

Table A9. Issues raised and dealt with in the Scoping phase

Ref	Issue	Identified by	Respondent	Response
1.	Permits needed for trimming/ cutting indigenous trees from the DWAF: Forestry division.	Manisha Thakurdin (DWAF: Water)	Moreland	Noted. Moreland are aware of this requirement.
2.	Sewerage disposal. The existing works are reaching capacity. If septic tanks are to be installed, they are not allowed within 100m of a water course.	Manisha Thakurdin (DWAF: Water)	GAEA Projects	Noted. Septic tanks will not be used in this development.
3.	If ponds are developed for either retention or aesthetics, a licence is only required for ponds greater than 50,000m ³ in volume.	Norman Ward (DWAF: Water, Engineering)	Moreland	Noted. Moreland are aware of this requirement.
4.	In terms of wetlands, recommended that erven are kept out of the wetlands. If roads are going to impact on a wetland, DWAF prefer that the road cross the wetland rather than run alongside the entire length of it.	Norman Ward (DWAF: Water, Engineering)	GAEA Projects	Noted. Engineers have been made aware of this requirement.
5.	Normal DWAF standards apply in terms of sewage quality, volumes etc. The Phoenix Works has capacity to deal with sewage from the Sibaya Precinct.	Norman Ward (DWAF: Water, Engineering)	GAEA Projects	Noted. Engineers have been made aware of this requirement.
6.	Consider the area as a whole and hence demarcate it as a new township. Development would thus be allowed on the set footprints and any areas outside of the footprints would be undevelopable.	Wade Holland (Umdloti Conservancy)	GAEA Projects/ Moreland	Noted.
7.	Concerned about the (general) level of transparency displayed by Moreland.	Wally Menne (Botanical Society)	GAEA Projects	Noted.
8.	Good initiative – socially, economically more confirmative must be conducted at grassroots level.	Godfrey Ngema (Vulamasthuba Projects)	GAEA Projects/ Moreland	Noted.
9.	The new layout is positive in that: - the building infrastructure is being kept away from coastal natural bush and sand dunes; - opening access along the lagoon and river to nature lovers and not development; - generally all efforts to enhance the preservation of the natural environment and all efforts to improve the environment such as eliminating alien invasives etc.	R.G. Wicks	GAEA Projects/ Moreland	Noted.
10.	The Natal Estates Angling Club will support the proposed overhead gondola people transport system if this can be erected/ maintained in anyway without service roads being constructed. However, if it's only a means of getting guests/ selected people and not a general public transport system down to the beach, the Angling Club can as an alternative give them access via our clubhouse facilities but as we are very conscious of the "human pressure" on the	Trevor Rubelli Natal Estates Angling Club	Moreland	Noted.

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	natural environment, some sort of access control will have to be mounted at our entrance.			
11.	Good features include the removal of the housing units from the Umhlanga Forest and the grading of development densities and activities from lowest near environmentally sensitive features to highest in the north and on hill tops. Provision has also been made for public access to the beach and other natural areas. Moreland also described some exciting ideas to further develop the eco-urban concept, e.g. energy efficiency, recycling grey water, sourcing goods locally and reducing reliance on motor vehicles. These ideas have the full support of the EMD.	eThekwini Municipality Environmental Management Department	GAEA Projects/ Moreland	Noted.
12.	The Department of Water Affairs and Forestry (DWAF) is busy finalising a systematic conservation plan for South Africa's forest biome. As part of this work the 24 broad forest types in South Africa have been the subject of a Red listing exercise. KwaZulu-Natal Dune Forest (the same type as the Umhlanga and Hawaan Forests) is one of the 24 types and has been categorized as Critically Endangered. Policy principles (including reference to the National Forest Act) responding to the forest conservation plan and Red Listing process are being drafted. The draft policy principles indicate that a development such as the boutique hotel and spa would not be supported by this authority.	eThekwini Municipality Environmental Management Department	GAEA Projects	Noted.
13.	The EMD suggests that the environmental assets (or an appropriate sub-set) are proclaimed as a protected area (nature reserve) in terms of the National Environmental Management: Protected Areas Act. Such areas are exempt from property taxes and can be used to positively influence the value of surrounding land earmarked for development.	eThekwini Municipality Environmental Management Department	GAEA Projects/ Moreland	Noted.
14.	Further levels of protection may be appropriate. These include zoning and the registration of environmental servitudes.	eThekwini Municipality Environmental Management Department	GAEA Projects/ Moreland	Noted.
15.	The EMD has not had time to carefully study the conceptual layout, but will need to consider how environmental linkages have been treated in the proposal. Of particular interest will be the strengthening of linkages between forest blocks (including those to the south of the river) and the linkages designed to buffer the impacts of climate change on the	eThekwini Municipality Environmental Management Department	GAEA Projects	Noted.

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	environment.			
16.	The principle of using the forest and the forest needing to 'work' is supported with reservation. The forest is already working in the sense that it is a dynamic, functional ecosystem delivering a range of high quality ecosystem goods and services. Any other 'work' expected of the forest should not impact on its current functions. Use of the forest must therefore be limited and controlled.	eThekwini Municipality Environmental Management Department	GAEA Projects/ Moreland	Noted.
17.	The future of the Hawaan Forest must be considered as part of this proposal (as functionally it is part of the same environmental asset), or if not, then it should be considered in a parallel and simultaneous process.	eThekwini Municipality Environmental Management Department	GAEA Projects/ Moreland	Noted. The Hawaan Forest does form part of the application area.
18.	The Economic Development Department (EDD) does not have any objections to development proposed to the east of the M4 up to the new link road into Umdloti. It further welcomes the medium (and higher) density residential development, which increases the possibility of the creation of communities from a range of income categories who will be afforded access to this area, particularly due to its proximity to the future areas of employment around the DTP.	eThekwini Municipality Economic Development Department	GAEA Projects/ Moreland	Noted.
19.	Concerned about the lack of communication that exists at present between DWAF and DAEA/T regarding what DAEA/T "accept" in Scoping Reports regarding experts' comments on the necessity to conserve indigenous vegetation, which DWAF then issue permits for regarding the removal/ transplantation to other sites of the same vegetation.	G. & H. Cairns WESSA, Umhlanga	GAEA Projects	Noted.
20.	The green belt must remain as a buffer zone (intact) between Umdloti and the new development.	Richard Siedle (URRA)	GAEA Projects/ Moreland	Noted. Alternative concept plan and framework provides for this.
21.	If septic tanks are to be installed a Geohydrological survey will be necessary.	Manisha Thakurdin (DWAF: Water)	GAEA Projects	Noted.
22.	What is the future of the naval base?	Richard Siedle (URRA)	Warrant Officer Gounden Naval base	The Naval Base is not moving, but will remain as it is still functional and budget has been approved for upgrades to the facilities over the next 10 years.
23.	Clarity required on the Mhlanga Forest Estate/ Peace Cottage issue.	Richard Siedle (URRA)	Moreland GAEA Projects	The MFE is not going ahead, although boutique hotel and niche spa being proposed for the area. The Peace Cottage EIA outcome is still pending.
24.	I would like to enquire about the traffic counts currently being undertaken, I have noticed students counting	Terry Ann Rens	Dave McFarlane & Associates (DMA)	The eThekwini Municipality Town Planning Department is currently doing an overall

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	traffic at both intersections off the M4 and the N2 going towards Verulam and Umdloti, as well as at the new Sibaya Casino traffic circle. Please could you confirm whether these are for the proposed development and if so, please could you ensure that the traffic counts are performed out of school holiday season as well.			planning exercise for the area from the Ohlanga river (south), Tongati river (north) and N2 (west). Obviously the Sibaya precinct falls within this. As part of this, a traffic model is being developed to assess the implications of possible land uses on the road network. The traffic counts you mention are part of this exercise. Contact person at the City for this is Robin Chetty, chettyrobin@durban.gov.za , phone 311 7403
25.	The need for a floodline assessment.	Manisha Thakurdin (DWAf: Water)	VELA VKE	This has been done.
26.	Is it correct that the ski boat clubs are moving out of Umhlanga and Umdloti to Peace Cottage?	Don Smith (URRA)	Trevor Rubelli, secretary of the Natal Estates Angling Club Clive Hockly (Chairman of the Umdloti Ski Boat Club) Lorenzo Wessels (Umhlanga Rocks Ski Boat Club) Ronnie Wicks (NPA) Moreland	The facilities currently located in the Mhlanga Forest are managed by the Natal Estates Angling Club which is a registered Rock & Surf Angling club. Clive Hockly has confirmed that the club is not moving to the Peace Cottage site. Lorenzo Wessels from the Umhlanga Rocks Ski Boat Club confirmed that while their club is moving, it is not to the Peace Cottage site. Ronnie Wicks clarified that there are no ski boat facilities within the Mhlanga Forest but rather a restricted access to the beach which is managed by Natal Estates Angling Club that is not in use any longer due to the restriction of vehicles on the beach. Moreland would like to clarify that this is not part of the application.
27.	Who will manage the roll-out of the development and ensure that the Record of Decision is adhered to?	Wade Holland (Umdloti Conservancy)	GAEA Projects	An EMP will be compiled for the construction and operational phases of the development. The development will be monitored by an independent Environmental Control Officer who will have to submit formal audit reports to DAEA and the eThekweni Municipality. The creation of a monitoring committee is also

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				Association (Breeding, Feeding, Nesting & Resting in a semi urban/ urban context).
37.	There is a need for employment opportunities as these are currently limited.	Helene Epstein (eThekweni Municipality, Strategy & Policy)	GAEA Projects	Noted and in his socio-economic study of the area, Jeff McCarthy discusses the provision of employment opportunities that will result from the Sibaya development. See Appendix XXI).
38.	Do the blocks described as 13 & 15 adjacent to the Mhlanga Forest correspond to the Cane Cutters development? Is this development (Cane Cutters) going ahead?	Richard Siedle (URRA)	Moreland	These blocks indicate potential development sites resulting from the charrette process, they are in a similar area but do not correspond to the Cane Cutters development. The original Cane Cutters as proposed would have to be amended.
39.	Clarity required on the land uses (i.e. the land use definitions, densities) for the blocks east of the M4, north of the casino traffic circle.	Richard Siedle (URRA)	GAEA Projects	<p>These blocks are designated as medium and high density residential and commercial as part of a mixed use node (See Figure 8) that is conceptualised as a 'town centre' that will provide 'back of beach' and commercial activities.</p> <p>The exact densities of the development will be based on the outcomes of the specialist studies commissioned in the EIA phase.</p>
40.	Parking capacity in Umdlotti is limited, need redesigned entrance to Umdlotti.	Richard Siedle (URRA)	<p>DMA</p> <p>Moreland</p>	<p>DMA's understanding is that parking areas are to be provided within the Sibaya precinct with shuttles to the beaches in Umdlotti, which will help considerably. The rates that the eThekweni Municipality will generate from the Sibaya precinct will also provide funds for additional parking.</p> <p>It is envisaged by DMA that the main access road into Umdlotti (MR96) will require upgrading from the M4 to beyond the proposed access point off this road into the Sibaya precinct. Beyond that point to the east, DMA believe the existing road will be adequate for the foreseeable future.</p> <p>Moreland state that although not their responsibility, they will assist to resolve the issue of limited parking facilities in Umdlotti.</p>
41.	The Umdlotti issue (access into Umdlotti & impact of new	Richard Siedle (URRA)	Moreland	Moreland state that it is not their overall

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	development on Umdloti) has still not been addressed by Moreland.			responsibility to resolve the planning within Mdloti but will assist as far as possible in collaboration with the City.
42.	Traffic implications.	Richard Siedle (URRA)	DMA	This is dealt with in the revised TIA (May 2006, Appendix XXIV).
43.	Infrastructure issues need to be prioritised and dealt with both by the City and the developers, in this case Moreland. More detail on the infrastructure required and how this will be dealt with should be provided.	Stan Bromley (ULTRA)	GOBA	Consultations are in progress with the various municipal departments regarding the provision of roads, sewer and water. See bulk service report (Appendix XXVII)
44.	Coverage may be a problem. How will higher densities be mixed with an ecological environment?	Tandi Breetzke (DAEA: Coastal Management)	Iyer Rothaug	This is precisely one of the reasons to pursue higher densities, to minimise the built footprint by consolidating these in hill tops thereby allowing for a greater open space lattice as a basis for a more powerful ecological environment. Much of current literature on sustainability supports the notion of higher densities. (Note: Coverage will be <5% overall.)
45.	Need to get imagery showing the architectural concepts that will be used for the hill top communities in order to get a better idea of what is being put forward.	Tony Markewicz (Future Works)	Iyer Rothaug	Draft guidelines and imagery attached at Appendix XXIX.
46.	The sewerage will need to go inland; it cannot go towards the beach.	Wade Holland (Umdloti Conservancy)	GOBA	Sewer from a portion of the development will flow inland into the Sibaya outfall while the balance will flow into the existing pump stations and eventually to the Umdloti treatment works (See Appendix XXVII for more detail).
47.	There is no connection between Umdloti and the proposed new town centre. Need some form of commercial development on the south of the MR96 to encourage this link.	Wade Holland (Umdloti Conservancy)	Iyer Rothaug	Noted and will investigate in more detail.
48.	How will the Sibaya Precinct be affected by the development of the new airport and associated flight paths?	Wade Holland (Umdloti Conservancy)	GAEA Projects/ INR	INR currently compiling scoping report for airport development.
49.	Moreland need to show that they are genuine in their commitment in terms of the existing natural areas. Need to put up the money for alien species removal, rehabilitation etc.	Wally Menne (Botanical Society)	GAEA Projects	This EIA will have conditions, management plans and other structures in place to ensure that this commitment is carried out.
50.	The City is preparing a plan for this area. Is this new vision/ layout consistent with the City's plan?	Wally Menne (Botanical Society)	Iyer Rothaug	Yes in terms of residential, tourism and ecological direction.
51.	How will the M4 cope with the additional traffic if it is not widened?	Geoff Pullan (eThekweni Councillor)	DMA	The preferred option is to not widen the M4 for the various reasons listed below (as

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				<p>extracted from the revised TIA (May 2006). <i>“Widening of the M4. The intention is not to widen the M4 in this vicinity for the following reasons:</i></p> <ul style="list-style-type: none"> • <i>The impact on the environmentally sensitive Hawaan Forest on both sides of this section of the M4. It is highly probably that permission will not be obtained (from an environmental control viewpoint) to encroach into the forest in order to widen this road.</i> • <i>The character of this section of the M4. This road is arguably one of the most scenic roads in the entire eThekweni Municipal area, with huge tourist potential. To widen this road to a high capacity facility will impact severely in the role this road currently has.</i> • <i>Knock on effects. This road as a 4-lane facility (2 + 2) can only be effective if more capacity is provided on the M4 further south. This would effectively mean a 6-lane facility (3 + 3) on the M4 from MR94 (M41) all the way to the Umgeni River crossing, a massive undertaking and something unlikely to happen in the medium to long term.</i> • <i>The impact of the Tongaat Toll plaza on the N2 to the north. Much of the existing traffic on this section of the M4 is bypassing the N2 toll. Addressing this problem would have many long-term benefits for the north coast to beyond Ballito.</i> • <i>With more capacity available on the N2, commuters from the west on MR96 (M27) will start using the N2 rather than the M4.”</i> <p>In summary – the strategy is not to widen the M4 as this has a number of knock on effects, which are not easily resolved and</p>

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				other alternatives are the preferred option within the foreseeable time frames. To reserve the land to possibly widen the M4 at some later stage, DMA would strongly agree with.
52.	Additional traffic will lead to more road kills.	Graham Cairns (WESSA, Umhlanga Branch)	GAEA Projects	Noted.
53.	What has happened to the Biodiversity park? It was referred to in the latest Moreland News but now does not appear to be part of the proposal.	Di Dold (WESSA)	Moreland	The development of the Botanical Gardens/Biodiversity Park is not something that Moreland will, at this stage, be specifically implementing. It has always been an initiative by WESSA/BOTSOC which Moreland has always supported in principle. The new concept and vision for the precinct does however comfortably incorporate the principle of such a facility. Whether this proceeds and a new site identified or area identified is up to WESSA and BOTSOC to drive and engage with Moreland.
54.	The development that is being proposed along the M27 concentrates its impact on Moreland's land. However, it should consider its neighbours. There needs to be an interface between the existing foreshore beach front development and behind the dune development.	Neil Slatter (MI Investments)	Iyer Rothaug	Noted and investment within the region will contribute to overall improvements in amenity and investment potential in wider area. As an example, new access opportunities, sporting facilities and environmental improvement bode well for the wider community.
55.	Need to consider the land beyond the M27, north of the M27 behind Bellamont Road and include this area in the Precinct. Asked why the planning was stopped at the M27 and not at the Mloti River.	Neil Slatter (MI Investments)	Moreland	Moreland state that it is not possible to review all planning options which would include land development concepts too far ahead on the time horizons. These would be abortive in this dynamic millennium of great challenge and change. Must form part of Mloti River estuary and adjacent development planning exercise.
56.	Asked if schools/ education facilities and places of worship would be provided in the Precinct? It is necessary to include this in the plan.	Mary-Anne Paparicolaou (Green Acres Nursery)	Iyer Rothaug	Agreed and will be catered for as per Provincial and Council requirements as part of the statutory approval process.
57.	Is there any planning for a retail nursery and lifestyle centre?	Mary-Anne Paparicolaou (Green Acres Nursery)	Moreland	The development provides a whole range of retail opportunities but does not specifically identify a single lot / site to do so.
58.	There should be provision for widening of the M4.	Mary-Anne Paparicolaou (Green Acres Nursery)	DMA	KZN-DOT will impose their standard building line restrictions along the length of

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				the M4, the intension of which is to be able to widen the road if needs be some time in the future.
59.	What is actually proposed in terms of the numbers of 2-4-6 storey buildings?	Wade Holland (Umdloti Conservancy)	Iyer Rothaug	The framework plan will address this in terms of clarity as it relates to particular local areas. The general approach in terms of height however is to have a generalised height of between 2-4 storeys across the area with the hilltops around key urban spaces having greater height in the order of 4-6 storeys and possibly 8 as a means to define the space. A key design feature is the introduction of special sites that occupy landmark positions where iconic buildings are proposed. These would be in the region of 10-15 storeys and would typically be 1 of such buildings at the most prominent hilltops.
60.	Proposal takes ecological aspects into account but the appropriateness of the scale in relation to this was questioned. Cannot "Africanise" such bulk development.	Wade Holland (Umdloti Conservancy)	Iyer Rothaug	Noted but disagree. There are several large scale urban projects that have defined a new form of urbanism where both the architecture and landscape speaks clearly of a local identity and one which is contemporary. Such projects include Melrose Arch in Johannesburg and the Point Waterfront in Durban. (See the Architectural language and imagery, Appendix XXIX.)
61.	The proposed development is localised and not aimed at the international market. The area needs an international attraction such as a biodiversity park (Kirstenbosch style).	Wade Holland (Umdloti Conservancy)	Iyer Rothaug	Noted and there will be a range of attractions that cater for the international market.
62.	The appropriateness of the layout questioned in terms of scattering development instead of creating a "town". Alternative suggestion would be to keep development to the north of the Sibaya casino and rehabilitate the area south of the casino.	Tim Brown (Venn Nemeth & Hart)	Iyer Rothaug	Noted but impractical to leave large areas "undeveloped". This principle has been observed but expressed differently through grading intensity from north to south.
63.	The proposed development will create significant traffic congestion.	Tim Brown (Venn Nemeth & Hart)	DMA	This is dealt with in the revised TIA (May 2006, Appendix XXIV).
64.	Hawaan Investments have sent three letters to Moreland concerning the state and condition of the Hawaan Forest. To date no response has been received. If Moreland cannot address these issues currently, how will they address these issues in the	Pat Naicker (Hawaan Investments)	Moreland	Management of the Forest Areas including the balance of Hawaan will be achieved through a Management Association, Trust or Local Authority once the project goes live.

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	long-term?			
65.	It would be wise if the features of the buildings could be Africanised to accommodate the Sibaya Africanised feature. That could have attraction to the tourists who would be passing through or visiting the Sibaya Casino. It would be adding again to the African/ Zulu cultural/ traditional architecture.	Sabelo Ngema (Unyezi Investment cc)	Iyer Rothaug	Noted but approach is not to mimic the past in terms of technology available and associated building practices but rather to celebrate a new contemporary African Culture that is mindful of the past but projects positively the current generation.
66.	The alternative layout shows a planned new traffic circle between the Sibaya turn off and Umdloti interchange on the M4 as well as a road connecting Margaret Bacon Avenue into Umdloti. The rationale of such an access is questioned considering that there is no planned infrastructure at the beach end such as additional parking, ablutions or cafe facilities for visitors (or available space for such infrastructure). An additional access road would make traffic management more difficult without any compensating advantages.	Richard Siedle (URRA)	DMA	The access to Margaret Bacon is a proposal suggested by the City to alleviate congestion into/ out of Umdloti and would require back-of-beach infrastructure. Additional accesses into Umdloti will help to spread the traffic load and hence are beneficial. Additional infrastructure at the beaches is necessary – whether this is provided by rates income or other mechanisms, DMA cannot comment.
67.	The provision of social facilities, including school sites, worship sites, must be included in the proposal.	eThekwini Municipality	Iyer Rothaug	Noted and will be catered for as per Provincial and Council requirements as part of the statutory approval process
68.	Details regarding the land use mix, extent, densities, etc will be required. The anticipated population for the area is necessary to determine bulk services requirements for the development.	eThekwini Municipality	Iyer Rothaug GAEA Projects	Noted and the framework plan will clarify this. The exact densities of the development will be based on the outcomes of the specialist studies commissioned in the EIA phase.
69.	Clarity is required regarding how this development will fit into the Sibaya theme.	eThekwini Municipality	Iyer Rothaug	Sibaya represents one local precinct within a much larger area. Its building placement approach is consistent with the urban form massing proposed, i.e. a citadel on a hilltop and therefore in overall terms Sibaya will “blend” in from an overall landscape point of view. It would be tantamount to the ‘tail wagging the dog’ if this smaller node dictates the overall architectural logic given the scale and distance of the whole.
70.	The development concept suggests the location of a public facility in the south-east of the site, just inland of the M4. For physical, environmental and land ownership reasons, it will be very difficult to provide access to the beach from this point. It is suggested that a shuttle service is established between this facility and the site proposed for the hotel and spa. The proposed	eThekwini Municipality Environmental Management Department	Iyer Rothaug	This is an issue that requires greater interrogation relating to specialist study and international best practice. The charrette process acknowledged the need for a public facility open to the greater public and managed access to the

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	site for the hotel and spa could then instead be sensitively re-developed as a back-of-beach facility allowing controlled access to a high quality, natural beach. Appropriate re-development may include an ablution facility, limited parking for the disabled and emergency vehicles and a boardwalk to the beach.			sea.
71.	It is realized that the planning is still in the conceptual stage, but at the appropriate time the EMD will be interested to know more about how the environmental assets will be managed and how management will be funded.	eThekwini Municipality Environmental Management Department	Moreland	It is envisaged that the assets will be managed by a Sibaya Management Association, Trust or Local Authority and funded jointly by Sibaya and adjacent properties that draw value from the assets.
72.	There is concern relating to the accessibility and management of the environmental assets and the education facility. While the education facility is mentioned in slide 14 it does not appear on slide 27 & 28 (or anywhere else). The EDD views these as being assets for public enjoyment whether through recreation, leisure or tourism. Tourism is further of importance in this strategic area and the role of the environmental assets and education centre in that respect is of critical importance. It is therefore preferred that these assets have good public access. This unit opposes any form of managed access to the education facility and further is of the view that management of numbers to the environmental asset should only be defined by an assessment of carrying capacity, and not on the basis of prior arrangement. It is further necessary that Municipal representation is obtained on any management body established to manage the environmental asset. The design does not provide for public accessibility and this requires further consideration, as to where and how public access to the environmental assets could be incorporated.	eThekwini Municipality Economic Development Department	Iyer Rothaug	Noted and is a possible area for partnerships and joint solution finding.
73.	EDD is satisfied with the "vision through precedent". However careful consideration needs to be given to the expression of the proposals' contemporary South African Architecture, although the precedence is classic Mediterranean hilltop cluster towns. While the hotel/resort type developments fit in with the overall framework plan, their location and form seems out-of-scale, and at odds with the placement of potential iconic areas, which they should be a part of. Their clustering is also an element that limits their individual scope and talks to a single holistic development. This particular	eThekwini Municipality Economic Development Department	Iyer Rothaug	Agreed and is subject to specialist architectural study. The precedent should not be confused with architectural expression as it was merely indicative of the principles relating to group form and hilltop development. The architecture will be driven by a truthful expression of contextual influences, both on-site and those of contemporary global and local practice.

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	model seems apparent in most of the planning frameworks (The Point, Umhlanga Node) and could perhaps be re-worked to enable the scope and scale that is the requirement for iconic architecture.			
74.	What is the reason for getting rid of the Natal Estates Angling Club facilities in the Mhlanga Forest?	Trevor Rubelli Natal Estates Angling Club	Moreland	The land is currently occupied and will provide the opportunity to create a facility to manage access to the Indian Ocean related to the public facility for the benefit of a greater population.
75.	Does the project take sustainable livelihoods/ poor communities into account?	Tandi Breetzke (DAEA: Coastal Management)	Iyer Rothaug Moreland	This project must be understood in the context of a much wider development agenda that incorporate areas outside of the study area, in fact as part of a regional urban and economic system. This can best be understood in terms of the northern corridor which includes a wide range of development patterns and potentials. It is unrealistic to expect that all current development needs can be addressed in a single locality but rather to see this as part of a wider economic system. To this end, development objectives in terms of increasing the tourism base and associated job creation represent one component of how this locality contributes to regional growth. Moreland is currently applying the ten principles of One Planet Living which looks at sustainability and use of the earth's resources. Part of that is the opportunity to create sustainable local community industry to meet certain needs of Sibaya.
76.	Requested greater detail on the proposed niche resort and spa.	Dave Henry (Botanical Society)	GAEA Projects	This will be addressed in the EIA process and is currently a concept.
77.	In terms of water availability, has DWAF confirmed that water is available?	Richard Siedle (URRA) Tandi Breetzke (DAEA: Coastal Management)	GOBA	EThekweni Water & Sanitation Unit has confirmed that water will be made available for this development.
78.	Alternative option is to develop offices etc to the west of the N2 and to the east, the area should be developed as tourist destination. Sea views would better serve tourists than the proposed office blocks.	Marcella Hunt (URRA)	Iyer Rothaug	Noted and will investigate in detail design. The overall landuse approach is to allow flexibility to respond to market forces without compromising the environmental integrity of the scheme.

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79.	The area needs a “Kirstenbosch” attraction. It would give impetus to the development to have a biodiversity park in the area.	Wade Holland (Umdloti Conservancy)	Moreland	Noted. A smaller facility related to the tourism related facilities adjacent to Sibaya can be investigated but more importantly, the ultimate development will comprise generous open space areas including road reserves which provide for a complete open space lattice that will achieve a lot more in terms of bio-diversity across the site, hence would create a residential community within a “bio-diversity park”.
80.	If the airport goes ahead, will the proposed Sibaya Precinct development not go ahead?	Barry Tate	GAEA Projects	Awaiting the outcome of the Airport EIA.
81.	Scale is important. There must be architectural rules.	Wade Holland (Umdloti Conservancy)	Iyer Rothaug	Agreed and detailed precinct plans will set the ‘rules’ to give certainty to the public, developers and residents.
82.	How will sewerage be dealt with?	Richard Siedle (URRA)	GOBA	Water borne sewerage system is being planned. See bulk service report (Appendix XXVII).
83.	The scale of the development is much too large for the area involved. Medium, high and resort-type development should be excluded completely, with nothing higher than 2 storeys. Single dwelling, low density, up-market housing not on hill tops, with earthy, rustic colours/ thatch would be far more appropriate and softer on the environment.	Malcolm Keeping	Iyer Rothaug GAEA Projects	There are several large scale urban projects that have defined a new form of urbanism where both the architecture and landscape speaks clearly of a local identity and one which is contemporary. Such projects include Melrose Arch in Johannesburg and the Point Waterfront in Durban. The exact densities of the development will be based on the outcomes of the specialist studies commissioned in the EIA phase.
84.	It is noted that no real economic analysis has been undertaken to assess the impact of this development, or its viability, particularly in view of the extent of commercial development, apart from the notion that the development of the DTP will provide an infinite number of opportunities and economic utopia for the area. This coupled with an absence of consideration of the phasing of both this development as well as the DTP, is of concern. The presentation is thus only a design perspective and it is presumed that a more detailed economic analysis will be included in the EIA report.	eThekweni Municipality Economic Development Department	GAEA Projects	An economic assessment has been undertaken by Jeff McCarthy for the development and is included as Appendix XXI.
85.	Need to look at area beyond Sibaya Precinct including Umhlanga Rocks and determine the open space	Wade Holland (Umdloti Conservancy)	GAEA Projects	The current layout allows for the rehabilitation and creation of large areas of

Ref	Issue	Identified by	Respondent	Response
	systems that exist in developed areas.			open space. These areas of open space are also linked through north-south and east-west corridors thereby enhancing the open space system in the area.