



28th July 2021

Minutes of the Pre-Application Meeting

For the proposed Wembezi Junxion Commercial Centre, Wembezi, KwaZulu-Natal

PROJECT : Wembezi Junxion
CLIENT : Dave Moor
EA Reference Number. : TBC
PURPOSE : BAR Pre-Application Meeting with EDTEA
PLACE : Virtual
DATE & TIME : 28th July 2021, 10:00am
MINUTES COMPILED BY : Vicki King (Metamorphosis Environmental Consultants)

In attendance:

Ms O Ndzumo: EDTEA

Ms Z Ntshingila

Ms Y Ngiba

Ms N Mthembu

Ms N Mhlungu

Ms Vicki King: Metamorphosis – EAP

Mr G Cryer – Project Manager

Mr D Moor – Developer

Documents Presented:

Pre application meeting form

Draft meeting agenda

Draft layout plan

Screening Report

MINUTES

1. WELCOME & INTRODUCTION

Ms V King of Metamorphosis Environmental Consultants thanked the EDTEA officials for the opportunity to have the meeting.

It was noted that Ms Ndzumo would chair the meeting and that the draft agenda would be followed. All parties present introduced themselves.

2. Site description

Mr Cryer and Mr Moor gave a brief summary of the project proposal.

It was clarified that currently approximately 5ha of the 20ha is currently used for agriculture and the remaining 15ha comprises no formal use (alien trees and scrub) with a small retail area and an area being used as the construction camp for the current road upgrade project in the area.

The land is currently zoned agriculture. The re-zoning application has not yet been submitted.

The light industrial area will include manufacturing and servicing type industries to service the local towns. A church has also been considered as well as agri-processing type developments. These activities must be defined in the project proposal and BAR to ensure that there are no additional triggers.

The Municipality will provide bulk services (water and sewage), pipes are currently available to link directly to the site. Stormwater design will also be required.

EDTEA noted that services/capacity agreements (bulk services report) must be provided in the Basic Assessment.

3. EIA Triggers

Triggers

- GNR 983, No 14 relating to dangerous goods will apply (80 to 500m³).
This was discussed and it has subsequently been confirmed that the storage capacity for dangerous goods will be 80m³
- GNR 983, No 28 will apply (agricultural land developed to commercial >1ha).

Possible triggers

- GNR 983, No 27 query 'indigenous vegetation' as the area appears to comprise only exotic/invasive vegetation. (ref Google Earth images). A vegetation study must be undertaken to confirm.
- GNR 983, Nos 4 and 5 – confirm no animal/chicken farming in the light industrial plots.
- GNR 983, No 8 – hatcheries or agri-industrial facilities outside industrial complexes with an area of greater than 2000m².
- GNR 983, Nos 9 and 10 – confirm size and length of water and sewage pipes. Also confirm whether this site is deemed to be in an urban area. If so, these triggers fall away.

- GNR 983, Nos 12 and 19 – Ecological study to confirm that there are no watercourses on or near the site.
- GNR 983, Nos 24 and 56 – Check size and length of roads to be constructed.

It was confirmed by the Authority that there are no Listing Notice 3 triggers. The Screening Tool did not identify any listed areas from the EMF.

4. Public Participation

Ms King stated that the public Participation Process will be undertaken in accordance with Chapter 6 of the EIA Regulations.

She confirmed that direct neighbours would receive hand delivered BIDS, all potentially Interested and affected parties would be identified and receive BIDs.

The Department stated that the BIDS must contain as much of the information from the BAR as possible but also be simple and easily understood by the receiving population. All documentation would need to be in English and Zulu. Beware of literacy levels in the area.

The public participation officer of the Municipality is very helpful and should be utilized/consulted when undertaking the public participation.

The Isolezwe must be used for the Zulu advertisement and a suitable English language newspaper must be identified.

No public meetings are envisaged at this stage, focus group meetings will be convened as appropriate.

The Department stated that all I&AP details must be up to date.

CONSULTANT TO ENSURE THAT THEY KEEP PROOF OF RECEIPT OF ALL COMMUNICATION SENT OUT.

5. Screening Report/Specialist studies required

Studies which have already been undertaken:

- Traffic,
- Heritage
- Geotechnical

It was confirmed that the specialist studies required will be:

- Paleontological (with the online submission to AMAFA)
- Ecological assessment (Vegetation and faunal assessment)
- Engineering/stormwater plans
- Desktop hydrological study

The Department confirmed that agricultural capability, socio-economics, visual and noise would form part of the BAR but would not require specialist studies.

All specialists must submit their CVs, declaration and ensure that the expertise page is signed – all to be submitted with the BAR.

6. Other requirements

- Provide coordinates for all site corners as well as Shape files to the Department
- Clear layout plans – hard and soft copy, signed by engineer, must be included in application.
- When submitting Draft report and/or application form these must go to EDTEA Pmb (1 hard copy, 1 soft copy). When submitting final send to EDTEA Ladysmith (73 Murchison St)
- Draft minutes of the Pre-application meeting must be sent to Ms **
- It was confirmed that Ms King will be the central point of contact for communication from the Department
- Ms King must confirm proposed submission dates to the Department once she has defined them.
- A site inspection will be undertaken once the Department receive the Draft BAR.
- The Department noted that they always reply promptly and will assist wherever they can.
- The Department reserves the right to call for additional studies if additional information is obtained which indicates that they may be required.

7. Conclusion

Ms Ndzumo thanked the Proponent and project manager for making the time to attend the meeting, and also thanked all others present.

Ms King also expressed her gratitude to the Department for all of their assistance.

The meeting was closed at 11.30.