

PRE-APPLICATION MEETING MINUTES

PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE

Attendees: Sarah Stalberg (SS) – Green Choice Consulting
Nombasa Kama (NK) – EDTEA
Sphe Makwaza (SM) – EDTEA
Mavis Padayachee (MP) – EDTEA

Meeting Date & Time: 18 August 2022, 10h00

Venue: EDTEA uMgungundlovu District office

The aim of this meeting was to discuss the proposed extension of the Woodburn Shopping Centre with representatives from the Department of Economic Development, Tourism & Environmental Affairs (EDTEA) as the pre-application meeting for a potential Part 2 Amendment process.

This document summarizes the discussions had in the meeting.

1. Project Background

SS thanked attendees for their time and provided an overview of the project. Shanbar Property Development CC (the Applicant) proposes to extend the existing Woodburn Shopping Centre in the Scottsville area of Pietermaritzburg, KwaZulu-Natal. The proposed development will entail:

- The extension of the Woodburn Shopping Centre at the same raised level to accommodate additional retail stores. The building will comprise two levels - the lower ground level will comprise an underground parking lot as per the existing building, and the ground level will comprise various retail stores, food court, and ablution facilities.
- An extension of the existing parking lot to accommodate 375 additional parking bays.
- The demolishing of the Natal Rugby Union office building and stadium seating to make way for the proposed shopping centre extension, which will be rebuilt adjacent to the existing

rugby fields in future by the Natal Rugby Union. The rebuilding of stadium seating, offices etc. will not form part of this project.

The landowner is the Natal Rugby Union, and the site is currently fully developed comprising of the Natal Rugby Union's rugby fields, stadium seating, and a building containing offices and a bar/restaurant. The proposed extension site is approximately 3.5 hectares in extent.

SS shared an architect drawing and locality map showing the footprint of the proposed shopping centre extension.

2. Potential Triggered Listed Activities

MP, NK and SM perused all the potential listed activities that may be applicable to the project, however it was determined that the proposed extension of the Woodburn Shopping Centre would not trigger any listed activities in terms of the National Environmental Management Act (NEMA). However, due to the fact that the proposed extension project would change the layout of the Woodburn Shopping Centre (i.e., increasing the physical footprint) it was determined that a Part 2 Amendment application would be required for the proposed extension project.

3. Public Participation

MP, NK, SM indicated that a full public participation process as per Section 41 of the EIA Regulations (GNR 328 of 7 April 2017, as amended) will be required for the Part 2 amendment process, including:

- Obtaining landowner consent;
- Publishing of newspaper advertisements and erection of site signage.
- Identifying key stakeholders and Interested and Affected Parties (I & APs) including the Department of Water & Sanitation, Department of Transport, The Duzi uMngeni Conservation Trust (DUCT) neighbours etc.
- Obtaining comment from the District and Local Municipalities, particularly with regards to the confirmation of services for the proposed extension as well as obtaining a Service Level Agreement from the Msunduzi Municipality to confirm whether the shopping centre's facilities can link to Municipal services.

SM suggested that the Interested & Affected Party database for the original Woodburn Shopping Centre Basic Assessment be used and updated for the Part 2 amendment project.

SS queried whether the undertaking of the public participation process as well as the circulation of the Draft Amendment Report could be conducted prior to submission of the Part 2 Amendment application form to avoid any possible delays in the process. MP confirmed that this would be possible, and that the Draft Amendment Report may be submitted to registered interested and

affected parties (I & APs) and the EDTEA for comment prior to submission of the Part 2 Amendment application form.

4. Specialist Studies

The following specialist studies may need to be undertaken for the Part 2 Amendment application:

- Geotechnical Study
- Traffic Impact Assessment
- Flood Risk Assessment

5. General Discussion / Queries

1. With regards to the requirements associated with the Part 2 Amendment, SS requested clarity on the meaning of a "valid Environmental Authorisation", as the Environmental Authorisation (EA) for the Woodburn Shopping Centre was issued in 2015 with a five-year validity period (ending 2020). MP indicated that the EA is still valid, as construction of the Woodburn Shopping Centre commenced within the five-year validity period of the EA.
2. NK indicated that the EA for the Woodburn Shopping Centre was amended after 2015. NK to provide the amended EA to SS.
3. MP queried whether the proposed expansion portion (area) is included in the current EA. If this is not the case, a separate application will be required.
4. MP queried whether the Natal Rugby Union obtained EA for their facilities. If they obtained an EA, it may include the portion where the proposed expansion will take place. If this is the case, a Part 1 (name change) and Part 2 Amendment may be required under the Natal Rugby Union's EA. MP stated that should the Natal Rugby Union's facilities be constructed prior to 1996, they would not have obtained EA.
5. SS queried that if the current Woodburn Shopping EA does not include the proposed extension portion in terms of Erf boundaries, and that there is no EA for the Natal Rugby Union's facilities as they were constructed prior to 1996, the extension itself does not trigger any listed activities therefore not requiring an EIA. NK indicated that a Part 2 amendment will still be required, as the layout of the original shopping centre would change, and the footprint development would change.
6. SS confirmed that the Foxhillspruit Canal is not classified as a sensitive area in terms of the uMgungundlovu EMF, however the EMF does regard the Foxhillspruit Canal as an important corridor. A Wetland Assessment was undertaken for the Woodburn Shopping Centre Basic Assessment, with the specialist concluding that there are no wetlands located along the Foxhillspruit Canal, and that the vegetation in the area primarily consists of alien vegetation. SS indicated that Shanbar Property Development has a rehabilitation plan in place which is implemented.
7. SS indicated that the Department of Water and Sanitation decided during the initial Basic Assessment process that a Water Use Licence was not required for the development of the

Woodburn Shopping Centre, however this is currently being reinvestigated for the extension project.

8.

6. Way Forward / Additional Information Requirements

The following items must be actioned to allow the EDTEA to come to a final decision regarding the requirement for the Part 2 Amendment Process:

- SS to determine whether the EA for the Woodburn Shopping Centre includes the area where the proposed extension is to take place.
- SS to determine whether the Natal Rugby Union received EA for their current facilities.
- NK to provide SS with the amended EA.
- SM to provide SS with the Basic Assessment Report, if possible.

The meeting was closed at 10h40.

Signed in agreement with minutes –



Scriber



Approved (N Kama – EDTEA)