact details specified in condition 2.4 herewith within **fourteen (14) calendar days** of appointing the new ECO.
- 3.12 The notification in terms of condition 3.10 and 3.11 above must include contact details for the ECO, details pertaining to the ECO's relevant experience and/or reasons for the change in ECO.
- 3.13 The responsibilities of the ECO must include *inter alia*:
- 3.13.1 Performing all tasks assigned to the ECO in the EMPr;
 - 3.13.2 Keeping record of all activities on site, problems identified and transgressions noted;
 - 3.13.3 Assisting the authorisation holder in ensuring/enforcing implementation of the EA and EMPr; and,
 - 3.13.4 Providing guidance/advice that ensures implementation of appropriate environmental management measures and adherence with environmental legislation/regulations.
- 3.14 The ECO must conduct **fortnightly** site visits for the duration of the construction phase. The number of site visits may vary at the ECO's discretion or as directed by the eThekweni Municipality or the Department if non-compliance becomes evident.
- 3.15 The EA holder must ensure records relating to compliance and non-compliance with the EA and EMPr are kept.
- 3.16 The records referred to in condition 3.15 above must be made available to the Department upon request within a time span stipulated by the Department.
- 3.17 The EA holder must submit environmental audit reports to this Department as per the time intervals specified below. The reports must be addressed to the Control Environmental Officer: CME Component as per the contact details specified in 2.4 herewith. The intervals for the environmental audit reports are as follows:
- 3.17.1 **One (01)** environmental audit report every month during the construction phase; and,
 - 3.17.2 A post construction environmental audit report. This report must be submitted within **sixty (60) days** from the date that construction is completed.
- 3.18 The environmental audit reports referred to in condition 3.17 above must:
- 3.18.1 Be prepared by an independent EAP (may be the ECO);

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

- 3.18.2 Be submitted as a hard-copy (unless otherwise agreed with in writing by the Control Environmental Officer: CME Component;
- 3.18.3 Identify actual impacts that have occurred versus those predicted, including an evaluation of the success of mitigatory measures implemented;
- 3.18.4 Evaluate compliance with the EA and requirements of the approved EMPr for the reporting period;
- 3.18.5 Include supporting documentation needed to confirm compliance with the EA for the reporting period;
- 3.18.6 Include copies of any approvals granted by other mandated authorities relevant to the development for the reporting period;
- 3.18.7 Include measures to mitigate against any possible non-compliances, pollution or environmental degradation; and,
- 3.18.8 Report back on measures already implemented to attend to non-compliances or degradation noted.

Written notice of the commencement of the construction and operational phases⁴

Construction Phase

- 3.19 **Seven (07) days** written notice must be given to the CME component of this Department that construction will commence. Commencement for the purposes of this condition includes site preparation. This notice must include the EIA reference number DM/0030/2012 and date on which it is anticipated that the activity will commence.
- 3.20 The EA holder must provide the Department with a schedule of the construction activities for each sub-phase of Cornubia Phase 2 **sixty (60) days** prior to the commencement of construction.

Operational Phase

- 3.21 **Fourteen (14) days** written notice must be given to the Department prior to the commencement of the operational phase.
- 3.22 The EA holder must provide the Department with a schedule of activities for each sub-phase of Cornubia Phase 2 **sixty (60) days** prior to the commencement of each operational phase.

Construction Phase

Commissioning of the Activity

- 3.23 The development must comply substantially with the Land Use Management Plan as per **Annexure 3 – Land Use Management Plan**, prepared by IYER Drawing number CORN-BLOCK-EIA-12498-16, dated 10 November 2014.

⁴ Given the Framework Planning approach taken as described in the project proposal, this condition will apply to each of the sub-phases.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

- 3.24 The development must comply substantially with the **Electrical Servitude Layout** prepared by Bosch Projects dated 02 September 2011 attached as **Annexure 5** herewith.
- 3.25 The development must comply with the **Traffic Impact Assessment** prepared by Hatch Goba dated 09 June 2015.
- 3.26 The final layout plans must be approved by the eThekweni Municipality prior to the commencement of construction.
- 3.27 The final approved layout plans must be submitted to this Department prior to the commencement of construction.
- 3.28 The following conditions apply to stormwater management on the site:
- 3.28.1 The stormwater management plan/system (SMP) prepared by Messrs SMEC, dated February 2015, must be approved by the eThekweni Municipality: Coastal Stormwater and Catchment Management Department **prior** to the commencement of the project. The approved SMP must be implemented to ensure proper management of stormwater on site during and after construction;
 - 3.28.2 The total maximum area of wetland that must be utilised for stormwater attenuation is 3.54ha. A design plan indicating the location of the stormwater attenuation within the wetland areas and associated buffers and the total area affected by the stormwater attenuation must be approved by the eThekweni Municipality – Environmental Planning and Climate Protection Department.
 - 3.28.3 The design plan referred to in 3.27.2 herewith must be submitted to the Control Environmental Officer: CME Component as per the contact details specified in 2.4 herewith, prior to the commencement of construction.
 - 3.28.4 The Marshall Dam and the spillway must undergo an integrity and safety check and repairs must be carried out if necessary, prior to construction. The details of this must form part of the ECO audits as described in 3.18 herewith.
 - 3.28.5 The site should be contoured to ensure free flow of runoff and to prevent ponding of water. This must be reported in the ECO audit report as per 3.18 herewith;
 - 3.28.6 All terraces and open areas must be shaped to ensure that there are no localized low spots where water can concentrate and cause damage or present health hazards; and,
 - 3.28.7 All vegetation must be maintained in such a manner that stormwater entrances do not become overgrown and blocked.
- 3.29 The following conditions apply to private⁵ facilities:
- 3.29.1 Private facilities that require the storage and handling of dangerous goods that exceeds 80m³ in capacity are subject to a separate EIA application prior to the construction and installation of such infrastructure. This must be included in the purchase and sales or lease documentation.

⁵ Private facilities refer to the industrial and commercial/mixed use development. These are the developers that will purchase or lease the platforms and construct the top structures which have not been approved by this EA. Private facilities must determine the legal requirements prior to the time of storage.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

Environmental Authorisation

Cornubia Mixed Use Phased Development – Phase 2

- 3.29.2 Proof of EIA requirements must be obtained in writing from the mandated authority. This proof must be submitted to the Control Environmental Officer: CME Component as per the contact details specified in 2.4 herewith prior to construction.
- 3.29.3 The internal reticulation of retail developments will be undertaken by each private developer to meet its specific requirements.
- 3.29.4 THD will be responsible for the costs of the 11kV bulk supply to the boundary of these developments.
- 3.30 The following conditions apply to wetlands:
- 3.30.1 As per the Cornubia Framework Plan all wetlands must be afforded a 30 meter no-development buffer, except for the stormwater attenuation, as per condition 3.27.2 herewith.
- 3.30.2 The EA holder is authorised to infill a maximum of 24.05 ha of wetland habitat as per **Annexure 4: Areas of wetland loss** attached herewith.
- 3.30.3 A total of 96.31ha of land must be rehabilitated as an off-set for the direct loss of wetland area for the entire Cornubia Development.
- 3.30.4 The off-set plan must be developed in consultation with eThekweni Municipality – Environmental Planning and Climate Protection Department, Ezemvelo KZN Wildlife and DWS⁶. This offset plan must be approved in writing by all stakeholders prior to implementation. A copy of this agreement must be submitted to the Control Environmental Officer: CME Component as per the contact details specified in 2.4 herewith.
- 3.30.5 The approved off-set plan must be appended to the EMPr and form part of the ECO audits as described in 3.18 herewith.
- 3.31 As per condition 4.27 of the amended environmental authorisation DM/Amend/0189/2011, dated 18/04/2012, a 40m buffer must be maintained from the 1:100 floodline of the Ohlanga River. There must be no development within this 1:100 floodline of the Ohlanga River and the associated buffer area for the lifetime of this development except for the small scale nursery and garden approved under the amended environmental authorisation DM/Amend/0189/2015, dated 12/05/2015. No further activities will be authorised within open spaces or buffer areas. Open space areas must be included and managed as part of the Wetland and Open Space Rehabilitation Plan.
- 3.32 No development, stockpiling of surplus soil, recreational activities, commercial/market gardening or any activity is permitted within the any designated open space or buffer areas.
- 3.33 The Cornubia Social Sustainability Innovation Programme (SSIP) is not approved as part of this EA. Programmes relating to the SSIP must be approved by the Department prior to implementation. Written proof of these approvals must be submitted to the Control Environmental Officer: CME Component as per the contact details specified in 2.4 herewith.
- 3.34 The following conditions refer to the surplus spoil/fill site:
- 3.34.1 The Soil Management Framework Plan must be submitted to the eThekweni Municipality – Environmental Planning and Climate Protection Department and the Department –

⁶ And include any other mandated authority.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
--	--	--

- Control Environmental Officer: Impact Assessment Component as per the contact details specified in 2.4 herewith for comment and approval, prior to implementation.
- 3.34.2 Surplus spoil/fill site must not be located within the wetland buffers, the open space or the Ohlanga River buffer.
- 3.34.3 Surplus spoil sites must be restricted within the twelve temporary sites located within the 2035 dB noise contour and the agreement between the eThekweni Municipality – Economic Development Unit, attached as Appendix B of the Addendum Report, prepared by Messrs Royal HaskoningDHV, dated 14 July 2015, must adhered to.
- 3.34.4 Written proof of approved Soil Management Framework Plan must be submitted to the Control Environmental Officer: CME Component as per the contact details specified in 2.4 herewith.
- 3.34.5 The approved Soil Management Framework Plan must be appended to the EMPr and form part of the ECO audits as described in 3.18 herewith.
- 3.35 Soil erosion prevention and soil erosion control measures must be implemented throughout the lifespan of the project, particularly in the steeper areas of the site and in sensitive areas. These measures must include, and not be limited to the following:
- 3.35.1 The suitable use of sand bags or Hessian sheets;
- 3.35.2 The prompt rehabilitation of exposed soil areas with indigenous vegetation to ensure that soil is protected from the natural elements;
- 3.35.3 The removal of vegetation only as it becomes necessary for work to proceed; and,
- 3.35.4 The prevention of unnecessary removal of vegetation especially on steep areas.
- 3.36 The Department approves the two options in principle regarding the Cornubia Boulevard⁷ between the Dube West and N2. However, once the design and layout has been finalised and approved by the eThekweni Municipality, the EA holder must submit the final approved layout to the Control Environmental Officer: Impact Assessment Component as per the contact details specified in 2.4 herewith, for comment and approval prior to the commencement of construction.
- 3.37 The following conditions apply to the construction camps:
- 3.37.1 The construction camps must be situated away from any adjacent properties and must not be located within sensitive areas. However, the camps must be easily accessible; and,
- 3.37.2 The location of the construction camp must be negotiated and agreed upon in writing by the holder of the EA, the contractor and ECO for the project.

Spillages

- 3.38 The holder of the EA must ensure that all personnel/workers on site are appropriately trained to deal with a spill/leak in accordance with relevant environmental legislative requirements.
- 3.39 A Spill Contingency Plan (SCP) must be compiled for the lifespan of the project and may include the following actions that need to be taken into account in the event of any spillage:
- 3.39.1 Stop the source of the spill;
- 3.39.2 Contain the spill;

⁷ Cornubia Boulevard is a transport route, a main road within the mobility network of the Cornubia development.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	Initial
---	--	---------

- 3.39.3 Include measures to prevent any pollution which could impact on soil, surface and ground water during leaks and ruptures from equipment, tanks and pipes;
 - 3.39.4 All spills must be reported to this Department's Control Environmental Officer: Pollution and Waste (P&W) Section as per contact details specified in condition 2.4 herewith as well as any other mandated authorities such as the Department of Water and Sanitation (DWS)⁸;
 - 3.39.5 Provide mitigation measures in terms of soil, groundwater or other environmental impacts; and;
 - 3.39.6 Any water containing waste generated as a result of spillage and associated clean-up, must be disposed off safely and in accordance with environmental legislation. Safe disposal certificates must be obtained and kept on record as proof.
- 3.40 Any wastewater generated as a result of spillage and associated clean-up, must be disposed off safely and in accordance with environmental legislation. Safe disposal certificates must be obtained and kept on record as proof.
- 3.41 Records must be kept of all incidents/accidents and root cause analysis must be conducted for each impact with risk mitigation actions implemented. These actions must form part of the ECO audits as described in 3.18 herewith.

Control of Incidents⁹ & Emergency Situations¹⁰

- 3.42 Site emergency plans must be updated to cater for the lifespan of the project.
- 3.43 In the event of a spillage which poses a serious threat to the environment, the following Departments must be informed within **forty-eight (48)** of an incident⁴ and/or emergency situation⁵:
- 3.43.1 The eThekweni Municipality;
 - 3.43.2 DWS;
 - 3.43.3 KZN Department of Economic Development, Tourism & Environmental Affairs: P&W component as per contact details specified in condition 3.3 herewith;
 - 3.43.4 The Local Fire Department; and,
 - 3.43.5 Any other mandated department.
- 3.44 The following conditions refer to the storage of chemicals or hazardous substances on site throughout the lifespan of the project:
- 3.44.1 The storage of chemicals or hazardous substances to be used during the construction and operational phases must not pose a risk to the surrounding environment. The

⁸ It is the responsibility of the EA holder to ensure that all emergency contact numbers on the SCP are updated regularly

⁹ 'Incident' as described in terms of Section 30 of National Environmental Management Act (NEMA), Act no. 107 of 1998 (as amended)

¹⁰ 'Emergency Situation' as described in terms of Section 30(A) of NEMA, Act no. 107 of 1998 (as amended)

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	Initials 
--	--	---

- storage area must be located out of the 1:100 year floodline of any water resource and unauthorised access to these areas must be prohibited;
- 3.44.2 Chemical or hazardous substance storage areas must be impervious and protected by a bunded area of a volume equal to 110% of the volume of the container storing the substance; and,
 - 3.44.3 Chemicals or hazardous substances must not be allowed to pollute the soil or groundwater. In the event of this occurring, the necessary clean up measures must be undertaken immediately in accordance with prescribed legal requirements.
 - 3.44.4 Clean up measures referred to in 3.42.3 herewith must be included in ECO audits as described in 3.18 herewith.

Storage and handling of dangerous goods for Bus Depot Sites

- 3.45 This condition is for the storage and handling of dangerous goods specifically for the bus depots as per the development proposal:
- 3.45.1 The stormwater drainage network system within the bus depots must be kept separate from the waste water system.
 - 3.45.2 Grease traps must be installed on site to separate grease and solids before they enter the wastewater disposal system.
 - 3.45.3 Overfill protection devices must be installed in the tanks to prevent tank overfills during filling operations.

Waste Management

- 3.46 Any ablution facilities used throughout the lifespan of the project must:
- 3.46.1 Not cause any pollution to any water resources neither should it be a health hazard to the general public;
 - 3.46.2 Be situated a minimum distance of 30m¹¹ away from any watercourse/wetland or drainage line; and,
 - 3.46.3 Be cleaned regularly and water containing waste must be disposed of at a licenced sewage treatment plant, or similar approved disposal facility in accordance with prescribed legal requirements.
- 3.47 AMAFA AkwaZulu Natali must be contacted immediately in the event that heritage resources or artefacts other than those already identified, are found on site during the construction phase. Activities around the resource or artefact must cease and for further investigation.
- 3.48 Cement mixing must take place on a hardened surface or on cement mixing trays. Cement mixing is not permitted to occur where run-off can occur. This process must not result in any pollution or environmental degradation.
- 3.49 The following conditions apply to dust management during the construction phase:
- 3.49.1 Vehicles transporting sand or finer grained materials must be covered to prevent dangers/nuisance to other road users;

¹¹ Or as described by the legal requirements at the time of construction and/or installation.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

- 3.49.2 Speed limits must be implemented in all areas of the site and be adhered to;
 - 3.49.3 Dust must be suppressed during dry periods by the regular application of water or a biodegradable soil stabilisation agent in such quantities that will not result in runoff and erosion, or muddied areas; and,
 - 3.49.4 Routes for temporary access and haul roads are to be located within the approved demarcated areas and vehicle movement is to be confined to these roads, unless otherwise approved by the project team and ECO provided that these roads do not trigger any listed activity in terms of the EIA Regulations, Government Notice R983, R984 and R985, December 2014.
- 3.50 All waste generated during the construction and operational phase must be disposed off at a licensed waste disposal facility in terms of section 20(b) of the National Environmental Management: Waste Act, Act No. 59 of 2008, if it cannot be responsibly recycled¹² or re-used on site or offsite. No waste material of any kind may be buried or burnt for the sole purpose of final disposal. The contractor responsible for the removal of the waste must supply the holder of the with a certificate indicating safe disposal. The disposal certificate must be kept on record and presented to the Department on request.
- 3.51 The recycling of suitable materials is encouraged provided it is properly managed and does not cause any secondary pollution.
- 3.52 The holder of the EA is responsible for compliance with the provisions for *Duty of care and remediation of damage* accordance with section 28 of National Environmental Management Act (NEMA), Act no. 107 of 1998 as amended. Determination of damage vests in this Department.

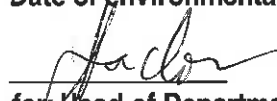
Site closure and decommissioning

- 3.53 Should any activity ever cease or become redundant, the authorisation holder must contact the Department to determine the required actions for the rehabilitation and/or closure of the site.

Availability of this environmental authorisation

- 3.54 A copy of this environmental authorisation must be kept by the authorisation holder and made available to any official of the Department on request.

Date of environmental authorisation: 13 OCTOBER 2015




for: **Head of Department**

Signed by: Ms. V Maclou

District Manager: eThekweni District

KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs

¹² In terms of National Environmental Management: Waste Act, Act No. 59 of 2008

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
--	--	--

Annexure 1: Reasons for Decision

1. Information considered in making the decision

In reaching its decision, the Department took, *inter alia*, the following into consideration -

- a) Amended application form dated 20 July 2015.
- b) The Final Environmental Impact Assessment Report (EIAR) dated 24 February 2015;
- c) The Addendum to the EIAR, dated 14 July 2015 and received by the Department on 22 July 2015;
- d) The comments received from the organs of state and interested and affected parties as included in the EIAR dated 24 February 2015 as well as Addendum Report dated 14 July 2015;
- e) Mitigation measures as proposed in the EIAR dated 24 February 2015, including specialist studies have been incorporated in the EMPr dated 24 February 2015; and
- f) The findings of the site visit undertaken by Janine Isaac, Shireen Mahabeer and Yugeshni Govender representing the Department in the presence of Humayrah Bassa from Royal HaskoningDHV and Bheki Shongwe from Tongaat Hulett Developments on 12 May 2015.

2. Key factors considered in making the decision

a) Environmental Impact Assessment Report and Addendum Report dated 24 February 2015 and 14 July 2015 respectively

- i. The EIAR dated 24 February 2015 and the Addendum Report dated 14 July 2015 comply with the requirements of the EIA Regulations, 2010 and have been accepted by the Department.
- ii. The EIAR dated 24 February 2015 and the Addendum Report dated 14 July 2015 included a description of the environment that may be affected by the activities and the manner in which the physical, biological, social, economic and cultural aspects of the environment may be affected by the proposed activity.
- iii. The methodology used in assessing the potential impacts identified in EIAR dated February 2015, and the specialist studies have been adequately indicated.

b) Public participation:

The public participation process complies with the requirements of Chapter 6 of the EIA Regulations, 2010 and the comments from the organs of state and interested and affected parties have been included in the EIAR dated 24 February 2015 as well as Addendum Report dated 14 July and received on 17 July 2015.

c) Geotechnical Investigation¹³

The results of the investigation indicate that for most of the area, provided the structures are optimally located on cut and fill platforms, will be feasible to found the structures at a relatively shallow depth, into soft to medium hard bedrock.

The report provides recommendation that must be implemented during the design and construction phase.

¹³ The following Information was extracted from the Geotechnical Investigation for the Cornubia Development prepared by Drennan, Maud and Partners, dated October 2009.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
--	--	--

d) Agricultural Potential Study¹⁴

The agricultural potential of this estate is deemed high. There is currently little or no agricultural development west of the old main north coastal road and the potential for such development is much lower.

In terms of the EIAR dated 24 February 2015, through initiatives such as Operation Vuselela which is a partnership between Tongaat Hulett and the Department of Economic Development, it is estimated that over 3 300 ha of fallow land will be planted with sugarcane. In 2010, Tongaat Hulett rehabilitated nearly 6 000 ha of land for sugarcane production and is targeting substantial additional areas over the next few years. In the 2012/13 season over 11 500 ha of new sugarcane had been planted.

An Action Plan for the Loss of Agricultural Land has been accepted by the Department of Agriculture

e) Heritage Impact Assessment

Two heritage impact assessments were undertaken. The first was the Heritage Impact Assessment of Cornubia Residential and Commercial Development, prepared by NMH Consulting dated 23 May 2007, which assessed the Greater Cornubia Development (1200 ha). The second assessment was the Heritage Impact Assessment of ancillary sites with potential heritage on the Cornubia development, Mount Edgecombe, prepared by Archaic Consulting dated December 2014.

Four heritage resources occur within the Greater Cornubia Development¹⁵. None of the identified heritage resources occur within the Cornubia Phase 2 site. However, three sites with potential heritage features were identified within Cornubia Phase 2¹⁶. Site 1 consists of seven buildings, Site 2 consists of eight buildings and Site 3 consists of two buildings.

Permit applications have been lodged with Amafa aKwaZulu-Natali for the demolition of buildings older than 60 years as identified in the Heritage Assessment¹⁷.

f) Vegetation Assessment¹⁸

SiVEST Environmental Division was requested by Tongaat Hulett Developments to re-assess the vegetation assessment that was undertaken in 2008 against the preliminary detailed design. The original vegetation assessment took into account the approved Cornubia Framework Plan, which was designed to exclude vegetation of significance and of potential value.

¹⁴ The following information was extracted from the Agricultural Potential Study of Cornubia prepared by Mottran and Associates, dated 2007. Refer to page 20.

¹⁵ This information was extracted from Heritage Impact Assessment of Cornubia Residential and Commercial Development, prepared by NMH Consulting dated 23 May 2007.

¹⁶ This information was extracted from Heritage Impact Assessment of ancillary sites with potential heritage on the Cornubia development, Mount Edgecombe, prepared by Archaic Consulting dated December 2014.

¹⁷ This information was extracted from the EIAR page 126.

¹⁸ This information is extracted from the Vegetation Assessment of Cornubia Phase 2 in response to Preliminary Detailed Design - Addendum Report.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

During the course of events, changes were made and additional assessments undertaken, namely for the now approved, Cornubia Retail Park. An additional assessment which was incorporated into the Cornubia Retail Park was done of the proposed Trunk Sewer Pipe Line that ties into the existing municipal bulk sewer line that runs into the Phoenix Waste Water Treatment Works (WWTW). Further areas of vegetation which were not presently under sugarcane were assessed in order to ascertain their species composition and conservation significance and/or value.

Four areas were identified, where the proposed Land Use Management (LUM) and the Framework differed slightly and the result would be some limited encroachment into areas of indigenous vegetation that were originally mapped in 2008.

The four areas of concern are as follows:

- The area identified where the Cornubia Boulevard crosses HGM Unit A9;
- The second area is the Bush Clump 4;
- The Highway Planting area where a new proposed interchange will be situated; and
- The woody vegetation occurring within the proposed Cornubia Boulevard interchange.

The report concludes that the natural vegetation that occurs on Cornubia for the most part is considered degraded and transformed to varying degrees. Bush Clump 4 is the least degraded area and will show the most resilience to disturbance should all the mitigation measures be put in place, based on the existing species assemblage and its relatively large size which is approximately 3ha. It is important to note that a Department of Agriculture, Forestry and Fisheries (DAFF) permit will be required for the destruction of the forested area to the west and above the contour road as this area is considered forest and will require approval from DAFF.


The identified areas that will be affected by the proposed amendments to the approved layout and the latest LUM have been evaluated and their significance has been rated accordingly. There will be a need to mitigate these identified impacts to ensure that any alteration or impact is of a suitably low nature not to have a significant and overall cumulative effect on the vegetation assemblage going forward.

g) Wetland Assessment¹⁹

All wetland units within the Cornubia Retail Park footprint will be lost and thus there was no opportunity to offset the loss of wetlands within the Cornubia Retail Park site. As a result the wetland loss associated with the Cornubia Retail Park had to be offset within Cornubia Phase 2. This holistic view will allow improved management of wetland resources and will also encourage consistency in terms of rehabilitation and management techniques. The wetland units, which will be rehabilitated to offset the loss associated with the Cornubia Retail Park have already been nominated as part of the Cornubia Retail Park Impact Assessment. These nominated units are a total of 12 ha.

The current layout for Cornubia Phase 2 and the Cornubia Retail Park indicates that 91.59 ha of wetland area is required to be rehabilitated to offset the direct loss of wetland area, whilst the total wetland area available for rehabilitation is 96.31 ha, this is some 4.72 ha more than the

¹⁹ This information is extracted from the EIAR – Page 141.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

required minimum. This equates to a 1:3.15 offset ratio, which is greater than the stipulated 1:3 offset ratio. Thus the overall wetland losses can be considered to be adequately offset and the significance of the impact reduced to acceptable levels.


It must be noted that the land form has placed limitations on the ability of the stormwater engineers to attenuate stormwater created by the proposed development, therefore the request to the Department to consider the option of placing some of the attenuation facilities within wetland systems in order to adequately deal with the peaks and flows of a potential 1 in 100 year flood event. Analysis of the available options has yielded a number of attenuation structures that could be placed in wetlands. However, given that the attenuation facilities would lead to the infilling of the wetlands at the site of the attenuation facilities, a calculation of wetland for conversion to stormwater attenuation facilities was undertaken. The calculation indicates that 2.94 ha of wetlands will be lost under the current stormwater attenuation plan, and this has been included in the calculation of losses. The calculations still allow for an offset greater than 1:3, and therefore the loss of some wetland areas for stormwater attenuation facilities is considered acceptable.

h) River and Estuary Assessment²⁰

The geophysical nature of the Ohlanga estuary has not changed significantly in the 50 years. The lagoon, its floodplain, the Hawaan forest and the dune forests are considered as one ecological unit and set aside as a nature reserve. The Hawaan forest on the south bank appears now to have become an accepted protected area, while the limited withdrawal of the sugarcane fields from the immediate edge of the north bank has allowed the re-establishment of reedbeds. There are no hard structures in the floodplain which could become inundated during mouth closure although the roads under the N2 are particularly vulnerable. Water quality and latterly increased flow volumes emanating from the sewage works have become major problems. These problems are reversible with appropriate management of the impacting activities and it should therefore be possible to maintain the system as one of the more functional estuaries in the Durban area.

As stated above, outflows from the treatment works strongly influence both river and estuary. The recovery capacity of the river is demonstrated by the consistent improvement in the health status between the upstream Ottawa rail bridge sampling site and the N2 Bridge. The river then unfortunately encounters the outflow from the Umhlanga treatment works before entering the estuary which provides nutrient rich and high volume freshwater directly to the upper estuarine system. To date, quarterly water quality reports are presented to the Department of Water and Sanitation as a requirement of the Cornubia Phase 1 EA in which the water quality is tested upstream and downstream of the Cornubia Industrial and Business Estate (CIBE) Development during the construction phase. The monitoring results indicate that the construction activities at the CIBE has had limited impact on water quality of the Ohlanga River.

²⁰ This information is extracted from the EIAR page 148.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
--	--	--

i) Socio-economic impact²¹

From a socio-economic impact perspective, the amended plans are positive. The housing shortage in eThekweni is well documented, and the amended Cornubia Phase 2 plans enhance this beyond the projected rate of commercial space increase. There will be positive jobs and national tax revenue implications deriving from the development. This project will be most unlikely to compete with other proposed retail expansions in the wider northern areas, which cater to different consumer submarkets.

j) Traffic Impact²²

- i. The aim of the development of the AIMSUN Micro Simulation traffic model was to evaluate the performance of the road network surrounding the Cornubia Phase 2 Development zone. The AIMSUN model was developed with the geometric and traffic volume input from the planning studies and preliminary design drawings of the interchanges and Cornubia Phase 2 road infrastructure.
- ii. The results from the model show that this road network will be able to accommodate the forecasted ultimate traffic demands at a good level of service during both peak hours. The weaving capacities of the connecting roadways were also found to perform well, with acceptable levels of service during both peak hours.
- iii. The interchanges showed sufficient spare capacity beyond the ultimate scenario predicted traffic, however, the N2 freeway between the interchanges proved to be their limiting factor. Upgrading the N2 sufficiently to accommodate any future traffic shows that the interchanges will still function well during both peak hours.

k) Stormwater Impacts and Management

i. Impacts of Development on Existing Catchments²³

The impacts of Cornubia Phase 2 on the environment in the affected catchments will vary depending on the degree of planning and design and methods of implementation that contribute to the mitigation of the naturally negative impacts of development. Expected consequences of unmitigated development include an increase in hardened areas, reduced infiltration areas, loss of vegetation and reduced evapo-transpiration potential. There will be an overall increase in surface run-off, an increase in the speed of run-off and peak flow rates in the watercourses. Given the current poor attitudes of residents of the eThekweni Municipality towards litter and safe disposal of pollutants, the proposed intensity levels of the development may lead to significant increases in the pollution load in the watercourses and more specifically the Ohlanga River, unless measures are built in to reduce the polluting effects of first-flush stormwater run-off as well as blockages in the stormwater drainage system due to litter.

The Greater Cornubia Development will import into the Ohlanga Catchment approximately 68 Ml/day of alien water through the potable water supply, which will contribute to a further

21 Extracted from the Addendum to the Cornubia Socio-Economic Impact Report of February 2010 , prepared by Dr. Jeff McCarthy, dated 21 June 2013.

22 This information was extracted from the Traffic Impact Assessment for Cornubia Phase 2, prepared by Hatch Goba dated 18 February 2015 and revised version dated 09 June 2015.

23 The information in this section has been taken from the Stormwater Management Plan for Cornubia Phase 2 (2015) prepared by SMEC South Africa and can be found in Appendix B 3.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

49 Mℓ/day of sewage flows in the Ohlanga catchment. Any irrigation off the potable water supply would add further to the net catchment run-off. The Ohlanga River estuary already receives excess flow in the form of wastewater discharges from two sewerage treatment works and it is important therefore that adequate measures are taken to mitigate further impacts.

In the Umgeni Catchment, the Marshall Dam is an important water resource and serves as an intermediate reservoir supplying irrigation water from Umdloti River to Mount Edgecombe when local run-off is unable to meet irrigation demands. It is important that the Greater Cornubia Development and Cornubia Phase 2 specifically does not negatively impact on the water quality in the Marshall Dam and that the dam is maintained in a good and safe condition.

The mitigation measures presented in the Stormwater Management Plan (SMP) must be carried into the Wetland and Open Space Rehabilitation Plan.

ii. **Stormwater Management**

It was initially proposed that stormwater is attenuated via dry stormwater attenuation facilities located in wetlands however, an alternative case study for attenuation in a dry stormwater attenuation facility outside of wetlands but within the 30 m wetland buffer was also considered.

Whilst attenuation via dry stormwater attenuation facilities in wetlands was the preferred option due to the offset requirements of the wetlands within the Greater Cornubia Development, an area of 4.12 ha was calculated for the allowance of dry attenuation facilities within the wetlands. This area maintains the minimum offset ratio of 1:3 adopted for the Greater Cornubia Development. Therefore, whilst some stormwater attenuation facilities within wetlands are proposed, alternative stormwater attenuation measures are also required.

Stormwater attenuation facilities have been proposed on a regional level to meet the calculated requirements for a 1:50 year storm. Not all sites will be attenuated within these regional facilities, and these will require attenuation on site.

Marshall Dam provides sufficient attenuation to compensate for the proposed development within Catchment, however, the dam and spillway must undergo a dam safety check and repairs carried out where necessary.

The results of the stormwater modelling indicate that one of the negative impacts of the Cornubia Phase 2 development is a substantial increase in the peak stormwater run-off flows for both the 1 in 10 and 1 in 50 year return periods. The increase in peak run-off will primarily be mitigated by the introduction of stormwater attenuation facilities as part of the stormwater network. These facilities will either be dual purpose elements e.g. parking lots, underground stormwater tanks or dry attenuation facilities. The attenuation measures selected will be required to reduce the post-development peak run-offs for the 1 in 10 and 1 in 50 year storms to pre-development levels.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
--	--	--

The Stormwater Management Plan provided recommendations and mitigation measure to address the stormwater impacts.

1) Need and desirability²⁴

The Greater Cornubia Development is a bold undertaking by both Tongaat Hulett Development and the eThekweni Municipality and sets out the commitment to the national ideals. The project aims to apply, leverage, assemble, and systematically align multiple institutional, financial, human and managerial resources, in a creative and innovative manner, covering aspects such as - informal settlement eradication, inter-and intrasettlement integration, urban restructuring and renewal, densification, tenure diversification, improved settlement design, better quality shelter, poverty eradication, and greater responsiveness to livelihood strategies. These are key components of Cornubia and relate directly to the strategic mandate of Government, its constitutional obligations and the priorities of creating a better life for all. The very nature of the Cornubia project is of a highly integrated and collective effort.

The development of Cornubia is strategically important for the reasons set out below:

- It presents an important opportunity to address the integration of the City and the imbalances of apartheid planning, consolidating and integrating the currently dispersed and dislocated points of urban development in the region. It does so by contributing significantly towards the development of the Northern Corridor, enhancing the development opportunities along the R 102, and through the potential to create connections and links to Umhlanga, Phoenix, Waterloo, Verulam and the Dube TradePort as well as to the broader urban system that extends to areas such as Pinetown, Bridge City, Inanda and KwaMashu.
- The area in which Cornubia is located is identified in the Integrated Development Plan (IDP) as part of a major economic investment node. The proposed development of Cornubia presents a significant opportunity to attract new investment to this area by releasing land to meet the significant demand for well-located light industrial and commercial land being generated as a result of the increased economic growth rate of the metropolitan economy.
- The development will create substantial new job and employment opportunities, particularly for residents of areas such as Phoenix, Verulam and Waterloo where work opportunities close to places of residence, as a consequence of apartheid planning, are currently lacking.
- It represents an important opportunity for substantial new residential development, significantly addressing demand for affordable housing and integrated residential developments that are well located in terms of access to employment opportunities, urban amenities and social facilities.
- The development will provide a benchmark for mixed-income, mixed-use development in line with the policy objectives of National Government's new housing policy, BNG. As a result, the development can make an important contribution to the realisation of the City's vision of being Africa's most liveable city.

The location of the Greater Cornubia Development is ideally positioned for THD together with the eTM to ensure that the following key objectives can be achieved:

²⁴ This information is extracted from EIAR page 28.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

- Make a key contribution to building, consolidating and integrating the social and economic base of the northern portion of the eTM;
- Ensure a sustainable mixed-use, inclusionary mixed-income development that maximises economic opportunities for future residents and investment;
- Create value by maximising the potential of the land through public-private partnerships so that the development of the land delivers a positive and a balanced economic, environmental and social return that is both financially sustainable and contributes to redressing inequalities;
- Position both THD and the eTM as leaders, innovators and promoters of integrated visionary planning and development; and
- To use the opportunity for creating substantial Black Economic Empowerment (BEE) opportunities in property development ownership and urban management.

m) Alternatives:

The following alternatives were considered:

Site alternatives	No other site alternatives have been investigated due to the fact that the Greater Cornubia Development is the closest large parcel of land adjacent to existing built up areas of the City and that can be integrated naturally and positively into this existing proposal. The Greater Cornubia Development has a number of and a wide variety of objectives to meet and such objectives would not be met if the development was attempted elsewhere. Furthermore, the eTM have purchased land within the Cornubia site for the provision of housing to those who do not have formal houses.
Land use alternatives	From a land use perspective, given that there is an adopted Cornubia Development Framework Plan in place and that the proposed land use aligns with the Framework, there is no need to consider alternative land uses unless there are extenuating or mitigatory circumstances. It is therefore necessary to ensure that the land use proposed is aligned with the Cornubia Development Framework Plan. Specific layouts (e.g. road and services) relating to the alternate site layouts are presented.
Stormwater Attenuation	Option 1 - Stormwater attenuation facilities located within wetland units. Option 2 - Stormwater attenuation facilities located outside of wetland units but within the 30 m wetland buffers and/or on-site attenuation
Wetland Rehabilitation	Option 1 - Options for the development of alternative rehabilitation measures in the wetland buffer e.g. Linear Parks and Market/Community Garden opportunities. Option 2 – Maintaining the 30 m buffer exclusively with conservation initiatives.
Surplus Fill Material Management	A number of alternatives exist for the re-use/recycling of surplus fill material. It should be noted that not all of the alternatives will be used during this phase of the project or similarly a combination of the alternatives will be used. Therefore, from an environmental licencing perspective the two options that were presented: Option 1 – Authorisation of three surplus fill material sites within the open space network; and Option 2 – No stockpiling of surplus fill material within the open space

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 _____ Initial
--	--	---

Design alternatives for Cornubia Boulevard	network. Two options are presented as part of the Precinct Plan for Cornubia Boulevard between the N2 and Dube West. It is proposed that both options be authorised in order to enable the Applicants to make a final decision at the appropriate time ahead of construction and development occurring. The differences between the 2 options relate to the width of the road reserve. The development footprint does not change neither does the quantum of units or bulk. The one option provides for development within the median and smaller adjacent properties whilst the second option provides for a narrower road reserve with larger adjacent properties.
---	---

n) No-go option:

This option involves retaining the existing land use – agriculture. The property would remain under sugarcane cultivation, and would continue to operate as a working sugarcane farm. Phase 2 of the Cornubia Development will not be constructed.

The Cornubia Development is a mixed-use development that entails a huge component for housing as such the no-go alternative will prevent all the positives that can be associated with housing developments as well as for economic growth. This option does not facilitate integration nor does it address the housing backlog and opportunity to redress the spatial planning imbalances of apartheid.

o) Cornubia Social Sustainability and Innovation Programme²⁵

The applicants have committed to the Cornubia Social Sustainability and Innovation Programme (SSIP) which seeks to position Cornubia as a zero unemployment development where the community plays a pivotal role in driving economic growth and social development in the Greater Umhlanga area. The Cornubia SSIP identifies three pillars to drive an all-inclusive sustainable stakeholder value creation development as follows: Open Space Management Programme; Social Development Programme; and Economic Participation Programme.

These principles and programmes of the SSIP have not been approved by the Department. This has several implications as some of the programmes affect the areas that are set aside as non-development areas. The Department acknowledges the principles of the SSIP, however impacts of the programme have not been assessed. Therefore the applicant must consult with the Department before implementing such programmes.


p) Surplus Spoil/spill material ²⁶

Significant quantities of surplus soil material are expected to be produced during construction activities for Cornubia Phase 2. The challenge lies in how to ensure the amount of surplus soil/fill material can be minimised through re-use, reduction and/or recycling, so as to make it easier and more cost effective for the joint Developers to deal with, whilst taking cognisance of the natural environment and environmental legislation in South Africa.

It is neither feasible nor practical to transport surplus fill material off-site due to the cost and also because nearby landfill sites simply do not have the capacity to cater for the significant volumes of surplus material that needs to be accommodated. It is assumed that based on experience to date

²⁵ This information was extracted from the EIAR – page 34-35.

²⁶ This information was extracted from the EIAR page 110-117.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
--	--	--

and calculations based on preliminary design, that Cornubia Phase 2 will produce significantly more surplus fill material than has been encountered to date.

In an effort to pro-actively deal with the surplus fill material challenge, the Developers and project team are working towards a long-term Soil Resource Management Plan for the Greater Cornubia Development. Due to the lack of detailed design and detailed geotechnical investigations at this stage, a Soil Management Framework Strategy is presented with the EMP to outline the principles for surplus fill material management for Cornubia Phase 2. The intention of the Soil Management Framework Strategy is to present the framework, principals and controls within which a future Soil Resources Management Plan will fit – and thus the strategy forms the first significant step towards ensuring suitable management of the soil resources, particularly surplus fill material. It is the intention that this document will be updated as further detail becomes available and will eventually detail a plan of action, thus becoming a Soil Resources Management Plan.

It is estimated based on the Engineer's preliminary design, the current total of unallocated surplus soil resources is equivalent to approximately 4 513 960 m³. To place this amount of surplus material in context, Cornubia Phase 1 has to date produced a total of 599 000 m³ of surplus material, 349 000 m³ of which is / will be accommodated in five approved Surplus Fill Material Sites (SFMSs) and the balance of which (250 000 m³) is still awaiting a suitable location for temporary stockpiling until it may be allocated.

Critical in determining whether or not an allocation to a particular option is feasible, is the legality of such options, the cost of allocation, the demand for the soil resource, the available suitable land and the social considerations. Several options for the beneficial use of surplus fill material are presented in the framework strategy.

Three surplus fill material sites are proposed within Cornubia Phase 2. These sites are located outside of wetland units but are located within the open space network and specifically the 1:100 year floodline of the Ohlanga River. It is noted that the location of these sites are due to the fact that there is no other viable option for these sites as all other land will be developed. The EIAR states that these sites will be rehabilitated according to the Wetland and Open Space Rehabilitation Plan and form part of the open space area. However, the Department does not consider this as a reasonable option.

It is further noted that these sites do not accommodate the entire quantity of surplus fill material estimated to be generated at the Cornubia Phase 2, and therefore, alternatives have had to be considered as proposed above. Twelve temporary construction phase surplus fill material sites are proposed, the majority of which are located within the 2035, 55 dB noise contour. The intention for these sites are to stockpile and separate surplus fill material until an alternate use is identified or available (e.g. haulage to a commercial site, use for rehabilitation purposes etc.). The reasoning behind the location of these sites within the 2035, 55 dB noise contour is to avoid double handling of the material as this is not only expensive, it also reduces the quality of the material. As development within the 2035, 55 dB noise contour is expected to be at a much later stage, this area was deemed to be the most feasible for temporary sites. As the detailed design and geotechnical investigations will inform the specific management of the surplus fill material and a framework strategy has only been provided at this stage to guide the overall management of surplus fill material at Cornubia Phase 2, the merits of each specific use identified cannot be

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	 Initial
---	--	--

assessed further. However, the following alternatives in terms of surplus fill material will be assessed further:

- Option 1 – Authorisation of three surplus fill material sites within the open space network; and
- Option 2 – No stockpiling of surplus fill material within the open space network.

q) Services

The eThekweni Municipality has confirmed that services are available and there is sufficient capacity to provide Cornubia Phase 2 with water and sewage.

Electricity

The KZN Department of Economic Development, Tourism and Environmental Affairs obtained delegations from the National Department of Environmental Affairs, dated 17 June 2015, to authorise Activity 10 of GNR 544.

The Ottawa transmission substation will have to be upgraded to accommodate the proposed load associated with Cornubia Phase 2.

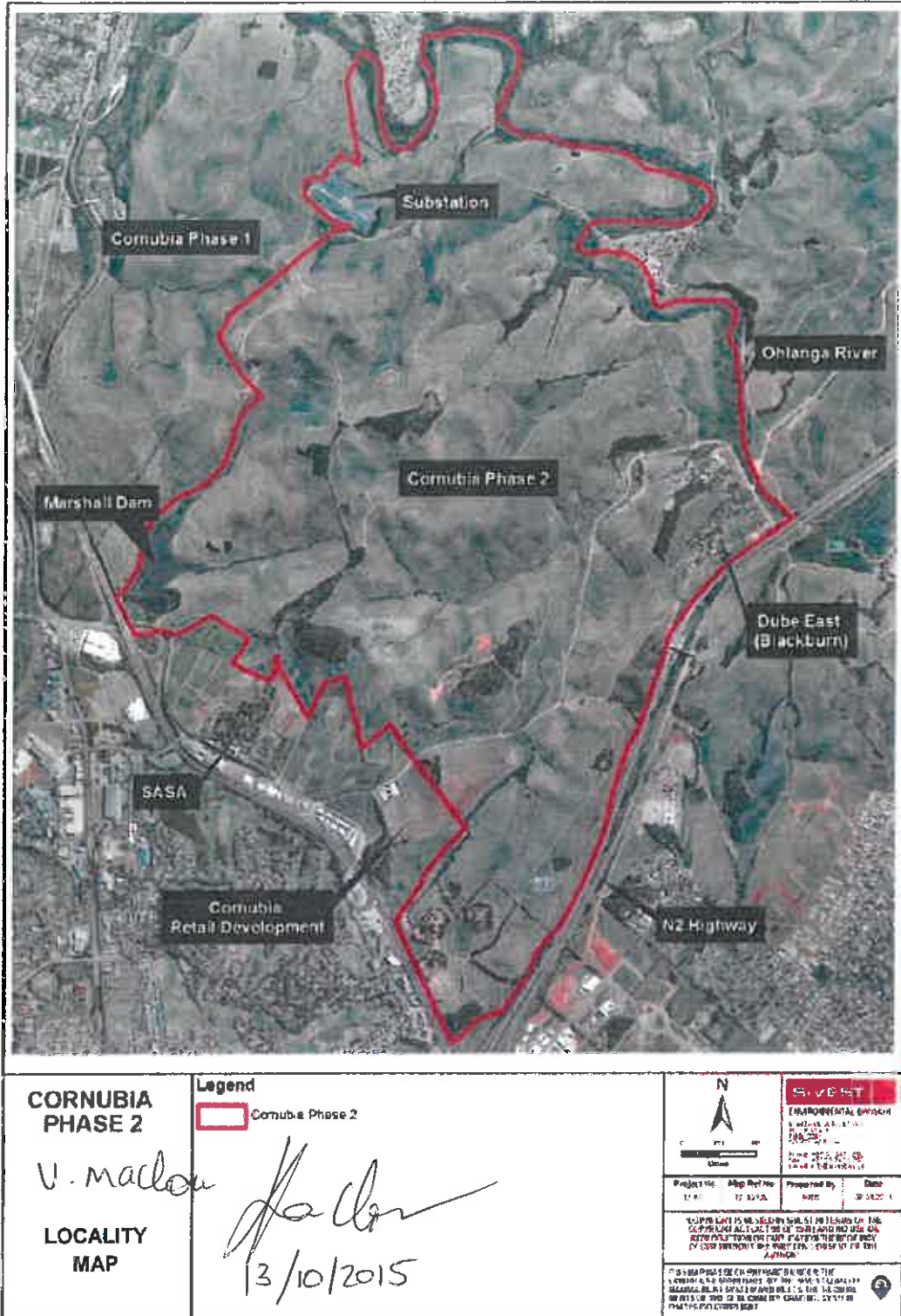
The electrical services assessment is addressed by the Electrical Services Report prepared by Bosch Projects dated November 2014.

r) Objectives of integrated environmental management:

The Department is satisfied that, subject to compliance with the conditions contained in the environmental authorisation, the general objectives of integrated environmental management laid down in Chapter 5 of NEMA will be met.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	Initial 
---	--	---

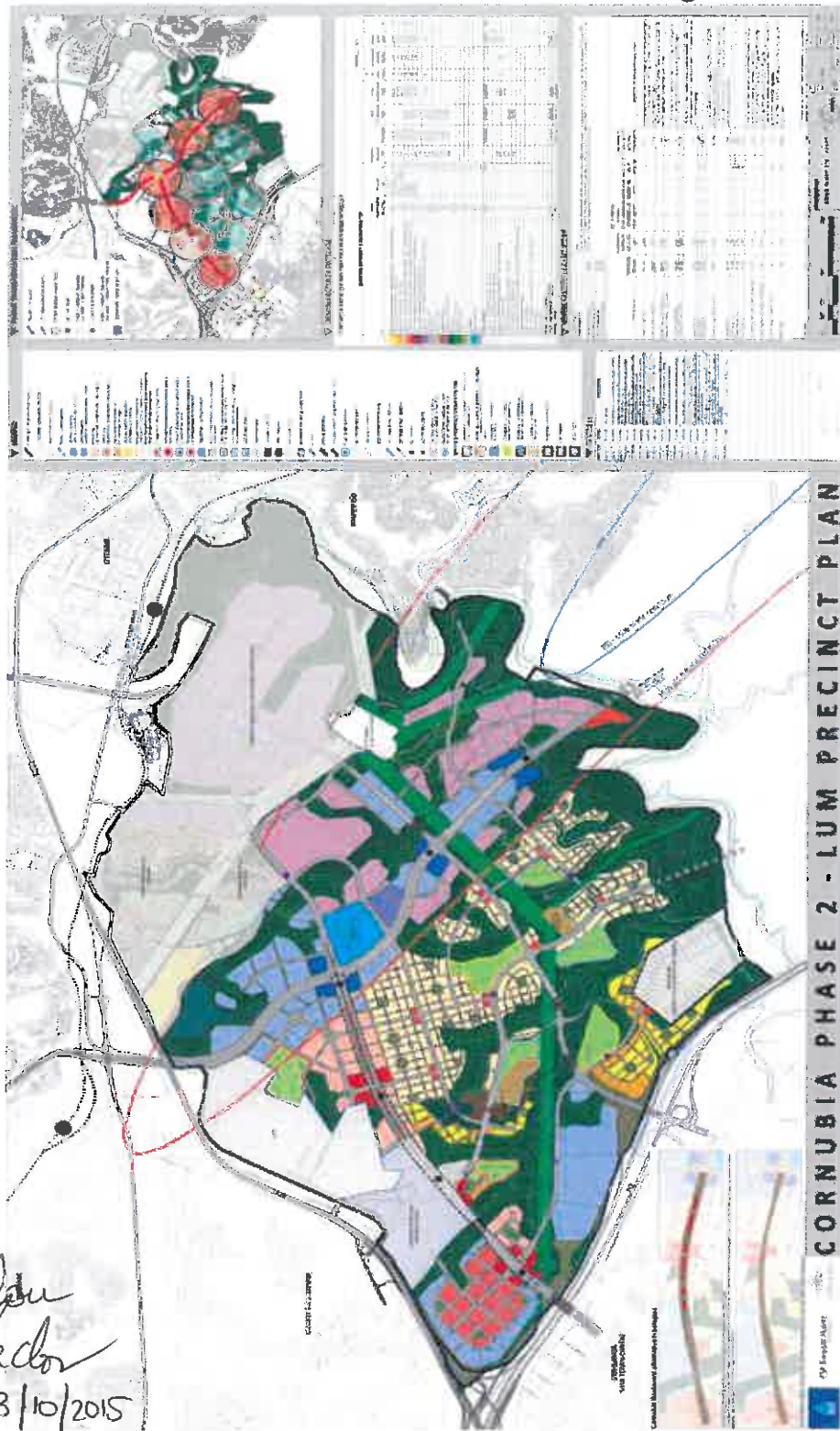
Annexure 2: Locality Plan²⁷



²⁷ Map reference number 12154/OM

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	Initial <i>[Signature]</i>
--	--	----------------------------

Annexure 3: Cornubia Land Use Management Plan²⁸



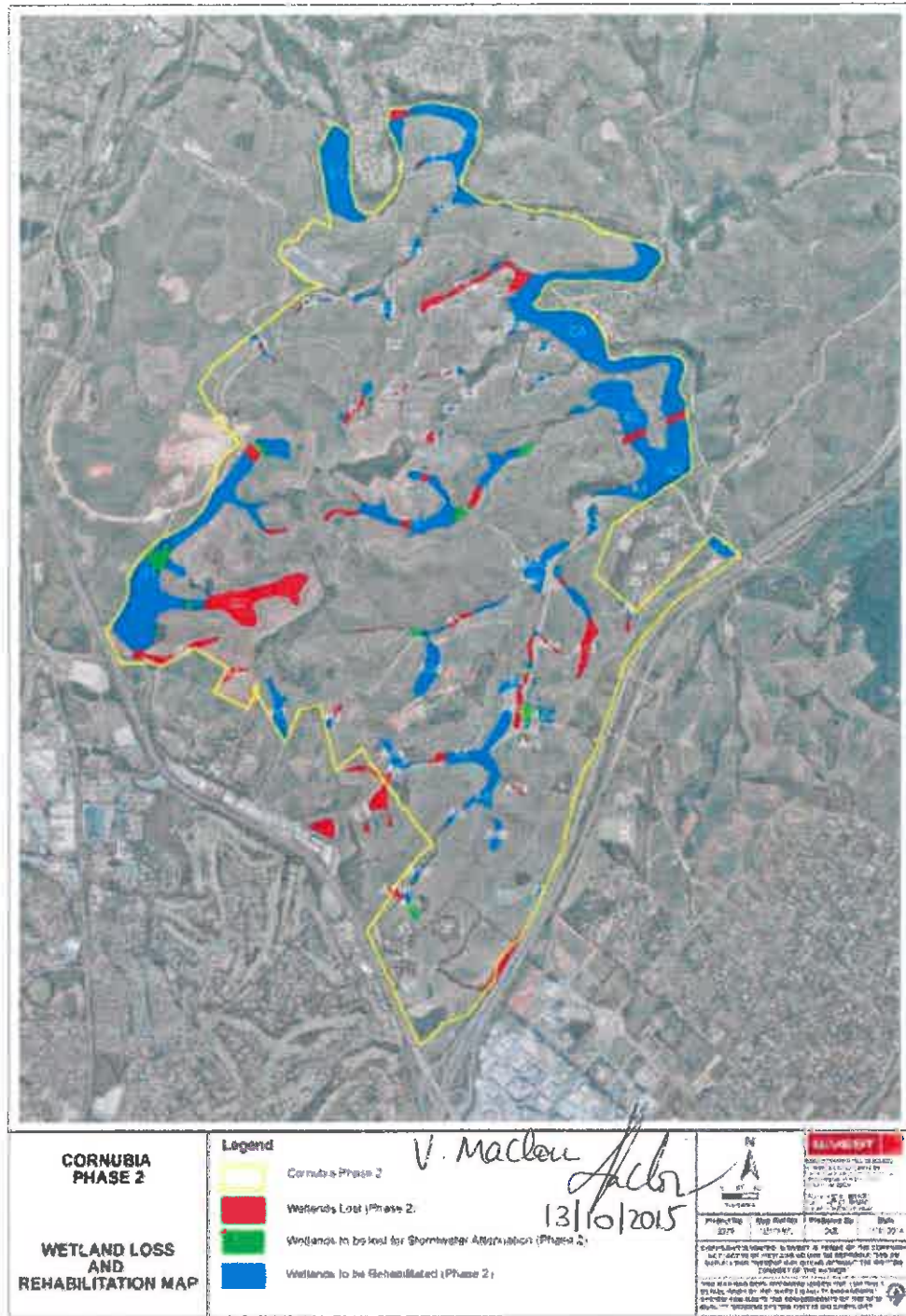
V. Madhu
Hedon
13/10/2015

²⁸ Drawing number CORN-BLOCK-EIA-12498-16, dated 10 November 2014

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	Initial
--	--	---------

"Leading the attainment of inclusive growth for job creation and economic sustenance"

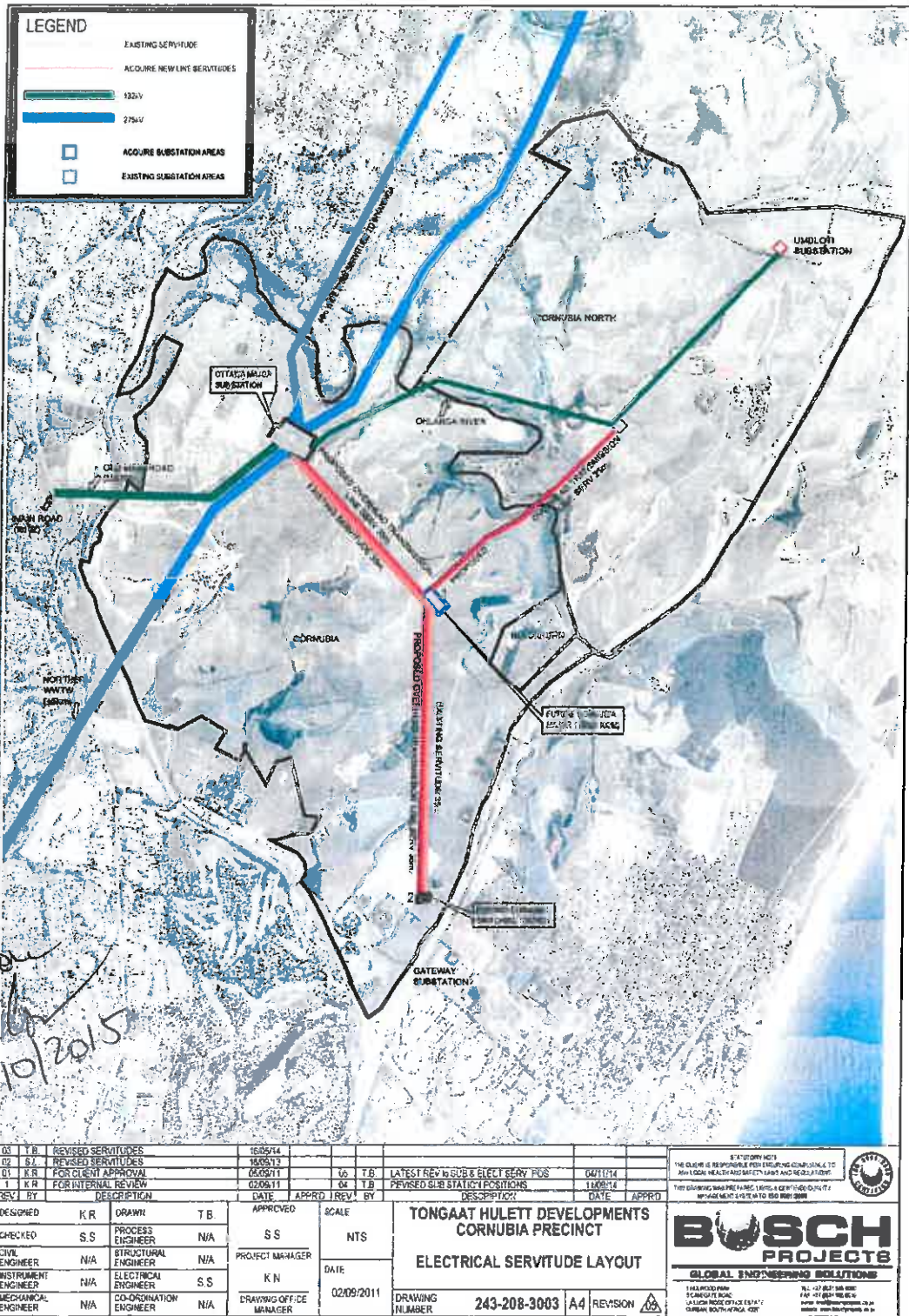
Annexure 4: Areas of wetland loss²⁹



²⁹ Map reference number 12079/WL

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	Initial 
--	--	---

Annexure 5: Electrical Servitude Layout³⁰



³⁰ Drawing number 243-208-3003

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Environmental Authorisation: DM/0030/2012	13/10/2015 Initial
--	---	-----------------------