



**Comments and Responses Report – Issues Trail as
part of the Public Participation Process for the
Cornubia Mixed-Use Phased Development,
Phase 2**

A Report for the EIA Process: DM/0030/2012

February 2015

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Client:

Tongaat Hulett Developments and eThekweni Municipality

Project Name:

Environmental Impact Assessment for the Proposed Cornubia Mixed-Use, Phased Development, Phase 2, Mount Edgecombe

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PURPOSE OF THE DOCUMENT

Public participation is a process that is designed to enable all interested and affected parties (I&APs) to voice their opinion and/ or concerns which enables the practitioner to evaluate all aspects of the proposed development, with the objective of improving the project by maximising its benefits while minimising its adverse effects. I&APs include all interested stakeholders, technical specialists, and the various relevant organs of state who work together to produce better decisions. A comprehensive public participation process has been undertaken as part of the EIA process for the proposed Cornubia Phase 2 development and a summary of the issues raised and responses in relation to these issues is provided in this Issues Trail. This Issues Trail provides a summary of concerns raised by I&APs. A full record of the public participation process and stakeholder / I&AP correspondence is available at Royal HaskoningDHV offices. The issues have been arranged into groups of similar issues from a particular stakeholder, and are listed within each group in the date order in which they were received. The name, affiliation and date of the commentator are also indicated.

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Appendix A: Comments Received

1 Comments, Questions, Concerns raised by Department of Forestry and Fisheries

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Environmental / conservation / sustainability issues		
<p><u>Comment made on Environmental Scoping Report:</u> Based on the document received the development site is highly degraded and infested by alien vegetation, therefore, the Department of Forestry & Fisheries (DAFF) has no objections towards the proposed development. However, if there are any natural forests or protected trees according to the National Forests Act, 84 of 1998 to be disturbed, a licence application must be submitted to DAFF offices in Pietermaritzburg.</p>	<p>Thembile Dlugwana, Department of Forestry & Fisheries. Date – 12/11/2012</p>	<p>Noted. A specialist vegetation assessment will be conducted during the Environmental Impact Assessment (EIA) Phase.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Based on the document received majority of the proposed site consists of cultivated sugarcane land. However there are areas identified within the site which comprises indigenous vegetation such as indigenous forest patches, riparian vegetation and indigenous woody plants which are invaded by alien invasive plants. There may be a potential for a slight loss of forest on the west of an existing road way that passes through the very upper section of this forest. Natural / indigenous forests are protected in terms of Section 7 (1) of the National Forests Act; 1998 (Act no. 84 1998). The Department has no objection towards the proposed development however; the conditions outlined below should be adhered to:</p> <ul style="list-style-type: none"> ▪ Forest destruction should be avoided in every way possible; where unavoidable, a licence / permit should be obtained from DAFF offices in Pietermaritzburg. ▪ During all construction phases, the indigenous forests should be clearly demarcated. ▪ The condition of the forests should be improved by eradicating the alien invasive plants. ▪ Indigenous trees should be incorporated during the landscaping and rehabilitation process. ▪ This [comment] does not exempt you from considering other environmental legislation. 	<p>N. Sontangane, Department of Forestry & Fisheries. Date – 27/01/2015</p>	<p>The majority of Cornubia Phase 2 does not impact on indigenous vegetation or forest areas. However, construction of roads and development of fill embankments that cannot be re-aligned as they need to be aligned with greater road network and surrounding road infrastructure will result in a minor loss of vegetation deemed to be of low significance post mitigation. The loss of the indigenous vegetation, which, for the most part, only forms a small component of the entire biomass of the individual areas, will be off-set and mitigated by the planting of indigenous woody vegetation that is commonly occurring in the area into the Open Space network that is proposed for Cornubia Phase 2. Furthermore, applications for the necessary permits / licences are presently underway and will be obtained by the Vegetation specialist prior to removal of any protected tree or indigenous vegetation requiring permits / licences.</p>

2 Comments, Questions, Concerns raised by Department of Water and Sanitation

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Environmental / conservation / sustainability issues		
<p><u>Comment made on Environmental Scoping Report:</u> Any wetlands on site must be delineated according to this Department's guidelines entitled "A practical procedure for identification and delineation of wetlands and riparian areas" (DWAF, 2005). A wetland is defined as a watercourse in the National Water Act (Act No 36 of 1998), it is the mandate of this Department to protect, use, conserve, manage and control the water resources of South Africa. Within the KwaZulu-Natal region, wetlands have been subjected to high levels of modification and destruction (Kotze et al., 1995). The loss of wetland habitat within KwaZulu-Natal is considered to be of concern due to the value of wetlands in terms of contributions to water quality, supporting unique biological diversity and other ecosystem services (Kotze et al., 2007). There must be no impact on the Ohlangua River estuary, Umhlanga Lagoon Nature Reserve and other water resources within the vicinity of the proposed project. The applicant must also commission surface and groundwater monitoring study for the proposed development and must be submitted to this Department prior to construction commencing. The construction of sewer reticulation system and associated infrastructure must be situated out of the 1:100 year floodline of a water resource.</p>	<p>Sibusiso Sikosana, Department of Water Affairs (now Department of Water and Sanitation). Date – 16/11/2012</p>	<p>Noted. Detailed specialist studies will be undertaken during the EIA phase and alternate layouts will be considered to ensure minimal impacts on wetlands and the river.</p>
2. Water use authorisations / wetlands and water courses		
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> It is noted from this report that the applicant has engaged with this Department on a number of Water Use Pre-Application Meetings for the water uses relating to the proposed development. Please note that all the correspondences and enquiries with regards to the Water use Application must be communicated with Ms. Zamashenge Hadebe who can be contacted on 031 336 2700.</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment is noted. Correspondence with the Department of Water and Sanitation (DWS) on the Water Use Licence Application (WULA) is on-going.</p>
3. Sewerage and wastewater management		
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> It is noted from the report that sewerage will be disposed into the council sewer main. Please note that permission for disposing</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation</p>	<p>The comment is noted. A Service Level Agreement is being obtained from the eThekweni Municipality for this.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
sewerage into the municipal sewer reticulation system must be obtained.	Date – 13/02/2015	
<u>Comment made on draft Environmental Impact Assessment Report:</u> It must be ensured that the sewer treatment works is capable of handling the additional quantities of sewerage.	Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015	The comment is noted. A Service Level Agreement is being obtained from the eThekweni Municipality for this.
4. Solid Waste Management		
<u>Comment made on draft Environmental Impact Assessment Report:</u> Removal and disposal of waste to a permitted waste disposal site is required and this is the responsibility of the Applicant.	Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015	The comment is noted.
<u>Comment made on draft Environmental Impact Assessment Report:</u> All solid waste generated at the proposed development prior to being collected for safe disposal, must not cause health hazard or any surface and groundwater pollution. Such waste must be stored under cover, in a designated storage/collection area; access control to this must be properly managed.	Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015	Comment noted. Appropriate mitigation measures have been included in the EMPr.
5. Storm water management		
<u>Comment made on draft Environmental Impact Assessment Report:</u> A stormwater management plan / system must be drawn up and be implemented to ensure proper management of stormwater on the site during and after construction. This must be approved by the relevant local municipality.	Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015	Comment noted. A Stormwater Management Plan (SMP) has been compiled and was made available for review by your Department as part of the final Environmental Impact Assessment Report.
<u>Comment made on draft Environmental Impact Assessment Report:</u> It must be ensured that stormwater is not contaminated by any water containing waste.	Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015	Comment noted. Appropriate mitigation measures have been included in the EMPr.
<u>Comment made on draft Environmental Impact Assessment Report:</u> After construction the site should be contoured to ensure free flow of runoff and to prevent ponding of water.	Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015	Comment noted. Appropriate mitigation measures have been included in the EMPr.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Drainage must be controlled to ensure that runoff from the site will not culminate in off-site pollution or result in damage to properties downstream of any stormwater discharge.	Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015	Comment noted. Appropriate mitigation measures have been included in the EMPr.

ISSUE/COMMENT	RAISED BY	RESPONSE
6. Erosion Control		
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Soil erosion on site must be prevented at all times (i.e. pre- during and post-construction activities).</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Erosion control measures to be implemented in areas sensitive to erosion such as near water supply points, edges of slopes, etc. These measures could include the use of sand bags, hessian sheets, retention or replacement of vegetation.</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted. Appropriate mitigation measures have been included in the EMPr.</p>
7. General		
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> There must be no unacceptable impact on the quality of both surface (including any drainage lines) and groundwater in the area. If pollution of any surface or groundwater occurs, it must be immediately reported to this Department and the appropriate mitigation measures must be employed.</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted. Appropriate mitigation measures have been included in the EMPr.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> The storage of material, chemicals, fuels, etc to be used during the construction phase must not pose a risk to the surrounding environment. Such storage areas must be located out of the 1:100 year floodline of any watercourse and unauthorised access to these areas must be controlled. Temporary bunds must be constructed around chemical or fuel storage areas to contain possible spillages.</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted. Appropriate mitigation measures have been included in the EMPr.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Stockpiling of soil or any other materials used during the construction and operation phase must not be on or near slopes, near a watercourse or water body. This is to prevent pollution that may arise due to leaching out of material. The developer must control and establish suitable mitigation measures to prevent the erosion / leaching of the stockpiled material.</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted. Appropriate mitigation measures have been included in the EMPr.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> It is important that all significant spillages of chemicals, fuels, etc. during the construction phase are reported to this Office and other relevant authorities. In the event of a spill, the following steps must be taken:</p> <ul style="list-style-type: none"> • Stop the source of the spill. 	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted. Appropriate mitigation measures have been included in the EMPr along with a Spill Contingency Plan.</p>

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<ul style="list-style-type: none"> Contain the spill. All significant spills must be reported to this Department and other relevant authorities. Remove the spilled product for treatment or authorised disposal. Determine if there is any soil, groundwater or other environmental impact. If necessary, remedial action must be taken in consultation with this Department. Incident must be documented. 		
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> This Department must not be in conflict with local municipality by-laws or legislation.</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> The conditions and responsibilities outlined in the EMPr are acknowledged and must be adhered to. Compliance to the final approved EMPr must be audited regularly by the designated Environmental Control Officer (ECO).</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> No form of secondary pollution should arise from the disposal of sewerage and refuse. Any pollution problem arising from the above development is to be addressed immediately by the Developer.</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted. Appropriate mitigation measures have been included in the EMPr.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Notwithstanding the above, the responsibility rests with the Applicant to identify any source or potential sources of pollution from his undertaking and to take appropriate measures to prevent any pollution of the environment. Failure to comply with the requirements of the National Water Act, 1998 (Act 36 of 1998) could lead to legal action being instituted against the Applicant.</p>	<p>Nonkululeko Mokoena, Department of Water and Sanitation Date – 13/02/2015</p>	<p>Comment noted.</p>

3 Comments Questions Concerns raised by Parastatals – AMAFA & SANRAL

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Heritage Issues		
<p><u>Comment made on Environmental Scoping Report:</u> We acknowledge receipt of your draft ESR, Amafa application form and handling fee of R600 for the above mentioned development. In terms of the KwaZulu Natal Heritage Act No. 4 of 2008 and the National Heritage Resources Act No. 25 of 1999 (Section 38 (1)), a Heritage Impact Assessment is required as part of the EIA process.</p>	<p>Annie van de Venter-Radford, AMAFA. Date - 30 November 2012</p>	<p>Noted. Specialist studies will be done during the EIA Phase.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Thank you for notifying us about the Cornubia Phase 2 development and attaching the Environmental Impact Assessment Report (EIA) and Heritage Impact Assessment (HIA) of the Greater Cornubia Development. According to the HIA conducted by eThembeni, four heritage resources occur within the Greater Cornubia Development. These include the remains of two structures older than 60 years. Site A comprises the remains of the NM sugar mill and Site B comprises the remains of a Hindu temple. We concur with the recommendations of the HIA Practitioner that the remains should be "fenced to protect them from inadvertent damage; alien vegetation is controlled chemically (rather than manually, to prevent further damage to the structure); and consideration is given to providing on-site interpretation of the building's history and significance". The HIA further identified one archaeological site referred to as Site C. Site C is a hilltop Late Stone Age stone scatter and Late Iron Age settlement site. The EIA document states that none of the identified heritage resources occur within the Cornubia Phase 2 site. Based on the information provided by the applicant and EIA Practitioner as well as information on our database, Amafa has no objection to the development within limits of the recommendations and mitigation measures outlined in the eThembeni Report.</p>	<p>Bernadet Pawandiwa, AMAFA. Date – 10/12/2014</p>	<p>Comments are noted. None of the identified sites presented in the eThembeni Cultural Heritage Report occur within the Cornubia Phase 2 site boundary. The sites identified have been protected during the construction of Phase 1 or demolished subsequent to obtaining the necessary permits from Amafa.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> According to Amafa regulations you are also required to adhere to the below-mentioned standard conditions: 1. Amafa should be contacted if any heritage objects are identified during earthmoving activities and all development should cease</p>	<p>Annie van de Venter-Radford, AMAFA. Date – 30/01/2015</p>	<p>These comments are noted. The requirements of AMAFA have been included in the Environmental Management Programme (EMPr).</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
<p>until further notice.</p> <p>2. No structures older than sixty years or parts thereof are allowed to be demolished altered or extended without a permit from Amafa.</p> <p>3. No activities are allowed within 50 m of a site, which contains rock art.</p>		
<p><i>Comment made on draft Environmental Impact Assessment Report:</i> Following the submission of the additional report on the ancillary buildings and the recommendations of the report by Debbie Whelan regarding the proposed demolition of buildings on three sites on the Cornubia development, located close to the main Verulam / Umhlanga Road, in addition to the comment already issued on 10/12/2014, Amafa requires that a permit application be lodged with the Amafa Built Environment Section. Please contact Ms. Khanyi Zondi and Ms. Ros Devereux regarding the Built Environment permitting process and relevant requirements in this regard. While a no objection letter has been issued in terms of Section 38(8) of the NHRA, development should not commence until and unless the Built Environment permit in terms of Section 33 of the KwaZulu Natal Heritage Act has been granted.</p>	<p>Annie van de Venter-Radford, AMAFA. Date – 30/01/2015</p>	<p>A permit application is presently being compiled by the Heritage Practitioner, Debbie Whelan, and will be submitted to AMAFA for decision-making prior to the demolition of any building older than 60 years and requiring a permit. The location of all buildings requiring a permit prior to demolition has been included in the EMPr and the EMPr has demarcated these buildings as ‘no-go’ areas until such time as the permits for demolition have been obtained.</p>
2. SANRAL Concerns		
<p><i>Comment made during the Scoping Phase:</i> This development affects the N2.</p>	<p>Caspar Landman, SANRAL. Date - 10/09/2012</p>	<p>The detailed Traffic Impact Assessment (TIA) to be done as part of the EIA Phase will confirm this statement, however, it is expected that the proposed Blackburn Interchange will affect the N2. SANRAL will be engaged with as an I&AP and will be provided an opportunity make further comment during the EIA Phase.</p>
<p><i>Comment made on draft Environmental Impact Assessment Report:</i> SANRAL has not been identified as a role player in the traffic impact study yet the N2 including both the N2 Mt Edgecombe and Mhloti interchanges are a key components to the traffic network. The major concern is that the Cornubia Phase 2 traffic impact study only considers the internal road network system and not the regional and national routes it impacts on. We require the see the impact on the N2 as well as both the interchanges indicated above. The original 2011 Cornubia development transport study analysed both the trend and high public transport use. However the Cornubia Phase 2 TIA only uses the high PT use. This is not certain and the private vehicle usage will be under stated. Fig 4.3 – the N2 and N2/M41 interchange lane configurations are not correctly reflected.</p>	<p>Ravi Ronny, SANRAL. Date - 19/02/2015</p>	<p>SANRAL has been identified as a key role player. HATCH GOBA have updated the TIA and included Appendix E which is the analysis on the national and regional network adjacent to the development, however, it must be noted that the Umdloti interchange will be addressed during the Cornubia North EIA and associated specialist report (TIA).</p> <p>There is commitment from eTM for the IRPTN with the C9 and C8 being a priority and hence HATCH GOBA are planning around this to ensure that the opportunities presented are maximised.</p> <p>With regard to Fig 4.3, it is noted that there may be minor discrepancies due to changes over time. Appendix E of the TIA provides the model which has been updated.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
<p>Fig 4.9 – need to include the N2 Mt. Edgecombe and Mhloti interchanges in the analysis.</p> <p>The road network plan shows the planned N2 Blackburn interchange. The developer needs to indicate the planning around this interchange including that it has set aside the necessary funds for its construction. There has not been engagement with SANRAL on this.</p> <p>The 2011 study also indicates the following short and medium term requirements to ensure the development traffic does not impact the existing network negatively:</p> <ol style="list-style-type: none"> i. The N2 needs to be widened to 8 lanes between Mt. Edgecombe and Mhloti by 2016 - this will not happen by then. What is impact of this ii. The current N2 Mt. Edgecombe Interchange will only be commissioned by 2017. What will this have on the development traffic? iii. The N2 Mhloti Interchange upgrade by 2016 - this will not happen by then. What is impact of this? <p>In summary, the development has major impact on the SANRAL network and this has not been adequately addressed.</p>		<p>Similarly, with reference to Fig 4.9, there may be minor discrepancies due to changes over time, however, Appendix E of the TIA provides the model which has been updated. However, once again it must be noted that the Umdloti interchange will be addressed during the Cornubia North EIA and associated specialist report (TIA).</p> <p>With reference to the N2 Blackburn Interchange – this was discussed and agreed in principle when the Cornubia Interchange was under consideration to not proceed. It is accepted that the detailed design would need to be approved by SANRAL. Furthermore, funding would need to be resolved at the appropriate time between the relevant parties. With reference to the timeframes of the Mount Edgecombe Interchange, Appendix E shows that the upgrades currently being undertaken to the Mount Edgecombe Interchange will be sufficient to accommodate the full development traffic of Cornubia. Furthermore, no major impacts on the timeframes of the Mount Edgecombe Interchange being commissioned in 2017 are expected as the bulk of the development will only begin generating traffic post 2017.</p> <p>In order to plan appropriately as the N2 Mhloti Interchange upgrade is not expected to be done by 2016, the proposed Blackburn Interchange is planned to address traffic demands from the north, which will also supported by Dube East and Dube West links. However, it is noted that the Blackburn Interchange is only required in stage 4 of the project anticipated completion by 2025/2030.</p> <p>Therefore, whilst there is an impact on the N2 there are a number of fundamentals aspects that reduce the impact on the N2 which are as follows:</p> <ul style="list-style-type: none"> ▪ The land use is such that a large number of the productions and attraction fall within the development. ▪ The development is focussed around Public Transport (C8/C9 and support feeder and direct services) and non-motorised transportation. ▪ The necessary connectivity to the N2 has been designed to accommodate the anticipated demand. ▪ The development includes a regional and sub-regional road

ISSUE/COMMENT	RAISED BY	RESPONSE
		network, both in a north south direction and east west direction. This ensures that the trip proposes from this development are appropriately accommodated for based on their intended purpose.

4 Comments Questions Concerns raised by the KZN EDTEA

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Omission of Listed Activity		
<p><u>Comment made on Environmental Scoping Report:</u> Activity 21 of GNR 544, June 2010 is included in the application form as part of the list of activities that are triggered by the development. However it is not included in the final Environmental Scoping Report. Should the development not trigger Activity 21 of GNR 544, June 2010 an application form omitting this listed activity needs to be submitted.</p>	<p>Yugeshni Govender, KZN Department of Economic Development, Tourism, Environmental Affairs. Date – 15/01/13</p>	<p>An amended application will be submitted to the Department of Economic Development, Tourism and Environmental Affairs (EDTEA) with a revised list of activities.</p>
2. Waste Management		
<p><u>Comment made on Environmental Scoping Report:</u> Does the clinic within the social facilities of the development require a waste management licence (WML) in terms of the National Environmental Waste Act, Act 59 of 2008. Please provide clarity.</p>	<p>Yugeshni Govender, KZN Department of Economic Development, Tourism, Environmental Affairs. Date – 15/01/13</p>	<p>Any top-structure development, including the clinic, will be subject to additional authorisation and/or licences should they be required by the end-use Developer.</p>
3. Land use change		
<p><u>Comment made on Environmental Scoping Report:</u> Comments from the National Department of Agriculture are required due to the loss of agricultural land.</p>	<p>Yugeshni Govender, KZN Department of Economic Development, Tourism, Environmental Affairs. Date – 15/01/13</p>	<p>The Department of Agriculture has released the land for the Greater Cornubia Development from agriculture and therefore, has declined to make further comment on the Greater Cornubia Development.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
4. Physical Infrastructure		
<p><u>Comment made on Environmental Scoping Report:</u> The Department understands that due to the size of the development there will be slight adjustments to road/pipeline routes. Therefore the use of corridors (with the intention of installing the services within the corridor) should be utilised during assessment phases and the impacts of the infrastructure within these corridors investigated.</p>	<p>Yugeshni Govender, KZN Department of Economic Development, Tourism, Environmental Affairs. Date – 15/01/13</p>	<p>It is not feasible to assess linear infrastructure in corridors as this affects the wetland offset calculations – i.e. should a corridor be assessed and approved, the exact wetland area to be lost cannot be determined and the wetland specialist would need to assume the entire area would be lost. Under such a scenario, the wetland area to be lost is exaggerated and the wetland area available for rehabilitation and offset is below the minimum required 1:3 ratio.</p>
5. Specialist Reports		
<p><u>Comment made on Environmental Scoping Report:</u> Please note that the Environmental Management Programme (EMPr) will be considered (either approved or rejected) as part of the EIAR phase. The EMPr must not be a generic plan and must be specific to the development and contain all the necessary information and relevant attachment/ appendices. The EMPr must contain as a minimum mitigation measures from the specialist studies, and relevant information and recommendations from Interested and Affected Parties.</p>	<p>Yugeshni Govender, KZN Department of Economic Development, Tourism, Environmental Affairs. Date – 15/01/13</p>	<p>The comment is noted. A site specific EMPr has been compiled as part of the EIA Phase and is included in the submission to the EDTEA for decision-making.</p>

5 Comments, questions, concerns raised by eThekweni Framework Planning Branch

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Layout and Design		
<p><u>Comment made on Environmental Scoping Report:</u> It is noted with appreciation that an addendum has been circulated to all I&APs which states that the development is subject to the 2035 noise contours. As such noise sensitive land uses such as residential, schools, etc, shall not be located within the 55db noise contour.</p>	<p>eThekweni Framework Planning Branch Date – 13/11/2012</p>	<p>The comment is noted. A small piece of land in the mixed use zone and social facility site, south of Cornubia Boulevard/ Dube West Quadrant lies just inside the 2035 55db noise contour.</p> <p>In the case of the mixed-use sites we will amend its boundaries to conform to the 2035 55db noise contour. In respect of the Social facility site, this is a little more difficult to observe as land is in a short supply for social facilities so we suggest that buildings will need to be positioned away from the noise contour line. The land that lies within the noise contour could</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
		be used for parking, sports fields etc. Attenuation options should be explored in this case.
<p><u>Comment made on Environmental Scoping Report:</u> Whilst the proposed waste transfer site is covered in a separate EIA for the Cornubia Retail Park, the proposed re-location of the waste transfer site does impact on the land uses covered by this EIA [Cornubia Phase 2]. The proposed waste transfer site is located in a proposed social facility cluster and the social facilities have been clustered to economise on the actual area being used. The site area of the social facility cluster or intended facilities should not be compromised. It is also highly inappropriate for the waste transfer site to be located in a social facility cluster. In the EIA application for the Cornubia Retail Park, the Framework Planning Branch has requested that the waste transfer site be relocated into an industrial area or remain within the Cornubia Retail Park. Please refer to copy of comment dated 12 September 2012 on the Cornubia Retail Park EIA.</p>	<p>eThekwini Framework Planning Branch Date – 13/11/2012</p>	<p>This EIA will include provision for the relocation of the waste transfer facility. It is noted that the facility is a requirement of Durban Solid Waste. It is also noted that the Cornubia Retail Park proposal would not be possible without the relocation of the facility. The Cornubia Retail Park EIA has dealt with the options and alternatives for the new site for the facility and a site for the water transfer station has since been authorised.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> The development is subject to the 2035 noise contours. As such noise sensitive land uses such as residential, schools, etc, shall not be located within the 55db noise contour.</p>	<p>eThekwini Framework Planning Branch Date – 28/01/2015</p>	<p>A small piece of land in the mixed use zone and social facility site, south of Cornubia Boulevard/ Dube West Quadrant lies just inside the 2035 55db noise contour. In the case of the mixed-use sites the site boundaries will be amended to conform to the 2035 55db noise contour. In respect of the social facility site, this is a little more difficult to comply with as land is in a short supply for social facilities therefore the suggestion is to position the actual facility away from the noise contour line. The land that lies within the noise contour could be used for parking, sports fields etc. Attenuation options should be explored in this case.</p>
2. Social facilities		
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> The plan includes a Social Facilities Framework table which itemises Tertiary Training, Old Age Home and a Children’s Home. For clarity and to enable an informed response to public queries that we are receiving, it is strongly recommended that these sites are indicated and clearly marked in future submissions of this EIA report.</p>	<p>eThekwini Framework Planning Branch Date – 28/01/2015</p>	<p>The exact location of the Tertiary facility is a complex one. This would ideally be suited in the Cornubia Town Centre but to provide a location now may be premature. A more detailed precinct plan must be prepared which can possibly identify a potential location but this use normally occurs on a demand/need basis. With regards to the Old Age and Children’s homes, a suitable location will be identified at the more detailed precinct planning level. It should be reiterated that the zoning should be as</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
		flexible as possible to ensure that future development proposals are not stifled.
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> The Framework Planning Branch does not object to the application as it broadly aligns with the approved Cornubia Framework Plan.</p>	<p>eThekwini Framework Planning Branch Date – 28/01/2015</p>	The comment is noted.
3. Land use change and zonation		
<p><u>Comment made on Environmental Scoping Report:</u> Section 5.6 of the ESR - Mining Reserves speaks of clay reserves in Cornubia Phase 2 within the noise contour area but is silent on the existing mining operation on the site. A dolerite quarry (known as the Flanders Quarry) currently operates on the site and will continue to do until all the dolerite is mined. This area of the site must be rezoned to an appropriate land use zone that allows for mining. This EIA must cover the operation of the quarry, the operating timeframe, rehabilitation measures, etc.</p>	<p>eThekwini Framework Planning Branch Date – 13/11/2012</p>	Flanders Quarry will remain operational in the short-term. A separate EIA process is underway by the Company responsible for mining at the Quarry. Options are being considered for the ultimate use of the quarry post-mining and this will be dealt with as a separate process.
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> A dolerite quarry (known as the Flanders Quarry) currently operates on the site and will continue to do so until all the dolerite is mined. This area of the site must be rezoned to an appropriate land use zone that allows for mining. This EIA should cover the operation of the quarry, the operating timeframe, rehabilitation measures, etc.</p>	<p>eThekwini Framework Planning Branch Date – 28/01/2015</p>	The Cornubia Phase 2 LUM Precinct Plan as well as the Cornubia Development Framework Plan is a future-based long-term plan, consisting of a 20 to 30 year vision and therefore illustrates the future intent. The quarry is already traversed by a future planned road that splits the existing site into two. The intention is to develop a portion of the quarry site for a social facility cluster which will require engineering rehabilitation. The legend on the Cornubia Phase 2 LUM Precinct Plan indicates that this area is indeed functioning as a quarry, however, if we are developing a future plan we need to indicate its future intended use.
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> It is a concern that management bodies such as property associations will not allow informal trading in their areas of management especially as portions of the IRPTN / BRT will most probably form part of a property owners association. In the interests of integrated human settlements and incorporating the informal sector as part of the development, all future planning should include the eThekwini Municipality's Business Support, Markets and Tourism Unit as a stakeholder providing advice on the best location of such facilities.</p>	<p>eThekwini Framework Planning Branch Date – 28/01/2015</p>	<p>Kamalen Gounden, Iyer Urban Design Studio: There is an exercise underway to locate specific areas within Cornubia for informal trading. The team agrees that the informal sector cannot be ignored and provision has to be made particularly in areas which are highly pedestrianised particularly around BRT Stations etc. Further discussions with management associations and Business support are required in order to find a suitable area for the location of traders and facilities.</p> <p>Mtura Matshini, THD: In an effort to respond to this challenge of management of informal trading within the managed precincts, municipal departments including Economic</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
		Development; Architectural Services; and Business Support who are the authority for informal trading are, in conjunction with the existing Management Associations, drafting a proactive municipal policy. The intention is to ensure that informal trade/vending add value to managed precincts; instil investor confidence at an early stage while providing meaningful and sustainable opportunities for vendors. This initiative will be piloted in RiverHorse Valley, Cornubia, and Bridge City.
4. Specialist Reports		
<u>Comment made on Environmental Scoping Report:</u> Undertaking a detailed geotechnical study is advised since it will provide a realistic indication of development challenges and costs.	eThekwini Framework Planning Branch Date – 13/11/2012	A geotechnical report has been undertaken for the Greater Cornubia Development and a site specific geotechnical investigation will be done for Cornubia Phase 2 during the EIA phase.

6 Comments, Questions, Concerns raised by eThekwini Electricity Department

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Infrastructure		
<u>Comment made on Environmental Scoping Report:</u> The eThekwini Electricity Department has no objection, however please note: The applicant must consult eThekwini Electricity's mains records (held in the drawing Office at eThekwini Electricity HQ, 1 Jeff Taylor Crescent), for the presence of underground electrical services. The approval of the Head: Electricity must be sought regarding the proposed development.	eThekwini Electricity Department Date – 13/11/2012	The comment is noted.
<u>Comment made on Environmental Scoping Report:</u> The relocation of MV/LV electrical services, if required in order to accommodate the proposed development, will be carried out at the expense of the applicant.	eThekwini Electricity Department Date – 13/11/2012	The comment is noted.
<u>Comment made on draft Environmental Impact Assessment Report:</u> The applicant must consult eThekwini Electricity's mains records (held in the drawing office of eThekwini Electricity Headquarters, 1 Jeff Taylor Crescent) for the presence of underground electrical services.	eThekwini Electricity Department Date – 28/01/2015	The comment is noted.

ISSUE/COMMENT	RAISED BY	RESPONSE
In addition, should any overhead line or services be affected, the specific permission of the Head: Electricity must be sought regarding the development.		
<u>Comment made on draft Environmental Impact Assessment Report:</u> The relocation of MV/LV services, if required in order to accommodate the development, will be carried out at the expense of the applicant.	eThekwini Electricity Department Date – 28/01/2015	The comment is noted.

7 Comments, Questions, Concerns raised by eThekwini Environmental Health Department

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Legislation		
<u>Comment made on draft Environmental Impact Assessment Report:</u> Compliance with all relevant legislation including the National Health Act, 2003 (Act 61 of 2003), the National Environmental Management Act, 1998 (Act 107 of 1998), the Occupational Health and Safety Act 85 of 1993 and the SABS Code of Practice for the Application of the National Building Regulation , SABS 0400-1990.	eThekwini Environmental Health Department Date – 28/01/2015	The comment is noted and the EMPr makes provision for all relevant legislation and compliance thereof.
2. Construction Phase Issues		
<u>Comment made on Environmental Scoping Report:</u> Personal Protective Equipment (PPE): Appropriate PPE to be provided for and worn at all times by construction workers working on site. A First Aid Kit should be made available on site.	eThekwini Environmental Health Department Date – 13/11/2012	Noted. To be addressed during the EIA Phase and included in an EMPr which will be distributed for comment.
<u>Comment made on Environmental Scoping Report:</u> Noise Nuisance: Adequate measures need to be taken to prevent any noise nuisance that may arise during the construction phase.	eThekwini Environmental Health Department Date – 13/11/2012	Noted. To be addressed during the EIA Phase and included in an EMPr which will be distributed for comment.
<u>Comment made on Environmental Scoping Report:</u> Dust and Smoke Nuisance: Construction vehicles travelling along access roads must adhere to speed limits to avoid creating excessive dust, especially during dry and windy conditions. Adequate measures need to be taken to prevent any dust nuisance that may arise during the construction phase by regular water spraying of all dirt access roads. No fires are allowed on site.	eThekwini Environmental Health Department Date – 13/11/2012	Noted. To be addressed during the EIA Phase and included in an EMPr which will be distributed for comment.

ISSUE/COMMENT	RAISED BY	RESPONSE
<p><u>Comment made on Environmental Scoping Report:</u> Waste Management: All hazardous waste on site – e.g. (fuel, oil and other chemicals) must be appropriately contained, stored and handed to prevent any accidental spillage or leaks thereof. In case of an accidental spillage, all material cleared must be treated as hazardous waste and disposed of at an approved hazardous waste disposal site. No servicing or repairs of heavy machinery to be conducted on site. Provide suitable facility for the storage of all general waste and ensure timeous removal of same to an approved refuse disposal site. No burning of general waste is allowed. Records of all disposed waste should be kept on site and made available for inspection. All waste water to be adequately channelled and disposed of in an approved manner.</p>	<p>eThekwini Environmental Health Department Date – 13/11/2012</p>	<p>Noted. To be addressed during the EIA Phase and included in an EMPr which will be distributed for comment.</p>
<p><u>Comment made on Environmental Scoping Report:</u> Ablution Facility: Provide adequate and suitable ablution and wash up facilities separate for the sexes on site. The provision of ablution and wash up facilities must not create a health nuisance to the surrounding environment.</p>	<p>eThekwini Environmental Health Department Date – 13/11/2012</p>	<p>Noted. To be addressed during the EIA Phase and included in an EMPr which will be distributed for comment.</p>
<p><u>Comment made on Environmental Scoping Report:</u> Building Plans: Building plans for the proposed development must be submitted to the relevant Departments for approval prior to the commencement of any building activity on site.</p>	<p>eThekwini Environmental Health Department Date – 13/11/2012</p>	<p>Noted. To be addressed during the EIA Phase and included in an EMPr which will be distributed for comment.</p>
<p><u>Comment made on Environmental Scoping Report:</u> Potable Water Supply: Provision of a fresh, potable water supply on site.</p>	<p>eThekwini Environmental Health Department Date – 13/11/2012</p>	<p>Noted. To be addressed during the EIA Phase and included in an EMPr which will be distributed for comment.</p>
<p><u>Comment made on Environmental Scoping Report:</u> Watercourse or Bodies: Provide this Department with a detailed referenced map of all proposed watercourse redirection, proposed open water bodies, existing retained wetlands and watercourses within this phase and their relation to the respective proposed activities within this phase. Furthermore, assign the intended usage of each watercourse or body.</p>	<p>eThekwini Environmental Health Department Date – 13/11/2012</p>	<p>Noted. To be addressed during the EIA Phase and included in an EIA Report and/or EMPr which will be distributed for comment.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Noise Nuisance: Adequate measures need to be taken to prevent any noise nuisance that may arise. Construction workers should be made aware that they are not to make excessive noise (e.g. shouting, hooting). Working hours and working days to be restricted especially around premises regarded as sensitive uses (e.g. schools and</p>	<p>eThekwini Environmental Health Department Date – 28/01/2015</p>	<p>The comment is noted. Mitigation measures for noise nuisance have been included in the EMPr.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
crèches). No machinery / equipment which may lend itself to creating a noise nuisance may be utilised on Sundays or public holidays. Mitigatory measures to reduce the potential impacts must be included in the EMPr and be strictly adhered to.		
<u>Comment made on draft Environmental Impact Assessment Report:</u> Dust and smoke nuisance: Construction vehicles travelling along the access roads must adhere to speed limits to avoid creating excessive dust, especially during dry and windy conditions. Where a dust nuisance is unavoidable, screening is to be provided. No fires are to be allowed on-site. Mitigatory measures to reduce the potential impacts must be included in the EMPr and be strictly adhered to.	eThekwini Environmental Health Department Date – 28/01/2015	The comment is noted. Mitigation measures for dust nuisance have been included in the EMPr. Furthermore, following the public meetings held in November 2014 in which dust nuisance was raised for phases presently under construction, the Developers are investigation chemical additives which can be used on site as a dust suppressant. Water tankers have also been increased and the ECO is monitoring dust nuisance particularly closely.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Signage: The construction area must be cordoned-off and adequately sign-posted to prevent public access.	eThekwini Environmental Health Department Date – 28/01/2015	The comment is noted, however, it is further noted that due to the large extent of Cornubia, it is not practical to cordon-off the entire site. Adequate sign-posts will be used to warn the public of construction activities, however, the public cannot be denied access entirely as portions of Cornubia need to be accessible to the public (e.g. operations now underway at the Cornubia Industrial and Business Estate, the school, the Mount Edgecome stables, the Mount Edgecombe Refuse Transfer Station, etc.).
<u>Comment made on draft Environmental Impact Assessment Report:</u> Personal Protective equipment (PPE): Appropriate PPE to be provided and worn by construction workers during construction.	eThekwini Environmental Health Department Date – 28/01/2015	The comment is noted. Mitigation measures and allowances for PPE have been included in the EMPr.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Litter and Waste: Litter and waste that is generated is to be adequately stored and disposed of in an approved manner. No burning of waste is allowed on site. All waste must be disposed of at an approved landfill site, or records of all waste removed by a private contractor must be kept and made available for inspection.	eThekwini Environmental Health Department Date – 28/01/2015	The comment is noted. Mitigation measures for waste management have been included in the EMPr.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Ablution facilities: Adequate ablution and wash-up facilities to be provided. Facilities to be easily accessible to all workers. The provision of ablution and wash-up facilities must not create a health nuisance to the surrounding neighbourhood and environment.	eThekwini Environmental Health Department Date – 28/01/2015	The comment is noted. Mitigation measures and allowances for ablution facilities have been included in the EMPr.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Waste water: All waste water to be adequately channelled and disposed of in an approved manner.	eThekwini Environmental Health Department Date – 28/01/2015	The comment is noted. Mitigation measures for waste water have been included in the EMPr.

ISSUE/COMMENT	RAISED BY	RESPONSE
<u>Comment made on draft Environmental Impact Assessment Report:</u> Vehicle management: No servicing or repairs of heavy machinery to be conducted on site. All fuel to be used / stored on site during the construction phase must be stored in bunded areas and must be properly sign-posted. Records of oil spillages and action taken must be kept and made available for inspection.	eThekwini Environmental Health Department Date – 28/01/2015	The comment is noted. Mitigation measures for vehicle maintenance has been included in the EMPr.
3. Environmental Management Plan		
<u>Comment made on Environmental Scoping Report:</u> Environmental Management Programme: An EMPr in terms of NEMA to be submitted to this Department for comment.	eThekwini Environmental Health Department Date – 13/11/2012	Noted. To be addressed during the EIA Phase and included in an EMPr which will be distributed for comment.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Environmental Management Programme: An Environmental Management Plan (EMPr) in terms of the National Environmental Management Act (No 107 of 1998) to be submitted to this Department for comment.	eThekwini Environmental Health Department Date – 28/01/2015	The draft EMPr was made available to the Department for review and comment as part of the draft EIA Report which was made available for review from the 24 th November 2014 to 26 th January 2015.

8 Comments, Questions, Concerns raised by eThekwini Environmental Planning & Climate Protection Department

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Environmental / conservation / sustainability issues		
<u>Comment made on Environmental Scoping Report:</u> The Environmental Planning and Climate Protection Department (EPCPD) requires that Phase 2 of the Cornubia Mixed Use Phased Development aligns with the approved Framework Plan, especially pertaining to the Open Space System. Although the site is largely degraded and has some invasive alien plants, it also presents an opportunity to restore and rehabilitate some environmental aspects of the site. As such EPCPD will only support 40 m buffers to all: 100 year floodplains and 30 m buffers to all wetlands and drainage lines on the site. Therefore, further comments will be provided on the Wetland and Vegetation Assessments and these assessments must also provide a guideline for the rehabilitation of the Open Space System.	eThekwini Environmental Planning and Climate Protection Department Date – 13/11/2012	The comment is noted. Specialist studies will be forwarded to your Department for comment along with the draft EIAR.

ISSUE/COMMENT	RAISED BY	RESPONSE
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> The EPCPD has reviewed the Draft Environmental Impact Assessment Report (EIAR) for the Cornubia Mixed-Use Phased Development, Phase 2 in Mt Edgecombe, and this Department submits the following comments: Since the time that the Cornubia Framework Plan was adopted by Council, this Department's main interest has been the development and maintenance of the Open Space Network to ensure that this land use is viable, rehabilitated and that the ability of the Open Space to deliver ecosystem services is improved.</p>	<p>eThekwini Environmental Planning and Climate Protection Department Date – 28/01/2015</p>	<p>The protection of the Open Space Network through the implementation of the Wetland and Open Space Rehabilitation Plan remains a key guiding principle of the Cornubia Development Framework Plan and the Developers remain committed to the protection and rehabilitation of this area.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> In the Draft EIAR a Phase 2 Precinct Layout has been presented which has deviated from the Open Space network that was adopted by Council. In certain instances these deviations are acceptable as detailed designs for road alignments were not available at the time of the Framework Plan development. The location of other engineering services, such as for sewerage, stormwater and bulk water pipelines and reservoirs, electrical substations and cables must be clearly shown in a colour map and these must not be located within the Open Space and create potential challenges with management of the Open Space. Where there is a need to cross the Open Spaces, this must be carefully considered.</p>	<p>eThekwini Environmental Planning and Climate Protection Department Date – 28/01/2015</p>	<p>The Cornubia Development Framework Plan was a high level plan indicating the planning intent for the Greater Cornubia Development. For the purposes of this EIA, a more detailed Cornubia Phase 2 LUM Precinct Plan is required. There have been some deviations in the open space area from the Cornubia Development Framework Plan to the Cornubia Phase 2 LUM Precinct Plan, however, it is noted that the level of detailed planning available at the Development Framework Plan level was insufficient and therefore, once this detail became available, it was necessary to revisit some of the initial planning. Etienne Viljoen, SMEC: The layouts are based on current planning. As noted before, the final co-ordinated positions will be fixed at design stage. We will do our utmost to ensure the integrity of the open spaces as planned currently. Rory Wilkinson, THD: It should be noted that given the nature of the topography and development required, it is not possible to locate all services outside of the open space system or to not have any crossings. Every reasonable effort has been made to limit intrusion into the open space system and the unavoidable impacts have been fully assessed. Richard Kinvig, SiVEST: It is impossible to exclude all services from open spaces. In addition, the wetland areas / open spaces / buffers are so transformed that placing services will not be an issue as the land form will need to be changed from agricultural use to indigenous vegetated Open Space. From an ecological specialist's opinion, the majority of services will be subterranean and therefore their presence will have no material impact on the functioning of the Open Spaces. Any</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
		substations etc. which are placed on the land form as far as the specialist is aware have already been incorporated into the design and thus will not have an impact on the designated Open Spaces.
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Although it has been argued and supported by Specialists' Reports that the direct wetland loss can be appropriately offset and that the required offset ratio is in excess of what would be required, this was never an issue when the Open Space network and suitable buffers were agreed to and subsequently adopted by Council.</p>	<p>eThekwini Environmental Planning and Climate Protection Department Date – 28/01/2015</p>	<p>The comment is noted. The present Cornubia Phase 2 LUM Precinct Plan still provides for sufficient wetland area to be rehabilitated to ensure the “no-nett-loss” principle is applied to Cornubia and an offset ratio of 1:3 is maintained.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> When the Framework Plan was adopted there were buffers adopted for various ecosystems. Buffers such as 30 m buffers to wetlands and drainage lines, and 40 m buffers to 1:100 year floodplain along the Ohlange River, were adopted to create a viable Open Space network where rehabilitation will be applied. But the Draft EIAR has suggested that the buffers to these ecosystems be reduced to 10 m buffers and use the excluded areas for recreation and farming as part of the Social Sustainability and innovation programme (SSIP). The SSIP in Cornubia, although a good idea, should have been discussed as part of the Framework Plan development process. To introduce it at this stage, when the Open Space land use is the only land up-for-grabs may result in the complete loss of the original intent of the Open Space. It is therefore recommended that other land uses be considered in the establishment of the SSIP if this programme is to truly reflect sustainability and innovation.</p>	<p>eThekwini Environmental Planning and Climate Protection Department Date – 28/01/2015</p>	<p>Rory Wilkinson, THD: The SSIP is a new, innovative and exciting proposal that has emerged out of a desperate need to provide for the residents of Cornubia. Noting that in such an environment it will be virtually impossible to manage/control what the residents will do, it is proposed to rather plan proactively and attempt to ‘direct’ the likely needs of the residents into specific areas and to attempt to protect the actual wetland with buffer. Such a proposal, deemed appropriate from a sustainable development perspective has been assessed and found to be acceptable from an environmental perspective.</p> <p>Richard Kinvig, SiVEST: The need to consider a pragmatic solution to Open Spaces has been undertaken. Should the land that is proposed to be rehabilitated only constitute indigenous vegetation, the use of these areas becomes passive and therefore they will be considered by the communities around them as an opportunity for use. The management of the Open Spaces is going to pose a long-term financial burden upon the Management Association and / or the Municipality who will need to maintain these areas. It is the ecological specialists opinion that should the open spaces be utilised meaningfully this will contribute significantly to the functioning and protection of the remaining “indigenous” Open Space areas, as these will be considered the “core” areas that will function at a high level. The use of parks and / or agriculture will provide the perfect interface that merges development with Open Space, thus resulting in a continuum from development to Open Space.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> The idea of re-using suitable fill materials from the site during construction is acceptable, but this Department is concerned with the storage of surplus fill material within the Open Space along the Ohlange River. The Open Space must be prioritised for rehabilitation and such storage will delay the implementation and it poses soil erosion risk to the downstream receiving environments. It is therefore recommended that alternative sites for storage of surplus fill materials are sought.</p>	<p>eThekwini Environmental Planning and Climate Protection Department Date – 28/01/2015</p>	<p>Rory Wilkinson, THD: Comments noted and alternatives are being sought. Humayrah Bassa, Royal HaskoningDHV: The three surplus fill material sites proposed within the Open Space along the Ohlanga River have been removed and alternatives are being investigated. In a discussion held with the eThekwini Environmental Planning and Climate Protection Department as well the KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs (EDTEA) at the Cornubia Strategic Environmental Forum held on the 12th February 2015, it was resolved that the high-level Soil Management Framework Strategy presented, which outlines the various options available to the Developers' for the management of surplus fill material, would suffice for the purposes of this EIA. Further detail and planning can only be done at the construction stage when additional Geotechnical Investigations are undertaken. The EDTEA appreciates this challenge and has resolved to assist the Developer's with the necessary approvals required for dealing with surplus fill material as they arise, noting that this will be done within the parameters of Environmental Legislation and the appropriate timeframes for approval. At this stage, the thirteen temporary surplus fill material sites proposed within the noise contours are requested to be authorised.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> The protection of the forest within Bush Clump 4 and the mitigation proposed is supported by this Department including the relocation / transplanting of plant materials from other units identified within the site.</p>	<p>eThekwini Environmental Planning and Climate Protection Department Date – 28/01/2015</p>	<p>The comment is noted.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> Lastly, the timelines presented for implementing the Wetland and Open Space Rehabilitation Plan, which are 10 - 20 years are not supported by this Department due to the fact that the impact on the environment would have taken place already and benefits accrued to development. Best practice has also demonstrated that delays in implementation of rehabilitation plans become a cost borne by society and the Municipality due to the limited delivery of ecosystem services. In this instance resources have to be spent to ensure that risks are reduced to society by providing engineering solutions whereas a</p>	<p>eThekwini Environmental Planning and Climate Protection Department Date – 28/01/2015</p>	<p>Wetland Rehabilitation at the Cornubia Industrial and Business Estate, Phase 1, has commenced whilst construction is ongoing. All engineering interventions required for wetland rehabilitation as per the Wetland and Open Space Rehabilitation Plan is complete and re-vegetation of the wetlands will commence imminently. A landscape architect has been appointed for the re-vegetation works as per the requirements of the Wetland and Open Space Rehabilitation Plan, the only delay being the necessary approvals to obtain water for irrigation of the open space areas. Therefore, it can</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
functional Open Space would have played a similar role if the Open Space network receives the necessary rehabilitation intervention timeously.		be seen that rehabilitation of wetlands within Phase 1 has been undertaken timeously which demonstrates the Developers commitment to the implementation of the Wetland and Open Space Rehabilitation Plan. Whilst the construction timeframes for Cornubia Phase 2 in its entirety is expected to exceed 10 years, it should be noted that construction will be undertaken in various phases. Consequently, wetland rehabilitation will be done in stages as construction progresses at various locations or sub-phases. Furthermore, as part of the Cornubia SSIP, local community members will commence with the removal of alien vegetation from the Open Space areas. Therefore, it is envisaged that rehabilitation of the Open Space will be done timeously, in a phased manner, over the duration of the construction programme.

9 Comments Questions Concerns raised by eThekwini Land Use Management Branch

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Land Use Change		
<p><i>Comment made on Environmental Scoping Report:</i> This Department has no objection to the EIA. Once the EIA approval has been obtained and prior to building plan approval, the applicant will be required to submit Chapter 2 (rezoning and incorporation) and Chapter 3 (subdivision and consolidation) application for consideration by this Branch.</p>	<p>eThekwini Land Use Management Branch Date – 13/11/2012</p>	Comment noted.
<p><i>Comment made on draft Environmental Impact Assessment Report:</i> This Department has no objection to the Environmental Impact Assessment. Once the EIA approval has been obtained and prior to building plan approval, the applicant will be required to submit Chapter 2 (rezoning and incorporation) and Chapter 3 (subdivision and consolidation) applications for consideration by this Branch.</p>	<p>eThekwini Land Use Management Branch Date – 28/01/2015</p>	Comment noted.

10 Comments Questions Concerns raised by eThekweni Water and Sanitation

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Physical Infrastructure		
<p><u>Comment made on Environmental Scoping Report:</u> Existing sewer infrastructure particularly the Phoenix Wastewater Treatment Works (WWTW) where sewage emanating from the proposed area of development would be treated has insufficient capacity. Hence, this Department had resolved that additional flows would not be accepted until plant upgrade, which planning is well underway, has been completed. Based on an undertaking signed by THD in March 2012 that any building occupied within any of the affected developments, prior to the municipality being in the position to accept wastewater from such buildings, THD would ensure that a volume of sludge equivalent to the amount of sewage discharged would be removed on a regular basis. Costs related to this work would be borne by the developer (THD). This Department would therefore support this application based on that arrangement being put in place.</p>	<p>eThekweni Water and Sanitation Date – 13/11/2012</p>	<p>It is understood that plans to upgrade the works are well in hand and that construction will commence in the new year. It is unlikely that there will be any physical flows ahead of the upgrade to the works but if such does occur, an agreement can be reached at that time.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> This Department has had discussions with SMEC, the engineering consultant regarding the disposal of sewerage from the entire Cornubia Development which includes this portion of the development. This Department is waiting for SMEC to verify the amount of sewerage expected from the catchment to which this development drains. This Department is unable to provide comments until the information required have been provided.</p>	<p>eThekweni Water and Sanitation Date – 28/01/2015</p>	<p>SMEC continue to engage with eThekweni Water and Sanitation (EWS) on the details required by the EWS and the details will be made available prior to construction commencing.</p>

11 Comments, Questions, Concerns raised by eThekweni Municipality – Durban Solid Waste

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Physical Infrastructure		
<p><u>Comment made on Environmental Scoping Report:</u> The applicant must liaise with Durban Solid Waste (DWS) to determine their requirements.</p>	<p>eThekweni Municipality – Durban Solid Waste Date – 13/11/2012</p>	<p>The comment is noted. THD and SMEC will engage with the DWS.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> There does not appear to be anything on solid waste management in the document. Further, the Mt Edgecombe Transfer Station has been commissioned with servicing this area in mind. As part of the infrastructure DSW has provided for a garden refuse disposal facility, however, given the extent of this development, DSW would request a 1ha site towards the north for a second garden refuse site. DSW would also probably require a site for the development of an Operations Depot. Given the proposed development to the east of the N2 (Sibaya Phases), a depot on either side would be adequate for both areas but would have to be situated close to one of the interchanges for ease of access. Furthermore, DSW, with current resources is unlikely to be able to service this area adequately. Therefore, additional funding, over and above replacement, will have to be allowed for in order to bolster the current resources.</p>	<p>eThekwini Municipality – Durban Solid Waste Date – 28/01/2015</p>	<p>The issue of solid waste is an important issue from a sustainability perspective and a key principle in development guidelines is the promotion of recycling, reuse and reducing of materials etc. The basic service is however a municipality responsibility, specifically for the housing components but also for the private sector housing and commercial and industrial precincts. Given the significant additional rates income and economic multipliers, it would make sense for the municipality to resource itself adequately in order to be able to service the development. With regards to new depot sites, a site has been identified and is still available to the Municipality should they wish to pursue the matter further. However, the licensing of the site will be the responsibility of the Municipality should they wish to utilise this option. Further depot sites to the north would need to be identified and acquired by the municipality. With regard to the need for an additional garden refuse site, it is suggested that the city identify such within its own landholdings within the noise contours.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> As this is a bulk infrastructure development, DSW would comment at the appropriate time on the detailed developments.</p>	<p>eThekwini Municipality – Durban Solid Waste Date – 28/01/2015</p>	<p>Comment noted.</p>

12 Comments Questions Concerns raised by eThekwini Municipality – Coastal, Stormwater and Catchment Management

ISSUE/COMMENT	RAISED BY	RESPONSE
<p>1. Physical Infrastructure</p>		
<p><u>Comment made on Environmental Scoping Report:</u> This Department requires an overall Stormwater Management Plan for the area.</p>	<p>eThekwini Municipality – Coastal, Stormwater and Catchment Management Date – 13/11/2012</p>	<p>Comment noted. This will be undertaken during the EIA Phase and made available for review and comment.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> This Department has no further requirements.</p>	<p>eThekwini Municipality – Coastal, Stormwater and Catchment Management</p>	<p>Comment noted.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
	Date – 28/01/2015	

13 Comments, Questions, Concerns raised by eThekwini Municipality – Fire Safety Department

ISSUE/COMMENT	RAISED BY	RSPONSE
1. Safety Issues		
<u>Comment made on Environmental Scoping Report:</u> Please note that this Department has no objection to the above development provided that provision for Fire Hydrants and access for emergency vehicles are made.	eThekwini Municipality – Fire Safety Department; Date – 13/11/2012	Comment noted.
<u>Comment made on draft Environmental Impact Assessment Report:</u> This Department has no objection to the above proposal provided that building plans are submitted for approval and no MHI must be in close proximity to the development without a risk assessment being submitted for approval.	eThekwini Municipality – Fire Safety Department; Date – 28/01/2015	Comment noted.

14 Comments, Questions, Concerns raised by eThekwini Municipality – Disaster Management

ISSUE/COMMENT	RAISED BY	RSPONSE
1. Safety Issues		
No comment at this stage.	eThekwini Municipality – Disaster management Date – 28/01/2015	Comment noted.

15 Comments, Questions, Concerns raised by eThekweni Municipality – Geotechnical Engineering Branch

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Safety Issues		
<u>Comment made on Environmental Scoping Report:</u> No geotechnical comment at this stage. This Department will provide further comment(s) on the Geotechnical Report.	eThekweni Municipality – Geotechnical Engineering Branch Date – 13/11/2012	Comment noted. The Geotechnical Report for Cornubia Phase 2 will be made available for public review and comment during the EIA Phase.
<u>Comment made on draft Environmental Impact Assessment Report:</u> No geotechnical objections to development. Individual site-specific geotechnical investigations will be necessary before each node of development commences.	eThekweni Municipality – Geotechnical Engineering Branch Date – 28/01/2015	Comment noted. Individual geotechnical investigations will be conducted prior to construction for a specific development proposal.

16 Comments Questions Concerns raised by eThekweni Transport Authority

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Traffic Issues		
<u>Comment made on Environmental Scoping Report:</u> A detailed Traffic Impact Assessment (TIA) must be submitted in support of the proposed Cornubia Mixed Use Phased Development, Phase 2.	eThekweni Transport Authority Date – 13/11/2012	Noted. A TIA will be conducted as part of the EIA Phase.
<u>Comment made on draft Environmental Impact Assessment Report:</u> The TIA is not acceptable for the following reasons:	eThekweni Transport Authority Date – 28/01/2015	Comment Noted. HATCH GOBA the party responsible for the TIA have been engaging with the ETA on this matter.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Verification page not signed	eThekweni Transport Authority Date – 28/01/2015	HATCH GOBA have submitted a TIA to the ETA with the signed verification page.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Not in agreement with the lane capacity on page 10 (table 4.1) of the report.	eThekweni Transport Authority Date – 28/01/2015	Note this is an old comment and has been resolved with the ETA. HATCH GOBA have submitted a TIA to the ETA with the corrections and will submit further comment to the EDTEA once received from the ETA.

ISSUE/COMMENT	RAISED BY	RESPONSE
<u>Comment made on draft Environmental Impact Assessment Report:</u> Land Use Data (Table 4.2 on page 17 and Table 2.1 on page 5) – Development sizes per developer (eThekwini and Tongaat Hulett Developments) are not explicitly shown in these tables. The extent of land use development per developer would be indicative of the transport infrastructure requirements.	eThekwini Authority Date – 28/01/2015	Transport Note this is an old comment and has been resolved with the ETA. HATCH GOBA have submitted a TIA to the ETA with the corrections and will submit further comment to the EDTEA once received from the ETA.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Trip attractions exceed trip productions by some 56% (page 18, table 4.3) therefore the results of the traffic model and analysis are questionable and the traffic report can only be further assessed once this issue is resolved.	eThekwini Authority Date – 28/01/2015	Transport Note this is an old comment and has been resolved with the ETA. HATCH GOBA have submitted a TIA to the ETA with the corrections and will submit further comment to the EDTEA once received from the ETA.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Some aspects of the Traffic Impact assessment (TIA) are not legible (Appendix A), legible alternative to be provided.	eThekwini Authority Date – 28/01/2015	Transport HATCH GOBA have submitted a TIA with the Appendix in A2 to the ETA and will submit further comment to the EDTEA once received from the ETA.
<u>Comment made on draft Environmental Impact Assessment Report:</u> Urban Traffic Control Branch (UTC) to comment on the proposed signalised intersections prior to this department further assessing this report.	eThekwini Authority Date – 28/01/2015	Transport The comments have been submitted to the ETA.
<u>Comment made on draft Environmental Impact Assessment Report:</u> This department will further assess this application once the above is addressed.	eThekwini Authority Date – 28/01/2015	Transport HATCH GOBA have submitted a TIA to the ETA with the corrections and will submit further comment to the EDTEA once received from the ETA.

17 Comments Questions Concerns raised by eThekwini Economic Development Unit

ISSUE/COMMENT	RAISED BY	RESPONSE
2. Social and Economic Benefits		
<u>Comment made on draft Environmental Impact Assessment Report:</u> The Unit supports the proposed Cornubia Mixed-Use Development, Phase 2 as outlined in the Draft EIA Report. This in terms of the perceived social and economic benefits of the phased development as outlined in the Socio-Economic Assessment Specialist Report. It is also a presidential lead project, within the integration zone, and in line with Municipal Development intentions for the area as per the SDF, NUDC and other approved plans for the area.	eThekwini Development Unit Date – 28/01/2015	Economic Comment noted.

18 Comments Questions Concerns raised by Department of Transport

ISSUE/COMMENT	RAISED BY	RESPONSE
3. Social and Economic Benefits		
<p><i>Comment made on Environmental Scoping Report:</i> In terms of the KwaZulu-Natal Roads Act No. 4 of 2001 this Department has no objections to the abovementioned proposal subject to the following conditions:</p> <ul style="list-style-type: none"> ▪ A detailed to scale development plan is to be submitted to this Department showing no structures within a distance of 15 m building line from road reserve boundary of Main Road 94. ▪ No service roads or parking within a distance of 7.5 m measured from the road reserve boundary of Main Road 94. ▪ A detailed TIA is to be submitted for assessment and comments. ▪ This approval shall not exempt the applicant from the provisions of any other law. 	<p>Department of Transport Date – 20.11.2012</p>	<p>Comment noted. A TIA has been submitted as part of the EIA Phase and your comment is awaited.</p>
<p><i>No comment was received from the DOT on the draft Environmental Impact Assessment Report despite numerous attempts to obtain these (please refer to Appendix H2 for correspondence).</i></p>		

19 Comments Questions Concerns raised by Ezemvelo KZN Wildlife

ISSUE/COMMENT	RAISED BY	RESPONSE
4. Social and Economic Benefits		
<p><i>Comment made on Environmental Scoping Report:</i> Ezemvelo KZN Wildlife supports the proposed specialist investigations set out in the plan of study for EIA, with the following additional required investigations set out below.</p> <p>a) The wetland assessment must determine the importance of the wetlands to the wetland network, the Ohlanga River and the ecological corridors, and how the infilling of sections of these wetlands will impact on these systems. Further that such an assessment needs to take into account the wetlands already lost</p>	<p>Ezemvelo KZN Wildlife Date – 29.10.2012</p>	<p>The comments are noted. The Wetland Assessment for Cornubia Phase 2 which will be done in the EIA phase will address these requirements.</p> <p>2015: The Wetland Assessment, Wetland and Open Space Rehabilitation Plan as well as the EIA Report address the requirements listed and have been made available to EKZNW for comment since 24 November 2014. Comments on these documents are to date outstanding.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
<p>from the Phase 1 development, which has an environmental authorisation and the proposed Cornubia Retail Park.</p> <p>b) The report must provide details of the proposed bridge designs for the roads crossing the various wetlands and for any roads proposed crossing the Ohlanga River.</p> <p>c) Details on how this phase will link with the Ohlanga rehabilitation plan and open space system, which was agreed to in the Phase 1 development.</p> <p>d) Details of the proposed phasing of wetland and open space rehabilitation.</p>		
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> It is brought to your attention that the wetland report (Appendix C5) has identified that the infilling of wetlands will result in residual loss of wetland habitat. Offset principles suggest that offsets are to be considered to address residual impacts, after the mitigation hierarchy process has been fully undertaken. In this regard, the wetland specialist has indicated that receiving areas within the Phase 2 larger area may satisfy the offset requirements. It is of concern however, that the applicant is now at a very late stage allowing for urban gardening to occur within the buffers which have been proposed to provide some protection to the offset receiving areas. Ezemvelo cannot support urban market gardens within the buffers to wetlands being rehabilitated for substantial losses already sustained in Phase 1, and in the Retail Park Application. It is submitted that all offset requirements for the entire Cornubia Precinct have been held over by the applicant for Phase 2, given that this was a much larger development proposal, and that these offset receiving areas are now at risk of rehabilitation success given the requirement to have large human impact within the protective buffers. Rehabilitation of wetland requires time and space, and impacting on buffers by way of irrigation, fertilisers, herbicides and pesticides in what would be a rather dense gardening practice, is not considered preferred adjacent to an offset receiving area.</p>	<p>Ezemvelo KZN Wildlife Date – 19.02.2015</p>	<p>Rory Wilkinson, THD: The SSIP is a new, innovative and exciting proposal that has emerged out of a desperate need to provide for the residents of Cornubia. Noting that in such an environment it will be virtually impossible to manage/control what the residents will do, it is proposed to rather plan proactively and attempt to ‘direct’ the likely needs of the residents into specific areas and to attempt to protect the actual wetland with buffer. Such a proposal, deemed appropriate from a sustainable development perspective has been assessed and found to be acceptable from an environmental perspective.</p> <p>Richard Kinvig, SiVEST: The need to consider a pragmatic solution to Open Spaces has been undertaken. Should the land that is proposed to be rehabilitated only constitute indigenous vegetation, the use of these areas becomes passive and therefore they will be considered by the communities around them as an opportunity for use. The management of the Open Spaces is going to pose a long-term financial burden upon the Management Association and / or the Municipality who will need to maintain these areas. It is the ecological specialists opinion that should the open spaces be utilised meaningfully this will contribute significantly to the functioning and protection of the remaining “indigenous” Open Space areas, as these will be considered the “core” areas that will function at a high level. The use of parks and / or agriculture will provide the perfect interface that merges development with Open Space, thus resulting in a continuum from development to Open Space.</p>

ISSUE/COMMENT	RAISED BY	RESPONSE
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> In principle, Ezemvelo does not support development in wetlands. It is acknowledged however that positioning stormwater attenuation features within the wetland channels would provide the engineers with opportunities to facilitate rehabilitation by having a larger volume of water to make use of. It is for this reason that Ezemvelo's usual recommendation of requiring all hardened surfaces to be located outside wetlands and their buffers is being relaxed in this instance. However, it is requested that given the extensive damage to wetlands already sustained in Phase 1 and the Retail Park developments, that offset implementation begin prior to bulk earthworks being undertaken in Phase 2, as a sign of good faith by the applicant. This would include rehabilitation efforts for the buffer areas, in order to safeguard the wetland interventions proposed.</p>	<p>Ezemvelo KZN Wildlife Date – 19.02.2015</p>	<p>The comment is noted. Whilst some stormwater attenuation facilities will be located within wetlands, in order to ensure the minimum 1:3 offset ratio is maintained, stormwater attenuation facilities will also be located within the wetland buffer areas.</p> <p>Whilst the Developers' remained committed to ensuring the wetland rehabilitation is undertaken timeously, as is evidenced by the commencement of wetland rehabilitation at Cornubia Phase 2, the Developers' are unable to commit to the rehabilitation of wetlands prior to the start of bulk earthworks at Cornubia Phase 2. This would be of little value whilst service infrastructure and stormwater features have not been established.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> In addition, it is requested that a copy of the draft Environmental Authorisation for review and comment be forwarded to Ezemvelo as per the Memorandum of Agreement between Ezemvelo and the Department of Economic Development, Tourism and Environmental Affairs (Formerly DAEA&RD). Furthermore, Ezemvelo recommends that its Integrated Environmental Management unit be involved in reviewing the offset documentation, which should form part of the Environmental Management Programme.</p>	<p>Ezemvelo KZN Wildlife Date – 19.02.2015</p>	<p>Comment is noted. The Wetland and Open Space Rehabilitation Plan (Appendix B2) has been made available to Ezemvelo KZN Wildlife for review and comment as part of the draft Environmental Impact Assessment Report and draft Environmental Management Programme.</p>
<p><u>Comment made on draft Environmental Impact Assessment Report:</u> We trust that all the appropriate measures to safeguard the ecological integrity of the receiving environment will be implemented in accordance with the sustainable development principles of the National Environmental Management Act 107 of 1998. Should you wish to discuss any of the points raised above or should any further biodiversity issues arise please do not hesitate to contact our offices.</p>	<p>Ezemvelo KZN Wildlife Date – 19.02.2015</p>	<p>Comment is noted.</p>

20 Comments Questions Concerns raised by Environmental Activist Organisations

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Sewerage		
It must be established that the Umhlanga waste water treatment works has the capacity to consistently treat the sewage (of domestic and industrial origin?) to the required standards and that the environment receiving the treated effluent is able to assimilate the increased volumes and potential impacts thereof. Opportunities are presented for innovative ways to minimise the use of potable water for conveying sewage waste and for reducing the volumes of sewage effluent.	Carolyn Schwegman, Coastwatch, WESSA Durban Branch and Birdlife Port Natal Date: 30/10/2012	The total sewer ADF for Phase 2 is 29.50 MI/day. Sewer effluent from the northern catchments will either gravitate or be pumped to the new Ohlanga gravity trunk sewer to be treated at the Phoenix WWTW. Sewer effluent from the Southern Catchment will gravitate to the Eastbury gravity trunk sewer to be treated at the KwaMashu WWTW. The Phoenix WWTW has reached capacity and KwaMashu WWTW has limited capacity. EThekwini Water and Sanitation (EWS) has confirmed current upgrades to the Phoenix WWTW to a capacity of 50 MI/day by 2016 and an upgrade to the KwaMashu WWTW to a capacity of 75 MI/day by 2015. With the expansion of both treatment works already in progress the question of assimilation of the increased volumes and its impacts would have been dealt with in the EIA of the works upgrade.
2. Ecological Connectivity and Ecosystem Services		
eThekwini Environmental Planning and Climate Protection Department is a key stakeholder in the planning of the development and we are aware of its important input to date. We trust that the Department's recommendations and requirements are carried throughout the process and effectively implemented to optimise environmental sustainability.	Carolyn Schwegman, Coastwatch, WESSA Durban Branch and Birdlife Port Natal Date: 30/10/2012	The eThekwini Environmental Planning and Climate Protection Department have been consulted throughout the EIA process and continue to be consulted with.
3. Stormwater		
While the site is west of the N2 thus outside Coastwatch's direct area of interest and concern the change of land use will result in significant changes to surface water runoff volumes and patterns which has the potential to impact the estuary and coastal zone. We trust that development planning incorporates SUDS principles and avoids negative downstream impacts.	Carolyn Schwegman, Coastwatch, WESSA Durban Branch and Birdlife Port Natal Date: 30/10/2012	Careful planning has been undertaken to ensure the protection of the Ohlanga River and Estuary and avoid downstream impacts as far as is practicable. The Stormwater Management Plan incorporates SUDS principles.
4. Resource Use and Sustainable Development Options		
The proposed mixed use development presents excellent opportunity for innovated planning to reduce the use of water and coal fired electricity. Integrated waste management based on hierarchy	Carolyn Schwegman, Coastwatch, WESSA Durban Branch and	Options for waste management as per the waste hierarchy are presently being investigated.

ISSUE/COMMENT	RAISED BY	RESPONSE
principles, too, will be expected.	Birdlife Port Natal Date: 30/10/2012	
The project is motivated as one which aims to cover aspects of, inter alia, poverty eradication and greater responsiveness to livelihood strategies. Food security, particularly for low income households and with food security at global level being an issue at the forefront of poverty eradication, must be the forefront of the planning and design of a development such as Cornubia.	Carolyn Schwegman, Coastwatch, WESSA Durban Branch and Birdlife Port Natal Date: 30/10/2012	Comment noted. The Cornubia SSIP aims to consider these concerns and address them as far as is practicable.
What type of agricultural activity will be allowed?	Carolyn Schwegman, WESSA Date: 12/11/2012	We are currently investigating the possibilities of establishing some Urban Agriculture Scheme as part of the One Home One Garden Initiative as part of the SSIP.
Can people plant crops?	Carolyn Schwegman, WESSA Date: 12/11/2012	Community gardens and urban agriculture projects are being considered.
<p>WESSA accepts the Plan of Study for EIA for the development of the second phase of Cornubia, however, we raise two aspects for which the terms of reference for study need to be clarified –</p> <ol style="list-style-type: none"> 1. Disturbance and destruction of some of the wetland areas (EIA and EMP) With respect to wetland disturbance WESSA accepts that impacts can be reduced through sound planning and design and management of impacts during construction and operational phases, however, with respect to wetland destruction it will need to be explained why destruction cannot be avoided and how it will be offset. What will determine whether a wetland can be destroyed or what sections of a wetland can be destroyed? 2. Cumulative and downstream impacts on the Ohlanga River System (EIA) WESSA is interested to understand the potential impacts which the development of Cornubia may have on the Ohlanga system and how the impacts will contribute cumulatively to the functioning of the system. What specialist study will meet the objective of determining the cumulative and downstream impacts on the river? 	Carolyn Schwegman, WESSA Date: 12/11/2012	A Detailed Wetland Assessment will be undertaken by a specialist during the EIA phase in which all wetlands and wetland health on site will be assessed. The findings of this study will then be used for the detailed planning and design of Cornubia, taking into consideration wetland health. Possible loss of wetlands will then be assessed and suitable wetland offsets and/ or other mitigation measures will be forwarded by the specialist.
Has the development considered rain water harvesting which may involve provision of water tanks?	Carolyn Schwegman, WESSA Date: 12/11/2012	At the moment water harvesting is not part of the plan at a macro level, but individual buildings will be encouraged to implement such measures.
A development on the scale of Cornubia could contribute significantly to promoting best practice and we trust that energy efficiency, alternative energy options, water reduction measures and waste management will have strong focus during all stages of development	Carolyn Schwegman, WESSA Date: 12/11/2012	This will be part of the detailed planning information and investigation. It is noted that the Houses in the Pilot phase will all have solar water heaters, but implementation is delayed due to delays within the DoE roll out plan.

ISSUE/COMMENT	RAISED BY	RESPONSE
including management during the operational phase to ensure ongoing implementation of sustainable development options at household and individual business level. Have the development planners considered the use of renewable energy?		
<p>Please could you answer the questions below regarding the proposed project:</p> <ol style="list-style-type: none"> 1. What is being done about the wild animals that occur in the sugar cane fields – e.g. bushbuck, genets, snakes, monkeys, mongooses, birds etc. 2. Have they mapped out existing trees and indigenous areas (in lowland areas) and are they keeping those and planning around them? 3. Can we have a copy of the plans of their proposed development emailed to us and the existing topography? 4. Have they done a census of the fauna and flora existing on the site? 5. How do we comment and contribute to proposed development? 6. Who are the contact people and what are their details? 6. 7. How much time do we have to get out comments and objections in? 	Name – Susan Shafto, Primates Africa; E-mail; Date – 21/09/2012	<p>Detailed plans are not available as yet, these will be informed by the specialists studies. At present, we only have a broad Development Framework Plan for Cornubia which has been attached. You can send any comments you may have to Luci Coelho or Humayrah Bassa at any time during this process (contact details on BID attached). You may also review the Draft Scoping Report at any of the attached places from 3rd October 2012. For the scoping phase, you have 40 days from 3rd October 2012 to 12th November 2012 to provide us with your comments. You can also raise issues or concerns with regard to the development at any stage during the EIA process - expected to be ongoing for the next 18 months or so.</p>
5. Waste management		
Responsible development should embrace good practices with respect to waste management, water conservation and energy efficiency, and again, should be at the forefront of planning and design. WESSA finds that the responses below with respect to resource conservation lack commitment from the applicant and need to be reconsidered. Further, it would be more cost effective to plan for and design 'green buildings' as retrofitting is more costly. Has recycling been part of the environmental plan?	Carolyn Schwegman, WESSA Date – 12/11/2012	At the moment recycling is not part of the plan, but it could be done through existing centres around the area.
6. General Comments, Questions, Concerns		
How many people will be living in the development?	Heather Cairns, Organisation: WESSA, Somerset Park Homeowners Associations; Public meeting: Mt Edgecombe; Date – 18/09/2012	Mtura Matshini, THD: An estimated total population of about 100,000, based on the population estimate of 4 persons per household.

21 Comments Questions Concerns raised in Key Stakeholder Interviews

ISSUE/COMMENT	RAISED BY	RESPONSE
1. Housing		
My concern is to ensure that people from my ward benefit by getting houses and jobs from the Cornubia development.	Cllr Musa Dlodla, Ward 102; Key stakeholder interviews; Date – 10/07/2012	Comment noted.
People in Phoenix have no houses. What is being planned for them?	Cllr Musa Dlodla, Ward 102; Key stakeholder interviews; Date – 10/07/2012	Bheki Shongwe, THD: The proposed Cornubia Development is meant to benefit the greater eThekweni region and once the proposed Housing Guidelines Policy is finalised and published there will be better clarity on the beneficiaries.
I am concerned about the sustaining of building controls in the affordable housing precinct.	Terry Keller, Estate manager, MECCEMA 2. Date: 27/10/2014	eTM: As part of the functions of the eThekweni Building Controls function, all building control measures will be applicable.
2. Traffic Issues		
I am raising once again the concern about the under pass road off Flanders Drive that goes into the Cornubia area. Will this route become another short cut that will exacerbate the traffic problem in Mt Edgecombe?	Basil Schreiber, Mt Edgecombe Estate Manager; Key stakeholder interviews; Date – 12/07/2012	Martin Koekemoer, SMEC: The TIA will confirm the amount of traffic that would use this route. Preliminary planning, subject to confirmation, is this route would be a one way road from Mount Edgecombe into Cornubia.
What is happening with the route under the M41 near Mt Edgecombe?	Terry Keller, Estate manager, MECCEMA 2. Date: 27/10/2014	Rocky Hermann, HATCH GOBA: The route will be a one way into Cornubia.
3. Economic Benefits		
We believe Cornubia will bring benefits to the area.	Cllr Roy Moodley, Ward 48; Key stakeholder interviews Date – 11/07/2012	Bheki Shongwe, THD: It is envisaged that the project will bring benefits to the immediate surrounds and the greater eThekweni Region.
We are very concerned that people are not benefiting from the construction work of the Phase 1 area. Expectations were raised in the first round of EIA meetings and people in Ward 58 are very	Cllr Xolisi Ndzimbomvu, Ward 58; Key stakeholder	Bheki Shongwe, THD: Comments are noted and it is hoped that this matter going forward will be best dealt with through the proposed PLC structures.

ISSUE/COMMENT	RAISED BY	RESPONSE
disappointed. This has made problems for me as a councillor as I assisted to facilitate those meetings and now people hold me accountable for what benefits they have not received. I am reluctant to see more meetings like that.	interviews Date – 12/07/2012	
Will people as far as Ward 59 benefit and how?	Cllr Nondumiso Ndlovu, Ward 59; Key stakeholder interviews Date – 12/07/2012	Bheki Shongwe, THD: Comments are noted and it is hoped that this matter going forward will be best dealt with through the proposed PLC structures.

22 Comments, Questions, Concerns raised by Public

ISSUE/COMMENT	RAISED BY	RESPONSE
1. General Comments Questions and Concerns		
How will our business be affected once building starts in terms of access to our premises as well as security?	Sarah Kennedy, Manager, Mt Edgecombe Stables; Facsimile Date - 12/09/2012	This will form part of the Traffic Planning which will be done at the construction phase and will stipulate mitigation measures to ensure that there is limited disruption to the existing businesses and houses.
Do you as developers speak to the relevant Government Departments? You have to do that because Government Departments do not speak to each other. Can we record that Tongaat Hulett is working with Government Departments so that we don't end up with empty schools and other poorly used facilities?	Heather Cairns, WESSA, Somerset Park Homeowners Associations; Public meeting: Mt Edgecombe Date – 18/09/2012	Mtura Matshini, THD: As private sector we are working very hard to lobby government. We indirectly have input into an Inter Governmental Relations (IGR) committee that meets regularly. We have made submissions to the KZN Provincial Planning Commission. One of the things we are suggesting is that Cornubia Development can act as a pilot to inform some of the plans driven by the Planning Commission. As a presidential lead project, Cornubia has the attention of the highest levels of government at a national, provincial and local level. We believe this will help ensure the delivery of services at Cornubia.
How important is timing in this whole concept? For instance a road providing easy access to Gateway and alleviating traffic significantly was only opened two weeks ago, which could have been opened two years ago.	Phil Carver; Public meeting: Mt Edgecombe Date – 18/09/2012	Martin Koekemoer, SMEC: Time is certainly important in this development. We have to get everything done in time, because if we don't, we won't get permission to continue. There are levels of permission that require preceding activities and issues to be addressed. We will not get the right to do anything until we have done all we have to. Once we get the EIA it doesn't mean we can start building immediately. It still has to go through a PDA process. All

ISSUE/COMMENT	RAISED BY	RESPONSE
		these processes need aligning.
How many people will be living in the development?	Heather Cairns, WESSA, Somerset Park Homeowners Associations Public meeting: Mt Edgecombe Date – 18/09/2012	Mtura Matshini, THD: An estimated total population of about 100 000, based on the population estimate of 4 persons per household.
When is construction starting?	Melville Vogel, resident. Public meeting: Mt Edgecombe Date – 18/09/2012	Martin Koekemoer, SMEC: The EIA process will take at least 18 months, then there are other processes such as the PDA process. Stakeholders will be informed as things progress.
Our clients all live in and around Cornubia. Many would like to live close to their horses and invest in businesses in the area. THD have indicated they would like to keep horses. When will we be required to move and what is required from us in order that we may secure suitable land and continue operating?	Sarah Kennedy, Manager, Mt Edgecombe Stables Date - 12/09/2012	Bheki Shongwe, THD: This will be communicated in time to the respective affected parties. The comment is noted.
It came in the presentation that the impact will cut back as far as the Gateway junction. To what extent is the Junction impacted?	Don Stewart, resident; Public meeting: Mt Edgecombe Date – 18/09/2012	Martin Koekemoer, SMEC: The Cornubia development will have new water system installed, separate from the existing one. There is going to be no pressure on the existing reticulation system that services Ottawa. Martin Koekemoer, SMEC: It will cut the corner of the land closer to the intersection. Basil Schreiber, Estate Manager MECCEMA 2: We are losing a corner. Previously we were going to lose 100m. It is not our land it is Road Agency Land that we have been renting.
As huge numbers of people will be moving in, have we thought about provision of social services such as health, education, libraries etc. How is eThekweni going to ensure that they actually provide social services as planned?	Heather Cairns, WESSA, Somerset Park Homeowners Associations Public meeting: Mt Edgecombe Date – 18/09/2012	Musa Shabane, THD: Since the start of this proposed development, eThekweni Municipality and Tongaat Hulett have been meeting every 2nd week to work continuously on all issues relating to provision of social services. These meetings are held with senior level personnel from various relevant Government Departments to ensure that we get high level buy in and commitment. At this stage we are sure that there is a full Government buy in all spheres of Government.
What about recruiting and training? Have you given any thought on recruiting and training the right people to provide services in social facilities such as police stations, schools, health facilities, etc?	Heather Cairns, WESSA, Somerset Park Homeowners Associations Public meeting: Mt	Musa Shabane, THD: eThekweni and Tongaat Hulett have engaged in job creation and entrepreneurial development efforts. We have started bringing all key stakeholders, including University's and Training Colleges to discuss as of now what the skills demand is that are required for this development and how we can ensure that we

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	Edgecombe Date – 18/09/2012	secure those skills. DBSA has shown keen interest to the extent that they have committed significant amount of money into the training aspect.
I am raising once again the concern about the under pass road off Flanders Drive that goes into the Cornubia area. Will this route become another short cut that will exacerbate the traffic problem in Mt Edgecombe?	Basil Schreiber, Mt Edgecombe Estate Manager; Key stakeholder interviews Date – 12/07/2012	Martin Koekemoer, SMEC: The TIA will confirm the amount of traffic that would use this route. Preliminary planning, subject to confirmation, is this route would be a one way road from Mount Edgecombe into Cornubia.
With the M4 Road already having reached its full capacity and residents already experiencing traffic jams, I am concerned with the new retail development, which you claim is not to compete with Gateway. I think it's going to put more pressure on the traffic and result in even more congestion.	Melville Vogel, resident Public meeting: Mt Edgecombe Date – 18/09/2012	Martin Koekemoer, SMEC: We are working with a range of stakeholders. Government Departments are taking responsibility for what they need to do cover in this development. There is no guesswork. All the national Roads (N2 in this regard) belong to SANRAL. M41 belongs to the KZN Department of Transport and all the small roads inside Cornubia belong to eThekweni Municipality. SANRAL is spending R800 million to upgrade the Gateway intersection. It's going to be like the Spaghetti junction interchange. It is called a systems interchange. Once the upgrade is completed there's going to be no traffic lights but rather a traffic flow management.
Looking at the map it looks like the link road to be constructed which links Cornubia to the existing roads is bigger than the existing roads. Is this true? If so does it mean that we are attracting a lot of traffic to use this road?	Melville Vogel, resident Public meeting: Mt Edgecombe Date – 18/09/2012	Martin Koekemoer, SMEC: The roads (Cornubia Boulevard and Dube West) look bigger because they are going to accommodate buses as per those used in the Johannesburg Bus Rapid Transport System. They will be 4-lanes both directions, with the outer ones dedicated to buses.
In terms of the industrial development part of this development, are we likely to see a lot of trucks in the area? What will stop trucks from getting into M41?	Name – Leighton Redfern; Public meeting: Mt Edgecombe Date – 18/09/2012	Martin Koekemoer, SMEC: This is a good observation. We will talk to SANRAL. Rocky Herrmann, HATCH GOBA, 2015: A portion of Cornubia is zoned industrial, hence there will be trucks. The road infrastructure has been designed to accommodate this.
Currently the Phoenix Highway is running parallel to N2. If you are going to be widening and once you open it up, are we not opening it up for people to find short cuts and create more traffic pressure.	Name – ; Public meeting: Mt Edgecombe Date – 18/09/2012	Martin Koekemoer, SMEC: We are not going to widen that road. We think it is unfair to for people to drive that way. They have to drive one way only. That is why the under part of the road is not being widened. It's being lengthened.
Is there a website where one can register comments?	Name – Colleen; Public meeting: Mt Edgecombe; Date – 18/09/2012	Humayrah Bassa, Royal HaskoningDHV: Details of the website and all contact details will be shared at the end of the meeting.
Have you considered rail links for transportation?	Graham Cairns; Public meeting: Mt	Martin Koekemoer, SMEC: The rail option was put up and got zero response. eThekweni put up the Bus Rapid System and it went

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	Edgecombe Date – 18/09/2012	through RPTN.
How will our business be affected once building starts in terms of access to our premises as well as security?	Sarah Kennedy, Manager, Mt Edgecombe Stables; Facsimile Date - 12/09/2012	Bheki Shongwe, THD: This will form part of the EMPr which will stipulate mitigation measures to ensure that there is limited disruption to the existing businesses and houses.
Do you as developers speak to the relevant Government Departments? You have to do that because Government Departments do not speak to each other. Can we record that Tongaat Hulett is working with Government Departments so that we don't end up with empty schools and other poorly used facilities?	Heather Cairns, WESSA, Somerset Park Homeowners Associations Public meeting: Mt Edgecombe Date – 18/09/2012	Mtura Matshini, THD: As private sector we are working very hard to lobby government. We indirectly have input into an Inter Governmental Relations (IGR) committee that meets regularly. We have made submissions to the KZN Provincial Planning Commission. One of the things we are suggesting is that Cornubia Development can act as a pilot to inform some of the plans driven by the Planning Commission. As a presidential lead project, Cornubia has the attention of the highest levels of government at a national, provincial and local level. We believe this will help ensure the delivery of services at Cornubia.
I know the purpose of the meeting is about the new development, but I would like to know if anything can be done about Blackburn Village, especially about refuse removal?	Sebenzile Khanyisile; Public meeting: Blackburn Village Date – 16/09/2012	Beryl Khanyile, eTM: Matter has been handed over to DSW Department. Waste collection contractors are appointed throughout the city, this could be a performance issue in line department will address.
What is the definition of a greenfields development?	Dan Danisa, Ward 58 Development Committee, NAFU; Public meeting: Waterloo Date – 16/09/2012	Bheki Shongwe, THD: From THD's perspective Greenfields is developing on virgin or undeveloped land and Brownfield is developing on built up areas or already developed areas by means of densification or adding on more developments. Beryl Khanyile, eTM. From the housing department's perspective, brownfield development refers to in situ development which is informally built without following spatial parameters. Upgrading and formalising of these areas happens by means of decanting and restructuring zones in line with sector bylaws.
Will the private sector partner get involved in ensuring that government delivers on provision of schools, health facilities and police stations?	Cllr Mxolisi Ndzimbomvu Public meeting: Waterloo Date – 16/09/2012	Bheki Shongwe, THD: There are different layers of government involved in this development. There are various structures made up of representatives of these various levels, such as the IGR. THD and the City through the Development Framework Plan have factored in the full range of social facilities and social facilities sites have been provided for in the planning. Local, provincial and national government departments will be lobbied to provide their areas of mandate.

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To avoid the build up of tension between residents of different areas, I would recommend the establishment of a PLC that comprises representatives of all areas. Such a structure could be mandated to ensure equal and fair spread of benefits.	Cllr Mxolisi Ndzimbomvu; Public meeting: Waterloo Date – 16/09/2012	Comment noted. Beryl Khanyile, eTM. The issue has been escalated to the principals. It has formed part of the recommendations of a report that was approved by the Human Settlement committee on the Allocation Guideline.
I would also propose that the private sector partner should actively create a facility directed at the youth, to actively train people in different skills in order respond to opportunities as they arise in the construction phase. There needs to be a system to safeguard local communities from situations where the same people benefit from opportunities.	Name – Cllr Mxolisi Ndzimbomvu; Public meeting: Waterloo; Date – 16/09/2012	Comment noted.
How will the different cultures be accommodated and protected in the development?	Cllr Mxolisi Ndzimbomvu; Public meeting: Waterloo Date – 16/09/2012	Beryl Khanyile, eTM: The principles of integrated human settlement are guiding the development. These approaches aim to integrate the social and economic divisions that have occurred over the years. Whilst we cannot guarantee protection of cultures and behaviours, the drive is to influence creation of space where people can assume the responsibilities that comes with social cohesion.
Mixed use as we have seen it at Gateway is fantastic, but it comes with problems. We may see emergence of night clubs, pubs and other “loud” activities as we have seen at gateway. We just need to bear that in mind.	Heinz de Boer, Councillor; Public meeting: Umhlanga Date – 19/09/2012	Comment noted
How suitable is the geology of the Cornubia Development?	Geoff Pullan, PR councillor; Public meeting: Umhlanga Date – 19/09/2012	Martin Koekemoer, SMEC: A geotechnical assessment has been undertaken and the soils vary from Berea red sands to shale and silt stones. Where required engineering of the materials will take place to ensure suitability for development.
With so many bridges coming up, my concern is safety. Are going to be safe as some of the existing bridges are already used by criminals.	Mr Moodley; Public meeting: Phoenix Date – 20/09/2012	Bheki Shongwe, THD: Comment noted and detail planning will address some of the security issues.
I would like to place concerns about the following on record: - Security, infrastructure, property values	AC Whittaker, resident; Comment Sheet; Date – 18/09/2012	Comment noted.
There are no shops around here. We need to travel to Verulam or Gateway for our needs. The taxis drop us on the highway and this is dangerous	Sibusiso Mfulani ; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: Designs have been finalised for small-scale retail facility in Phase 1 near the Pilot Site in addition to the large mall to be developed by INVESTEC in the Retail Park Precinct which is part of Phase 2.
Phase 2 construction will affect people in Phase 1 houses as there will be lots of dust. There is a danger of chest infections and TB, when construction is underway water should be put down.	Phumlani Buyela Public meeting: Cornubia Phase 1 Site	Humayrah Bassa, Royal HaskoningDHV: There are dust control mechanisms in place and water tankers are in use to wet the ground. Alternative control mechanisms are being investigated. If at any time

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	Date – 18/11/14	dust gets out of control it should be reported in the Public Complaints Registers that are at the site offices of each construction camp. We also are planning to grow vegetation on disturbed ground. Once there is more vegetation dust will reduce. Currently, applications are underway to acquire water irrigation to sustain vegetation growth.
Cornubia was supposed to be a multiracial integrated development. But a lot of the time municipality only addresses us in Zulu. There is a need for unity.	Kaylice Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Comment noted.
There are water leaks and electricity problems and the site office doesn't help us.	Isabel Khewula Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: Construction defects will be repaired, need to be reported at site office. Maintenance defects will have to be self repaired / maintained.
My house has damp walls. This is made worse by water coming through the doors when there are heavy rains as there are no gutters catching rain water.	Vinesh Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: Provide us with the house details; we will check if the damp problem is a structural defect or a general maintenance problem. If it is the former we will fix it, but residents are responsible for ongoing maintenance issues.
We need proper water tanks inside the house. The current tanks are dirty and the water coming out of them is unclean.	Name – Thulani ; Public meeting: Cornubia Phase 1 Site; Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: Please leave your details with Mhlengi, so we can check this example. We have heard of this problem and are in discussion with the suppliers.
It is very noisy at night and over the weekends. Sometimes people party the whole night long What can we about this? We would like a police station close by.	Karen Terreblanche Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Luci Coelho, Real Consulting: One way to work with your neighbours is to take such issues to the committee that has been formed to represent community issues.
The Cornubia project seems like a case of population dumping, where groups are brought from all around and dumped into a community. There are no processes to integrate them into the surrounding areas.	S'fiso Langa, Ward 51 Committee, youth leader; Public meeting: Ottawa Date – 19/11/14	Ashley Roopnarain, eTM: We do not see that we are dumping people anywhere. We followed guidelines which assisted us to select people from different areas to be beneficiaries of Phase 1.
Communities from surrounding areas feel they have been left out of the development. We are like spectators. We, especially the youth, want to be involved actively not just passively. This project should involve us as those who want to be involved in business activities. There are a lot of value chains there before this project reaches its completion. We must not be left out and just be spectators while a city is being built in front of our eyes. We have got different trading companies that should be involved in this value chain system. Jobs within projects should absorb us unemployed youth, not only from	S'fiso Langa, Ward 51 Committee, youth leader Public meeting: Ottawa Date – 19/11/14	Musa Shabane, THD: Our focus is people oriented, it is not exclusive to the people of Cornubia. You are welcome to make contributions but be aware that we are prioritising the poorest of the poor.

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Cornubia and Blackburn, but other areas as well.		
This new development is generating plenty of excitement. It is clear that it will have major impacts in the area. The designs are exciting, and many issues are addressed. However there has been no mention of the economic implications of the development in the presentations.	Calvin Johnson; Public meeting: Mt Edgecombe Date – 26/11/14	Comment Noted. Humayrah Bassa, Royal HaskoningDHV: There is a specialist socio-economic report in the Draft EIA Report which is available for your interest at the reception of this Club.
The absence of the City to answer issues is a matter of concern.	Kelvin Johnson; Public meeting: Mt Edgecombe Date – 26/11/14	Comment Noted.
We would like to propose that this meeting be rescheduled with the City representatives present.	Kelvin Johnson; Public meeting: Mt Edgecombe Date – 26/11/14	Comment noted. Luci Coelho, Real Consulting: This option will be explored and the outcome will be communicated to I&APs
I would like to note that I am very pleased that the development is carried out as a partnership between Tongaat Hulett and the City.	Frank Gibson; Public meeting: Mt Edgecombe Date – 26/11/14	Comment Noted.
In a development like this it is the consultants that reap the benefits and the ordinary person left to pay the rates.	L. Naidoo; Public meeting: Mt Edgecombe Date – 26/11/14	Comment noted.
It appears that beneficiaries are selected, and that the process is not transparent.	L. Naidoo; Public meeting: Mt Edgecombe Date – 26/11/14	The allocation process has been explained at the Public Meeting, it is a selection process and not an application process, however, the criteria for selection is transparent.
There are so many malls that are just the same with the same shops. There should be more innovation with Cornubia to make it a new economic hub of the area.	L. Naidoo; Public meeting: Mt Edgecombe Date – 26/11/14	Comment noted.
What is the time frame for the operationalisation of the Cornubia Retail Park?	Colin Davies; Public meeting: Mt Edgecombe Date – 26/11/14	Mtura Matshini, THD: The Cornubia Retail Park is due to open for business by September 2017.
What is the time frame for the operationalisation of the Cornubia New Town Centre?	Colin Davies; Public meeting: Mt Edgecombe Date – 26/11/14	Mtura Matshini, THD: The development of the Cornubia New Town Centre will be sales driven but we hope to start earthworks in 2017.
There are no shops around here. We need to travel to Verulam or Gateway for our needs. The taxis drop us on the highway and this is	Sibusiso Mfulani; Public meeting:	Sanjay Sathnarayan, LDM for eTM: Designs have been finalised for small-scale retail facility in Phase 1 near the Pilot Site in addition to

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dangerous.	Cornubia Phase 1 Site; Date – 18/11/14	the large mall to be developed by INVESTEC in the Retail Park Precinct which is part of Phase 2.
We like the SSIP as we heard about it, but we believe there must be a greater involvement of the local surrounding communities, not only with jobs and contracts but also to prevent a future where this new city in city lands up not being fully integrated into the wider area. We believe that extensive community involvement at all stages of the development is in itself an important investment in the future.	S’fiso Langa; Date - 26/01/2015	SSIP office in Cornubia provides a platform for engagement with all key stakeholders who have vested interests in participation in the development.
There needs to be more work in mobilising the youth in areas around Cornubia. There are too many young people unengaged, who land up loitering, taking drugs and getting involved in other destructive behaviours.	S’fiso Langa; Date - 26/01/2015	eTM: Noted, comment will be considered in the roll out of the SSIP and jobs desk being established.
2. Waste Management		
Happy that “All waste must be disposed of at a registered landfill site” - my interpretation is that no NEW landfill site will pop up in our vicinity nor on my eastern balcony!	Ms Andisha Maharaj, Ottawa Environmental Forum; Date – 08/05/2012	Martin Koekemoer, SMEC: At this stage, it is not envisaged that any new landfill site will be located within Cornubia, however, should these be required, they will go through the necessary regulatory processes.
It has been stated in the BID that “All wastewater generated at the proposed development must be disposed off in a suitable manner so as not to cause any surface or sub-surface water pollution” this is rather vague.	Ms Andisha Maharaj, Ottawa Environmental Forum; Date – 08/05/2012	Martin Koekemoer, SMEC: Noted. The proposed wastewater will be disposed via a piped gravity system to the Phoenix WWTW.
What’s going to happen with waste management?	Mr. Charles Govender, Chair: Ottawa Residents Association Public meeting: Ottawa Date – 17/09/2012	Sanjay Sathnarayan, LDM for eTM: In terms of waste management, infrastructure is being upgraded to cater for new development in Cornubia.
3. Land use change		
The EIA process is very important. As far as agricultural land is concerned we need to ensure that there is still land upon which to grow food. What type of agricultural activity [will be allowed] – live stock, vegetable gardens?	Dan Danisa, Ward 58 Development Committee, NAFU; Public meeting: Waterloo Date – 16/09/2012	Kushela Naidoo, Royal HaskoningDHV: With this development there has been a principle followed of offsetting the loss of agricultural land by the purchasing by the developers of other land for agriculture. Bheki Shongwe, THD: The Vuselela project is exactly to address this offset. It will open up more land for sugar cane farming.
How is the municipality going to replace 60ha of arable land? This is an important agricultural resource being taken away? We are facing a food production crisis in this country.	Ms Andisha Maharaj, Ottawa Environmental Forum; Public	Bheki Shongwe, THD: We are currently investigating the possibilities of establishing some Urban Agriculture Scheme (vegetables gardens) as part of the One Home One Garden Initiative.

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	meeting: Ottawa Date – 17/09/2012	That information will come out as part of the detail investigations and design.
Can people plant crops?	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 17/09/2012	Bheki Shongwe, THD: THD has converted less than 3000 hectares over the past 20 years – Over the past 3 years TH has replanted nearly 18 000 hectares to cane and is expecting to plant a further 26 000 over the next 3 years. This is part of a conscious process of offsetting what land is reallocated to urban development.
Why has there been a shift from agriculture to land development? What about the loss of opportunities for agricultural workers?	Ms Andisha Maharaj, Ottawa Environmental Forum Public meeting: Ottawa Date – 19/11/14	Musa Shabane, THD: Research informs us that in agriculture 1 hectare provides just 1 job as opposed to 250 in developed land. This represents a big nett gain. However, as TH we have recognised the importance of not losing agricultural land in a food scarce economy. TH has offset all land that has been redeployed to urban development by mobilising other previously unused land holdings in deeper rural areas and planting these to sugar. TH has also began a programme of multi-cropping on its agricultural holdings. It should be noted that as far as Cornubia is concerned, a number of programmes are planned to address food security. These have already started with the urban agricultural cooperatives involving residents of the Phase 1 Pilot site as well as Blackburn Village.
We are glad there will be agricultural activities at Cornubia.	Busi Mthethwa; Public meeting Waterloo; Date – 23/11/14	Comment noted.
4. Physical Infrastructure		
We need more information on the road linkage system. Will the Cornubia development be linked to the airport road or Umhlanga. What about traffic congestion?	Geoff Pullan, PR councillor; Public meeting: Umhlanga; Date – 19/09/2012	Bheki Shongwe, THD: There will be no major crop farming as such, although community gardens and urban agriculture projects are being considered and the one-home-one-garden practise which is a Provincial initiative will be encouraged.
We have water problem in this area. Our reticulation system is very old – about 65years old. Is the new development going to put more pressure on the already problematic water system?	Mr. Charles Govender, Chair: Ottawa Residents Association; Public meeting: Ottawa Date – 17/09/2012	Martin Koekemoer, SMEC: pointed out all access roads on the map. The roads will allow for sufficient flow of traffic joining either sides of Cornubia as per a traffic impact assessment that will be done.
Who pays for the bridges across the N2?	Mr Charles Govender, Chair: Ottawa Residents Association; Public meeting: Ottawa	Martin Koekemoer, SMEC: The Cornubia development will have new water system installed, separate from the existing one. There is going to be no pressure on the existing reticulation system that services Ottawa.

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Are there going to be gas lines?	Geoff Pullan, PR councillor; Public meeting: Umhlanga Date – 19/09/2012	Bheki Shongwe, THD: These are a public sector responsibility in partnership, where appropriate, with the private sector. Details are still to be confirmed once the final, actual requirements are known.
What about the infrastructure for waste removal?	Solly Singh Councillor; Public meeting: Phoenix Date – 20/09/2012	Bheki Shongwe, THD: Existing gas pipelines fall outside of the development area.
The present system does not have a digester. Often when the wind blows, there's a terrible smell that comes to Phoenix.	Mr Pillay; Public meeting: Phoenix Date – 20/09/2012	Alan Gillespie, SMEC: There is currently a transfer station, but a new transfer station is going to be built by eThekweni under Durban Solid Waste.
What about water provision. The demand from this development will put pressure on water resources. There is already a shortage. The desalination plant planned for La Mercy will have to supply huge areas. It is likely to affect the coastal belt negatively.	Ms Andisha Maharaj, Ottawa Environmental Forum Public meeting: Ottawa Date – 19/11/14	Etienne Viljoen, SMEC: Water scarcity is a concern for KZN. The Western Aqueduct fed by Midmar Dam will assist in water provision. The Cornubia Development will also be fed to some degree by the new Spring Grove dam in the Midlands. Other solutions are also being introduced such as water reuse schemes and desalination. Allan Gillespie, SMEC: Cornubia will be supplied by the Northern Aqueduct Augmentation (NAA) currently under construction. This will feed the new Blackburn reservoir to be constructed within Cornubia. The NAA will be linked via the Western Aqueduct (Construction in Progress) to the source at Midmar Dam. A new dam has recently been constructed at Rosetta to augment the Midmar Dam water supply source.
Will the planned water reticulation provisions be able to sustain the demand from the site?	Mr Govender; Public meeting: Ottawa Date – 19/11/14	Etienne Viljoen, SMEC: Yes, providing no "drought" conditions are experienced by KZN, adequate planning has been undertaken to ensure water demands for the Cornubia Precinct are catered for.
What are the plans for water reticulation? Will the new development use the same already overburdened Phoenix reservoir?	Roopa; Public meeting: Phoenix Date – 20/11/14	Mtura Matshini, THD: Phoenix 5 and Phoenix 2 reservoirs have enough capacity to feed both CIBE and the Phase 1A housing. Further to this the Northern Aqueduct is under construction, which will bring increased water supplies to northern parts of eThekweni. There are also plans to build Blackburn reservoir within Cornubia.
From which dams will potable water be sourced? There are already water shortages in the area.	Francesca Tobias; Public meeting: Mt Edgecombe Date – 26/11/14	Etienne Viljoen, SMEC: The water for this part of eThekweni is sourced from Midmar and the new Spring Grove dams. The Western Aqueduct will run through Cornubia and will feed reservoirs feeding this development and other areas in eThekweni. A new reservoir will be built on Cornubia to be known as the Blackburn reservoir, which will be fed by the western and northern aqueduct. This will be enough to both support requirements on Cornubia as well as alleviate

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		pressure on existing reservoirs feeding Durban North.
Can we have some details on the details of Flanders Road?	Sue Abernathy; Public meeting: Edgcombe Date – 26/11/14	Etienne Viljoen, SMEC: The Flanders Road infrastructure was dealt with as part of the Cornubia Retail Park EIA process. A follow up discussion can be held after the meeting to explain in more detail.
Where will refuse be disposed?	Sue Abernathy; Public meeting: Edgcombe Date – 26/11/14	Etienne Viljoen, SMEC: This issue was also dealt with as part of the Cornubia Retail Park EIA process. I am happy to meet after this meeting with any interested people at the map so I can provide this information.
Traffic impacts will not be minimal as has been explained because many of the business operators that will be on site will not live in Cornubia but will commute along the roads contributing to traffic congestion.	L. Naidoo; Public meeting: Edgcombe Date – 26/11/14	Comment noted. A TIA has been done to ensure traffic congestion is reduced.
5. Social Infrastructure		
These plans are good, even though it is too big to really imagine. Has anything been planned as far as cemeteries are concerned?	Willie Pandaram; Public meeting: Phoenix Date – 20/09/2012	Bheki Shongwe, THD: There are no cemeteries planned in Cornubia at this time.
In relation to the cemetery, the following needs to be taken into consideration: The re-use of graves is a concern for us; The capacity of the cemetery needs to be linked to the population numbers; There should be equitable access to cemeteries by all residents.	Mandla Mkhize Public meeting: Waterloo Date – 16/09/2012	Bheki Shongwe, THD: There are no cemeteries planned in Cornubia at this time.
Where will the sports field and nursery be located? I think they are referring to Polo ground - Wonder why the sports field has to shift when polo ground managed its sporting activities very well for years on the same property?	Ms Andisha Maharaj, Ottawa Environmental Forum Date – 08/05/2012	Bheki Shongwe, THD: The sports field and other associated activities will be provided for in the areas already designated as Social Facilities sites and will follow the concept of shared facilities amongst the various social entities.
Provision of social facilities - one assumes that they are referring to facilities like: frail care and old age homes, library, post office, clinics – nearest would be Ottawa or Verulam which would be quite a distance to travel to. Whilst police station and fire station is spelt out in the plans, the areas I mentioned are not identified as structures that will be erected in the area. It was in Gauteng where a similar project came unstuck because the lower income earners could not access public schooling facilities and medical centres. It's all about affordability. If eThekweni wants mixed living to really work it must insist on erecting the clinics and schools simultaneously! Am sure the developers can	Ms Andisha Maharaj, Ottawa Environmental Forum Date – 08/05/2012	Bheki Shongwe, THD: The sports field and other associated activities will be provided for in the areas already designated as Social Facilities sites and will follow the concept of shared facilities amongst the various social entities.

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do a comparative study on this with what happened in other parts of SA where similar projects were developed. Building a school with an adjoining PUBLIC library would make sense.....in terms of “centralizing” services.		
What about the actual provision of social facilities. Often many of these good projects are developed to cater for higher income earners in very close proximity to low income earners. These often come with expensive education and health facilities, which low income earners cannot afford. Are we not going to experience the same with the Cornubia Development?	Ms Andisha Maharaj, Ottawa Environmental Forum Date – 08/05/2012	Bheki Shongwe, THD: eThekweni Municipality and Tongaat Hulett are liaising with the different organs of the state at both National and Provincial Level to ensure that such facilities are provided for as part of the integrated settlement concept. The comment is noted.
Has there been any consultation with the Department of Education regarding the provision of schools?	Ms Andisha Maharaj, Ottawa Environmental Forum Date – 08/05/2012	Bheki Shongwe, THD: The Cornubia Development is a mixed development and is therefore a mix of both low income and high income earners. The initiative involves different stakeholders, which include different levels of Government, Local, Provincial and National Governments. At the National Government level, this is a Presidential Project. All government layers will play their part. This is all done to ensure that both high and low income earners are able to share in the facilities developed. Sanjay Sathnarayan, LDM for eTM: There are houses to cater for low income earners and those to cater for high income earners. At the moment, for example, there is engagement with Education Department about the building of a primary school in Phase 1.
We need a school here. The other schools around are far and we have no transport money to go there. Sometimes they are even full.	Kaylice Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Comment noted. Comment will be recorded and will be forwarded to education authorities. Please refer to Cllr. Dludla’s comments below.
Confirmed that the plans for the building of a temporary school have been approved and it will include 20-25 classes. What remains is the date of registration, but school will be completed by December.	Cllr Musa Dludla, Ward 102 Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Comment noted.
Phase 1a Pilot has been completed but have schools been completed? Where are the children to go to school?	Mr Singh Public meeting: Ottawa Date – 19/11/14	Kamalen Gounden, Iyer Urban Design: One of the social facility clusters in Phase 1b is in a detailed design process. This cluster consists of 2 primary and 1 secondary school, sports fields, community hall etc. Detailed architectural plans are being prepared and the appointed architect is working closely with the Department of Education (DoE) and eThekweni Architecture. It has to be reiterated that development in Cornubia is a process and Cornubia is a

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		<p>greenfield site. There needs to be a critical number of households before social facilities are provided. The present number of 482 houses does not trigger the need for school provision. This will happen once more houses are built.</p> <p>Bheki Shongwe, THD: Cllr Dlodla has confirmed in the public meeting held in the Pilot Phase that a temporary school will be opened by January 2015.</p>
What will happen to the old polo grounds?	Mr Govender; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: The polo grounds have been approved as a surplus fill material site. This site will eventually be rehabilitated into a usable space for the community.
We hear there will be a private cemetery.	S. Singh Public meeting: Ottawa Date – 19/11/14	Kamalen Gounden, Iyer Urban Design: A private cemetery site was identified in the approved Cornubia Framework under the powerline servitude. At that time, there was interest from a private consortium to develop a private cemetery. Since then, this has been removed as it was deemed unsuitable. In developing the Cornubia Framework, another site under the 2035 55db noise contour was also identified for a public cemetery and crematorium however initial assessments from the eThekweni Municipality indicated that this area was also unsuitable for a cemetery due to geotechnical reasons. It has been acknowledged that a cemetery site is required and a suitable site will need to be identified within the northern corridor to meet the needs/demands of the future developments.
Will there be schools, clinics and police stations near the houses?	Musa Zulu; Public meeting: Waterloo Date – 23/11/14	Kamalen Gounden, Iyer Urban Designs: These facilities have been designed into the plan. The number of facilities is related to the number of residents.
We have heard of some of the social facilities, but in a place where crime and drugs are commonplace, there should be rehabilitation centres. Tongaat Hulett should look for external social development opportunities for Cornubia.	L. Naidoo; Public meeting: Mt Edgecombe Date – 26/11/14	Comment noted.
6. Housing		
What are the criteria to qualify for housing?	Heinz de Boer, Councillor; Public meeting: Umhlanga Date – 19/09/2012	<p>Bheki Shongwe, THD There are different layers of Government involvement in the project and there are monthly meetings going on to facilitate all aspects of this development, including the provision of social facilities such as schools. Relevant Government Departments will do their part. The building of school is a Government part of this Development. As shown by the plans for the school in Phase 1, there seems to be good buy-in in these aspects.</p> <p>Ashley Roopnarain, eTM eThekweni has been asked to facilitate the</p>

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		construction of schools.
If the commencement date for Phase 2 is about 2015, will Blackburn residents benefit from housing in both Phase 1 and Phase 2?	Sibonile Gome; Public meeting: Blackburn Village Date – 16/09/2012	Beryl Khanyile, eTM: The criteria are not yet finalised, but the focus will be on those with highest need. There will be criteria such as low income, proximity to Cornubia, number of dependents, disabilities, elderly and others.
We are grateful to hear from the councillor and from the eThekweni representative that people in Blackburn Village will be prioritised.	Sibonile Gome; Public meeting: Blackburn Village Date – 16/09/2012	Beryl Khanyile, eTM: Blackburn residents form part of our priority document which has been drafted and is due for submission to Council. The aim is to eradicate all Blackburn settlement subject to beneficiaries meeting subsidy criteria.
I don't fully understand all the environmental processes being discussed. I am still confused by exactly who are the target beneficiaries as mentioned by beryl Khanyile and Bheki Shongwe. What are you saying about those earning less than R3 500?	Sphilele Ntshangase; Public meeting: Blackburn Village Date – 16/09/2012	Comment noted.
What criteria will be used on housing allocation? How much is politics going to influence the allocation of houses? Historically people were taken from places like Kennedy Road to Park Gate for a certain political agenda, .i.e. to influence certain voting outcomes.	Zweli Bongisa; Public meeting: Blackburn Village Date – 16/09/2012	Beryl Khanyile, eTM: There will be houses managed by ETM and houses sold on by the private sector in the Cornubia development. For the government housed, the allocation guidelines are based also on the different types of housing subsidies. The BNG houses are free and are aimed at people earning less than R3 500 per month. The GAP housing requires some payment and is aimed at people earning between R3 501 and R7 500 per month. The affordable houses are aimed at people earning between R7 501 and R15 000 per month. The government wants to supply to all groups. The Phase 1 part of Cornubia only involves government houses. Bheki Shongwe, THD: The houses sold by the private sector are likely directed at those earning above R15 000 per month. These are in Phase 2 of Cornubia.
I am concerned with serious issues of housing and people are talking about sewer pipes. That's not very important.	Mr. Charles Govender, Chair: Ottawa Residents Association Public meeting: Ottawa Date – 17/09/2012	Sanjay Sathnarayan, LDM for eTM: The policy document outlining the criteria for housing allocation is still subject to approval by relevant authorities. Proximity to Cornubia is part of what is proposed in the document. Sandile Joyisa, eTM: The problem of politics in the allocation of houses has been raised several times with the Municipality and the Municipality is well aware of it. One of the complaints raised is that housing allocation has often taken a racial bias towards blacks/Africans. The Cornubia issue has been raised and is being considered with understanding of the racial composition of the area. Counsellors are working on guidelines which must satisfy everyone.

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Allocation of houses – too many people, too little houses. A lot of expectation has been created. There's going to be trouble with allocation. The allocation policy needs to be finalised as soon as possible.	Mr. G Moonsamy; Public meeting: Ottawa Date – 17/09/2012	Comment noted.
Every single time the people walk into the housing department they are told to go to Ward Councillors. The people must be informed of the process of housing allocation. People must not be pushed to counsellors.	Heinz de Boer, Councillor; Public meeting: Umhlanga Date – 19/09/2012	Comment noted.
Gap housing – lot of information is needed. Who qualifies? Who do they go to? People are not clear on the whole story.	Name – Heinz de Boer, Councillor; Public meeting: Umhlanga; Date – 19/09/2012	Comment noted.
What about local shops and retail outlets in the ETM housing area? Does the fact that none are visible in the plan mean we going to have lot of spaza shops in the area?	Heinz de Boer, Councillor; Public meeting: Umhlanga Date – 19/09/2012	Comment noted. Ashley Roopnarain, eTM: All houses that eThekwini will be building at Cornubia are low income houses.
About the design of houses in terms of quality, we have had an experience of very poor quality low cost houses in Phoenix. Will we be seeing the same poor quality in Cornubia?	Geoff Pullan, PR councillor; Public meeting: Umhlanga Date – 19/09/2012	Sandile Joyisa, eTM: The answer lies in the work in progress with eThekwini and other stakeholders. The outcome of these stakeholder processes will determine answers for this. But there are going to be designated areas for these.
Will these houses be user friendly for people with disabilities?	Mr Moodley; Public meeting: Phoenix Date – 20/09/2012	Zama Nene, eTM: We are not going to see poor quality houses. This time we have to meet the NHBRC standard. We have learnt from the Phoenix experience.
In terms of affordability, what prices are we looking at?	Mr Moodley; Public meeting: Phoenix Date – 20/09/2012	Zama Nene, eTM: We will try our utmost best to make the houses user friendly. We do assess beneficiaries and their conditions before issuing houses.
What would be the list process to follow on housing allocation?	Mr Moodley; Public meeting: Phoenix Date – 20/09/2012	Zama Nene, eTM: We are guided by the national policy in this regard. The houses will be affordable within the provisions of the national policy. We cannot say how much the price at this stage.
If people are currently renting, will they qualify for a house in Cornubia?	Sherrilea Maharaj; Public meeting: Phoenix Date – 20/09/2012	Zama Nene, eTM: Allocation criteria are still undergoing approval processes. Some of the factors to be considered include people in dire need, first time owner. Sandile Joyisa, eTM: Some of the criteria will include that you must be a South African citizen, You must not share dependents. If you try to use the same dependents for more than one owner the system will pick that and you won't qualify. If you had a house and sold it you don't qualify.
I reside in "Ronnie's Rental" house. Do we as senior citizens qualify to get these houses?	Mr Mason Naidoo; Public meeting:	Zama Nene, eTM: If it's pure rental yes, they qualify.

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Old people and disabled people are often not given the special attention that considers their unique situations. I suggest that we give them ground floor houses for ease of access.	Mr Chillapin; Public meeting: Phoenix Date – 20/09/2012	Sandile Joyisa, eTM: The houses will be allocated based on income categories. R0-R3500 income get free house; R3501-R15000 income get Gap subsidy house. Bheki Shongwe, THD: Houses built by Tongaat Hulett at those earning above R15000 per month and are to be bonded and market related.
Integrity – who is making sure that there is no corruption, there is transparency and openness in the housing allocation based on the history of lack of this in other housing projects?	Mr Moodley; Public meeting: Phoenix Date – 20/09/2012	Comment noted.
Do residents have to go to counsellors to register for houses?	Carmen Delson; Public meeting: Phoenix Date – 20/09/2012	Zama Nene, eTM: We have seen loopholes in other projects and we have learnt our lessons.
Will we know who to get application forms from? Will every application be looked at?	Mason Naidoo; Public meeting; Phoenix Date – 20/09/2012	Sandile Joyisa, eTM: It would be unfair to say that people must go to counsellors to register for houses. The policy guidelines are being worked on. Once completed they will come out with the actual process and they will accommodate all people and not only people from informal settlements.
Advise where I can obtain the applications forms for the above development for house.	Mason Naidoo; Public meeting: Phoenix Date – 20/09/2012	Zama Nene eTM: Application forms are not available as yet..
Please be advised that I am interested in the housing project Cornubia Mixed Phase as I am a first time buyer , Please could you clarify the following: Which location will the mixed phase be, is it closer to Ottawa or at the opposite end near Flanders drive?	Anant Rampurtab; Email Date – 06/09/2012	Zama Nene eTM: Closer to Flanders Drive.
Will there be built houses to purchase or just land , please specify single , semi-detached etc?	Wesley Ramsamy, resident Date – 17/09/2012	Humayrah Bassa, Royal HaskoningDHV: The nature of the development will be mixed-use which will be industrial, residential, open space, etc. and therefore will be mixed-use throughout the area. There will be built houses available of different housing typologies.
What is the price range and how do I apply for one.	Wesley Ramsamy, resident Date – 17/09/2012	Humayrah Bassa, Royal HaskoningDHV: There will be different housing typologies. There is no application process at this stage.
When I came here there was someone occupying the house that was assigned to me, we did not want to confront them so we went to Phoenix Housing. How will we prevent this?	Msizi Mhlongo; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: By reporting these transgressions to the Municipal office or the site office.

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Children and family members are still at camps in an unsafe environment while we are here.	Isabel Khewula; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: Any prospective beneficiary has to meet the criteria and make the necessary application, if family members meet the criteria they could be eligible in the next phase.
I am 80 years old and have a disabled child, walking up stairs is a challenge. Is a stand-alone house possible?	M. Shange ; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: Disabled persons challenges have been taken into account and stand-alone houses have been earmarked in Phase 1b. It must be reiterated, that this information must be made clear during registration and not later on. Experience has shown that people sometimes did not disclose the full nature of their disabilities for fear that they would jeopardise their chances to receive a house.
Municipality made an error. My registration number is 62 but I have been assigned house number 198.	Edward Ndlovu; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: We will check up on this situation.
Houses are already cracking; I can't imagine what my house will be like in 20 years.	Lerato; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: Report this to the office and it will be investigated. Please note that adjacent houses are butted against each other and are intended to move independently due to settlement over time. So movement joints will open.
National government is short sighted. It seems that the EIA is coming late. The government should have done an EIA before the development.	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: The Planning for Cornubia has been on-going since 2006. A considerable amount of planning has been invested in Cornubia over many years. The EIAs have been undertaken in phases over a number of years. Every effort has been made to ensure the protection of sensitive environments as far as possible. It should be known that the departure point for the design of Cornubia was the environmental attributes which formed the basis of the development of the Open Space Network. It is inevitable that some loss will occur in a development of this size, such as wetlands. The Wetland and Open Space Rehabilitation Plan has been compiled to offset this loss. Furthermore, many lessons learnt from previous phases have been incorporated into Cornubia Phase 2.
There are residents here in Ottawa are without house but they do not benefit.	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 19/11/14	Ashley Roopnarain, eTM: As covered in the presentation, the allocation guidelines target the most vulnerable.

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We believe there is a situation here where people are renting give-away houses to foreigners. This should be investigated.	Ms Andisha Maharaj, Ottawa Environmental Forum Public meeting: Ottawa Date – 19/11/14	Ashley Roopnarain, eTM: Evidence of this must be brought to the attention of the Municipality for investigation.
We would like to ask if it is possible for Tongaat Hulett to handle the allocation of houses.	Mrs Singh; Public meeting: Ottawa Date – 19/11/14	Karen Petersen, THD: No. The City handles the allocation of houses on its own sites.
Can a mobile housing office be made available for applications as people are unsure as to how to go about it? The process of applying for houses needs to be simpler?	Ms Andisha Maharaj, Ottawa Environmental Forum Public meeting: Ottawa Date – 19/11/14	Ashley Roopnarain, eTM: The allocation process is taken to the people either using mobile units or existing community facilities closest to the targeted settlement. People do not have to travel for registration as the City will bring the process to you.
You prioritise informal settlements but once the residents are given houses new squatters occupy the old shacks in the informal settlements. How is the City getting rid of shacks like this?	Pam; Public meeting: Phoenix Date – 20/11/14	Ashley Roopnarain, eTM: Once beneficiaries have been allocated houses at Cornubia, the policy is that their shacks are demolished where they were staying.
I agree that the poorest of the poor must be assisted. But we are poor too.	Pam; Public meeting: Phoenix Date – 20/11/14	Comment noted, and the most vulnerable settlement and people must be prioritised based on approved criteria.
We had hopes of getting houses in Cornubia. Does this mean we must live in shacks in an informal settlement in order to get houses? We need help too.	Sima; Public meeting: Phoenix Date – 20/11/14	Comment noted, but if people do not qualify now there are other phases and housing options being made available. It must noted that people in informal settlements are most vulnerable, and must be prioritised.
I do not want to bring up race but it seems this is a racial issue. Who lives in informal settlements? Blacks. Will we not also be considered?	Usha Bassa; Public meeting: Phoenix; Date – 20/11/14	Ashley Roopnarain, eTM: The guidelines say that minorities will also form part of the beneficiary community. There are Indians, coloureds and whites living at Cornubia in an integrated community. All people are considered based on approved criteria.
I would like to inform the house that in Phoenix every available empty space has been filled with housing. There are still many people needing accommodation. It's sad to think we are losing out again.	Roopa; Public meeting: Phoenix; Date – 20/11/14	Ashley Roopnarain, eTM: If people are not accommodated in the current phase there are other phases and other projects in the area. The current phase of Cornubia can only accommodate 15 000 low cost units and the demand is in excess of 400 000. So most people will have to be accommodated in other projects.
We want to know about application procedures for the more expensive units.	Riga; Public meeting: Phoenix Date – 20/11/14	Bheki Shongwe, THD: There are 25 000 houses planned in totality of which 10 000 will be developed by the Private Sector. These will be put on the market in the normal way, probably using estate agents. The remaining 15 000 will be developed by ETM and these

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		will be a combination, of rentals, subsidised houses and BNG housing depending on the income category of the beneficiary. Ashley Roopnarain, eTM: Higher income level houses will only come up in the next 4-5 years for purchase.
We Indians don't live in informal settlements, but we stay in informal housing in the yards of our families. Such people fall in the same income bracket as those who do live in these settlements. We feel it's not fair in this case.	Ancha Public meeting: Phoenix Date – 20/11/14	Ashley Roopnarain, eTM: Comment noted
How do the old aged apply?	Ancha; Public meeting: Phoenix Date – 20/11/14	Ashley Roopnarain, eTM: As covered in the presentation, the allocation guidelines target the most vulnerable.
Does the city actually assess applicants since some informal settlement residents have cars and DSTV?	Ancha; Public meeting: Phoenix Date – 20/11/14	Ashley Roopnarain, eTM: All applicants are assessed according to the guidelines, which is based on proven income.
There are currently Indians and whites living in Cornubia. How did they get in?	Ali Rezak ; Public meeting: Phoenix Date – 20/11/14	Ashley Roopnarain, eTM: Minority groups are also targeted as described earlier in the presentation of the guidelines. This is part of what it means to be an Integrated Human Settlement.
If we will not benefit from the housing why are you having this meeting here?	Mrs Moonsamy ; Public meeting: Phoenix Date – 20/11/14	Humayrah Bassa, Royal HaskoningDHV: We are conducting 7 meetings in all the affected surrounding communities. Luci Coelho, Real Consulting: These meetings are part of your democratic right to information. We believe that you should be informed of what developments are going to affect you in some way. Remember that Cornubia is not just about housing. It includes business and retail facilities and opportunities, social facilities such as school, libraries, clinics, police stations. Even new routes to and from places. All these things will affect you somehow.
Why were we given numbers in the last round of applications?	Rooksana; Public meeting: Phoenix Date – 20/11/14	Cllr Solly Singh, Ward 50: Some political parties do this do deceive the people.
The process of getting numbers did happen, application forms were handed out at the White House.	Pam; Public meeting: Phoenix Date – 20/11/14	Cllr Solly Singh, Ward 50: This was done by private developers and did not concern Cornubia.
I am still not clear how do you go about securing a house? Where do you actually go? Is there a list?	Gita Naidoo Public meeting: Phoenix Date – 20/11/14	Ashley Roopnarain, eTM: There is no waiting list. The allocation guidelines presented covers the process to be followed. People meeting these requirements are then selected for relocation. The most vulnerable people from informal settlements are prioritised.
You have considered people from all around, but what about local residents in ward 50 without houses?	Naresh, Policing Public meeting:	Ashley Roopnarain, eTM: The allocation guidelines presented covers the process to be followed.

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We were told to carry our IDs so as to apply for a house, why have we been misled?	Shaun Naidoo; Public meeting: Phoenix Date – 20/11/14	Luci Coelho, Real Consulting: Realising that people in Phoenix were most concerned about housing, we did clarify at the beginning that this meeting was not about housing, nor about registering names, but was about ensuring I&APs are kept informed of what is happening at Cornubia and ensuring their concerns are incorporated into the EIA process.
Given the shortage of houses in surrounding areas why is there more commercial development than residential development in Cornubia?	Sunil Rittergee; Public meeting: Phoenix Date – 20/11/14	Mtura Matshini, THD: There is also a high demand for commercial property. A lot of the land lies within the noise contour. The Health Department does not allow residential areas within this contour. There are planning objectives that allows a balance between commercial and residential areas for the purposes of job creation, economic growth etc. Residents must have somewhere to work. Ashley Roopnarain, eTM: City bought all the land that was made available for housing.
How are applications processed, who is responsible?	Ashley Biswoon Prasad; Public meeting: Phoenix Date – 20/11/14	Ashley Roopnarain, eTM: Allocations are made based on statistics that have been compiled over the years, these will be addressed first with the most vulnerable (elderly, disabled etc) given priority. An allocations committee is responsible for implementing the guideline which is approved by the Municipality.
Should we live in an informal settlement to get a house? We need help too.	Seema; Public meeting: Phoenix Date – 20/11/14	Comment noted.
Is there not a way to take a higher number of people from Blackburn to Cornubia? If the development is going to be so slow then it will take long to accommodate people.	Thandiwe Mtjwabini; Public meeting: Blackburn Village Date – 23/11/14	Oscar Kunene, eTM: The guidelines specify socio-economic status of people and what kind of settlements people will be drawn from at the different times. It is true that the councillor hoped that all the houses would go to people from ward 102, but Cornubia was designed to benefit people from across the whole eThekweni, using a process as is stipulated in the guidelines. People presently located within Blackburn will be accommodated in the overall Cornubia Development but this process will take time.
It is not 48 households that have benefitted. Where were the people from who took those extra places reserved for Blackburn residents?	Sibolelo Tshangase; Public meeting: Blackburn Village Date – 23/11/14	Oscar Kunene, eTM: Upon checking with the relevant officials it has come to our attention that 6 applicants did not qualify and had to be replaced. The Municipality is awaiting subsidy approvals by the Department of Human Settlements prior to the beneficiaries being relocated.
We know that of the 48 households identified to get houses at Cornubia only 42 got them. We need clarity.	Cromwell Kwentsha; Public meeting:	eTM: Upon checking with the relevant officials it has come to our attention that 6 applicants did not qualify and had to be replaced. The

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	Blackburn Village Date – 23/11/14	Municipality is awaiting subsidy approvals by the Dept of Human Settlements prior to the beneficiaries being relocated.
If the municipality will only accept a certain number according to the guidelines, those people working for contractors - where will they stay?	Z. Zontshe; Public meeting: Blackburn Village Date – 23/11/14	Oscar Kunene, eTM: Based on their current area of residence and if it meets the criteria of the allocation guidelines their housing needs could be addressed in that manner.
There are people who have temporary jobs, where they earn above the qualifying criteria. This results in them being excluded as beneficiaries. This is not fair, as the jobs last short times.	Buyisile Mthembu; Public meeting: Blackburn Village Date – 23/11/14	Oscar Kunene, eTM: Temporary employment is regarded as being unemployed. Only those with permanent and a steady income are considered as being employed and their salary is then considered in the selection process selection.
If people from Blackburn are seen not to qualify, what will happen to them?	Bongile Gebuza; Public meeting: Blackburn Village Date – 23/11/14	Oscar Kunene, eTM: Blackburn settlement will developed and ultimately incorporated into Cornubia. If residents do not qualify for BNG housing, there are other housing instruments such as the rental and GAP housing.
We first thought that houses built by Tongaat Hulett were going to be free. How much will these units cost?	Bongile Gebuza; Public meeting: Blackburn Village Date – 23/11/14	Mtura Matshini, THD: Tongaat Hulett will be building for buyers not catered for by the City. These houses will be priced at market-related rates.
Some people we know were renting in nice houses, but now they have received a place in Cornubia pilot Site. Phase 2 should be for Blackburn	Lorraine; Public meeting: Blackburn Village Date – 23/11/14	Oscar Kunene, eTM: Cornubia is for all residents of eThekweni so we have to screen residents to limit the numbers. Blackburn will be redeveloped and will form part of Cornubia.
The ratio of Indians and Africans from Blackburn getting houses is unfair. At the moment it seems like 1 Indian to 5 Africans. It should be 50:50.	Lorraine; Public meeting: Blackburn Village Date – 23/11/14	Oscar Kunene, eTM: The allocation criteria deals with the aspect of accommodating other race groups in a fair and transparent manner based on demographics, income levels, amongst other criteria within the eThekweni region.
I am asking if the structures belonging to people who have been moved have been demolished, because I don't see that this is happening?	Stanford Jala; Public meeting: Blackburn Village Date – 23/11/14	Oscar Kunene, eTM: This is supposed to have happened, but I am aware that there has been a delay in this regard and the units will be removed.
For the information of the house, a community meeting was held to discuss who should go to Cornubia from Blackburn Village. The criteria we used was based on how long people had stayed here.	Jojisa; Public meeting: Blackburn Village Date – 23/11/14	Comment noted.
Many of us have grown up children with their own families living with us. It is difficult. Can they not get houses at Cornubia?	Busi Mthethwa; Public meeting: Waterloo Date – 23/11/14	Oscar Kunene, eTM: This is a common challenge. There is no straight answer.
We see there are vacant sites in Waterloo. What is the state of these? Are they available for purchase?	Lindo; Public meeting: Waterloo	Oscar Kunene, eTM: It is possible that empty sites have been earmarked for social facilities. You should speak to the Phoenix

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If people want housing in Cornubia where do they go to register?	Date – 23/11/14 Lindo; Public meeting: Waterloo Date – 23/11/14	Housing Department offices. Oscar Kunene, eTM: People must contact the Phoenix Housing Department. A comprehensive response to this question regarding the process of identifying beneficiaries for the Cornubia Phase 1 Project is as follows: the Municipality has prioritized the eradication of informal settlements and transit camps based on certain criteria and in line with the policy of the National Department of Human Settlements. People not living in informal settlements and transit camps who have severe disabilities or have family members with severe disabilities or who find themselves in dire social circumstances which could be classified as “special needs” are to enquire at the Housing Department in Phoenix for screening by the relevant professionals for placement into projects within the City, if and when sites become available.
Exactly what kind of houses are available in Cornubia? What do they look like?	Musa Zulu; Public meeting: Waterloo Date – 23/11/14	Kamalen Gounden, Iyer Urban Designs: They are 50m ² and are mostly double storey with three rooms.
What provision is made for people from Waterloo to get houses in Cornubia?	Tryphina Thonjeni; Public meeting: Waterloo Date – 23/11/14	Oscar Kunene, eTM: They must go to the DoH in Phoenix. There are special criteria in the guidelines that cater for settlements located close to Cornubia and people could qualify on that basis.
I have been living in a <i>jondolo</i> in someone's yard for 5 years. My child is on a disability grant. Can I qualify?	Thandeka Sishi; Public meeting: Waterloo Date – 23/11/14	Oscar Kunene, eTM: They must go to the DoH in Phoenix and see the social workers who can do an assessment of the need for inclusion on the special needs category.
How is it possible for someone without a house to register.	Happy Mbongela; Public meeting: Waterloo Date – 23/11/14	Oscar Kunene, eTM: The municipality took a decision to ring fence informal settlements as a priority due to the vulnerable nature of these settlements. Settlements falling within the targeted allocation criteria will then be prioritised, but eradication of the entire settlements are preferred and targeted. Where the entire settlement is not eradicated due to its size, the most vulnerable persons based on the allocation criteria are then selected.
We have heard in the newspapers that there have already been illegal occupations of some of the vacant houses in the low-cost housing area. This will obviously upset those who moved in legally. How will the Municipality prevent this from happening again? If strong measures are not used the whole area could be occupied by illegal residents.	Frank Gibson; Public meeting: Mt Edgecombe Date – 26/11/14	eTM: The City will deal with this matter legally as there is a court order in place to prevent this type of activity. Going forward the beneficiaries must be approved and moved in as soon as the houses are completed. The non-compliance of the requirements by beneficiaries, lacking documentation etc, resulted in delays in approvals and hence allocations could not take place immediately.
How are houses at Cornubia accessed? How can we assist our domestic staff to apply?	Sue Abernathy; Public meeting: Mt	eTM: The potential beneficiary must come from the targeted settlements that meet the allocation criteria.

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	Edgecombe Date – 26/11/14	
Thanks for keeping me updated on progress so far. Just would like to put on record that I'm hoping that as soon as houses are available that people like myself who has made ourselves available for meetings and receiving emails are given preference to houses as well. Because we are also in need.	Indranie Heeralall Date – 26/01/2015	Comment noted.
Please can I get some help on getting an application form? I have attended your meetings but am still not able to get a form.	Shalimar Date – 26/01/2015	eTM: For Phase 1 units are predominately being allocated to beneficiaries currently residing in informal settlements and transit camps as part of the Municipality's informal settlement eradication plan. Phase 2, which is still in the planning and EIA stage, will cater for other housing typologies and the public will be notified through various media of availability and information on how to apply
I would really appreciate it if you could please consider us single mothers who are in desperate need for accommodation. I have been to the borough on numerous occasions, but found no joy. If you can please consider my plea for a house it would be much appreciated, even one of the Ronnie's flat in Phoenix would be great.	Marlene Gounder Date – 26/01/2015	Comment noted.
Just wanted to query if there will be any phases that will allow the public in the middle bracket salary, to qualify to purchase. Duplex or apartment and what will be the price range for that.	Michelle Date – 26/01/2015	eTM: Cornubia will incorporate a range of housing typologies including affordable – which will be partially subsidised for qualifying applicants - and rental options for a range of income groups. Phase 1 consists primarily of subsidised units. Phase 2 will deliver various options and the price range is not available at this time.
I have always complained about the traffic jam, even though lots of new roads are being constructed. The housing and population explosion will add to this. My concerns and comments have been ignored? Why?	Satish Balgobind Date – 26/01/2015	eTM: Major infrastructure contracts, given the nature and extent of the construction work, unfortunately creates some level of disruption to those utilizing the surrounding road network but in the end, the construction will have a positive impact and benefit to the surrounding community and will enhance road and traffic safety.
Thanks for your information. Just one question though, when and where do we apply for the Cornubia Housing?	Shamla Date – 26/01/2015	eTM: For Phase 1 units are predominately being allocated to beneficiaries currently residing in informal settlements and transit camps as part of the Municipality's informal settlement eradication plan. Phase 2, which is still in the planning and EIA stage, will cater for other housing typologies and the public will be notified through various media of availability and information on how to apply
Thank you for your feedback report received which was very informative; in essence what has to be reviewed and off course is top priority is how can we the lower income earners benefit from this housing project. I am interested in purchasing property and would very much like to keep informed when this will become available so that we	Arthie Sivnarain Date – 26/01/2015	eTM: Phase 2, which is still in the planning and EIA stage, will cater for other housing typologies and the public will be notified through various media of availability and information on how to apply.

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can be given an opportunity to own a property I will really appreciate some more feedback.		
Just wanted to check if the houses will be allocated to single parents.	Rita Kawal Date – 26/01/2015	eTM: Yes, provided that the qualifying criteria is met. Beneficiaries of the low-cost housing units will have to meet the Department of Human Settlements qualifying criteria for low-cost housing, i.e. First time property owner; Competent to contract; Over 18 years of age; South African citizen; Monthly household income not exceeding R3 500; Married or habitually cohabits with proven financial dependents and Not yet benefitted from government funding. Other housing typologies will be subject to the normal market related qualifying criteria. Affordable housing (GAP market) is partially subsidised, on a sliding scale dependant on household income.
7. Layout and Design		
I am curious about the style of houses. If they are double storey or even higher, this could be dangerous for those who drink or fight.	Wesley Ramsamy, resident Date – 17/09/2012	Humayrah Bassa, Royal HaskoningDHV: The housing typologies are predetermined according to the space available and the dire need to provide housing to those vulnerable. People are ultimately responsible for their own actions and should accept the consequences.
Phase one has 295 ha of which only 36 ha has been allocated for housing purposes and a whopping 85 ha for light industrial. This means residents in Ottawa will see more factories on the eastern horizons! Thought this project was aimed at providing HOUSING per se!!	Simon; Public meeting: Blackburn Village Date – 16/09/2012	Beryl Khanyile, ETM: The Cornubia Concept was based on densification through building high rise structures. These are as a result of huge backlogs in people needing houses. The city has these designs as policy with the exception of special cases.
Can we see a plan or an architect impression of the development to view the layout that will help us to assimilate the outcome of the project?	Ms Andisha Maharaj, Ottawa Environmental Forum Date – 08/05/2012	Bheki Shongwe, THD: It is noted that the housing component being provided by the City in Phase 1 is only the first component of the overall housing offering with the rest coming in Phase 2 to be provided by the City and Tongaat Hulett. The comment is however noted.
How did they do the design for the sewer pipes? They look so ugly running above the ground.	Bera Aslaam Ottawa Environmental Forum Date – 14/05/2012	Bheki Shongwe, THD: This information will come out as part of the detail planning and design and will be made public at the appropriate times during both the EIA and Town Planning processes.
How far is the spread of the houses across the whole site?	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa	Martin Koekemoer, SMEC: This is usual with sewer pipes. If you look at other parts of the country such as in Gauteng, it is common occurrence to have sewer pipes running above the ground. It shouldn't be a problem, as long as it is maintained.

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<p>Nothing has been mentioned about policing. Over the past few months Phoenix has had to bear the brunt of policing Cornubia. Police services here are already overloaded.</p>	<p>Date – 17/09/2012 Naresh, Policing Forum; Public meeting: Phoenix Date – 20/11/14</p>	<p>Kamalen Gounden, Iyer Urban Design Studio: Sites have been set aside for police stations but they will be triggered when the population reaches a certain threshold otherwise a full police station is unfeasible. Ashley Roopnarain, eTM: We may include a mobile police station.</p>
<p>I think that there's too much land used for building businesses. More businesses, more pollution. What's going to happen if these businesses close down or used for something else other than what it was intended for. I think that someone is make money out of this as we don't need more businesses. I understand people need jobs but building more houses would be better as that will be land occupied and utilised all the time unlike a business. These areas are becoming more and more commercialised which we don't need. Wasting land on business is not a good idea as we have far too many business around these areas. Utilise more land for building homes for people that need them would be a good idea and that will have a better impact on the environment. Sad to say but only the rich will benefit more from this project. If all the people concerned had to vote what would you think they would vote for?</p>	<p>Ritdesh P Date – 26/01/2015</p>	<p>eTM: Cornubia is planned as a sustainable mixed-use, mixed income development that maximises economic opportunities for future residents and investors. A core objective is ensuring that a complete and liveable environment is created within which a range of economic and social opportunities are integrated with the provision of housing. Commercial sites within Cornubia are zoned for light industry and retail facilities which have low environmental impacts and ensure job creation for residents within Cornubia and the surrounding suburbs.</p>
8. Economic Impacts, Benefits & Opportunities		
<p>I do not know why we are not talking more about Phase 1. There are many unemployed people. We want to hear more about the opportunities available.</p>	<p>Mr Mason Naidoo Public meeting: Phoenix Date – 20/09/2012</p>	<p>Bheki Shongwe, THD: There will be more job opportunities available in both the construction period and even when the development is operational.</p>
<p>How can we be sure that people from Ward 58 will benefit from job opportunities flowing from this development? As far as Phase 1 was concerned, we attended 3 meetings to talk about construction and other jobs, and then we found that we had not been invited to the fourth meeting where arrangements were finalised with people from another area.</p>	<p>Sibusiso Sphonono; Public meeting: Blackburn Village Date – 16/09/2012</p>	<p>Comment noted.</p>
<p>We need help in agricultural development, and other skills. Please will THD and eTM assist with providing for skills development, and ensure that women are part of such a programme. You need to identify what skills will be in demand in the development and train people so they can benefit from opportunities.</p>	<p>Name – Dan Danisa, Ward 58 Development Committee, NAFU; Public meeting: Waterloo Date – 16/09/2012</p>	<p>Beryl Khanyile, eTM: Cornubia is treated as a City-wide project, different models of procuring resources and services do talk to the broader benefit beyond Ward 102. Currently Phase 1 is too small for the City to test the intention but certainly with future phases there should be enough opportunities for broader boundaries.</p>

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In terms of Employment Equity Act people with disabilities should form at least 2% of employees. eThekweni should be leading by example in employing at least 2% of people with disabilities on the Cornubia development during the construction phase.	Florence Blose; Public meeting: Waterloo Date – 16/09/2012	Beryl Khanyile, eTM: The Skills Development Unit of the municipality is busy planning processes to respond to this issue. Once programmes have been formulated, communities will be informed accordingly. Bheki Shongwe, THD: The matter has been addressed– as stated this matter will be best dealt with by the proposed PLC’s structures
Is there a roster for people wanting to work or contract in the Cornubia development?	Mr Moodley; Public meeting: Phoenix Date – 20/09/2012	Comment noted.
What about business opportunities in Cornubia? Are we going to be able to start businesses in Cornubia?	Mr Moodley; Public meeting: Phoenix Date – 20/09/2012	Mr Solly Singh, Ward Counsellor: No. There is no roster. Once affected counsellors have come together there should be some system involving local SMMEs
I am from Ward 59. What about the economic benefits for people from our Ward?	Mr Mason Naidoo; Public meeting: Phoenix Date – 20/09/2012	Bheki Shongwe, THD: As shown on the map, there are designated spaces for retail and industrial business. Tenders will advertised for people to take available spaces and do businesses.
Employment is going to people from outside the area.	Sibusiso Mfulani; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Mtura Matshini, THD: There is a policy in place to encourage contractors and business operators to employ locally. This is being done where skills match opportunities. The SSIP managed by THD is assisting to provide skills development to local people to be able to take up opportunities. It is important that unemployed people, especially living in Cornubia go and take up opportunities to improve their skills. If there are no skilled people locally, then contractors and business operators will look further afield.
A certain factory Blind Mart pays only R300 a week.	Napu Dlamini ; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Mtura Matshini, THD: Comment noted, we will address this issue.
Are there plans to provide employment opportunities for disabled residents, such as clerical work?	Vinesh; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Musa Shabane, THD: All means will be put in place to make sure they are accommodated.
I am working in one of the projects. We are not being fairly remunerated. I do not want to give my name in case of punishment. The company is CMC.	Resident; Public meeting: Blackburn Village Date – 23/11/14	Mtura Matshini, THD: This comment is noted. CMC is SANRAL's contractor building the N2/M41 interchange. The comments will be forwarded to the relevant entity.
We are aware of two firms operating in Cornubia, but very few people are employed from Blackburn. This is a problem.	Sibolelo Tshangase; Public meeting: Blackburn Village	Mtura Matshini, THD: This is a challenge, but it is important to note that people can only get the jobs if they have the relevant skills. This is why the Skills Development programme is so important. This is a

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	Date – 23/11/14	long term issue. As more firms open, there will be more demand for employees. Another challenge is that sometimes firms will move to Cornubia from other premises elsewhere, where they already have staff. They cannot fire these existing staff.
You people talk about projects. Why do you tell us about them if we are not going to benefit?	Buyisile Mthembu; Public meeting: Blackburn Village Date – 23/11/14	Comment noted. There will be direct (employment opportunities, housing opportunities, etc.) and indirect (improved transport through the BRT, IRPTN, etc.) benefits.
I live in Waterloo near the high school. We see there are work opportunities at Cornubia but it is difficult to get there. Is there no way to put a pedestrian bridge from Waterloo to Cornubia?	Busi Mthethwa; Public meeting: Waterloo Date – 23/11/14	Kamalen Gounden, Iyer Urban Designs: Originally there was a pedestrian crossing connecting Waterloo to Cornubia planned there were some topographical and engineering challenges. A vehicular crossing at Ottawa closer to Waterloo is still a possibility. The question is noted and this matter will be investigated further.
My daughter is a qualified cashier but she has no matric. Where can she go to find a job?	Busi Mthethwa; Public meeting: Waterloo Date – 23/11/14	Musa Shabane, THD: The SSIP has a job links programme that is still being refined. We are working with councillors to see how we can benefit people in surrounding areas as far as job placement is concerned.
There is appreciation for jobs created by the development, especially agriculture as there are many people in Waterloo interested in this sector.	Lindo; Public meeting: Waterloo Date – 23/11/14	Comment noted.
It is easy just to say that contractors will employ local people. This happened in another case in this area, which has landed up in court because although the contractors said they would employ locally, they did not do so. Is there any way of ensuring that the contractors on the Cornubia site actually do employ locals?	Justice Phoswa; Public meeting: Umhlanga Date – 25/11/14	Mtura Matshini, THD: The policy we have used with contractors appointed to the Cornubia site is to require that they employ within a 5km radius of the site. This applies to positions that do not require specialised skills. In selecting potential candidates, we work with the councillor of the area and with Community Liaison Officers. At the last count about 1000 locals had received work on Cornubia.
Are those with inadequate skills provided with elementary training at all?	Justice Phoswa; Public meeting: Umhlanga Date – 25/11/14	Mtura Matshini, THD: The THD driven SSIP has a skills training and jobs link aspect to it.
How do people get access to business opportunities at Cornubia?	L. Naidoo; Public meeting: Edgcombe Date – 26/11/14	Mtura Matshini, THD: If the question refers to access to sites, then interested stakeholders are invited to engage with the Sales Department at THD. Otherwise the development represents business opportunities that are available to businesses and entrepreneurs through normal channels.
As far as accessing economic benefits is concerned, it is difficult for the ordinary service provider or jobseeker to get a foot in the door. We need more guidance about this matter. The Municipality is a difficult	S'fiso Langa Date - 26/01/2015	Fadeya Ebrahim, eTM: Temporary construction related job opportunities including on-going maintenance related opportunities in private sector component will be managed as one aspect of the SSIP

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body to communicate with and we are not sure how to get access to the private sector interests on the site what we are saying is these entities should be more open on what is their programme as per their CSI as well Enterprise Development.		through the jobs desk being established on site.
I am concerned that the benefit stream appears to be somewhat closed. How are people living in areas around Cornubia being mobilised into the benefit stream? I know that some people in Ward 102 are getting opportunities, but it seems that not as much benefit as could be getting to locals. What about people from neighbouring wards? We have heard about SSIP and Harambe but I am not convinced that all the value chains involved have been explored for potential local opportunities, from Job Opportunities to business opportunities that are in line with Enterprise Development such as security to building, to furnishing and equipping structures that go up, to land care and greening.	S'fiso Langa Date - 26/01/2015	Fadeya Ebrahim, eTM: We are confident that as the end users take occupation and begin activities they will use the job desks to select personnel for the activities you point out and others, as it always makes sense to source locally first. Also some companies might be relocating their activities, so their current work force will move with and this limits the new recruits. The job desk is functional and is currently focusing on the local people as the mass construction envisaged is delayed.
9. Environmental / conservation / sustainability issues		
We believe there are many wild animals in the Cornubia area. We would like to be assured that these animals will be safeguarded.	Stephen; Public meeting: Blackburn Village Date – 16/09/2012	Bheki Shongwe, THD: The matter has been addressed above
How will the buck and cane rats and other animals that are sometimes used as a source of food be protected?	Thandamusa Miyeni; Public meeting: Blackburn Village Date – 16/09/2012	Kushela Naidoo, Royal HaskoningDHV: An ecological assessment will take place as part of the EIA, and will include a management plan. Overall, no animals will be harmed during the construction phase and after. Sometimes if necessary animals will be relocated.
How will we be assured that the several watercourses will not be contaminated by industrial activity?	Bhekama Zosha; Public meeting: Blackburn Village Date – 16/09/2012	Kushela Naidoo, Royal HaskoningDHV: The EMPr will make recommendations about wildlife in the development.
How will you ensure that environmental waste and pollution in water and air is minimised so that the poor can be protected?	Dan Danisa, Ward 58 Development Committee, NAFU; Public meeting: Waterloo Date – 16/09/2012	Kushela Naidoo, Royal HaskoningDHV: The EMPr will specify how wetlands and the Ohlange River will be protected. There will be no heavy industrial activity on site so pollution should be minimal. Industrial areas of Cornubia will be mainly warehousing and the like.
There's a lot of backlog on environmental issues that need attention. The erection of the sewer plant resulted in some environmental	Cllr Mxolisi Ndzimbomvu; Public	Kushela Naidoo, Royal HaskoningDHV: The EMPr will specify these issues and monitoring will be handled by the appointment of an

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problems before. Terrible smell within the area had subsided. In this development we must avoid such problems.	meeting: Waterloo Date – 16/07/2012	independent compliance officer. However, there will be no heavy industry allowed in the development.
Is recycling part of the environmental plan?	Mr. Charles Govender, Chair: Ottawa Residents Association; Public meeting: Ottawa Date – 17/09/2012	Martin Koekemoer, SMEC: At the moment recycling is not part of the plan, but it could be done through existing recycling centres around the area. Humayrah Bassa, Royal HaskoningDHV: Options for reuse and recycling are being investigated.
Has the Development considered rain water harvesting?	Geoff Pullan, PR councillor; Public meeting: Umhlanga Date – 19/09/2012	Martin Koekemoer, SMEC: At the moment water harvesting is not part of the plan, at a macro level, but individual buildings will be encouraged to implement such measures.
Is there going to be an environmental committee established as part of the project? Doesn't the EIA specify that you have to have the environmental committee set up as part of the project?	Geoff Pullan, PR councillor; Public meeting: Umhlanga Date – 19/09/2012;	Kushela Naidoo, Royal HaskoningDHV: There is no obligation to set up an environmental forum. This is a community initiative, as in the Ottawa Environmental Forum for example.
Have the development planners considered the use of renewable energy?	Geoff Pullan, PR councillor; Public meeting: Umhlanga Date – 19/09/2012;	Bheki Shongwe, THD: This will be part of the detail planning information and investigation.
What about environment – have the development considered rain water harvesting, which may involve provision of water tanks?	Solly Singh Councillor; Public meeting: Phoenix Date – 20/09/2012	Ashley Roopnarain, eTM: Investigating options for alternative technologies initiative started late last year. Approximately 50 houses will be built in Phase 1b and Phase 2 to test this concept. Humayrah Bassa, Royal HaskoningDHV: It is important to note that the EIA is being done at a Land Use Management Precinct Plan level and therefore, specific top structures and technologies cannot be assessed at this level. However, the EMP requires the Developers to investigate alternate technologies to limit their environmental footprint. Additionally, I note that at present, the Developers are investigating alternate energy sources and technologies.
We would have expected greater use of environmentally friendly building methodologies and the use of alternative energy sources given the costs of these issues in this day and age.	S'fiso Langa, Ward 51 Committee, youth leader; Public meeting: Ottawa Date – 19/11/14	Ashley Roopnarain, eTM: Investigating options for alternative technologies initiative started late last year. Approximately 50 houses will be built in Phase 1b and Phase 2 to test this concept. Humayrah Bassa, Royal HaskoningDHV: It is important to note that the EIA is being done at a Land Use Management Precinct Plan level and therefore, specific top structures and technologies cannot be assessed at this level. However, the EMP requires the Developers to investigate alternative technologies to limit their environmental footprint. At present, the Developers are investigating alternative

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Wetlands are naturally occurring on the site but we hear some will be destroyed.	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 19/11/14	energy sources and technologies. Humayrah Bassa, Royal HaskoningDHV: As part of the EIA process, all wetlands on the site were assessed. Most were found to be in a degraded state (Category D or lower). The environmental recommendations that will be part of the EMPr will be underpinned by a policy of "no nett loss". This means that wetland offsets will follow the Ezemvelo KZN Wildlife Guidelines for wetland offsets and a minimum ratio of 1:3 will be initiated to ensure the majority of wetlands will be rehabilitated to a state which offers greater functionality than is presently the case.
Need to have better topsoil management.	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: To address this, the Cornubia Phase 2 Soil Management Framework Strategy has been compiled and will form part of the EMPr, based on a 15-20 year plan. This strategy will be amended on an ongoing basis as new solutions are explored.
How is irrigation being undertaken?	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 19/11/14	Allan Gillespie, SMEC: An extraction from the Ohlanga River is planned to feed water into the Marshall Dam. From there it will be distributed for irrigation. Rory Wilkinson, THD: There is a full specialist irrigation report in the EIA Report.
The proposed desalination plant will have severe ecological impact.	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 19/11/14	Allan Gillespie, SMEC: The comment is noted, and understood in the context of general water shortages in KZN and possible proposals for desalination plants. The proposed desalination plant is not specific to Cornubia.
How can we be sure that the EIA recommendations will in fact be implemented?	S. Singh; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: Once an Environmental Authorisation (EA) is issued, this is a legal document which the Developers must comply with. The EMPr becomes an extension of this EA and is also legally binding. As a Condition of the EA, the Developers must each appoint Independent ECOs to monitor and audit compliance on site. They are required to monitor continuously and submit audit reports to the Provincial authorities monthly. In addition to this, the high profile and strategic nature of this project has resulted in the formation of a special forum called the Cornubia Environmental Strategic Forum, specifically established to ensure compliance. The EDTEA meets with both Developers and their ECOs every quarter to discuss compliance matters on-site. The EDTEA

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		also undertake site audits to audit compliance and the findings of the ECO.
With regard the light industrial zone how will air pollution be monitored and managed?	S. Singh; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: Not much is expected given that it is only light industry. An independent ECO is appointed and keeps track of air emissions during the construction phase. So far this has not come up as an issue.
There seems to be no monitoring of dust emissions, no one addressing dust issues. People in Pinewood Road which is close to the earthworks going on are really suffering from dust.	Mrs Singh; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: Dust is a concern. Water spraying measures are in place but we acknowledge that this is not sufficient. We are also looking at chemicals that can retard dust emissions. We are further waiting for irrigation licences to draw water from the Ohlanga River and Marshall Dam, which will allow cultivation of vegetation and rehabilitation of fields which is the best way to curb dust. We encourage I&APs to formally enter these concerns into the Public Complaints Register, which means that they have to be addressed. There is one such register at each of the site camps at Cornubia. If you feel that concerns are not being addressed after you have lodged them in the Complaints Register, you can contact me directly and the matter can be escalated as necessary. If issues are not logged in the Public Complaints Register, the ECO is unaware of the nuisance and cannot ensure the matter is rectified.
The soil area across our properties on Pinewood Road is contributing to dust nuisance. This area should not turn into a dump site.	Mrs Singh; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: The soil area is a formalised area established under guidelines and approvals have been obtained from the EDTEA. We are presently in the process of acquiring approvals to obtain water to irrigate which allow for the rehabilitation and vegetation of this site. The intention is to make this into a usable space for the community.
Construction vehicles use our roads and they have damaged our roads, making terrible potholes. Our road is the only untarred road and it is suffering. It can't handle heavy vehicles.	Mrs Singh; Public meeting: Ottawa Date – 19/11/14	Bheki Shongwe, THD: Noted we will discuss this at the next Environmental Strategic Forum.
Who will monitor these environmental and other issues post-development?	S. Singh; Public meeting: Ottawa Date – 19/11/14	Bheki Shongwe, THD: There is a post-development Management Plan, which is the responsibility of provincial EDTEA.
What will happen to the birds which resided on the Ohlanga River but have relocated onto Pinewood Road since construction of the CIBE has commenced?	Mrs Singh; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: The matter will be raised with the ECO and further investigation will be undertaken.
We have found a big influx of monkeys in Ottawa and Parkgate as they flee from where the development is taking place. What can be	Ms Andisha Maharaj, Ottawa Environmental	Humayrah Bassa, Royal HaskoningDHV: Ezemvelo KZN Wildlife were contacted when developing the Cornubia Retail Park and a

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done about this?	Forum; Public meeting: Ottawa Date – 19/11/14	group of vervet monkeys were encountered. They advised that the monkeys should be left to relocate into other open areas on their own. We will investigate this matter further.
We have a major problem with loadshedding. Will the new Phase be environmentally friendly, and use energy saving methods so we are not affected?	Ronny Pillay, Ward 50 Committee member; Public meeting: Phoenix Date – 20/11/14	Mtura Matshini, THD: 3 substations are planned. We will use every means possible to influence policy with regard sustainable/green power supplies.
I am very concerned that greening issues are not being taken seriously. We would have expected that such a development, especially in these times of drought and loadshedding, would place a big emphasis on alternative energy and building methodologies. We know of one company that has not received contracts despite offering a much simpler, greener and cheaper building methodology that is also greener. This part of Durban is under big pressure with water especially. We do not see any evidence of water harvesting so far. I do not believe we can just rely on the Western Aqueduct as we heard about in the public meeting. We need to think long term.	S'fiso Langa Date - 26/01/2015	eTM: Comment noted. An request for service providers for alternative technology methods was advertised and a component within Phase 1B is being used as a pilot for this. Should it prove to be successful a larger portion within Phase 2 will be considered.
10. Communication		
You mentioned that there would be report backs to communities. We hope that this will actually happen and you are not just saying it to get our trust and support	Solly Singh Councillor; Public meeting: Phoenix Date – 20/09/2012	Comment noted.
I have seen Luci and Kushela before. They said then that they would come back to give us updates. But we did not see them for a long time.	Nthathe Khalekazi; Public meeting: Blackburn Village Date – 16/09/2012	Kushela Naidoo, Royal HaskoningDHV: The Public Participation Process is a legislated requirement, which means we have to come back and update people, though it may not be as often as you want. It is on-going and people can call for information and go to the Royal HaskoningDHV website.
While we thank Beryl Khanyile from ETM and Bheki Shongwe from THD for providing information today, we are worried that you will disappear once the project starts and we will not hear more news.	Bhekama Zosha; Public meeting: Blackburn Village Date – 16/09/2012	Comment noted.
People living in areas around Cornubia need to be continuously involved in discussions about this development. It is important to keep information flowing to avoid suspicion and misinformation.	Dan Danisa, Ward 58 Development Committee, Public meeting: Waterloo NAFU;	Comment noted.

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	Date – 16/09/2012	
Is this the only meeting to be held with the public on this process in Phoenix?	Lindiwe Msomi; Public meeting: Waterloo Date – 16/09/2012	Luci Coelho, Real Consulting: It is the only meeting in Phoenix for this round of consultations. We have convened a total of 7 meetings, one in each area that is close to the Cornubia site.
We need direction on where we can report our issues and what we can do about them?	Phakatini; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Sanjay Sathnarayan, LDM for eTM: At the park home in the project used to co-ordinate the SED desk.
Please provide us with literature to peruse.	S. Singh; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: The EIA report will be made available from Monday 24 November 2014 until 26 January 2015. You can find a copy of the report at your councillor's office .
How was this meeting communicated to the public of this ward?	Nthando Ndlovu; Public meeting: Umhlanga Date – 25/11/14	Luci Coelho, Real Consulting: The mobilisation of the Umhlanga community has always unpredictable. We sent emails to all on our existing database (which is derived from earlier engagements); notices were published in 5 newspapers. The Ward councillor and individual members of the Ward Committee were engaged to support this meeting with their constituencies. In addition, the Umhlanga UIP database was used to circulate the notice to 2000 people. Meetings in all other places were well attended.
Perhaps the communication also needs to be in a variety of language newspapers such as iLanga. It could also be announced on the radio. It is important that people get the opportunity to attend these meetings.	Justice Phoswa; Public meeting: Umhlanga Date – 25/11/14	Comment noted. Adverts were placed in many newspapers (including both English and isiZulu newspapers). Furthermore, I&APs in Umhlanga were notified through leaf drops. The same communication was used for other areas where the response was better than in Umhlanga.
After the final EIA Report is submitted to the EDTEA, will there be further public meetings?	Sanelo Mthembu; Public meeting: Umhlanga Date – 25/11/14	Humayrah Bassa, Royal HaskoningDHV: There will not be any further public meetings; however I&APs will be informed of the decision made by the Department through a variety of means. If you have left contact details, you will be informed directly. The decision will also be published in the same press used to publicise this meeting.
The apathy of people in this area is overwhelming.	Brian Wright; Public meeting: Umhlanga Date – 25/11/14	Comment noted.
We only heard about the meeting yesterday, that is a problem and may explain why the room is not full.	Kelvin Johnson; Public meeting: Mt Edgecombe Date – 26/11/14	Luci Coelho, Real Consulting: In fact this meeting was scheduled and discussed in consultation with the managements of both Estates almost 2 months ago. At that same time, Background Information Documents (BIDs) were sent to all members listed on our database. This list is derived from attendance registers of previous engagements held with this constituency. Further, the meetings were

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		advertised in 5 local newspapers. The notice received yesterday by residents was a reminder of the event.
The size of the Cornubia development should not be underestimated. There is going to be a new big city in the area. I believe this fact has not been truly communicated to and / or understood by residents living in surrounding areas. I don't believe we fully grasp the implications. It is possible that stakeholder engagement should be more intense and frequent, and not just associated with EIA requirements.	S'fiso Langa Date - 26/01/2015	Sanjay Sathnarayan, LDM for eTM: Comment noted. Besides the EIA consultative process, various media publications, local newspapers and the internet does cover the project on aspects of the development. The Department of Human Settlements has produced booklets that are distributed at their road shows and events such as the Royal Agricultural Show in Pietermaritzburg. We would, however endeavour to further market and communicate the project as widely as is possible. Musa Shabane, THD: We have highlighted the need for the community to use the current platforms of communication to source information about the development.
This Project should leave a lasting legacy to our Northern Zone as it is championed from the office of the Presidency. We should not be merely doing a rubber stamping consultative process just to look good on reports while continuing to benefiting the few.	S'fiso Langa Date - 26/01/2015	Sanjay Sathnarayan, LDM for eTM: Comment noted. The innovation and the new trend that Cornubia is setting for an integrated city, will definitely be used as a benchmark for other projects to improve on in the future, so it will leave a lasting legacy, as being a pioneer for a integrated city and a public-private partnership. Musa Shabane, THD: A clear communication framework beyond just a statutory process needs to be firmed up through use of platforms like stakeholder forums etc. The ward structures also could play an important role as platforms to engage with community leaders.
11. Traffic Issues		
I have a huge problem with the traffic congestion on the surrounding road, R102, even now before Cornubia. Imagine the chaos after Cornubia.	Mason Naidoo; Public meeting: Phoenix Date – 20/09/2012	A TIA has been done to address your concerns.
The road linking Cornubia and Umhlanga across the Cornubia interchange is going to create increased traffic. Are there going to be traffic circles?	Satish Balgobind, Ottawa resident Date – 04/05/2012	Martin Koekemoer, SMEC: It is noted. A detailed traffic impact assessment (TIA) will be completed assessing the existing traffic and the implications of the development. Required upgrades would also be proposed as part of the TIA.
What will be traffic impact of this development?	Heinz de Boer, Councillor; Public meeting: Umhlanga Date – 19/09/2012	Martin Koekemoer, SMEC: There's going to be no interchange as such. It's just a bridge taking traffic across N2. No traffic circles, no traffic lights. People will not be able to access that bridge directly from the N2.

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<p>What mechanisms are in place to ease traffic build ups associated with the development? For example it now takes 15 minutes for me to leave school.</p>	<p>Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 19/11/14</p>	<p>Rocky Hermann, HATCH GOBA: This problem will more likely be eased by the KZN DOT plans to connect the R102 and Chris Hani Road, which will reduce the number of people using Old Main Road as a convenience route. Allan Gillespie, SMEC: Building a partial interchange with associated on and off ramps. Once the flyover at JG Champion is finished, the problems should balance out.</p>
<p>Traffic on Old Main Road has already been affected. People of Ottawa are really going to struggle.</p>	<p>Mrs Singh; Public meeting: Ottawa Date – 19/11/14</p>	<p>Rocky Hermann, HATCH GOBA: One should also note that with all the other transport routes through Cornubia, traffic on existing routes will be relieved. However, we will note this specific problem on Old Main Road at the juncture you mention.</p>
<p>I'm very concerned about the impact of traffic from Cornubia that will come over the N2 and onto Herrwood Drive. The massive developments already in the area coupled with further traffic from the interchange is going to forever alter the lifestyle, shape and quality of living of upper Umhlanga residents. Speed calming measures must be installed along the entire route, including Herwood Drive. This should be funded by Tongaat Hulett.</p>	<p>Heinz de Boer, Councillor Date – 26/01/2015</p>	<p>Rocky Herrmann, HATCH GOBA, 2015: If we want economic growth as a country we will have development, if we want to create jobs we have to provide the opportunity to do so, this is what Cornubia is doing. There will be an impact on the road network in the northern areas in general. However, this has all been considered and studies/designs have been undertaken to provide mitigating measures to support the likely increase in traffic. Speed calming measures will be agreed and designed in accordance to the municipal guidelines and agreed with the eThekweni Transport Authority.</p>
12. Transport Systems		
<p>No mention is made of how the rail system will be integrated into the area. Bus and bicycles is spelt out in the plan – is the focus changing? What about the train? Metro rail is by far cheaper compared to taking a bus or taxi.</p>	<p>Mr Pillay; Public meeting: Phoenix Date –20/09/2012</p>	<p>Alan Gillespie, SMEC: From the traffic impact assessment, interchanges are being developed as it had been explained earlier and seen on the map. Bheki Shongwe, THD: But these interchanges will be developed in phases as per the needed capacity at a certain point in time. So they will take some time to be developed and their development will be aligned to the needed capacity.</p>
<p>There is need for proper transport systems like buses. It is far to catch transport from Phase 1 houses.</p>	<p>Isabel Khewula; Public meeting: Cornubia Phase 1 Site Date – 18/11/14</p>	<p>Comment noted.</p>
<p>I would like to suggest putting in a Cornubia Rail station.</p>	<p>Qapelani Cele; Public meeting: Cornubia Phase 1 Site Date – 18/11/14</p>	<p>Comment noted.</p>

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Before the building started on the [CIBE] area, people from the Cornubia Pilot Site and Blackburn could get to Ottawa Station easily by walking across the area. Now this is no longer possible. Can THD build a station closer to Cornubia Pilot Site?	MaNdlovu; Public meeting: Cornubia Phase 1 Site Date – 18/11/14	Mtura Matshini, THD: The comment is noted, and we are aware that the detour is inconvenient. However, the prevention of people walking across the construction site is done for safety reasons. It is not possible to allow access through a construction site. There may be other safe routes that commuters can find. THD cannot build a station as this is not their mandate.
We hear you talk of an integrated transport system that will be introduced but we don't hear anything about rail and fast trains usage so that our people can have a wide choice as we know the challenges of being extra reliant on taxi or buses due to taxi strikes as they turn to be violent and disruptive. We should also take advantage of our Ottawa and Mount Edgecombe train station and divert it to this new city also linking this route with our King Shaka International Airport.	S'fiso Langa, Ward 51 Committee, youth leader; Public meeting: Ottawa Date – 19/11/14	Rocky Hermann, HATCH GOBA: Public transport is looked at as a whole. There are transport corridors linking Cornubia to all surrounding areas, from Bridge City to Cornubia, from the airport, from Umhlanga. We are looking at an integrated Transport system that links buses, trains and taxis to respond to needs of commuters. Allan Gillespie, SMEC: These are also linked to pedestrian access, and pedestrian bridges.
What plans are in place to allow access to the site for the people including bridges for pedestrians?	S. Singh; Public meeting: Ottawa Date – 19/11/14	Allan Gillespie, SMEC: 2 bridges have been planned that link Ottawa to Cornubia.
Will our roads be upgraded/ widened?	S. Singh; Public meeting: Ottawa Date – 19/11/14	Rocky Hermann, HATCH GOBA: These are district provincial roads and if they get damaged, It is up to developer to restore roads to at least the previous condition.
The railway needs to be explored.	Mrs Singh; Public meeting: Ottawa Date – 19/11/14	Comment noted. Martin Koekemoer, SMEC: Linkages to the existing rail system will be provided. No new rail is planned within Cornubia Phase 2.
13. Heritage Issues		
There is a piece of land in the Cornubia area housing one of the oldest temples and which was identified as a national monument. We have a certificate for that. We want that to be retained.	Ms Andisha Maharaj, Ottawa Environmental Forum Date – 08/05/2012	Humayrah Bassa, Royal HaskoningDHV: The temple has been retained and fenced at Cornubia Phase 1.
Whose responsibility is it to maintain the temple?	Mr. Charles Govender, Chair: Ottawa Residents Association; Public meeting: Ottawa Date – 17/09/2012	Martin Koekemoer, SMEC: The temple has been identified. It will be fenced off and will not be touched. Some old mill stones have also been identified and will be preserved.
We need feedback on the temple heritage site.	Mr Govender; Public meeting: Ottawa Date – 19/11/14	Humayrah Bassa, Royal HaskoningDHV: Temple (within Phase 1) has been preserved and the ECO has monitored this site to ensure it is not affected by construction activities.
What will happen to the old cemetery?	Mr Govender; Public meeting: Ottawa	Humayrah Bassa, Royal HaskoningDHV: The cemetery is located within the open space of Cornubia Phase 1 and is not subject to the

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	Date – 19/11/14	Cornubia Phase 2 site area. The site has not been disturbed and will not be distributed as a result of the CIBE.
The first concern relates to the fact that the temple is not fenced as previously promised.	Mr Govender; Telephone communication December 2014	Humayrah Bassa, Royal HaskoningDHV: There have been challenges with regard to fencing being stolen and therefore it was recommended that the 'No-Go' signs are erected. He accepted this explanation but indicated that fencing should be erected in the long-term as more people move into the area.
The temple has been left in a discarded state and that no rehabilitation has taken place.	Mr Govender; Telephone communication December 2014	Humayrah Bassa, Royal HaskoningDHV: It was always indicated that the temple would be a no-go area and preserved and protected however, rehabilitation of the template is not in our mandate.
The temple is located in what will be an industrial and business area and is not located near the residential areas. He fears that the temple will be inaccessible to worshippers and will become dilapidated.	Mr Govender; Telephone communication December 2014	Comment noted.
14. Rates		
High income earners and their residential areas always come with high municipal rates. What kind of rates system will apply in this mixed development?	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 17/09/2012	Sanjay Sathnarayan, LDM for eTM: It is not possible to state at this stage, what the rates policy will be for the BNG and GAP housing areas, although the existing policy will be the basis. This means that in areas where people earn below a threshold they are not expected to pay rates. The Municipality will make that information available in due course.
My question, raised at the meeting in December, was not covered adequately in the minutes. It is also not covered, as suggested in the socio-economic commentary of the draft EIA report – as is suggested in the reply to my point in the minutes. Specifically, what the ratepayers want transparency on is the impact of the development on the rates base in eThekwini. It is understood that the infrastructure and development costs will be carried by the Council (ratepayers), Central Government (the taxpayers) and Tongaat Hulletts (shareholders). Assuming Government has the mandate, budget and finances to accommodate their portion of the capital cost, and Tongaat will address theirs with their shareholders, just what will be the impact on local Government and their sponsors (Ratepayers) on not just the capital cost on the Balance Sheet, but the ongoing costs. Can we see the financial projections reflecting the impact on the P&L - showing what the additional and ongoing costs will be both	Kelvin Johnson Date - 10/02/2015	Steve Angelos, eTM: A CBA (Cost Benefit Analysis) has recently been undertaken for the Cornubia project by KPMG, this included a financial CBA component and an economic CBA component. The results of which can be made available on finalisation of the report and approval by council. It is important however to remember the intended integrated nature of the Cornubia development, in that it is not solely a private sector driven commercial and/or industrial development, but is a private public partnership to meet a number of objectives, including those socio-economic in nature. A key aspect of Phase 2 is the substantial BNG housing that will be provided with associated social facilities. That said, various financing options and models are being investigated and sourced, in order to ensure that the bulk infrastructure is being rolled out in a manner that is both sustainable and timely in terms of unlocking anticipated private and public sector

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<p>before and after the stages of development, what new rates Cornubia will attract from business and residents and the overall impact on the ratepayers over the years of the development.</p> <p>Will the Cornubia development swell the rates base sufficiently to cover the incremental costs of the development - and at what level of collections and occupation? This is a pretty crucial cornerstone of the project, and yet it doesn't seem to be covered at all.</p> <p>I do hope you can assist by obtaining these quite basic business principles, or possibly suggest how else I can obtain this information.</p>		investment opportunities.
15. Construction Phase issues		
<p>Suggestion to put down speed humps for trucks driving fast creating danger for children.</p>	<p>Qapelani Cele; Public meeting: Cornubia Phase 1 Site Date – 18/11/14</p>	Comment noted and will be discussed at the Site Meetings.
<p>We are situated at 23a Flanders Drive in Mount Edgecombe. We have had this construction going on for months now and have had endless problems with sand storms blowing off the site. Our newly painted building, is now brown. We are also having problems with the air-conditioning units on the roof clogging up with sand. Cars are being damaged by this sand blowing onto them to the extent the engines are full of sand. Its getting into everything and is a maintenance nightmare. I hear that they are supposed to water the sand every day which most definitely not happens. Is there anything you can do about this as its surely a health and safety risk?</p>	<p>Michelle Wise; Facilities manager, Sage VIP Date - 26.01.2015</p>	<p>Humayrah Bassa, Royal HaskoningDHV: Thank you for bringing this to our attention. The matter has been captured and the Environmental Control Officer (ECO) has escalated the matter to both the Developer and the Contractor to address promptly. Water tankers are presently used for dust suppression; however, the need for more frequent spraying is being investigated. The matter will also be raised at the next site meeting scheduled to be held on Tuesday, 10 February 2015. We will revert back to you thereafter. The site office is situated within Cornubia, adjacent to the Mount Edgecombe Stables. A Public Comment and Complaints Register is kept at the site camp where you may capture your concerns in the future.</p> <p>Bjorn Hoffman, ECO, Royal HaskoningDHV: The complainants building falls somewhat adjacent to the prevailing winds; being either NE or SW, rather than directly down-wind. The issue was briefly discussed at the site meeting. There were visibly more water tankers actively undertaking dust suppression on site – at least 2 undertaken for dust suppression specifically. There was also a Dust Suppression Register maintained - within the site file - that details the number of loads of water carried per truck per day. The only days that do not reflect any activity are rain days, Sundays and holidays were no work is undertaken. Additionally, a row of trees is being left in-situ (for as long as the construction programme allows) to act as a screen or buffer to the main road, but this is away from the complainant's building. The lower platform nearest to the complainants building has</p>

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		been completed. Therefore the recommendation to the Contractor was to avoid driving on it unnecessarily and for them to investigate a chemical product that could be applied to the completed platform whilst the Developer has not mobilised to site. The situation will be closely monitored.
With the other premises being built in the future, what environmental impact will it have on our premises example dust etc.	Alishea Griessel; Cargo Compass SA (Pty) Ltd, South Africa Date - 26.01.2015	Dust will be managed as far as is practicable. Should dust nuisance become intolerable, please report this to the ECO and log a compliant in the Public Complaints Register at the site camps.
16. Financial Issues and resourcing		
Do we have an assurance that the City will budget for the significant costs that will be associated with servicing this big new urban precinct?	Brian Wright; Public meeting: Umhlanga Date – 25/11/14	Oscar Kunene, eTM: The question is noted, and the City is planning for this. Musa Shabane, THD: The City has the responsibility to budget for development. The fact is that the Cornubia development will generate millions annually in rates. It would be good if this income could somehow be ring fenced to service the needs of this precinct.
Where is the money coming from - for the present development requirements as well as for future maintenance? We note that some areas will be inhabited by people who will not be able to pay for maintenance. Will taxpayers be required to foot the bill?	Colin Davies; Public meeting: Mt Edgecombe Date – 26/11/14	Mtura Matshini, THD: The question is valid and is noted. The infrastructure costs are very high. It is likely that the taxpayer will feel the pinch. The development will however result in extensive rates revenue for the City which will assist to fund costs.
17. Skills Development		
Who will pay for skills development of those who will be looking for work on site?	Ms Andisha Maharaj, Ottawa Environmental Forum; Public meeting: Ottawa Date – 19/11/14	Musa Shabane, THD: Part of the SSIP programme includes skills development. This is to be done with the Business Support Unit of ETM. We are discussing training requirements with contractors on site and we are engaging with councillors to see how they can assist identify people in their areas that can be absorbed into the work offered on site.
When are we going to meet to discuss Skills Development programmes?	Cromwell Kwentsha; Public meeting: Blackburn Village Date – 23/11/14	Musa Shabane, THD: We are working with the Councillor and the Development Committee to work out a plan. We will make ourselves available for a meeting, even in the evenings, at the convenience of the community leadership.
Sometimes the skills development programmes offered have minimum requirements. What about those people who cannot meet these minimum requirements?	Zandile Ngcoxa; Public meeting: Blackburn Village Date – 23/11/14	Musa Shabane, THD: We are planning to expand the Skills Development Programme. We are inviting community leaders to discuss these issues with us.



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Appendix A

Comments Received