

| COMMENTOR | COMMENTS | PROJECT TEAM RESPONSE |
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| Private, Helga Barnard, via email on the 25 th January 2023 | Please register me as an interested and affected party. Our property borders on Woodburn Rugby Stadium | Helga Barnard was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 25 th January 2023. |
| Private, Shantham Naidoo, via email on the 27 th January 2023 | I would like to register as an interested and affected party as I live across from the Woodburn Square shopping centre. | Shantham Naidoo was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 30 th January 2023. |
| Private, Thembisile Khumalo, via email on the 27 th January 2023 | I'm one of the house owners in Woodhouse, I'm really concerned about the extension on the Woodburn, already we have too many footprints that are exposing our lives to house robberies and theft, please buy the whole area, give us money so that we go buy where it will be quiet and safe, please | Thembisile Khumalo was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 30 th January 2023. |
| Private, Sabelo Ndlovu, via email on the 27 th January 2023 | Can you please add me to the group for consultation. | Sabelo Ndlovu was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 30 th January 2023. |
| Private, Mike B Magic, via email on the 29 th January 2023 | I am a property owner residing at 43 Woodhouse Road sharing a common boundary with the Woodburn rugby grounds, I received a flyer in my mail box regarding the extensions to the Woodburn shopping centre, as it appears that it will have some effects on myself and my property may I request a to be registered as an IAP to this project and also the full information and proposals of what the extensions entail, please correspond via email as it seems our postal service does not exist anymore. Thank you Sarah, all information available will be appreciated. | Mike G. Magic was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 30 th January 2023. |
| Private, Hentie Stieger, via email on the 30 th January 2023 | We live at 1 New England Road on the corner of Woodhouse and New England Roads. | Hentie Stieger was registered as an I & AP, and sent a copy of the Background Information |

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| | <p>The traffic coming in and out of the shopping Centre at the moment is hectic and noisy already and an extension is just going to make the traffic situation worse. Perhaps one entrance in and an exit into another road can be considered.</p> <p>Furthermore the fact that there is only one lane going up New England road is causing a lot of problems. The people cannot get parking in the Centre and then just park in the upward going lane and the cars coming into New England have nowhere to drive.</p> <p>Also our gutter is constantly littered with chicken bones and boxes and bottles. We already pay someone to clean the gutters twice a week so that we are not living in a pigsty.</p> <p>Please keep us informed of the development and take us into consideration.</p> | <p>Document (BID) via email on the 31st January 2023.</p> <p>A Traffic Impact Assessment is currently being undertaken to determine the anticipated impact of the proposed project on the current traffic situation. The measures that will be recommended by the traffic engineers, combined with the additional parking space that will be established as a component of the proposed project should address your concerns regarding traffic congestion. The results of the Traffic Impact Assessment will be presented in the Draft Amendment Report. Waste management will also be addressed in the Amendment Report.</p> <p>The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.</p> |
| Private, Helga Barnard, via email on the 30 th January 2023 | <p>Will you please provide a clear copy of the proposed site layout as well as a list of tenants, the names of which are illegible?</p> <p>There is a black triangle on the site layout, what is that?</p> | <p>The site layout plan was sent to Mrs. Barnard with the explanation that the black triangle was a parking lot. Additionally, it was indicated that the list of tenants has not been confirmed for the proposed shopping centre extension.</p> |
| Private, Mike B Magic, via email on the 30 th January 2023 | <p>Could you please explain to me what this part of the image depicts [referring to practice fields located on the extreme right of the plan].</p> | <p>The image depicts practice fields, however this is out of the scope of the Woodburn extension project.</p> |
| Private, Yvonne Pereksles, via email on the 31 st January 2023 | <p>We live at 1 New England Road on the corner of Woodhouse and New England Roads.</p> | <p>Yvonne Pereksles was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 31st January 2023.</p> |

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| | <p>The traffic coming in and out of the shopping Centre at the moment is hectic and noisy already and an extension is just going to make the traffic situation worse. Perhaps one entrance in and an exit into another road can be considered.</p> <p>Furthermore the fact that there is only one lane going up New England road is causing a lot of problems. The people cannot get parking in the Centre and then just park in the upward going lane and the cars coming into New England have nowhere to drive.</p> <p>Also our gutter is constantly littered with chicken bones and boxes and bottles. We already pay someone to clean the gutters twice a week so that we are not living in a pigsty.</p> <p>Please keep us informed of the development and take us into consideration.</p> | <p>A Traffic Impact Assessment is currently being undertaken to determine the anticipated impact of the proposed project on the current traffic situation. The measures that will be recommended by the traffic engineers, combined with the additional parking space that will be established as a component of the proposed project should address your concerns regarding traffic congestion. The results of the Traffic Impact Assessment will be presented in the Draft Amendment Report. Waste management will also be addressed in the Amendment Report.</p> <p>The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.</p> |
| <p>Private, Hazel Miller, via email on the 2nd February 2023.</p> | <p>My interest is that I live behind the stadium. How is this going to affect the traffic, and what about the boundary fencing?</p> <p>I am Mrs H.j.miller, no 33 woodhouse road, Email as is on this email.</p> | <p>Hazel Miller was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 3rd February 2023.</p> <p>A Traffic Impact Assessment is currently being undertaken to determine the anticipated impact of the proposed project on the current traffic situation. The results of the Traffic Impact Assessment as well as specifics associated with the proposed development will be presented in the Draft Amendment Report.</p> |

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| | | <p>The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.</p> |
| <p>Private, Mbongeni Mathonsi, via email on the 3rd February 2023</p> | <p>I have a property at 41 woodhouse road.</p> <p>The proposed extenrtion will nagetively affect my proprety with amongst other things, noise, airpolution, soil erosion etc.</p> | <p>Mbongeni Mathonsi was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 3rd February 2023.</p> <p>Thank you for your email concerning the Woodburn Shopping Centre extension project – this email serves as confirmation of your registration as an Interested & Affected Party. Please find attached the Background Information Document for your information.</p> <p>The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.</p> |
| <p>Private, Tarin Chetty, via email on the 3rd February 2023</p> | <p>My name is Tarin Chetty and I am the owner of the property on 29 Woodhouse Road. I want to register as an interested and affected party based on the fact that my property borders on Woodburn. I am concerned about the increased traffic, noise and pollution etc.</p> | <p>Tarin Chetty was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 3rd February 2023.</p> <p>A Traffic Impact Assessment is currently being undertaken to determine the anticipated impact of the proposed project on the current traffic situation. The results of the Traffic Impact Assessment as well as specifics associated with</p> |

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| | | <p>the proposed development will be presented in the Draft Amendment Report.</p> <p>The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.</p> |
| <p>Private, Nireesha Ramkhelawan, via email on the 8th February 2023</p> | <p>I am a resident of a property that borders on Woodburn.</p> <p>Please register me as a concerned and affected party to this extension.</p> <p>Some of my concerns include safety and security, and the potential increase in crime in the area; excessive traffic; and noise.</p> | <p>Nireesha Ramkhelawan was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 8th February 2023.</p> <p>Thank you for your email concerning the Woodburn Shopping Centre extension project – this email serves as confirmation of your registration as an Interested & Affected Party. Please find attached the Background Information Document for your information.</p> <p>A Traffic Impact Assessment is currently being undertaken to determine the anticipated impact of the proposed project on the current traffic situation. The results of the Traffic Impact Assessment as well as specifics associated with the proposed development will be presented in the Draft Amendment Report.</p> <p>The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.</p> |

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| <p>Private, Helga Barnard on behalf of all registered I&APs, via email on the 21st February 2023</p> | <p>1. There is already heavy traffic and traffic noise in Woodhouse Road. Residents bordering onto Woodburn stadium will now also have to endure increased traffic noise and air pollution from traffic behind their properties. What noise reduction measures will be put in place and what about air pollution caused by shoppers looking for parking?</p> | <p>The proposed development will include the construction of two new entrances along Boshoff Street. It is anticipated that this will relieve some of the traffic on Woodhouse Road, as many vehicles will utilise the new access points.</p> <p>Due to the proposed addition of extra parking facilities, both underground and aboveground, it is not anticipated that air pollution generated from exhaust fumes will be significant, as lag times associated with customers struggling to find parking should be significantly reduced.</p> <p>With regards to noise impacts, the Developer has committed to assisting neighbouring landowners to appropriately buffer their homes from noise with appropriate landscaping and foliage at the Developer's cost. This will also aid in softening up the altered visual aspect of the landscape.</p> |
| | <p>2. Delivery vehicles to the proposed complex will use the access road along the river. It is not 100% clear, however, if delivery vehicles to the existing centre will also use that road, or if they will use the road planned directly behind our properties? If this is the case, there will be an even more serious noise and air pollution issue.</p> | <p>The proposed development will include the construction of two new entrances along Boshoff Street, with one of these specifically designated for use by delivery vehicles. Delivery vehicles will access the shopping centre via the new Boshoff Street entrance and use the existing road that runs along the river to the shopping centre. Delivery vehicles will no longer need to travel through the residential node or Woodhouse Road to access the shopping centre for deliveries.</p> |

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| | 3. Due to increased activity, there is an increased security risk for residents bordering onto Woodburn stadium. What security measures will be put in place? In this regard we propose a 2m high solid wall along the boundary line to reduce impacts. | Security will be increased by establishing manned booms onto the current patron's access as well as at the proposed new entrance on Boshoff Street. The Developer has agreed to installing a 2m high wall along the boundary line. |
| | 4. Residents bordering onto Woodburn stadium will lose their privacy. What type of visual barrier is planned between our homes and the centre to reduce the impact? Again, in this regard we propose a 2m high solid wall along the boundary line, as well as trees. | The Developer has agreed to installing a 2m high wall along the boundary line. Appropriate landscaping along this wall will be investigated. |
| | 5. What measures will be put in place to deal with the heat that the tarred/concrete roads and parking area will generate? Currently residents have tree cover and greenery that reduce heat. | The Developer has expressed that every effort will be made to replace any tree that needs to be removed during construction, particularly along the existing boundary line. The Developer has agreed to have an arrangement in place with affected residents to plant trees in their gardens along the fence line if they wish, at the Developer's cost. |
| | 6. Residents are already exposed to loud music and hooting from the existing centre and immediate surrounds. How will this be addressed? | The shopping centre extension will bring about a higher level of security and management to control nuisance impacts. |
| | 7. Residents are already exposed to noise from the extractor fans and generators at the existing centre. How will this be addressed? | Extractor fans and generators will be installed underneath the building in the basement on the river side/Boshoff street area to minimise the noise impacts on residents. |

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| | 8. There is already an issue with informal traders outside the existing centre, with associated litter. More informal traders will set up if this extension proceeds. What measures will be taken to address this problem? | The shopping centre extension will bring about a higher level of security and management to control nuisance impacts. |
| | 9. Due to the heavy traffic at the intersection to the existing centre, there are huge potholes, none of which have been fixed. How will the deterioration of our roads be addressed? | The repair of potholes and road deterioration is a Municipal function, and is not the responsibility of shopping centre management. |
| | 10. The current access/egress off Woodhouse Road is a nightmare. A traffic impact assessment is essential especially with 2 proposed access/egress points off the busy Boshoff Street. | A Traffic Impact Assessment has been undertaken as a component of planning investigations. It is anticipated that the construction of the proposed two new entrance points along Boshoff Street will aid in diverting some of the vehicles using the current entrance to these two new entrances. |
| | 11. The heavy traffic in Woodhouse Road is made worse by minibus taxis using it as their route to drop workers at the entrance to the existing centre. If the new development goes ahead, is there a possibility of a dedicated taxi stop for staff at the Boshoff Street entrance to reduce constant hooting, traffic noise and litter in Woodhouse Road and New England Road? | The Developer is supportive of this notion and has investigated this option with the Traffic Engineer. The proposed development will entail the construction of two new public transport laybys along Boshoff Street, which will allow taxis and buses to collect and drop off customers/staff away from Woodhouse Road. |
| | 12. Delivery bikes, metered taxis, Bolt and Uber drivers park close to the centre to wait for passengers and fast food collections. This all contributes to noise disturbance. | The Developer is supportive of this notion and has investigated this option with the Traffic Engineer. The proposed development will entail the construction of two new public transport laybys |

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| | | along Boshoff Street, which will allow taxis, buses, Uber/Bolt drivers to collect and drop off customers away from Woodhouse Road. By increasing the size of the shopping centre, there is increased opportunity to establish control mechanisms on site for metered taxis. |
| | 13. Litter is already a huge problem in Woodhouse Road and New England Road. Most residents have been contributing to efforts to have the streets cleaned twice a week, up to Boshoff Street. Shoppers from the centre park under the trees in Woodhouse Road and New England Road to eat takeaways from the centre, and then throw empty packets and bottles in the street. Likewise, litter is thrown from car windows. The big contributors are Checkers Bakery, Checkers ready meals, Pedro's and Chicken Licken. How will this ongoing problem be addressed taking into account that a Food Court is planned? | The Developer is willing to contribute towards community cleaning efforts, financially and/or otherwise. |
| | 14. In addition to the litter mentioned in No. 11 above, there is the added danger and inconvenience caused by shoppers stopping under the trees going up New England Road, close to the intersection, where there is only one lane going up to the circle. What safety measures will be taken in this regard? | Unfortunately the Developer has no jurisdiction of New England Road, as this is a Municipal function. |
| | 15. Big trucks and buses park on the pavements outside our homes to visit the existing centre, causing traffic | The Developer is willing to assist affected parties if the affected parties are successful in obtaining |

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| | congestion and considerable damage to the pavement. What measures will be taken to address this ongoing problem? | Municipal approval by installing bollards on their pavements. However, the proposed addition of two public transport laybys on Boshoff Street may encourage buses and taxis to wait for customers in the appropriate areas and not on residents' pavements. |
| | 16. Should this extension go ahead, it is important that boards be placed at e.g., the New England Road circle, Surrey Road and Boshoff Street to indicate the Boshoff Street entrance to the new section, to avoid even more traffic in Woodhouse Road. | The Developer will be erecting appropriate signage as a component of the proposed project. |
| | 17. Should this extension go ahead, it is suggested that the verge from the Boshoff Street/Woodhouse Road traffic lights to the entrance of the new section, be paved to reduce additional pedestrian traffic in Woodhouse Road. | The Developer has agreed to this suggestion, and will be paving a pedestrian walkway. This will require Municipal consent. All costs will be borne by the Developer. |
| | 18. Residents bordering onto Woodburn stadium have a view of the well-kept sports fields. If this development goes ahead, the view will be replaced by buildings and tarred/paved parking areas. How will the area be beautified? | As suggested by the affected parties, a 2m high wall will be constructed along the boundary that separates the proposed development from the residents residing along Woodhouse Road. Following completion of construction, appropriate landscaping will be done to soften the residents' altered view. The Developer is also willing to engage with residents regarding the planting of trees in their own gardens along the boundary wall, at the Developer's cost. The new shopping centre will be landscaped as much as possible. |

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| | 19. We propose that the plans be revisited and the parking bays along our back fence-lines, reconsidered. Is it really necessary, and fair, to make parking bays so close to our properties? | Unfortunately this is not possible, as the Developer is governed by parking ratios as stipulated by Municipal standards. |
| | 20. There is prolific birdlife and small wildlife in the stadium and in our gardens e.g., plovers have nested in the stadium for years. We also have Burchell's coucal, Hoopoe, Black-collared barbet, to name a few. Would it be possible to retain or create more green space, and the beautiful trees along the bank next to the existing rugby field? | The Developer is committed to retaining as much green space as possible. Should the removal of trees and foliage be required to make space available for construction, appropriate landscaping will be investigated to ensure that the new parking lot and shopping mall are as green as possible. |
| | 21. With regards to flood lines off the Foxhillspruit, would berms be constructed to divert flow? This does have cumulative impacts further downstream. | Stormwater attenuation facilities will be built in line with Municipal and environmental requirements, and will aim to follow a similar design to that of the existing shopping centre. The stormwater management design is included in the Flood Assessment and Stormwater Management Plan, compiled by Nature Stamp. |
| | 22. We would like to remind the developers that residents of Woodhouse Road manned the Boshoff Street/Woodhouse Road intersection to secure the area during the 2021 riots. The SAPS and SANDF manned the main entrance and New England Road. We hope that when decisions are taken that affect our homes, our efforts in trying to keep the centre and the area safe, will also be remembered. | The Developer notes and supports this, and acknowledges that retail centres are largely community driven. If undertaken correctly and mindfully, the Developer is confident that should the proposed extension of the Woodburn Shopping Centre be approved, that the value of neighbouring properties will increase over time. |

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| | Residents are not against development in the area. We do, however, need to take care of our investments and find ways to ensure that our properties maintain their value. | |
| Private, David Siepman, via email on the 22 nd February 2023. | <p>Good morning</p> <p>I would like to register as an interested party as my accommodation borders on the proposed extension.</p> | David Siepman was registered as an I & AP, and sent a copy of the Background Information Document (BID) via email on the 22 nd February 2023. |