

sarah@greenchoiceconsulting.co.za

From: Kirusha Ahir <centremanager@barnesprop.co.za>
Sent: Monday, 30 January 2023 10:07
To: sarah@greenchoiceconsulting.co.za
Subject: FW: Woodburn Expansion - environmental assessment regulations

From: Julia <Julia@kzn10.co.za>
Sent: Thursday, 26 January 2023 14:31
To: Kirusha Ahir <centremanager@barnesprop.co.za>
Subject: RE: Woodburn Expansion - environmental assessment regulations

Hi Kirusha

Thanks for the email.. we don't have any objection but we would like to see the plans for the expansion of the centre. Please can you forward to me when you are able to.

Thanks

Kind regards

Julia Gavran

Chicken Licken

Email: julia@kzn10.co.za

Address: 30 Meridian Drive, The Centenary Building, Quadrant 2, 6th Floor, Section 51, Umhlanga New Town

Tel: 031 566 1547 | Cell: 083 859 3161

From: Kirusha Ahir [<mailto:centremanager@barnesprop.co.za>]
Sent: 25 January 2023 09:07 AM
To: StoreAdminMgr Woodburn KZN <StoreAdminMgrWoodburnKZN@woolworths.co.za>; storemgrwoodburnkzn@woolworths.co.za; ramith.ucell@mweb.co.za; Yolande Pedro <ypedro@crazystore.co.za>; Clothing Woodburn - Email <cWoodburn@pnp.co.za>; Richard Shelton <finestwoodburn@gmail.com>; Woodburn CH 034728 <034728@shoprite.co.za>; Poppy Moodley <poppy.moodley@gmail.com>; exclusivejewellers@telkomsa.net; Mthokozisi <mmchunu078@gmail.com>; Pinky Dlamini <PiDlamini@Mrpricegroup.com>; Julia <Julia@kzn10.co.za>; michaelvb@kzn10.co.za; HOSSAIN MOSHARAF <mhdoc786@gmail.com>; listha Ramdas <iistha.ramdas@gmail.com>; Digital Photo <scottsvillephoto@gmail.com>; 'FishAways Vic Centre' <fishawaysviccentre@gmail.com>; Pizza Hut Scottsville <pizzahutscottsville@gmail.com>; Rayson Naidoo <rayson@lantic.net>; Bravopro 15 CC <surenchanday@sadl.co.za>; Vodacom 4U Pavilion Admin 3 (VD) <4u051admin3@vodadealers.co.za>; woodburn@specstores.co.za; Bryce Castelyn <bryce@eyelab.co.za>; Junaldo Pillay <junaldo.pillay@dischem.co.za>; Kumaren Ragavan <kragavan@shoprite.co.za>; Michelle Gerber <MGerber@growthpoint.co.za>; GForce Man Cave Store <gforcepmb@gmail.com>; thembi khumalo <mathembis2004@yahoo.com>; kashifhairguru786@yahoo.com; trishana_israel <trishana_israel@yahoo.com>; Steve De Klerk <sdeklerk@crazystore.co.za>; Roxy Naidoo <Roxy.Naidoo@intercare.co.za>
Subject: Woodburn Expansion - environmental assessment regulations

Good day Woodburn Square,

Please find attached notice for your attention.

From: Kirusha Ahir <centremanager@barnesprop.co.za>
Sent: Wednesday, 25 January 2023 09:07
To: StoreAdminMgr Woodburn KZN; storemgrwoodburnkzn@woolworths.co.za; ramith.ucell@mweb.co.za; Yolande Pedro; Clothing Woodburn - Email; Richard Shelton; Woodburn CH 034728; Poppy Moodley; exclusivejewellers@telkomsa.net; Mthokozisi; Pinky Dlamini; Julia; michaelvb@kzn10.co.za; HOSSAIN MOSHARAF; Ilisha Ramdas; Digital Photo; 'FishAways Vic Centre'; Pizza Hut Scottsville; Rayson Naidoo; Bravopro 15 CC; Vodacom 4U Pavilion Admin 3 (VD); woodburn@specstores.co.za; Bryce Castelyn; Junaldo Pillay; Kumaren Ragavan; Michelle Gerber; GForce Man Cave Store; thembi khumalo; kashifhairguru786@yahoo.com; trishana_israel; Steve De Klerk; Roxy Naidoo
Subject: Woodburn Expansion - environmental assessment regulations
Attachments: Woodburn Notification Letter.pdf

Good day Woodburn Square,

Please find attached notice for your attention.

You may respond directly as per the details indicated on the letter.

Kind Regards

Kirusha Ahir
Woodburn Square
Centre Manageress
15 Woodhouse Road
0792730534

WOODBURN
SQUARE

From: David Siepman <davidsiepman@gmail.com>
Sent: Thursday, 23 February 2023 12:19
To: sarah@greenchoiceconsulting.co.za
Subject: Re: Woodburn Mall Extension

Received, thank you.

On Wed, 22 Feb 2023 at 16:45, <sarah@greenchoiceconsulting.co.za> wrote:

Dear Mr Siepman

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg

Environmental Consulting

EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: David Siepman <davidsiepman@gmail.com>

Sent: Wednesday, 22 February 2023 08:51

To: sarah@greenchoiceconsulting.co.za

Subject: Woodburn Mall Extension

Good morning

I would like to register as an interested party as my accommodation borders on the proposed extension.

Regards

David Siepman.

From: sarah@greenchoiceconsulting.co.za
Sent: Friday, 03 February 2023 06:49
To: 'Hazel Miller'
Subject: RE: as requested extension to woodburn shopping centre
Attachments: Woodburn BID.pdf

Good day Hazel

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.

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Hazel Miller <millerh@aquaorange.net>
Sent: Thursday, February 2, 2023 4:59 PM
To: sarah@greenchoiceconsulting.co.za
Subject: as requested extension to woodburn shopping centre

Good afternoon,

My interest is that I live behind the stadium. How is this going to affect the traffic, and what about the boundary fencing?

.

I am Mrs H.j.miller, no 33 woodhouse road,
Email as is on this email.

Sincerely,
H.J. Miller

sarah@greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za
Sent: Friday, 17 February 2023 06:14
To: 'Helga Barnard'
Subject: RE: Proposed extension to Woodburn Square shopping centre

Good morning Helga

Thank you for your email. You are welcome to submit the Interested and Affected Parties' comments on their behalf.

Have a great day.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Thursday, 16 February 2023 19:08
To: sarah@greenchoiceconsulting.co.za
Subject: Re: Proposed extension to Woodburn Square shopping centre

Hello Sarah,

The interested and affected parties have compiled a list of comments, concerns and questions.

May I forward this on behalf of the parties, with their names, or must each person forward it separately?

Thank you,
Helga Barnard

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From: Helga Barnard <lambrusco67@outlook.com>
Sent: Wednesday, February 1, 2023 3:33:43 PM
To: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Subject: Re: Proposed extension to Woodburn Square shopping centre

Thank you Sarah.

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From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Wednesday, February 1, 2023 3:17:56 PM

To: 'Helga Barnard' <lambrusco67@outlook.com>

Subject: RE: Proposed extension to Woodburn Square shopping centre

Good afternoon Helga

The feedback that I have received from the Client is that the tenancy list has not been confirmed as yet, bearing in mind that we are in the planning phase of the proposed project. Those that are indicated in the preliminary site plan (i.e. Mr. Price Sport, Game and Pick 'n Pay) are not cast in stone and these may change further down the line.

Thank you.

Kind Regards,

Sarah Stalberg

Environmental Consulting

EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>

Sent: Wednesday, February 1, 2023 11:33 AM

To: 'Helga Barnard' <lambrusco67@outlook.com>

Subject: RE: Proposed extension to Woodburn Square shopping centre

Good day Helga

Yes I will.

Kind Regards,

Sarah Stalberg

Environmental Consulting

EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>

Sent: Wednesday, February 1, 2023 11:29 AM

To: sarah@greenchoiceconsulting.co.za

Subject: FW: Proposed extension to Woodburn Square shopping centre

Hi Sarah,

Will you please forward the list of tenants as soon as you receive it?

Many thanks,

Helga

Sent from [Mail](#) for Windows

From: sarah@greenchoiceconsulting.co.za
Sent: Wednesday, 25 January 2023 16:27
To: 'Helga Barnard'
Subject: RE: Proposed extension to Woodburn Square shopping centre

Good afternoon Helga

Thank you for your email.

I can confirm your registration as an interested and affected party for the abovementioned project.

If you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Wednesday, 25 January 2023 16:17
To: sarah@greenchoiceconsulting.co.za
Subject: Proposed extension to Woodburn Square shopping centre

Good afternoon Sarah,

Please register me as an interested and affected party. Our property borders on Woodburn Rugby Stadium.

Please acknowledge receipt.

Thank you,
Helga Barnard
083 231 2298

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sarah@greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Tuesday, 21 February 2023 17:32
To: sarah@greenchoiceconsulting.co.za
Subject: Re: Comments: Proposed extension to Woodburn Square

Thank you, Sarah. Have a good evening.

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From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Tuesday, February 21, 2023 5:29:25 PM
To: 'Helga Barnard' <lambrusco67@outlook.com>
Subject: RE: Comments: Proposed extension to Woodburn Square

Good afternoon Helga

Thank you for your patience – I am currently undertaking corporate audits in Johannesburg and am unable to check emails until I arrive back at my hotel at the end of the day.

I can confirm receipt of the comments, the project team will address the comments in the Draft Amendment Report which will be circulated to Interested & Affected Parties in due course.

Thank you.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Tuesday, 21 February 2023 15:48
To: sarah@greenchoiceconsulting.co.za
Subject: FW: Comments: Proposed extension to Woodburn Square

Good afternoon Sarah,

Will you please confirm that you have received the document?

Thank you,

Helga Barnard

Sent from [Mail](#) for Windows

From: [Helga Barnard](#)

Sent: Tuesday, 21 February 2023 09:15

To: sarah@greenchoiceconsulting.co.za

Subject: Comments: Proposed extension to Woodburn Square

Good morning Sarah,

Attached is the document with residents' comments, concerns and questions.

I have also attached a picture of the view from my back veranda. Should this development go ahead, this will be lost. The small building at the bottom of the garden, is a granny flat right next to where a row of parking bays is planned.

Please contact me should you require further information.

Regards,

Helga Barnard

083 231 2298

Sent from [Mail](#) for Windows

From: sarah@greenchoiceconsulting.co.za
Sent: Monday, 30 January 2023 16:15
To: 'Casa Mia'
Subject: RE: NOTICE OF APPLICATION: PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE
Attachments: Site Layout Plan.pdf

Good afternoon Helga

Please find attached the site plan as requested. The black triangle you refer to is parking bays, this can be seen once zoomed in on the site plan. With regards to the tenants, I have asked the Client's representative for this information, which I will receive on Wednesday. I will revert back to you then.

Thank you Helga, have a good afternoon further.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Casa Mia <casamiabnb@outlook.com>
Sent: Monday, January 30, 2023 1:13 PM
To: sarah@greenchoiceconsulting.co.za
Subject: Re: NOTICE OF APPLICATION: PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE

Dear Sarah,

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?

There is a black triangle on the site layout, what is that?

Thank you,
Helga Barnard
0832312298

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From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Friday, January 27, 2023 9:10:29 AM
To: Sarah Fernandes <sarah@greenchoiceconsulting.co.za>
Subject: RE: NOTICE OF APPLICATION: PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE

Dear Interested & Affected Party

Green Choice Consulting have been appointed by Shanbar Property Development cc on behalf of the Natal Rugby Union (the Applicant) to undertake and manage the environmental regulatory compliance process associated with the proposed extension of the Woodburn Shopping Centre located in Scottsville, Pietermaritzburg, KwaZulu-Natal.

This email serves as a notification of the Part 1 and 2 Amendment process that will be lodged with the Department of Economic Development, Tourism & Environmental Affairs (EDTEA). Additionally, a Water Use Licence Application will be lodged with the Department of Water & Sanitation.

Please find attached the Notice of Application and Background Information Document for more information on the project proposal.

The Draft Amendment Report will be distributed to all registered Interested & Affected Parties in due course for review and comment.

If you have any queries, please do not hesitate to contact me on the details below.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

sarah@greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za
Sent: Wednesday, 25 January 2023 16:27
To: 'Helga Barnard'
Subject: RE: Proposed extension to Woodburn Square shopping centre

Good afternoon Helga

Thank you for your email.

I can confirm your registration as an interested and affected party for the abovementioned project.

If you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Wednesday, 25 January 2023 16:17
To: sarah@greenchoiceconsulting.co.za
Subject: Proposed extension to Woodburn Square shopping centre

Good afternoon Sarah,

Please register me as an interested and affected party. Our property borders on Woodburn Rugby Stadium.

Please acknowledge receipt.

Thank you,
Helga Barnard
083 231 2298

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sarah@greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Wednesday, 01 February 2023 15:34
To: sarah@greenchoiceconsulting.co.za
Subject: Re: Proposed extension to Woodburn Square shopping centre

Thank you Sarah.

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From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Wednesday, February 1, 2023 3:17:56 PM
To: 'Helga Barnard' <lambrusco67@outlook.com>
Subject: RE: Proposed extension to Woodburn Square shopping centre

Good afternoon Helga

The feedback that I have received from the Client is that the tenancy list has not been confirmed as yet, bearing in mind that we are in the planning phase of the proposed project. Those that are indicated in the preliminary site plan (i.e. Mr. Price Sport, Game and Pick 'n Pay) are not cast in stone and these may change further down the line.

Thank you.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Wednesday, February 1, 2023 11:33 AM
To: 'Helga Barnard' <lambrusco67@outlook.com>
Subject: RE: Proposed extension to Woodburn Square shopping centre

Good day Helga

Yes I will.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Wednesday, February 1, 2023 11:29 AM
To: sarah@greenchoiceconsulting.co.za
Subject: FW: Proposed extension to Woodburn Square shopping centre

Hi Sarah,

Will you please forward the list of tenants as soon as you receive it?

Many thanks,
Helga

Sent from [Mail](#) for Windows

From: sarah@greenchoiceconsulting.co.za
Sent: Wednesday, 25 January 2023 16:27
To: 'Helga Barnard'
Subject: RE: Proposed extension to Woodburn Square shopping centre

Good afternoon Helga

Thank you for your email.

I can confirm your registration as an interested and affected party for the abovementioned project.

If you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Wednesday, 25 January 2023 16:17
To: sarah@greenchoiceconsulting.co.za
Subject: Proposed extension to Woodburn Square shopping centre

Good afternoon Sarah,

Please register me as an interested and affected party. Our property borders on Woodburn Rugby Stadium.

Please acknowledge receipt.

Thank you,
Helga Barnard
083 231 2298

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From: sarah@greenchoiceconsulting.co.za
Sent: Tuesday, 31 January 2023 07:55
To: 'yvonne pereksles'
Subject: RE: Interested party Woodburn Proposed Development
Attachments: Woodburn BID.pdf

Good day Hentie

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.

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)

M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

-----Original Message-----

From: yvonne pereksles <yvonnepereksles112@gmail.com>
Sent: Monday, January 30, 2023 4:24 PM
To: sarah@greenchoiceconsulting.co.za
Subject: Interested party Woodburn Proposed Development

Hi

We live at 1 New England Road on the corner of Woodhouse and New England Roads.

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.

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.

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.

Please keep us informed of the development and take us into consideration.

Thanks
Hentie Stieger

Sent from my iPhone=

From: sarah@greenchoiceconsulting.co.za
Sent: Friday, 03 February 2023 14:47
To: 'Mbongeni Mathonsi'
Subject: RE:
Attachments: Woodburn BID.pdf

Good day Mbongeni

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Mbongeni Mathonsi <msunduzirview@gmail.com>
Sent: Friday, February 3, 2023 1:38 PM
To: sarah@greenchoiceconsulting.co.za
Subject:

Good afternoon.

I have a property at 41 woodhouse road.

The proposed extension will negatively affect my property with amongst other things, noise, air pollution, soil erosion etc.

Kind regards
Mh mathonsi

sarah@greenchoiceconsulting.co.za

From: Mike <magic@edelnet.co.za>
Sent: Monday, 30 January 2023 15:49
To: sarah@greenchoiceconsulting.co.za
Subject: RE: Query woodhouse road shopping centre:

Thank you for that information.
Kind regards,
Mike.

From: sarah@greenchoiceconsulting.co.za [mailto:sarah@greenchoiceconsulting.co.za]
Sent: 30 January 2023 03:26 PM
To: 'Mike'
Subject: RE: Query woodhouse road shopping centre:

Good afternoon Mike

Thank you for your email.

The image below depicts practice fields, however this is out of the scope of the Woodburn extension project.

Thank you, have a good afternoon further.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



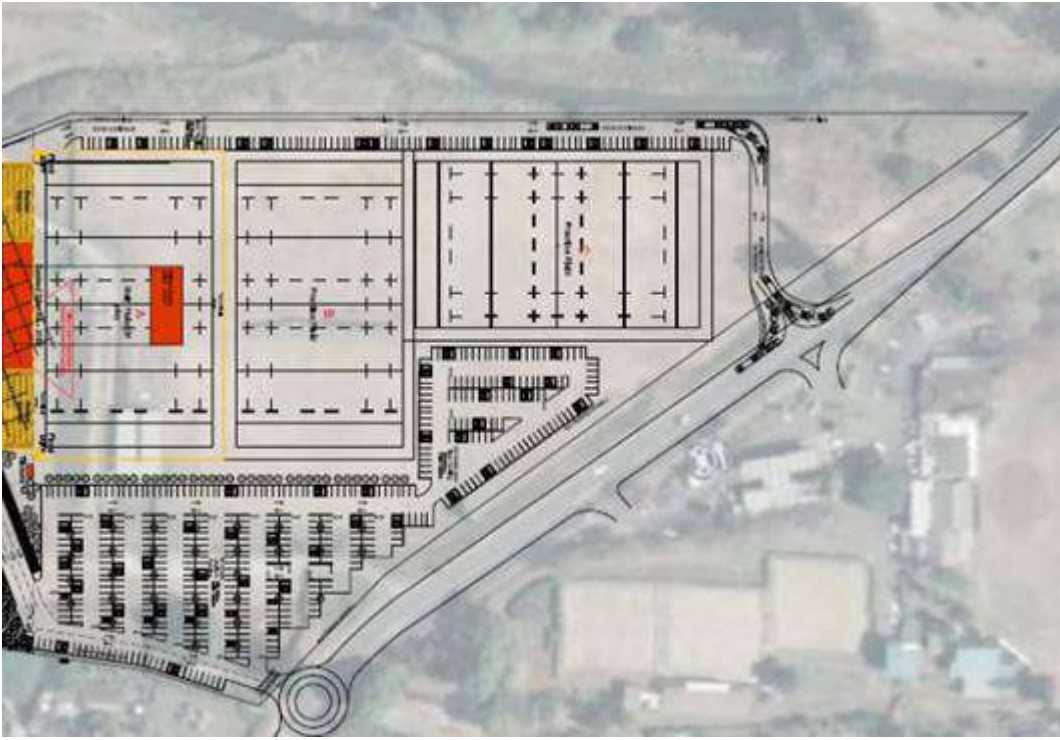
M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Mike <magic@edelnet.co.za>
Sent: Monday, January 30, 2023 1:46 PM
To: sarah@greenchoiceconsulting.co.za
Subject: Query woodhouse road shopping centre:

Good day Sarah, could you please explain to me what this part of the image depicts.

Kind regards,

Mike B Magic.



From: sarah@greenchoiceconsulting.co.za
Sent: Monday, 30 January 2023 08:02
To: 'Mike'
Subject: RE: Woodburn Shopping Centre
Attachments: Woodburn BID.pdf

Dear Mike

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Mike <magic@edelnet.co.za>
Sent: Sunday, January 29, 2023 11:42 AM
To: sarah@greenchoiceconsulting.co.za
Subject: Woodburn Shopping Centre

Good day Sarah Stalberg,
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.

Kind regards,

Mike B Magic,

43 Woodhouse Road

Scottsville

Pietermaritzburg.

From: sarah@greenchoiceconsulting.co.za
Sent: Wednesday, 08 February 2023 11:21
To: 'Nireesha Ramkhelawan'
Subject: RE: Extension to Woodburn Squire
Attachments: Woodburn BID.pdf

Good day Nireesha

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.

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Nireesha Ramkhelawan <nireesha28@gmail.com>
Sent: Wednesday, February 8, 2023 11:12 AM
To: sarah@greenchoiceconsulting.co.za
Subject: Extension to Woodburn Squire

Good morning

I am a resident of a property that borders on Woodburn.

Please register me as a concerned and affected party to this extension.

Some of my concerns include safety and security, and the potential increase in crime in the area; excessive traffic; and noise.

Thank you.
Kind regards

Nireesha Ramkhelawan

From: Sabelo Ndlovu <ndlovu.sabelo1764@gmail.com>
Sent: Wednesday, 01 February 2023 10:20
To: sarah@greenchoiceconsulting.co.za
Subject: Re: Woodburn
Attachments: image001.jpg

Thank you I have received it.

On Mon, 30 Jan 2023, 08:03 <sarah@greenchoiceconsulting.co.za> wrote:

Dear Sabelo

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg

Environmental Consulting

EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: Sabelo Ndlovu <ndlovu.sabelo1764@gmail.com>

Sent: Friday, January 27, 2023 9:57 PM

To: sarah@greenchoiceconsulting.co.za

Subject: Woodburn

Hi Sarah

Can you please add me to the group for consultation.

Regards

Sabelo

From: sarah@greenchoiceconsulting.co.za
Sent: Monday, 30 January 2023 08:06
To: 'Shantham Naidoo'
Subject: RE: Proposed extension of the Woodburn Shopping Centre in Scottsville, KwaZulu-Natal
Attachments: Woodburn BID.pdf

Dear Mr Naidoo

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Shantham Naidoo <shantham.naidoo@gmail.com>
Sent: Friday, January 27, 2023 7:02 PM
To: sarah@greenchoiceconsulting.co.za
Subject: RE: Proposed extension of the Woodburn Shopping Centre in Scottsville, KwaZulu-Natal

Good day,

I would like to register as an interested and affected party as I live across from the Woodburn Square shopping centre.

Kind Regards,
S. Naidoo
079 502 4577

From: sarah@greenchoiceconsulting.co.za
Sent: Friday, 03 February 2023 14:47
To: 'Tarin Chetty'
Subject: RE: Extension of Woodburn Square
Attachments: Woodburn BID.pdf

Good day Tarin

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.

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Tarin Chetty <tarinchetty230@gmail.com>
Sent: Friday, February 3, 2023 1:49 PM
To: sarah@greenchoiceconsulting.co.za
Subject: Extension of Woodburn Square

Good day Sarah

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.

Thank you

From: sarah@greenchoiceconsulting.co.za
Sent: Monday, 30 January 2023 08:04
To: 'thembi khumalo'
Subject: RE: Interested and Affected Party
Attachments: Woodburn BID.pdf

Dear Thembisile

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.

The Draft Amendment Report will be circulated to all registered Interested & Affected Parties in due course for review and comment.

Thank you for your interest in the project, if you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)

M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

-----Original Message-----

From: thembi khumalo <mathembis2004@yahoo.com>
Sent: Friday, January 27, 2023 9:14 PM
To: sarah@greenchoiceconsulting.co.za
Subject: Interested and Affected Party

Dear Green Choice

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

Regards
Thembisile Khumalo

Woodburn Square: Proposed Extension

Comments and Concerns

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?
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.
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.
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.
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.
6. Residents are already exposed to loud music and hooting from the existing centre and immediate surrounds. How will this be addressed?
7. Residents are already exposed to noise from the extractor fans and generators at the existing centre. How will this be addressed?
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?
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?
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.
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?
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.
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?
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?

15. Big trucks and buses park on the pavements outside our homes to visit the existing centre, causing traffic congestion and considerable damage to the pavement. What measures will be taken to address this ongoing problem?
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.
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.
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?
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?
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?
21. With regards to flood lines off the Foxhillspruit, would berms be constructed to divert flow? This does have cumulative impacts further downstream.

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.

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.

These comments, concerns and questions are submitted on behalf of all persons who registered as Interested and Affected Parties.



8 Tanglewood Gardens
12 Bartle Road
Gillitts
KwaZulu-Natal
3610

27 October 2023

Department of Transport
1 Woodlands Road
Mountain Ridge
Pietermaritzburg
3201

EIA Ref No: Pending

Attention: Blake Mackenzie

Dear Sir

DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE IN SCOTTSVILLE, PIETERMARITZBURG

Green Choice Consulting (Pty) Ltd have been appointed by Shanbar Property Development cc, on behalf of the Applicant, the Natal Rugby Union, to undertake and manage the Amendment Process associated with the proposed extension of the Woodburn Shopping Centre located in Scottsville, Pietermaritzburg.

Please find enclosed an electronic copy of the Draft Part 2 Amendment Report for your review - kindly provide comment by no later than the 28/11/2023.

If you have any queries, please do not hesitate to contact me.

Kind regards

Green Choice Consulting (Pty) Ltd

Sarah Stalberg

Environmental Assessment Practitioner (EAPASA Reg. No: 2019/1841)

M: +27 71 8516976
E: sarah@greenchoiceconsulting.co.za



GREEN CHOICE
CONSULTING

8 Tanglewood Gardens
12 Bartle Road
Gillitts
KwaZulu-Natal
3610

27 October 2023

Department of Water & Sanitation
88 Field Street
Durban
4001

EIA Ref No: Pending

Attention: S. Govender

Dear Sir

DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE IN SCOTTSVILLE, PIETERMARITZBURG

Green Choice Consulting (Pty) Ltd have been appointed by Shanbar Property Development cc, on behalf of the Applicant, the Natal Rugby Union, to undertake and manage the Amendment Process associated with the proposed extension of the Woodburn Shopping Centre located in Scottsville, Pietermaritzburg.

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If you have any queries, please do not hesitate to contact me.

Kind regards

Green Choice Consulting (Pty) Ltd

Sarah Stalberg

Environmental Assessment Practitioner (EAPASA Reg. No: 2019/1841)
M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za



8 Tanglewood Gardens
12 Bartle Road
Gillitts
KwaZulu-Natal
3610

27 October 2023

Ezemvelo KZN Wildlife
Queen Elizabeth Park
1 Peter Brown Drive
Montrose
3201

EIA Ref No: Pending

Attention: Dr. Andy Blackmore c/o the IEM Technician

Dear Sir

DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE IN SCOTTSVILLE, PIETERMARITZBURG

Green Choice Consulting (Pty) Ltd have been appointed by Shanbar Property Development cc, on behalf of the Applicant, the Natal Rugby Union, to undertake and manage the Amendment Process associated with the proposed extension of the Woodburn Shopping Centre located in Scottsville, Pietermaritzburg.

Details of the competent authority are as follows:

District Office: EDTEA Umgungundlovu District - Cascades Office, Warwick Road, Pietermaritzburg
Assessing Officer: Ms. Nombasa Kama
Contact Number: 066 486 4260
Email Address: Nombasa.Kama@kznedtea.gov.za

Details of the Environmental Assessment Practitioner managing the application are as follows:

Company: Green Choice Consulting (Pty) Ltd
Address: 8 Tanglewood Gardens, 12 Bartle Road, Gillitts
Contact Name: Sarah Stalberg
Contact Number: 071 851 6976

Email Address: sarah@greenchoiceconsulting.co.za
EAPASA Reg. No 2019/1841

The Applicant's details are as follows:

Company KwaZulu-Natal Rugby Union
Address PO Box 307, Durban, 4001
Contact Name: Brian van Zyl
Contact Number: 082 990 0670
Email Address: brian@lodgetrust.co.za

The Woodburn Shopping Centre and proposed extension site is located on Erf 10278, 15 Woodhouse Road in the Scottsville area of Pietermaritzburg. The project site is currently owned by the Natal Rugby Union and is zoned as "Special Area 26" which allows for various land uses such as retail and commercial activities. The property is fully developed and contains the Woodburn Shopping Centre, Woodburn Rugby stadium and practice fields. A description of the site's location is provided in the table below.

Application Area (Ha)	The Woodburn Shopping Centre comprises an area of approximately 2 hectares in extent, with the proposed extension to comprise an area of approximately 3.5 hectares.
Local Municipality	Msunduzi Municipality
District Municipality	Umgungundlovu District
Distance and direction from nearest town	The Pietermaritzburg central business district is located approximately 1.5km north of the site.
21 Digit Surveyor General Code for the site relating to the proposed amendment activities	NOFT02580000434600005
Central Co-ordinates	29° 36' 40.95" S 30° 23' 28.14" E

A locality map is attached as Appendix A.

The proposed Woodburn Shopping Centre extension project will entail:

- The extension of the Woodburn Shopping Centre by a further 3.5 hectares to include additional retail stores, parking bays, and a new "drive-thru" restaurant. The building will comprise two levels as per the existing shopping centre to accommodate an underground parking facility.
- An extension of the existing outdoor parking lot to accommodate an additional 375 parking bays.
- The demolishing of an existing seating stand/recreational building and rugby field currently owned by the KwaZulu-Natal Natal Rugby Union. The practice fields will remain in place.

The proposed site layout plan is attached to this letter as Appendix B.

Please find enclosed an electronic copy of the Draft Part 2 Amendment Report for your review - kindly provide comment by no later than the 28/11/2023.

If you have any queries, please do not hesitate to contact me.

Kind regards

Green Choice Consulting (Pty) Ltd

A handwritten signature in black ink, appearing to read 'S Stalberg', with a stylized flourish at the end.

Sarah Stalberg

Environmental Assessment Practitioner (EAPASA Reg. No: 2019/1841)

M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

APPENDIX A: LOCALITY MAPS



Key:

- Woodburn Shopping Centre
- Proposed extension footprint

Figure 1: Satellite image showing the location of the proposed Woodburn Shopping Centre extension footprint

Prepared By:
GREEN CHOICE CONSULTING

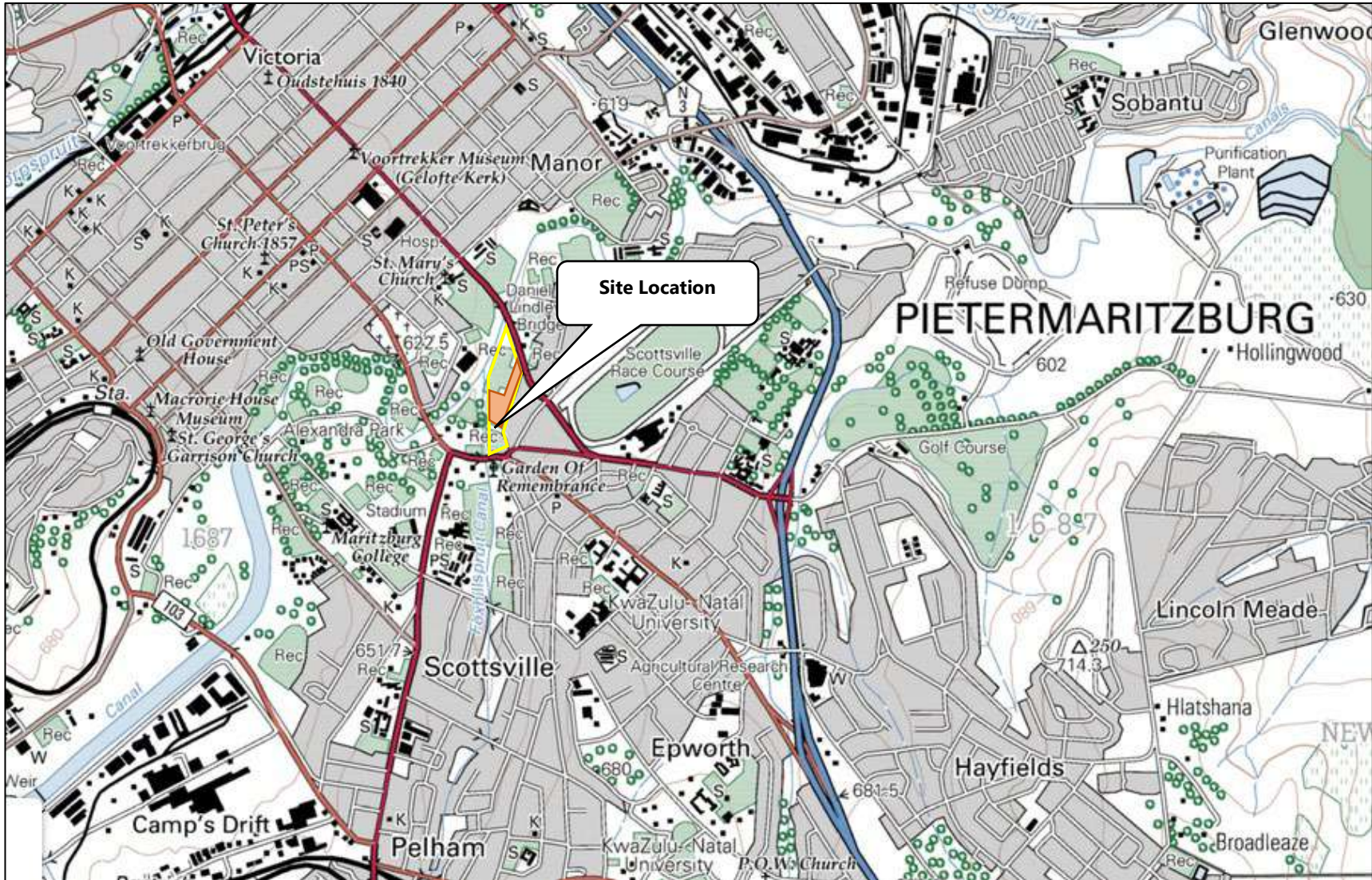
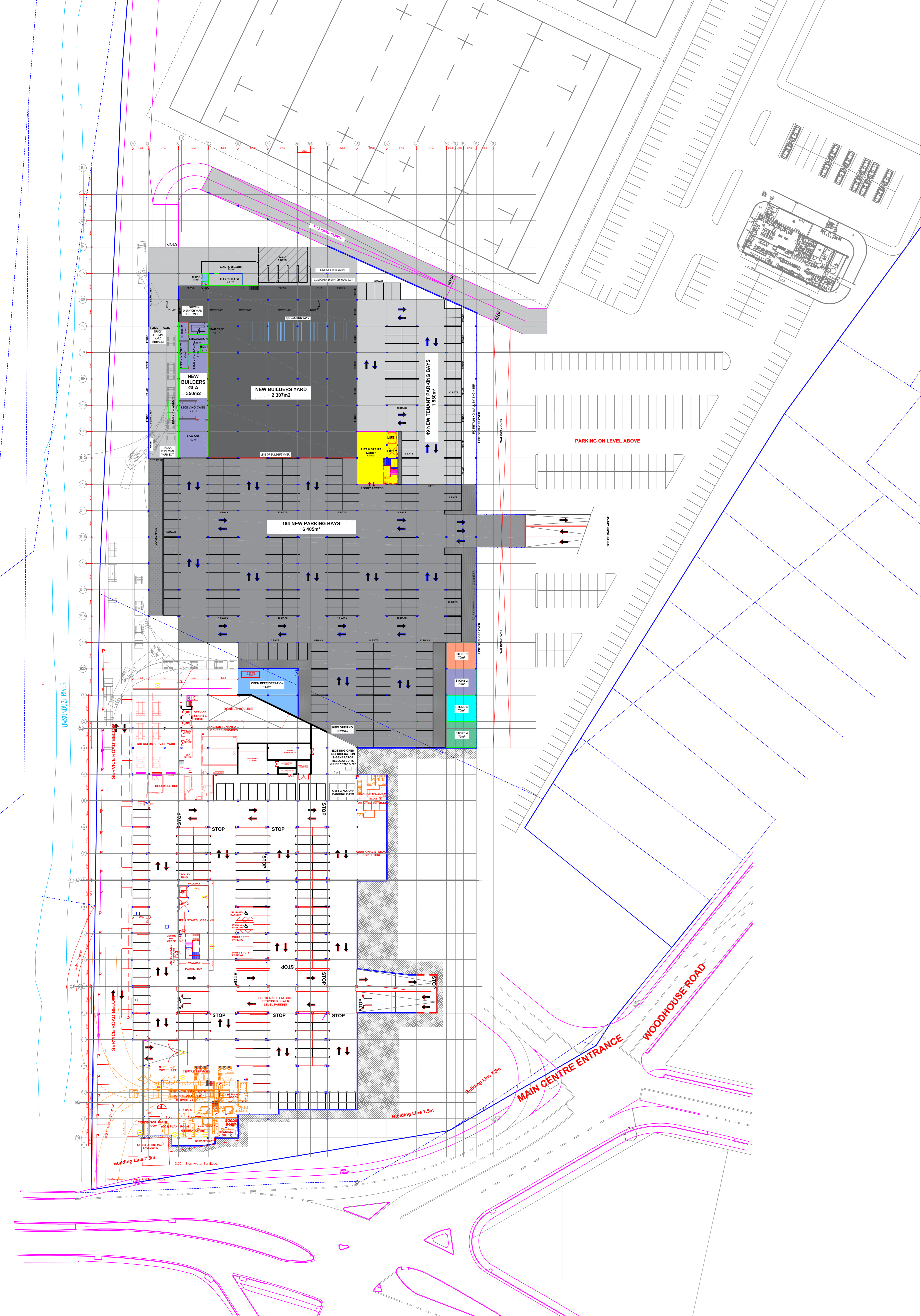


Figure 2: Enlarged portion of a 1: 50 000 topographic map showing the property boundary outlined in yellow, with the proposed development footprint shaded in orange.

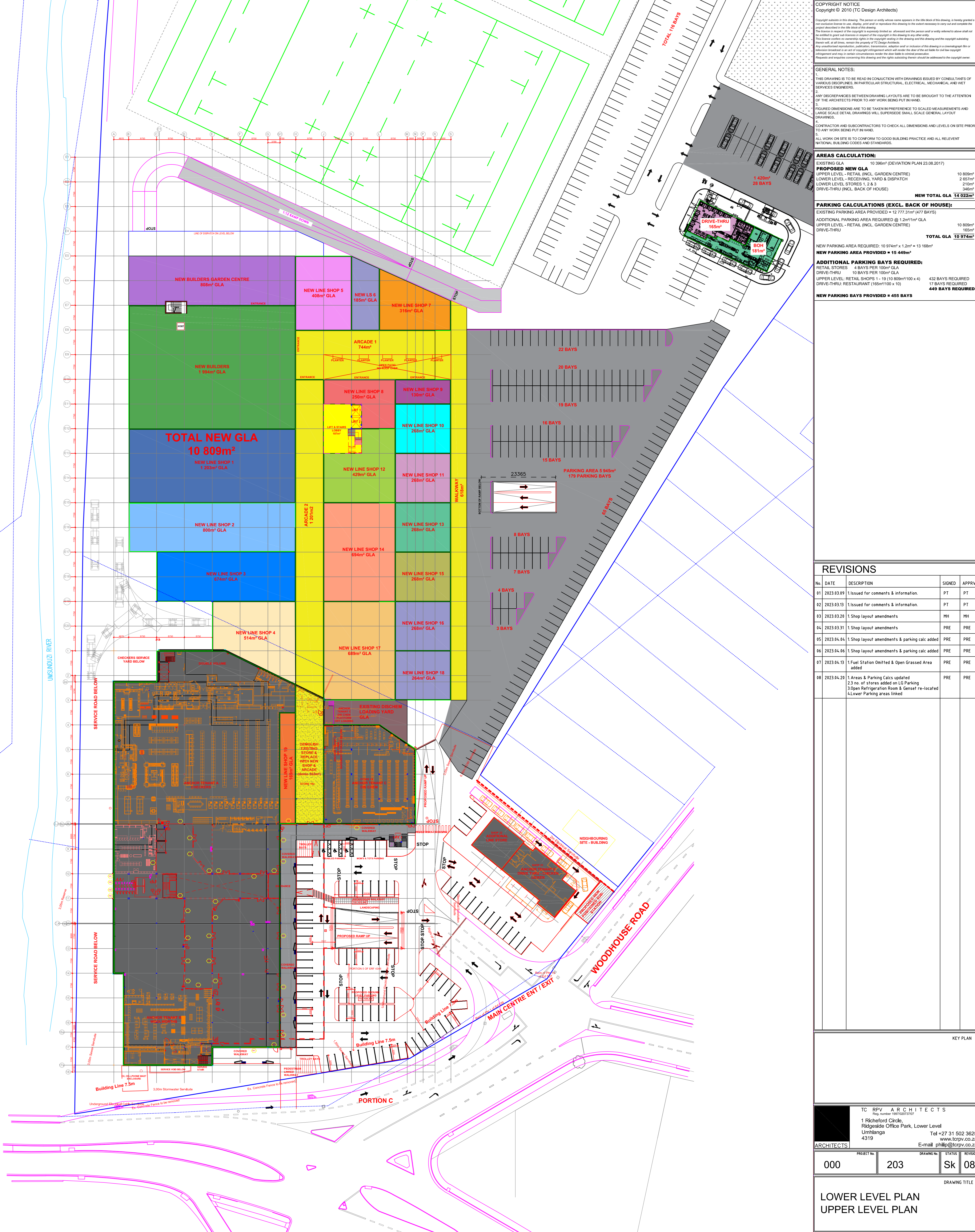


Figure 3: Aerial image with proposed development overlay (Source: NatureStamp, 2023).

APPENDIX B: PROPOSED SITE LAYOUT PLAN



Lower level plan
Scale 1 : 500



Upper level plan
Scale 1 : 500

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GENERAL NOTES:
This drawing is to be read in conjunction with drawings issued by CONSULTANTS of various disciplines in particular STRUCTURAL, ELECTRICAL, MECHANICAL AND VENT SERVICES ENGINEERS.
All dimensions and levels are to be taken in accordance with the relevant national building codes and standards.
CONTRACTOR AND SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.
ALL WORK IS TO BE IN ACCORDANCE WITH ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.

AREAS CALCULATION:
EXISTING GLA: 10 386m² (DEVIATION PLAN 23.08.2017)
PROPOSED NEW GLA: 10 809m²
UPPER LEVEL - RETAIL (INCL. GARDEN CENTRE): 2 857m²
LOWER LEVEL - RECEPTION, WAREHOUSE & DISPATCH: 2 952m²
LOWER LEVEL STORES 1, 2 & 3: 2 800m²
DRIVE-THRU (INCL. BACK OF HOUSE): 700m²
NEW TOTAL GLA 14 022m²

PARKING CALCULATIONS (EXCL. BACK OF HOUSE):
EXISTING PARKING AREA PROVIDED = 12 777.37m² (477 BAYS)
ADDITIONAL PARKING AREA REQUIRED @ 1:2000 GLA: 10 809m²
UPPER LEVEL - RETAIL (INCL. GARDEN CENTRE): 10 809m²
DRIVE-THRU: 17 BAYS REQUIRED
TOTAL GLA 10 974m²

NEW PARKING AREA REQUIRED: 10 974m² x 1:200 = 13 168m²
NEW PARKING AREA PROVIDED = 15 648m²

ADDITIONAL PARKING BAYS REQUIRED:
TOTAL STORES 1 - 19 (10 809/1000 = 4) 432 BAYS REQUIRED
DRIVE-THRU RESTAURANT (160/1000 = 1) 17 BAYS REQUIRED
449 BAYS REQUIRED

NEW PARKING BAYS PROVIDED = 455 BAYS

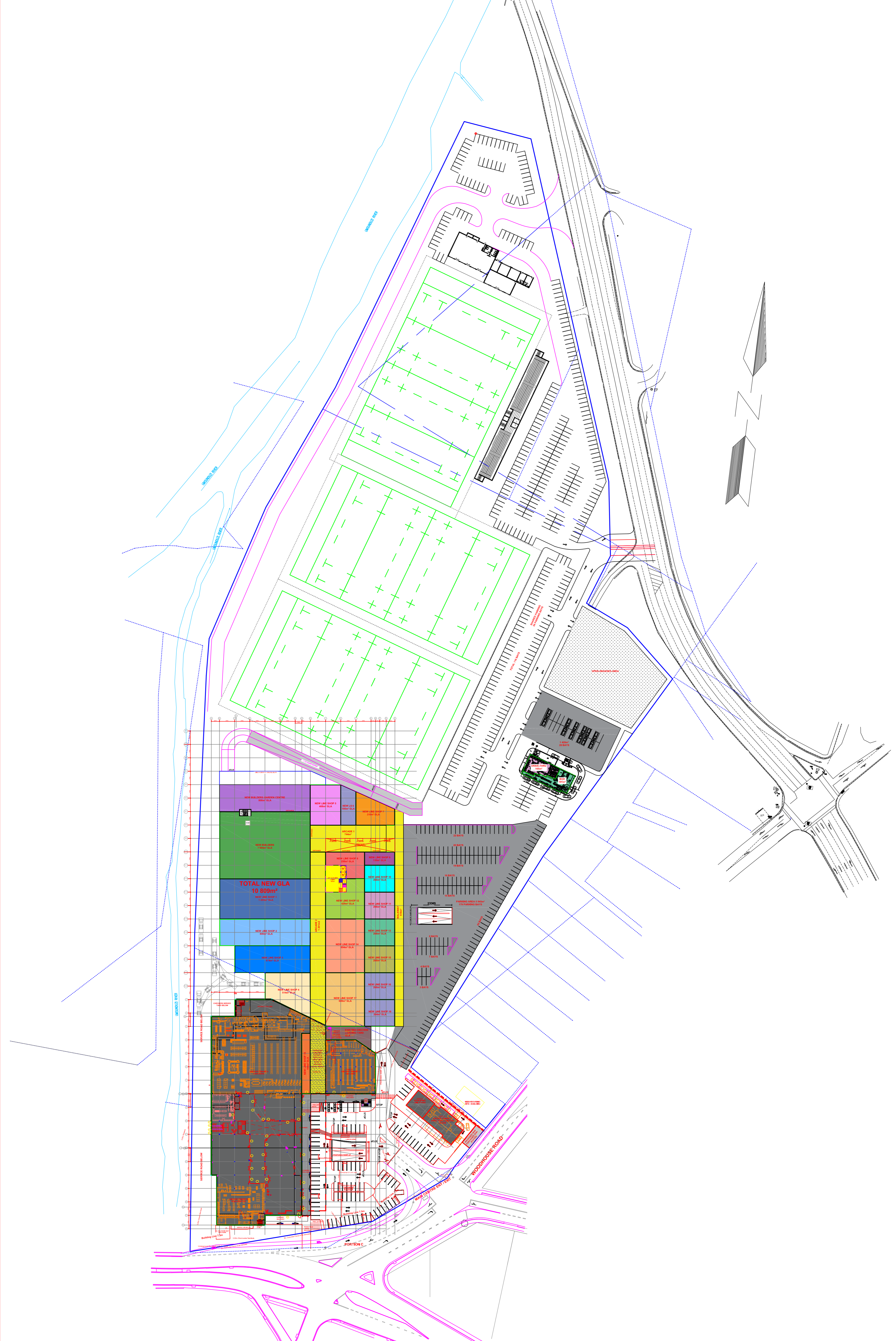
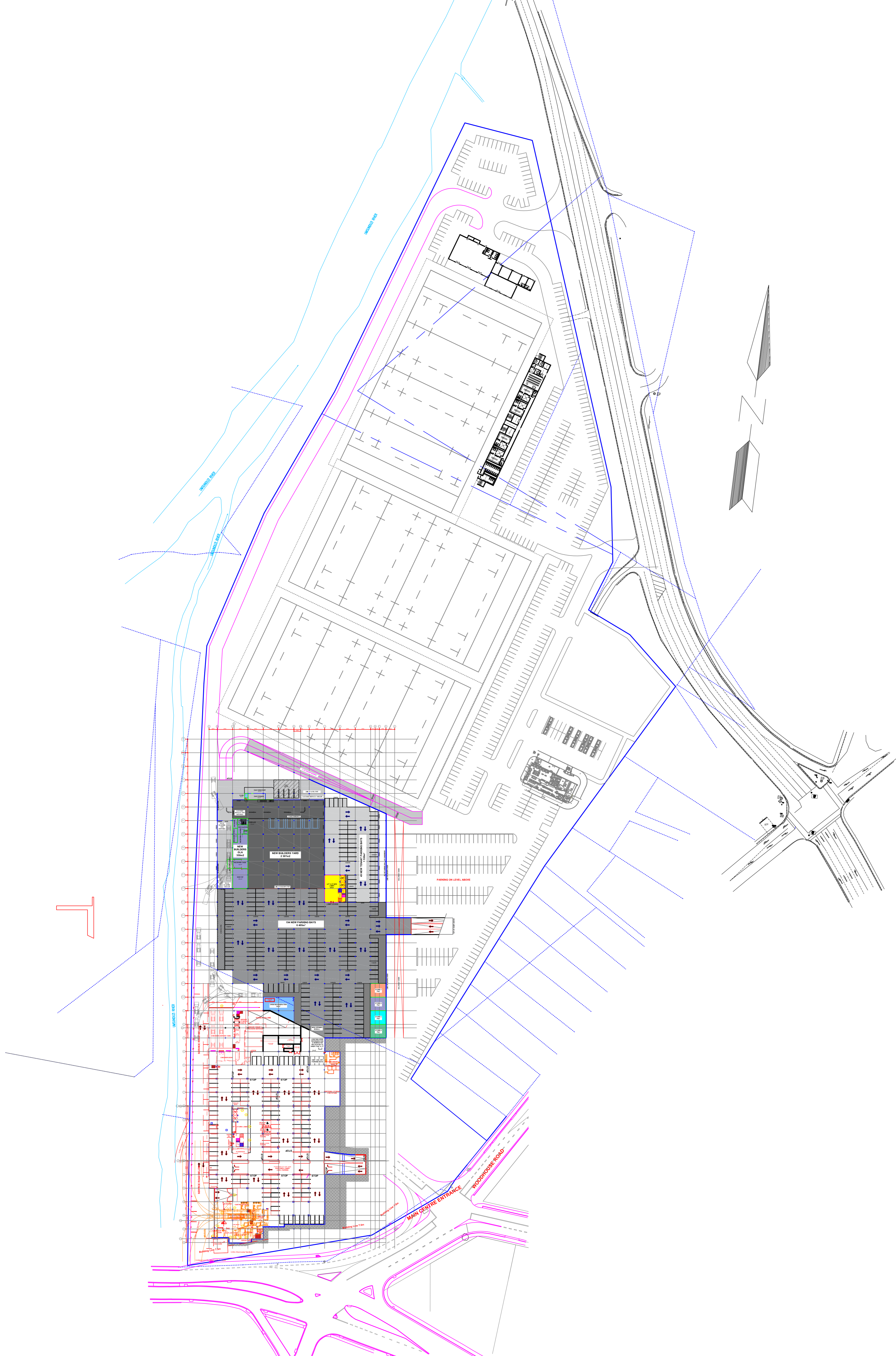
REVISIONS

No.	DATE	DESCRIPTION	SIGNED	APPROV.
01	2023.03.09	Issued for comments & information.	PT	PT
02	2023.03.13	Issued for comments & information.	PT	PT
03	2023.03.20	1 Shop layout amendments.	PM	PM
04	2023.03.31	1 Shop layout amendments.	PRE	PRE
05	2023.04.01	1 Shop layout amendments & parking calc. added.	PRE	PRE
06	2023.04.06	1 Shop layout amendments & parking calc. added.	PRE	PRE
07	2023.04.13	1 Fuel Station Omited & Open Grassed Area added.	PRE	PRE
08	2023.04.20	1 Areas & Parking Calc. updated 2.3 no. of stores added on LP Parking 3 Open Refrigeration Rooms & Genset re-located 4 Lower Parking area linked.	PRE	PRE

KEY PLAN

TC RPV ARCHITECTS
1 Richeford Circle,
Ridgeville Office Park, Lower Level
Lynnburg
4319
Tel: +27 31 502 3625
www.tcrpv.co.za
E-mail: phab@tcrpv.co.za

PROJECT NO.	000	203	SK	08
DRAWING TITLE	LOWER LEVEL PLAN UPPER LEVEL PLAN			
As shown	DATE	2023-03-20	BY	MH
PROJECT TITLE				
Proposed new Woodburn Shopping Centre Expansion, Pietermaritzburg				



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GENERAL NOTES:
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ANY DISCREPANCIES BETWEEN DRAWING LAYOUTS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS PRIOR TO ANY WORK BEING PUT IN HAND.
TRAFFIC DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAIL DRAWINGS SHALL SUPERSEDE SMALL SCALE GENERAL LAYOUT DRAWINGS.
CONTRACTOR AND SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO ANY WORK BEING PUT IN HAND.
ALL WORK OWEES TO CONFORM TO GOOD BUILDING PRACTICE AND ALL RELEVANT NATIONAL BUILDING CODES AND STANDARDS.

AREAS CALCULATION:
EXISTING GLA 10 386m² (DEVIATION PLAN 23.05.2017)
PROPOSED NEW GLA
UPPER LEVEL - RETAIL (INCL. GARDEN CENTRE) 10 800m²
LOWER LEVEL - RECEIVING YARDS & DISPATCH 2 800m²
LOWER LEVEL STORES 1, 2 & 3 2100m²
DRIVE-THRU (INCL. BACK OF HOUSE) 3400m²
NEW TOTAL GLA 14 026m²

PARKING CALCULATIONS (EXCL. BACK OF HOUSE):
EXISTING PARKING AREA PROVIDED = 12 777.37m² (477 BAYS)
ADDITIONAL PARKING AREA REQUIRED @ 15m²/GLA
UPPER LEVEL - RETAIL (INCL. GARDEN CENTRE) 10 800m²
DRIVE-THRU 10 800m²
TOTAL GLA 10 874m²

NEW PARKING AREA REQUIRED: 10 874m² x 1.2m² = 13 049m²
NEW PARKING AREA PROVIDED = 15 440m²

ADDITIONAL PARKING BAYS REQUIRED:
RETAIL STORES 8 BAYS PER 100m² GLA
DRIVE-THRU 10 BAYS PER 100m² GLA
UPPER LEVEL - RETAIL STORES 1 - 11 (10 800/100 x 4) 432 BAYS REQUIRED
DRIVE-THRU RESTAURANT (100m² x 10) 17 BAYS REQUIRED
449 BAYS REQUIRED

NEW PARKING BAYS PROVIDED = 455 BAYS

REVISIONS

No.	DATE	DESCRIPTION	SIGNED	APPROV.
01	2023.03.09	Issued for comments & information.	PT	PT
02	2023.03.13	Issued for comments & information.	PT	PT
03	2023.03.20	1 Shop layout amendments	PH	PH
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05	2023.04.04	1 Shop layout amendments & parking calc. added	PRE	PRE
06	2023.04.06	1 Shop layout amendments & parking calc. added	PRE	PRE
07	2023.04.13	1 Fuel Station Omitted & Open Grassed Area added	PRE	PRE
08	2023.04.20	1 Area & Parking Calc. updated 23 no. of stores added on L2 Parking 3 Open Refrigeration Room & Getset re-located 1 Lower Parking area linked	PRE	PRE

KEY PLAN

TC RVP ARCHITECTS
1 Richeford Circle
Ridgeville Office Park, Lower Level #27 31 502 3625
Umhlanga www.tcrvp.co.za
ARCHITECTS 4319 E-mail: ph@tcrvp.co.za

000	233	SK 08
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DRAWING TITLE
SITE PLAN - LOWER LEVEL PLAN
SITE PLAN - UPPER LEVEL PLAN

As shown	2023-03-20	MH
----------	------------	----

PROJECT TITLE
Proposed new Woodburn Shopping Centre Expansion, Pietermaritzburg

Lower level plan
Scale 1 : 1000

Upper level plan
Scale 1 : 1000



GREEN CHOICE
CONSULTING

8 Tanglewood Gardens
12 Bartle Road
Gillitts
KwaZulu-Natal
3610

27 October 2023

Msunduzi Municipality
411 Boom Street
Pietermaritzburg
3200

EIA Ref No: Pending

Attention: Gerald Naicker

Dear Sir

DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE IN SCOTTSVILLE, PIETERMARITZBURG

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Please find enclosed a hard and electronic copy of the Draft Part 2 Amendment Report for your review - kindly provide comment by no later than the 28/11/2023.

If you have any queries, please do not hesitate to contact me.

Kind regards

Green Choice Consulting (Pty) Ltd

Sarah Stalberg

Environmental Assessment Practitioner (EAPASA Reg. No: 2019/1841)
M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za



GREEN CHOICE
CONSULTING

8 Tanglewood Gardens
12 Bartle Road
Gillitts
KwaZulu-Natal
3610

27 October 2023

Department of Economic Development, Tourism & Environmental Affairs
8 Warwick Road
Cascades
Pietermaritzburg
3201

EIA Ref No: Pending

Attention: Nombasa Kama

Dear Madam

DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE IN SCOTTSVILLE, PIETERMARITZBURG

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If you have any queries, please do not hesitate to contact me.

Kind regards

Green Choice Consulting (Pty) Ltd

Sarah Stalberg

Environmental Assessment Practitioner (EAPASA Reg. No: 2019/1841)

M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za



GREEN CHOICE
CONSULTING

8 Tanglewood Gardens
12 Bartle Road
Gillitts
KwaZulu-Natal
3610

27 October 2023

Umgungundlovu District Municipality
242 Langalibalele Street
Pietermaritzburg
3201

EIA Ref No: Pending

Attention: Mandisa Khomo

Dear Madam

DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE IN SCOTTSVILLE, PIETERMARITZBURG

Green Choice Consulting (Pty) Ltd have been appointed by Shanbar Property Development cc, on behalf of the Applicant, the Natal Rugby Union, to undertake and manage the Amendment Process associated with the proposed extension of the Woodburn Shopping Centre located in Scottsville, Pietermaritzburg.

Please find enclosed an electronic copy of the Draft Part 2 Amendment Report for your review - kindly provide comment by no later than the 28/11/2023.

If you have any queries, please do not hesitate to contact me.

Kind regards

Green Choice Consulting (Pty) Ltd

Sarah Stalberg

Environmental Assessment Practitioner (EAPASA Reg. No: 2019/1841)
M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za
To: ["GovenderS2@dws.gov.za"](mailto:GovenderS2@dws.gov.za)
Subject: RE: DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, PIETERMARITZBURG
Date: Wednesday, 01 November 2023 08:31:00
Attachments: [DAR Letter DWS.pdf](#)
Importance: High

Good morning Mr. Govender

I trust this email finds you well.

Green Choice Consulting have been appointed to undertake and manage the amendment application process for the proposed extension of the Woodburn shopping centre in Scottsville, Pietermaritzburg. A WUL application is also currently underway (undertaken by Joleen Wilson) which Aneliswa is handling. I initially notified Aneliswa of the amendment application, as well as availability of the Draft Amendment Report, however she directed me to you.

I have been trying to deliver the abovementioned report to your office with no success. I believe my courier chatted to you yesterday, and it was indicated that deliveries to the DWS Durban offices is currently not possible. I therefore refer you to the following link where you will be able to download the Draft Amendment Report for review and comment:

<https://www.greenchoiceconsulting.co.za/public-participation/>. Please also find attached your letter of notification of the availability of the draft report.

Thank you so much, if you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: Nyandeni Aneliswa Lorraine <NyandeniA@dws.gov.za>
Sent: Thursday, September 14, 2023 1:01 PM
To: sarah@greenchoiceconsulting.co.za
Subject: RE: PART 1 & 2 AMENDMENT APPLICATION - PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, PIETERMARITZBURG

Good day Sarah

As per our telephonic conversation, please direct your queries to GovenderS2@dws.gov.za and they will be able assist you.

Kind regards,

Ms Aneliswa Nyandeni
Environmental Officer

Department Of Water And Sanitation
88 Joe Slovo Street, 12th Floor
Southern Life Building, Durban.

Telephone (031) 336 2966

Email NyandeniA@dws.gov.za

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>

Sent: Thursday, September 14, 2023 11:03 AM

To: Nyandeni Aneliswa Lorraine <NyandeniA@dws.gov.za>

Subject: RE: PART 1 & 2 AMENDMENT APPLICATION - PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, PIETERMARITZBURG

Importance: High

Good morning Aneliswa

I hope you are well!

I am almost ready to submit the abovementioned Draft Amendment Report for review to registered I&APs and relevant organs of state. I just wanted to check whether your department accepts electronic copies of the report via download, or are only hard copies accepted? If you are not the correct person to submit the report to for comment, please would you be so kind as to direct me to the appropriate assessing officer.

Thank you Aneliswa, have a great day.

Kind Regards,

Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za
To: "sarah@greenchoiceconsulting.co.za"; sarah@greenchoiceconsulting.co.za; Hazel Miller; Mike
Bcc: "Surayred33@gmail.com"; "info@duct.org.za"; "lambusco67@outlook.com"; "magic@edelnet.co.za"; "ndlovu.sabelo1764@gmail.com"; "mathembis2004@yahoo.com"; "shantham.naidoo@gmail.com"; "yvonnepereksles112@gmail.com"; "millerh@aquaorange.net"; "msunduzirview@gmail.com"; "tarinchetty230@gmail.com"; "nireesha28@gmail.com"; "davidsiepman@gmail.com"
Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG
Date: Friday, 27 October 2023 15:20:00
Importance: High

Dear Registered Interested & Affected Party

This email serves to notify you that the Draft Amendment Report for the proposed extension of the Woodburn Shopping Centre is now available for review. The report with appendices may be downloaded at the following link: <https://www.greenchoiceconsulting.co.za/public-participation/>. A hard copy of the report is available at the Woodburn Centre Management office – Ms. Kirusha Ahir may be contacted during working hours on 079 273 0534 to arrange a viewing should you wish to review a hard copy.

If you would like to provide comment on the Draft Amendment Report, kindly do so in writing by no later than the 28th November 2023. Comments may be submitted via email, to the EAP's address specified in the contact details below.

If you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)




M: +27 71 851 6976





E: sarah@greenchoiceconsulting.co.za


www.greenchoiceconsulting.co.za



WOODBURN EXTENSION PROJECT: NOTIFICATION OF AVAILABILITY OF DRAFT AMENDMENT REPORT – DELIVERY REPORTS & READ RECEIPTS



Delivery Status Notification

 Mail Delivery System <Mailer-Daemc
To sarah@greenchoiceconsulting.co.za 2023/10/27


 We removed extra line breaks from this message.





 details.txt 461 bytes 


 Untitled attachment 00083.txt 1 KB 



This message was created automatically by mail delivery software.
----- The following addresses had successful delivery notifications -----
<sarah@greenchoiceconsulting.co.za> (relayed via non "Remote SMTP" router)
<mathembis2004@yahoo.com> (relayed to non-DSN-aware mailer)



Successful Mail Delivery Report

 Mail Delivery System <MAILER-DAEM
To sarah@greenchoiceconsulting.co.za 2023/10/27

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 details.txt 529 bytes 

 Message Headers.txt 6 KB 

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Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.

The mail system

<magic@edelnet.co.za>: delivery via 41.185.65.34[41.185.65.34]:25: 250 OK
id=1qwMlz-0008A7-2h

Delivered: RE: AMENDMENT APPLICATION FOR THE P...

 postmaster@outlook.com
To sarah@greenchoiceconsulting.co.za 2023/10/27

 details.txt 387 bytes 


 Untitled attachment 00062.txt 34 KB 

Your message has been delivered to the following recipients:


lambusco67@outlook.com

Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSDALE, PIETERMARITZBURG

Successful Mail Delivery Report

 Mail Delivery System <MAILER-DAEM
To sarah@greenchoiceconsulting.co.za 2023/10/27



 We removed extra line breaks from this message.

 details.txt 479 bytes	 Message Headers.txt 10 KB
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This is the mail system at host email01.uvlted.net.

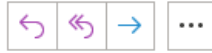
Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.


The mail system

<millerrh@aquorange.net>: alias expanded

Delivery Status Notification

 Mail Delivery System <Mailer-Daemc
To sarah@greenchoiceconsulting.co.za 2023/10/27



 We removed extra line breaks from this message.

 details.txt 1 KB	 Untitled attachment 00069.txt 4 KB
--	---

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----- The following addresses had successful delivery notifications -----

<dauidsiepman@gmail.com> (relayed to non-DSN-aware mailer)

<msunduzirview@gmail.com> (relayed to non-DSN-aware mailer)

<ndlovu.sabelo1764@gmail.com> (relayed to non-DSN-aware mailer)


<nireesha28@gmail.com> (relayed to non-DSN-aware mailer)

<shantham.naidoo@gmail.com> (relayed to non-DSN-aware mailer)

<tarinchetty230@gmail.com> (relayed to non-DSN-aware mailer)

<yvonnepereksles112@gmail.com> (relayed to non-DSN-aware mailer)

Delivered: RE: AMENDMENT APPLICATION FOR THE P...

 postmaster@duct.org.za
To sarah@greenchoiceconsulting.co.za 2023/10/27



 details.txt 381 bytes	 Untitled attachment 00102.txt 49 KB
---	--

Your message has been delivered to the following recipients:

info@duct.org.za

Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG

Delivery Status Notification



Mail Delivery System <Mailer-Daemc

To sarah@greenchoiceconsulting.co.za

2023/10/27



We removed extra line breaks from this message.



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----- The following addresses had successful delivery notifications -----

<suraya.reddy@msunduzi.gov.za> (relayed to non-DSN-aware mailer)

Delivery Status Notification



Mail Delivery System <Mailer-Daemc

To sarah@greenchoiceconsulting.co.za

2023/10/27



We removed extra line breaks from this message.



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----- The following addresses had successful delivery notifications -----

<surayared33@gmail.com> (relayed to non-DSN-aware mailer)

Read: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPI

Hazel Miller <millerh@aquaoorange.net>

Sent Fri 2023/10/27 15:35

To

Your message

To: sarah@greenchoiceconsulting.co.za

Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED
EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE,
PIETERMARITZBURG

Sent: 27/10/2023 15:20

was read on 27/10/2023 15:33.

Read: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPI

Mike <magic@edelnet.co.za>

Sent Fri 2023/10/27 17:13

To

Your message

To: sarah@greenchoiceconsulting.co.za

Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED
EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE,
PIETERMARITZBURG

Sent: 2023/10/27 03:20 PM

was read on 2023/10/27 05:12 PM.



Private Bag X9043, PIETERMARITZBURG, 3200

Infrastructure Services D-Block, 224 Prince Alfred Street, Pietermaritzburg, 3200

Tel: 033 355 0569 Fax: 033 342 3962

Green Choice Consulting
8 Tanglewood Gardens
12 Bartle Road
GILLITTS
3610

Your Reference:
Date: 9 November 2023

ATTENTION: SARAH STALBERG

Dear Madam

DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE IN SCOTTSVILLE PIETERMARITZBURG

1. Your email dated 7 November 2023 refers.
2. The application was received 7 November 2023.
3. You are advised that the application is in the process of being investigated and that you will be advised accordingly of this Department's comments.
4. When communicating with this office, **PLEASE QUOTE** the abovementioned file reference. **T10/2/2/11/264/1/1**

Yours faithfully,

JUDY REDDY

f HEAD: TRANSPORT

CDD/jr

From: [Nhlakanipho Nzama](#)
To: Sarah@greenchoiceconsulting.co.za
Cc: [Nombasa Kama](#)
Subject: Q/2023/144/Msund - Acknowledgement of receipt for enquiry
Date: Thursday, 09 November 2023 16:11:24

Warwick Road, Cascades, Pietermaritzburg, 3202
+27 (33) 347 1820, Fax: 033 347 1826
Private Bag X07
Pietermaritzburg, 3202
www.kznedlea.gov.za

Programme: Environmental Services
Enquiries: Nhlakanipho Nzama
Reference: Q/2023/144/Msund.
Email: Nhlakanipho.Nzama@kznedlea.gov.za
Date: 09 November 2023

8 Tanglewood Gardens
12 Bartle Road
Gillittts
KwaZulu- Natal
3610

Attention: **Sarah Stalberg**
Email: Sarah@greenchoiceconsulting.co.za

Dear: Sarah Stalberg

This email serves as an Acknowledgement of the of receipt for the enquiry of the proposed extension of the Woodburn Shopping Centre in Scottsville, Pietermaritzburg within Msunduzi Local Municipality. The enquiry was received by our Environmental services office at Cascades on the 27/10/2023.

Please be advised that I've been assigned to review your enquiry.

Please quote the abovementioned reference number for this enquiry in all future correspondence.

Regards
Nhlakanipho Nzama

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From: sarah@greenchoiceconsulting.co.za
To: "sarah@greenchoiceconsulting.co.za"; sarah@greenchoiceconsulting.co.za; Mike; Hazel Miller
Bcc: "surayared33@gmail.com"; "suraya.reddy@msunduzi.gov.za"; "Kerina.Singh@msunduzi.gov.za"; "Gerald.Naicker@msunduzi.gov.za"; "mandisa.khomo@umdm.gov.za"; "GovenderS2@dws.gov.za"; "info@duct.org.za"; "lambusco67@outlook.com"; "magic@edelnet.co.za"; "ndlovu.sabelo1764@gmail.com"; "mathembis2004@yahoo.com"; "shantham.naidoo@gmail.com"; "yvonnepereksles112@gmail.com"; "millerh@aquorange.net"; "msunduziriview@gmail.com"; "tarinchetty230@gmail.com"; "nireesha28@gmail.com"; "davidlsiepman@gmail.com"; "Tem.app@kznwildlife.com"
Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG
Date: Wednesday, 22 November 2023 09:20:00
Importance: High

Dear Registered Interested & Affected Party

This email serves as a friendly reminder that Draft Amendment Report for the abovementioned project is available for review, with comments due by the 28th of November 2023. The Draft Amendment Report and its appendices can be downloaded by accessing the following link: <https://www.greenchoiceconsulting.co.za/public-participation/> and clicking the "Woodburn Shopping Centre" button. A hard copy of the report is available at the Woodburn Shopping Centre Management office – if you wish to review the hard copy, kindly contact Ms. Kirusha Ahir on 079 273 0534 to arrange a viewing.

If you have any queries, please do not hesitate to contact the undersigned.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Friday, October 27, 2023 3:21 PM
To: 'sarah@greenchoiceconsulting.co.za' <sarah@greenchoiceconsulting.co.za>
Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG
Importance: High

Dear Registered Interested & Affected Party

This email serves to notify you that the Draft Amendment Report for the proposed extension of the Woodburn Shopping Centre is now available for review. The report with appendices may be downloaded at the following link: <https://www.greenchoiceconsulting.co.za/public-participation/>. A hard copy of the report is available at the Woodburn Centre Management office – Ms. Kirusha Ahir may be contacted during working hours on 079 273 0534 to arrange a viewing should you wish to review a hard copy.

If you would like to provide comment on the Draft Amendment Report, kindly do so in writing by no later than the 28th November 2023. Comments may be submitted via email, to the EAP's address specified in the contact details below.

If you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: [Helga Barnard](#)
To: sarah@greenchoiceconsulting.co.za
Subject: Re: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG
Date: Monday, 27 November 2023 16:50:39

Hello Sarah,

I will send our comments tomorrow.

Regards,
Helga Barnard
25 Woodhouse Rd

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From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Wednesday, November 22, 2023 9:20:28 AM
To: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG

Dear Registered Interested & Affected Party

This email serves as a friendly reminder that Draft Amendment Report for the abovementioned project is available for review, with comments due by the 28th of November 2023. The Draft Amendment Report and its appendices can be downloaded by accessing the following link: <https://www.greenchoiceconsulting.co.za/public-participation/> and clicking the "Woodburn Shopping Centre" button. A hard copy of the report is available at the Woodburn Shopping Centre Management office – if you wish to review the hard copy, kindly contact Ms. Kirusha Ahir on 079 273 0534 to arrange a viewing.

If you have any queries, please do not hesitate to contact the undersigned.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Friday, October 27, 2023 3:21 PM
To: 'sarah@greenchoiceconsulting.co.za' <sarah@greenchoiceconsulting.co.za>
Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG

Importance: High

Dear Registered Interested & Affected Party

This email serves to notify you that the Draft Amendment Report for the proposed extension of the Woodburn Shopping Centre is now available for review. The report with appendices may be downloaded at the following link: <https://www.greenchoiceconsulting.co.za/public-participation/>. A hard copy of the report is available at the Woodburn Centre Management office – Ms. Kirusha Ahir may be contacted during working hours on 079 273 0534 to arrange a viewing should you wish to review a hard copy.

If you would like to provide comment on the Draft Amendment Report, kindly do so in writing by no later than the 28th November 2023. Comments may be submitted via email, to the EAP's address specified in the contact details below.

If you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

Msunduzi Municipality

Private Bag X321
Pietermaritzburg
3200
(033) 392 3000

333 Church Street
Pietermaritzburg
3200
www.msunduzi.gov.za



SUSTAINABLE DEVELOPMENT & CITY ENTERPRISES DEPARTMENT Environmental Management Unit

P O Box 321
Pietermaritzburg
3200

ENQ: Melusi Maphumulo

Tel: (033) 392 3243

Email: Melusi.Maphumulo@msunduzi.gov.za

Date: 30 November 2023

Our Ref: ENV 317

Green Choice Consulting

8 Tanglewood Gardens
12 Bartle Road
Gillitts
3610

Attention: S. Stalberg

Dear Sarah,

RE: DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE IN SCOTTSVILLE, PIETERMARITZBURG.

With reference to the Draft Amendment Report for the proposed extension of the Woodburn shopping centre, located in Scottsville received on the 31st of October 2023,

I have read through the draft amendment report and the following comments are provided for your information and attention.

The site has been assessed in terms of the Municipal Environmental Management Framework (EMF), Draft Msunduzi Ecosystem Services Plan (ESP), Draft Msunduzi Conservation Plan (C-Plan) and Msunduzi Spatial Development Framework (SDF).

The Msunduzi Conservation Plan (C-plan), Msunduzi Ecosystems Services Plan (ESP) and the Msunduzi SDF has identified key areas that are totally irreplaceable on the application site.

The Municipal Environmental Management Framework (EMF) does identify the proposed site to have:

- High Wetland Development Constraint: a wetland features has been confirmed on site and there should be no development within 32m from the edge of the watercourse and no development should occur within the 500m from the outer boundary of a wetland without the necessary environmental authorization. Wetland areas are to be demarcated and avoided (marked as no go area) during any construction activities on the application site and appropriate buffer recommended by specialist be reserved.

This unit has NO objection to the proposed application subject to:

1. Full compliance with the Environmental Authorisation.
2. Full compliance with the EMPr.
3. Full compliance with any other approved plans/agreements.

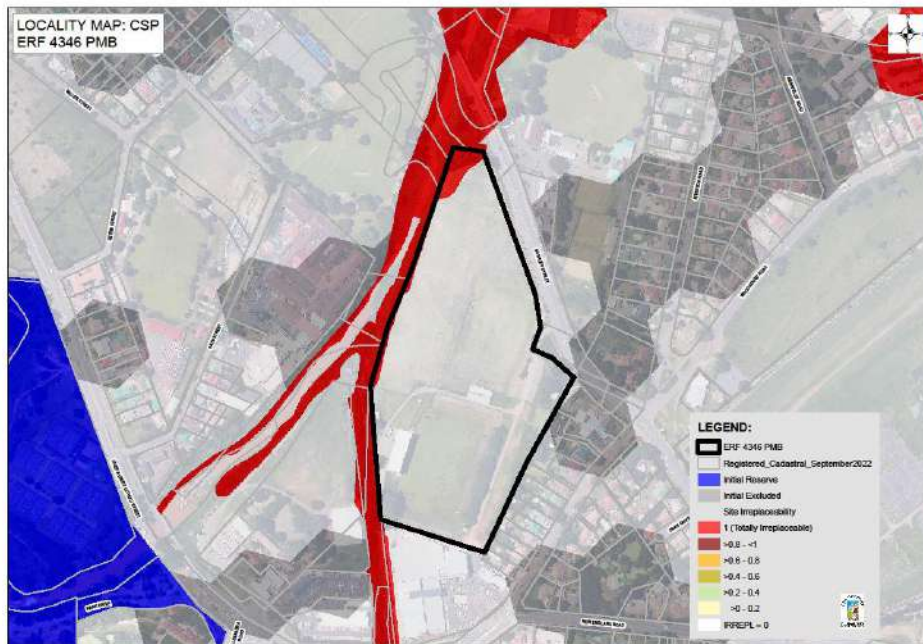
Please contact this unit should you require clarity or further information.

FOR: MANAGER: ENVIRONMENTAL MANAGEMENT UNIT

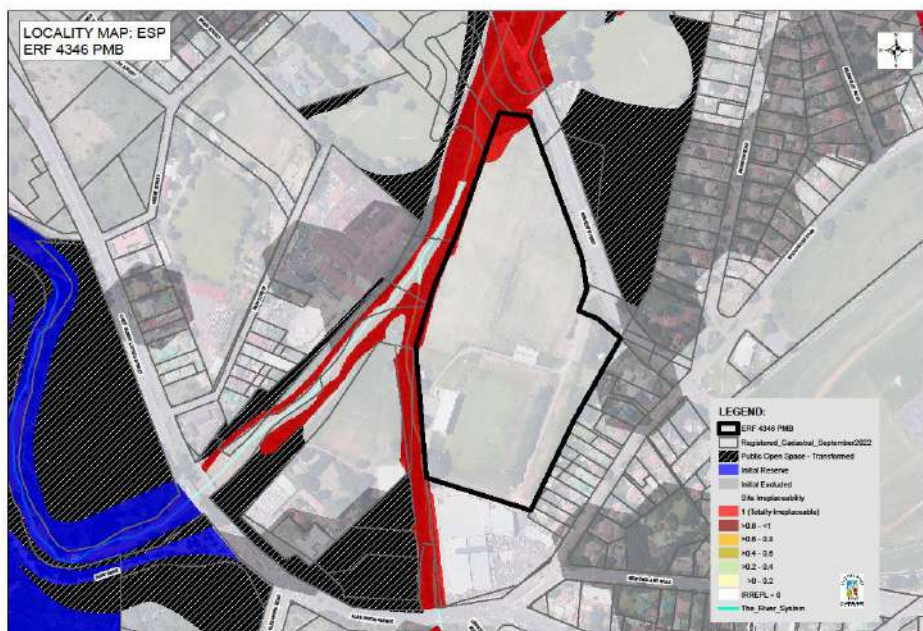


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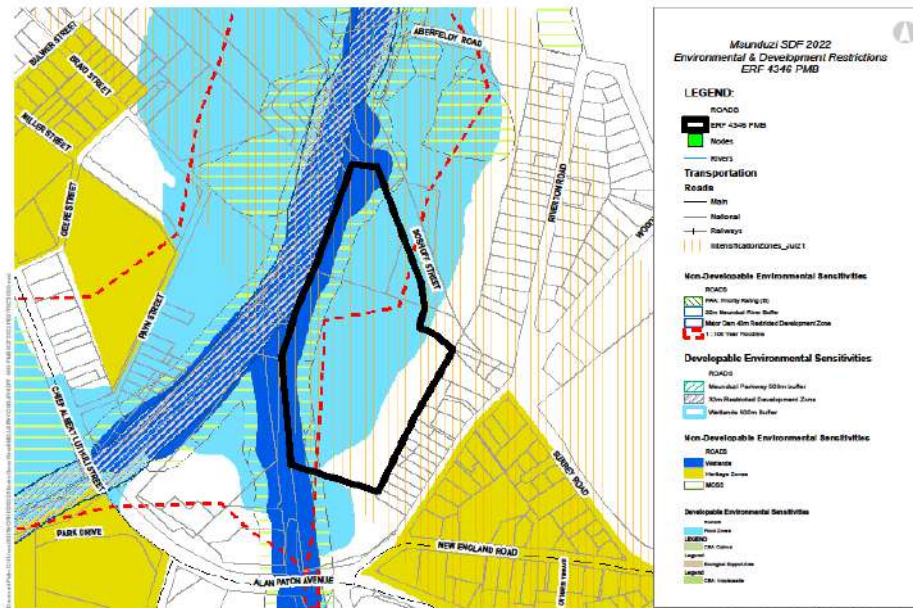
Annexure A: The C-Plan map indicates the proposed site to have totally irreplaceable areas by the edges of the site.



Annexure B: The ESP map indicates that the proposed site has key areas.



Annexure C: The SDF indicates that the proposed site has non-developable environmental sensitivities.



Annexure C: Msunduzi Gazetted EMF



From: sarah@greenchoiceconsulting.co.za
To: "Melusi Maphumulo"
Cc: "Gerald Naicker"; "Thenjiwe T. Zondi"
Subject: RE: DRAFT AMENDMENT REPORT (Woodburn Centre) - ENV 317
Date: Thursday, 30 November 2023 16:17:00

Good afternoon Melusi

Received, thank you very much.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: Melusi Maphumulo <Melusi.Maphumulo@msunduzi.gov.za>
Sent: Thursday, November 30, 2023 3:35 PM
To: sarah@greenchoiceconsulting.co.za
Cc: Gerald Naicker <Gerald.Naicker@msunduzi.gov.za>; Thenjiwe T. Zondi <thenjiwe.zondi@msunduzi.gov.za>
Subject: DRAFT AMENDMENT REPORT (Woodburn Centre) - ENV 317

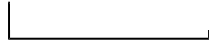
Hi Sara, I trust that this email finds you well.

Please find the attached comments from our unit.

Please don't hesitate to contact our office should you need any clarity.

Kind Regards
Melusi Maphumulo
Environmental Scientist
Boom Street
411 Boom Street
PMB
3200
033 392 3244

Melusi.Maphumulo@msunduzi.gov.za
Msunduzi Municipality
www.msunduzi.gov.za



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Conservation Planning Division: IEM Section

Enquiries: Kashnee Doorasamy

Your Ref: No Ref. No. Provided
Our Ref: 13521

GREEN CHOICE CONSULTING
8 Tanglewood Gardens
12 Bartle Road
Gillitts
3610

28 November 2023

ATTENTION: MS SARAH STALBERG

Dear Ms S Stalberg

PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE. District Municipality: uMgungundlovu

Thank you for forwarding the Basic Assessment Report, dated October 2023 for the abovementioned application to Ezemvelo KZN Wildlife (Ezemvelo) for review and comment. Based on the information supplied, and the interrogation of Ezemvelo's biodiversity databases, Ezemvelo does not anticipate that the proposed activity would result in significant negative impacts upon local biodiversity, provided that best practice mitigation measures are implemented during the construction and operational phase.

Please be informed that Ezemvelo does not require additional documentation with regards to this project, except when additional biodiversity information becomes available and/or additional biodiversity impacts are identified which are not presented in the abovementioned report. In this regard, it is respectively requested that the new biodiversity information is highlighted in the cover letter for any further reports.

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 any biodiversity issues arise, please do not hesitate to contact this office.

Yours sincerely

PP 

Scientific Manager: Conservation Planning, IEM and PAMP

For CEO: EZEMVELO KZN WILDLIFE

C:\KD\CommercialFacilities\Shopping Centre\13521\ProposedExtensionOftheWoodburnShoppingCentre,Scottsville.)28Nov23

Ezemvelo KZN Wildlife Comment	No Ref. No. Provided	Proposed Extension of the Woodburn Shopping Centre, SCOTTSVILLE.	Page 1 of 1
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From: sarah@greenchoiceconsulting.co.za
To: "Kashnee Doorasamy"
Subject: RE: PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE_13521
Date: Tuesday, 28 November 2023 12:50:00
Attachments: [image003.png](#)

Good afternoon Kashnee

Your email and letter with regards to the abovementioned project are well received.

Thank you very much, have a good day further.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: Kashnee Doorasamy <Kashnee.Doorasamy@kznwildlife.com>
Sent: Tuesday, November 28, 2023 12:34 PM
To: sarah@greenchoiceconsulting.co.za
Subject: PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE_13521

Dear Ms Sarah

Please find attached letter for the above-mentioned application.

Please confirm receipt of this email.

Should you have any queries, please do not hesitate to contact our offices.

Kashnee Doorasamy
EZEMVELO KZN WILDLIFE
IEM Administrative Officer | Conservation and Planning

Queen Elizabeth Park | 1 Peter Brown Drive | Montrose | Pietermaritzburg | 3201
PO Box 13053 | Cascades | 3202 | Republic of South Africa |
Kashnee.Doorasamy@kznwildlife.com





KWAZULU-NATAL PROVINCE

ECONOMIC DEVELOPMENT, TOURISM
AND ENVIRONMENTAL AFFAIRS
REPUBLIC OF SOUTH AFRICA

8 Warwick Road
Cascades
Pietermaritzburg
3202
Tel: +27 (33) 347 1820
www.kznedtea.gov.za

Programme/Sub-Programme: Environmental Quality Management
Enquiries: Nhlakanipho Nzama/ Nombasa Kama
Reference: Q/2023/144/Msund
Email: Nhlakanipho.Nzama@kznedtea.gov.za
Date: 05 December 2023

Email / Fax Transmission

Green choice consulting
8 Tanglewood Gardens
12 Bartle Road
Gillits
Kwazulu-Natal
3610

Attention: Sarah Stalberg
Email: sarah@greenchoiceconsulting.co.za
Telephone: (071) 851 6979

Dear Sarah Stalberg

RE: Q/2023/144/Msund: GREEN CHOICE: COMMENTS ON THE DRAFT AMENDMENT REPORT FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE LOCATED ON Erf 10278 AT SCOTTSVILLE WITHIN MSUNDUZI LOCAL MUNICIPALITY IN THE UMGUNGUNDLOVU DISTRICT.

1. The Draft Amendment Report (DBAR) compiled by Green Choice Consulting (October 2023) for the above-mentioned activity, submitted in terms of the requirements of Regulation 29(a) in terms of the Environmental Impact Assessment Regulations, 2014 (as amended) was received by the Department of Economic Development Tourism and Environmental Affairs (herein referred to as 'this Department') on the 27th October 2023, refers.
2. This Department has reviewed the Draft Amendment Report and requires that the following be addressed in the final Amendment Report (fBAR) which is due on:
 - 2.1. The layout plans should be signed by an engineer and Attached to the final amendment report.
 - 2.2. Site notices and Newspaper advertisement were all done in English. The applicant should ensure that the language used by the RI&As is considered when serving a notice and when selecting a newspaper to ensure an inclusive public participation process.
 - 2.3. Executive summaries in the other two languages should be made available, on request. Where environmental reporting is done in one of the 3 regional languages.

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Comments on DBAR: Q/2023/144/Msund	<u>N.K.</u> Initials	Page 1 of 2
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- 2.4. An EAPASA certificate must be attached and should be updated for the current year.
3. The final amendment report must meet the requirements of regulation 32(a) of the EIA regulations, 2014 (as amended) and all specialist studies must meet the requirements of appendix 6 of the EIA Regulations, 2014 (as amended).
4. Pre-application minutes must be included in the final Report.
5. Kindly include a summary of the issues raised by interested and affected parties, and address and incorporate in the final report, when responding to comments please make sure the responses are detailed in order to avoid appeals even if they are duplicate responses.
6. Please ensure that alternatives viz. layouts, site, technology have been explored and reasons why the preferred alternative is ideal; as required by NEMA in appendix 1 (h).
7. Please note that the activities applied for must not commence (including site preparation and other action/s on the site) prior to an Environmental Authorisation being granted by the relevant competent authority.
8. Enquiries regarding this correspondence may be directed to Mr Nhlakanipho Nzama and Nombasa Kama at the uMgungundlovu District Office: Tel No: 033 347 1820.

Yours sincerely



Date: **05 DECEMBER 2023**

For: Acting Head of Department: Dr Thandeka Ellenson
KwaZulu-Natal Department of Economic Development, Tourism and Environmental Affairs

Signed by: Ms Nombasa Kama
Designation: Control Environmental Officer
EAPASA Registration No.: 2022/5515

Department of Economic Development, Tourism and Environmental Affairs, KwaZulu-Natal	Comments on DBAR: Q/2023/144/Msund	<u>Nk</u> Initials	Page 2 of 2
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From: sarah@greenchoiceconsulting.co.za
To: "Nhlakanipho Nzama"
Cc: "Nombasa Kama"; "Shawn Janneker"
Subject: RE: Q/2023/144/Msund: Draft Amendment Report Comments for the Proposed Extension of the Woodburn Shopping Centre, Pietermaritzburg
Date: Tuesday, 05 December 2023 11:49:00

Good morning Nhlakanipho

I am well thank you, I hope you are too and are looking forward to the year-end break!

The comments are well received, thank you so much.

Have a good day further.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Nhlakanipho Nzama <Nhlakanipho.Nzama@kznedtea.gov.za>
Sent: Tuesday, December 5, 2023 11:40 AM
To: sarah@greenchoiceconsulting.co.za
Cc: Nombasa Kama <Nombasa.Kama@kznedtea.gov.za>; Shawn Janneker <Shawn.Janneker@kznedtea.gov.za>
Subject: Q/2023/144/Msund: Draft Amendment Report Comments for the Proposed Extension of the Woodburn Shopping Centre, Pietermaritzburg

Good morning Sarah,

I trust this email finds you in good health.

Kindly receive the attached Draft Amendment report comments.

Regards
Nhlakanipho Nzama

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Monday, 04 December 2023 08:31
To: Nhlakanipho Nzama <Nhlakanipho.Nzama@kznedtea.gov.za>
Subject: RE: Q/2023/144/Msund - Application for Amendment for the Proposed Extension of the Woodburn Shopping Centre, Pietermaritzburg

Good morning Nhlakanipho

I trust this email finds you well.

Kindly advise when I can expect to receive comments in response to the Draft Amendment Report for the abovementioned project?

Thank you, have a good day.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Friday, November 10, 2023 9:33 AM
To: 'Nhlakanipho Nzama' <Nhlakanipho.Nzama@kznedtea.gov.za>

Cc: 'Nombasa Kama' <Nombasa.Kama@kznedtea.gov.za>; 'Shawn Janneker' <Shawn.Janneker@kznedtea.gov.za>
Subject: RE: Q/2023/144/Msund - Acknowledgement of receipt for enquiry

Hi Nhlakanipho

Thank you for your response. The Environmental Authorisation and its amendment are attached as Appendix A of the Draft Amendment Report, however I have also attached to this email for your perusal.

Thank you, please do let me know if you require any additional information.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Nhlakanipho Nzama <Nhlakanipho.Nzama@kznedtea.gov.za>
Sent: Friday, November 10, 2023 9:11 AM
To: sarah@greenchoiceconsulting.co.za
Cc: Nombasa Kama <Nombasa.Kama@kznedtea.gov.za>; Shawn Janneker <Shawn.Janneker@kznedtea.gov.za>
Subject: RE: Q/2023/144/Msund - Acknowledgement of receipt for enquiry

Good morning Sarah

The application form must be submitted to 270 Jabu Ndlovu Street (EDTEA Head office), attention Jacky Ndlovu. Please note your comments will be submitted before the 27th November 2023.

Kindly forward the copy of the signed Environmental Authorisation for Woodburn Shopping Center.

Regards
Nhlakanipho Nzama

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Friday, 10 November 2023 08:43
To: Nhlakanipho Nzama <Nhlakanipho.Nzama@kznedtea.gov.za>
Cc: Nombasa Kama <Nombasa.Kama@kznedtea.gov.za>
Subject: RE: Q/2023/144/Msund - Acknowledgement of receipt for enquiry
Importance: High

Good morning Nhlakanipho

Thank you for your email, it is well received and noted.

Just for clarity, I haven't submitted the application form as yet, as we were wanting to receive comments in response to the Draft Amendment Report (which is on the provided flash drive) from I&APs to determine if there were any significant aspects that required attention before the 90-day clock started to tick. If you are the assigned assessing officer for this project and I have a reference number, does that mean I will need to submit the application form to you directly, or should it still go through head office?

Thank you, have a lovely day.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Nhlakanipho Nzama <Nhlakanipho.Nzama@kznedtea.gov.za>

Sent: Thursday, November 9, 2023 4:11 PM
To: Sarah@greenchoiceconsulting.co.za
Cc: Nombasa Kama <Nombasa.Kama@kznedtea.gov.za>
Subject: Q/2023/144/Msund - Acknowledgement of receipt for enquiry

Warwick Road, Cascades, Pietermaritzburg, 3202
+27 (33) 347 1820, Fax: 033 347 1826
Private Bag X07
Pietermaritzburg, 3202
www.kznedtea.gov.za

Programme: Environmental Services
Enquiries: Nhlakanipho Nzama
Reference: Q/2023/144/Msund.
Email: Nhlakanipho.Nzama@kznedtea.gov.za
Date: 09 November 2023

8 Tanglewood Gardens
12 Bartle Road
Gillittts
KwaZulu- Natal
3610

Attention: **Sarah Stalberg**
Email: Sarah@greenchoiceconsulting.co.za

Dear: Sarah Stalberg

This email serves as an Acknowledgement of the of receipt for the enquiry of the proposed extension of the Woodburn Shopping Centre in Scottsville, Pietermaritzburg within Msunduzi Local Municipality. The enquiry was received by our Environmental services office at Cascades on the 27/10/2023.

Please be advised that I've been assigned to review your enquiry.

Please quote the abovementioned reference number for this enquiry in all future correspondence.

Regards
Nhlakanipho Nzama

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From: sarah@greenchoiceconsulting.co.za
To: "Helga Barnard"
Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG
Date: Tuesday, 28 November 2023 12:13:00
Attachments: [image002.png](#)

Good afternoon Helga

Received, thank you very much.

The final amendment report which will incorporate all comments and project team responses following the draft review will be made available to interested and affected parties in due course.

Have a good day further, and if you have any queries, please do not hesitate to contact me.

Kind Regards,
Sarah Stalberg
Environmental Consulting
EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976
E: sarah@greenchoiceconsulting.co.za
www.greenchoiceconsulting.co.za

From: Helga Barnard <lambrusco67@outlook.com>
Sent: Tuesday, November 28, 2023 11:25 AM
To: sarah@greenchoiceconsulting.co.za
Subject: Re: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG

Good morning Sarah,

Attached is the comments of the Woodhouse Road residents.

Regards,
Helga Barnard

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: 22 November 2023 07:20
To: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG

Dear Registered Interested & Affected Party

This email serves as a friendly reminder that Draft Amendment Report for the abovementioned project is available for review, with comments due by the 28th of November 2023. The Draft Amendment Report and its appendices can be downloaded by accessing the following link: <https://www.greenchoiceconsulting.co.za/public-participation/> and clicking the “Woodburn Shopping Centre” button. A hard copy of the report is available at the Woodburn Shopping Centre Management office – if you wish to review the hard copy, kindly contact Ms. Kirusha Ahir on 079 273 0534 to arrange a viewing.

If you have any queries, please do not hesitate to contact the undersigned.

Kind Regards,

Sarah Stalberg

Environmental Consulting

EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

From: sarah@greenchoiceconsulting.co.za <sarah@greenchoiceconsulting.co.za>
Sent: Friday, October 27, 2023 3:21 PM
To: 'sarah@greenchoiceconsulting.co.za' <sarah@greenchoiceconsulting.co.za>
Subject: RE: AMENDMENT APPLICATION FOR THE PROPOSED EXTENSION OF THE WOODBURN SHOPPING CENTRE, SCOTTSVILLE, PIETERMARITZBURG
Importance: High

Dear Registered Interested & Affected Party

This email serves to notify you that the Draft Amendment Report for the proposed extension of the Woodburn Shopping Centre is now available for review. The report with appendices may be downloaded at the following link: <https://www.greenchoiceconsulting.co.za/public-participation/>. A hard copy of the report is available at the Woodburn Centre Management office – Ms. Kirusha Ahir may be contacted during working hours on 079 273 0534 to arrange a viewing should you wish to review a hard copy.

If you would like to provide comment on the Draft Amendment Report, kindly do so in writing by no later than the 28th November 2023. Comments may be submitted via email, to the EAP's address specified in the contact details below.

If you have any queries, please do not hesitate to contact me.

Kind Regards,

Sarah Stalberg

Environmental Consulting

EAPASA Registered EAP (Reg. No: 2019/1841)



M: +27 71 851 6976

E: sarah@greenchoiceconsulting.co.za

www.greenchoiceconsulting.co.za

Woodburn Square: Proposed Extension

Comments and Concerns

Note: The following is stated under the need and desirability for the proposed extension to the existing centre, Page 13: "To accommodate the increased population growth of the area". There is no real population growth in Scottsville since it is a developed residential area. In the Traffic Impact Assessment, on Page 22, it is stated that "the area in the vicinity of the proposed development is considered to be a low growth area". Therefore, the extension will not accommodate the increased population growth of the area, but rather bring in more traffic from other areas.

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? **NOT ADDRESSED IN THE AMENDMENT REPORT:** The report states that, due to the fact that the proposed development is an extension of an existing activity of the same nature, noise levels are not anticipated to exceed current noise levels. **THIS IS FACTUALLY INCORRECT AND NEEDS TO BE DELETED FROM THE REPORT. THE RUGBY STADIUM IS USED ONCE OR TWICE PER MONTH DURING THE RUGBY SEASON AND NEVER OUTSIDE THE RUGBY SEASON. OCCASSIONALLY FESTIVALS ARE HELD ON THE PRACTICING FIELDS. THIS CAN ABSOLUTELY NOT BE COMPARED TO A 3.5 HECTARES SHOPPING CENTRE WITH 375 PARKING BAYS, WHICH OPERATES 365 DAYS OF THE YEAR.** Addressed in Amendment Report: The appropriate landscaping within the proposed development and along the property boundary adjacent to neighbouring properties would aid in reducing noise levels. A security wall will be constructed along the boundary of the property.
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. Addressed in the Amendment Report: Two new access points will be constructed on Boshoff Street. The first will be constructed immediately west of the Boshoff Street/Woodhouse Road intersection which will be a full directional access that leads to the parking area. The second will be further west along Boshoff Street and will be restricted to left-in and left-out movements only. This access point will primarily provide access to the shopping centre for delivery vehicles.
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. Addressed in the Amendment Report: The Developer will establish manned boom accesses at the proposed new entrance off Boshoff Street and ensure that enough security personnel are stationed at the shopping centre to control patron behaviour as much as practical. A security wall will be constructed along the boundary of the property.
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. Addressed in the Amendment Report: A security wall will be constructed along the boundary of the property. The Developer is willing to work with residents to ensure that appropriate landscaping is undertaken to soften their view and provide shaded areas.
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.

Addressed in the Amendment Report: The Developer is willing to work with residents to ensure that appropriate landscaping is undertaken to soften their view and provide shaded areas.

6. Residents are already exposed to loud music and hooting from the existing centre and immediate surrounds. How will this be addressed? Addressed in the Amendment Report: The Developer will ensure that enough security personnel are stationed at the shopping centre to control patron behaviour as much as practical.
7. Residents are already exposed to noise from the extractor fans and generators at the existing centre. How will this be addressed? Addressed in the Amendment Report: Generators and any other high noise emitting equipment are to be maintained in the basement of the shopping centre to avoid disruption to surrounding residents.
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? Not addressed.
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? Addressed in the Amendment Report: It is anticipated that as a result of the two new proposed access points, some of the existing traffic will redistribute to the new access points, particularly vehicles entering the study area from Boshoff Street and Surrey Road.
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. Addressed in the Amendment Report: Traffic Impact Study done.
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? Addressed in the Amendment Report: Two new public transport laybys will be constructed on Boshoff Street outside the new access intersection, and new sidewalks will be constructed that will link the new public transport laybys to the new section of the shopping centre.
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.
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? Addressed in the Amendment Report: An appropriate number of waste bins must be provided in regular and frequent intervals within the shopping centre This is most pertinent for the operation of the food court and new drive-thru restaurant. The Developer is willing to assist residents with communal clean ups in the area to address issues associated with littering.
14. In addition to the litter mentioned in No. 13 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? Not addressed.
15. Big trucks and buses park on the pavements outside our homes to visit the existing centre, causing traffic congestion and considerable damage to the pavement. What measures will be taken to address this ongoing problem? Not addressed.

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. Not addressed.
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. Not addressed.
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? Addressed in the Amendment Report: Shrub, tree and creeper planting may be utilised to screen and soften the visual impact of the development. A landscape architect should assist with the selection and placement of vegetation. Outdoor lighting should be as unobtrusive as possible. Low level bollard and bulkhead type lighting should be considered for parking areas, paths and steps.
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? Not addressed.
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? Addressed in the Amendment Report: A landscape architect must be appointed to plant and maintain indigenous vegetation within the proposed development. Existing trees located within the property boundary should be kept as part of the landscaping of the development as far as practical. Follow up assessment by an ECO, for six months post-construction should be undertaken to determine the success of re-vegetation. The installation of owl and/or bat boxes is encouraged.
21. With regards to flood lines off the Foxhillspruit, would berms be constructed to divert flow? This does have cumulative impacts further downstream.
- 22. Add: Health and hygiene during construction: The Amended Report states that chemical toilets will be provided for construction staff during the construction stage. It states that these toilets must be placed at least 50m away from the Foxhillspruit canal, however, it does not state how far away from neighbouring properties they need to be placed.**
- 23. Add: Hours of operation. Residents are aware of the current hours of operation (7am-10pm). Can operational hours please be confirmed for when the extension opens? This includes delivery hours.**

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.

These comments, concerns and questions are submitted on behalf of all persons who registered as Interested and Affected Parties.

sarah@greenchoiceconsulting.co.za

From: Andrew Barnes <andrew@barnesproperty.co.za>
Sent: Wednesday, 29 November 2023 07:35
To: sarah@greenchoiceconsulting.co.za
Subject: FW: Woodburn Shopping Centre Extension | Updated Risk Matrix
Attachments: GA requirements.docx

Here you go.

Andrew

From: Nyandeni Aneliswa Lorraine <NyandeniA@dws.gov.za>
Sent: Monday, November 27, 2023 1:42 PM
To: Joleen Wilson <joleenwilson06@gmail.com>; Andrew Barnes <andrew@barnesproperty.co.za>
Cc: Moonsamy Colleen (DBN) <MoonsamyC@dws.gov.za>; Ngwenya Nosisa (DBN) <NgwenyaN@dws.gov.za>
Subject: RE: Woodburn Shopping Centre Extension | Updated Risk Matrix

Good day

The Application has been returned to you as triggering a General Authorization on the EWULAAS portal.

Pleased also find the attached list of requirements for a GA.

Reminder: The GA Process on the EWULAAS portal only has Phase 1 therefore documents (Administrative & Technical) must be submitted all at once. Once the submission has been made, the system does not allow for any changes. This is why it is important to submit all required documents as such.

Kind regards,

Ms Aneliswa Nyandeni
Environmental Officer

Department Of Water And Sanitation
88 Joe Slovo Street, 12th Floor
Southern Life Building, Durban.

Telephone (031) 336 2966

Email NyandeniA@dws.gov.za

From: Joleen Wilson <joleenwilson06@gmail.com>
Sent: Wednesday, November 22, 2023 9:13 PM
To: Nyandeni Aneliswa Lorraine <NyandeniA@dws.gov.za>; Moonsamy Colleen (DBN) <MoonsamyC@dws.gov.za>; Andrew Barnes <andrew@barnesprop.co.za>
Subject: Woodburn Shopping Centre Extension | Updated Risk Matrix

Good day Aneliswa,

Please find attached the updated risk matrix which includes the assessment of the development within the 1:100 year floodline.

Please could you confirm the GA process and allow the reflection on the e-wuulas system to allow the next phase to be uploaded.

Thank you.

--

Kind Regards,

JOLEEN WILSON

Environmental Consultant

BSc Honours. Environmental Management

Reg. EAP (EAPASA)

Cell: 078 198 9118