

**GDE010: ROYAL AGRICULTURAL SHOWGROUNDS REDEVELOPMENT  
I&AP LIST**

<b>NAME</b>	<b>AFFILIATION</b>
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Nerissa Pillay	Ezemvelo KZN Wildlife
Weziwe Tshabalala	KZN AMAFA
Bernadet Pawandiwa	KZN AMAFA
<b>MUNICIPALITIES</b>	
Gideon Duma	Msunduzi Local Municipality
Abulele Qulu	Msunduzi Local Municipality
Gerald Naicker / Esmeralda Ramburran	Msunduzi Local Municipality
Vishal Singh	Msunduzi Local Municipality
Khetiwe Mvelase	Msunduzi Local Municipality
Aavi Jadoo	Msunduzi Local Municipality

Rodney Bartholomew	Msunduzi Local Municipality - Parks and Recreation
Dees Ragoonandan	Msunduzi Local Municipality - Water & Sanitation
Alan Mundell	Msunduzi Local Municipality - Electricity
Thabane Madlala	Msunduzi Local Municipality - Electricity
Clive Anthony	Msunduzi Local Municipality - Environmental Health
Adeline Knipe	Msunduzi Local Municipality - Environmental Health
Nontle Tshoba	Msunduzi Local Municipality - Environmental Health
Gavin Holmes	Msunduzi Local Municipality - City Planner
Mr. Masikane (John Guttridge)	Msunduzi Local Municipality - Waste
Wilson Mhlongo	Msunduzi Local Municipality - Waste
Madoda Khatide	Msunduzi Local Municipality - City Manager
Felix Nxumalo	Msunduzi Local Municipality - General Manager
Leon Mzobanzi Vusumuzi Cele	Msunduzi Local Municipality - Infrastructure Services
Sibusiso Khuzwayo	Umgungundlovu District Municipality - Municipal Manager
Mandisa Khomo	Umgungundlovu District Municipality
David Ryder	Ward 25
City Councillor	Glenn McArthur
<b>LOCAL INTEREST GROUPS</b>	
Michelle Nicol	Eskom
Eskom	Eskom
Ishaan Ramklown	South African National Roads Agency SOC Ltd (SANRAL)
Judy Marx	SANRAL
Nqobile Mabaso	SANRAL
Earnest Kettle	Transnet
Naheem Ahmed	Transnet
Schalk van der Merwe	Transnet
Yuza Chabalala	Transnet
Sindy Luthuli	Umgeni Water
Carolyn Schwegman	WESSA
Kader Riaz	MTN South Africa
Poovie Odayan	MTN South Africa
Shaun Bedhram	MTN South Africa
Vodacom - KZN Property Management	Vodacom South Africa

Nomfundo Mvusi	Vodacom South Africa
Noluthando Zungula	Vodacom South Africa
Zibele Sokabo	Fuel Retailers Association
Linell Nyakutsikwa	Fuel Retailers Association
Nora Choveaux	PMB Trust
Andrew Ferendinos	KZN Crane Foundation
Henry Davies	KZN Crane Foundation
<b>NEIGHBOURS AND INTERESTED PARTIES</b>	
Chris Gardener	Neighbour
Bianca Warwick	Leads 2 Business
Minnie Zondi	Leads 2 Business
Robyn	Leads2Business
Collin Cahill	Woodgrove Retirement Village
Brett Peattie	Redlands Estate
Glenn Hesse	Redlands Estate Homeowners Association
Cordwalles Primary School	Cordwalles Primary School
Voortrekker High School	Voortrekker High School
Voortrekker High School	Voortrekker High School
Dykes Van Heerden KZN	Dykes Van Heerden KZN
Dante Alighieri PMB	Dante Alighieri PMB
Info Prop Real Estate	Info Prop Real Estate
Wembley House	Wembley House
Brett Mantel	Jawitz Properties
Global Learning Services	Global Learning Services
Speciality Papers	Speciality Papers
Chilli Peppers hair salon	Chilli Peppers hair salon
Motor Licensing Bureaux	Motor Licensing Bureaux
Earth Paving PMB	Earth Paving PMB
Caltex Town Hill	Caltex Town Hill
Furniture warehouse	Furniture warehouse
HiQ Bird Sanctuary	HiQ Bird Sanctuary
Builders Express PMB	Builders Express PMB
Lakeside Café Bird Sanctuary	Lakeside Café Bird Sanctuary
Bidvest Mcarthy Toyota PMB	Bidvest Mcarthy Toyota PMB
VW PMB	VW PMB
Garden City Motors	Garden City Motors
Barlow world	Barlow world
Blackwoods Nursery	Blackwoods Nursery
Craig Howells	Blackwoods Nursery
Mike McDonald	Blackwoods Nursery
Sagewood Café	Sagewood Café
Nandos Showgrounds	Nandos Showgrounds
Nandos Showgrounds	Nandos Showgrounds
ACDC Express PMB	ACDC Express PMB
ACDC Express PMB	ACDC Express PMB
Lin Marie Jaques	ACDC Express PMB
SHF Home PMB	SHF Home PMB
Essence Café	Essence Café

Allison's Saddlery	Allison's Saddlery
Industrial and Chainsaw	Industrial and Chainsaw
Metro Car Sales	Metro Car Sales
Jonssons Workwear	Jonssons Workwear
Ekerold Yamaha Motorcycle	Ekerold Yamaha Motorcycle
Eddies Clothing Victoria Road	Eddies Clothing Victoria Road
Pets World & Aquatics / Mc Beans	Pets World & Aquatics / Mc Beans
Dibsons Cash & Carry	Dibsons Cash & Carry
Dibsons Cash & Carry	Dibsons Cash & Carry
Deluxe Fabrics PMB	Deluxe Fabrics PMB
Victoria Packaging	Victoria Packaging
MIDAS PMB	MIDAS PMB
Talisman Hire PMB	Talisman Hire PMB
Niel Woolridge & BP	Niel Woolridge & BP
Parklane Spar	Parklane Spar
Brett Austin Smith	Parklane Spar
Foodpak	Foodpak
Real Beds	Real Beds
Charne Van Rensburg	Romans Pizza
Trevor Visanathan	Trevis Fuel
Dave Bure	Basil Bure Motors (Neighbour )
Tristan	CALTEX Freshstop Boshoff
Shell Derby Motors	Shell Derby Motors
Engen J Motors	Engen J Motors
Total Energies Martizburg	Total Energies Martizburg
Sasol Pat Duckham Motors	Sasol Pat Duckham Motors
Total PMB Motors	Total PMB Motors
Trevor Clowes	PADCA
Ever Mshede	Unga Consulting
Mohammad Ally	All Fuels
Nevile	Caltex Armitage
Navin Padayachee	Caltex Armitage
Jan Hendrik Van Tonder	Gert Maritz Primary
Shabeer Hoosen	MEDA
Nontle Tshoba	FS Msunduzi
Anton Immelman	Voortrekker High School
Michael McDonald	Sedgley Trust



## **GREEN DOOR ENVIRONMENTAL NOTICE OF BASIC ASSESSMENT PROCESS**

Notice is given in terms of: NEMA (107 of 1998), under the EIA Regulations (2014, as amended 2017 and 2021) of the intent to carry out the following:

Vu-Tact Trade and Invest (Pty) Ltd, wish to re-develop the Royal Agricultural Showgrounds to a mixed-use development on ERF 10065, Pietermaritzburg, KZN.

The proposed re-development triggers Listed Activities contained in GNR 327 and 324, thus a Basic Assessment Process is required.

Persons wishing to register as an interested and / or affected party should notify Sasha-Ann Naidoo of Green Door Environmental, PO Box 1170, Hilton, 3245. Tel: 033 343 4176, E-mail: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za).

To be included in the list of interested and affected parties, please ensure that your contact details and preliminary comments reach the abovementioned Environmental Assessment Practitioner within 14 days of this notice.



You can rely on Advertising in **The Witness** To find out more about this space phone **087 353 1314**

# The Witness CLASSIFIEDS

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**The Witness**

## Classifieds

**The Witness**

**FAMILY NOTICES** 1000

1001 Births  
1005 Death notices  
1006 Death notices (late)  
1007 Death notices - animals  
1015 In memoriam  
1017 Memorial services  
1020 Thanks  
1025 Funeral services  
1027 Sympathy  
1030 Congratulations  
1035 Graduation  
1040 Engagements  
1045 Anniversary  
1050 Marriages  
1055 General

**GENERAL NOTICES** 1200

1201 Animal adoptions  
1205 Church notices  
1210 Community notices  
1215 Found  
1220 Free ads  
1225 Lost / missing

**PERSONAL SERVICES** 1400

1403 Arms & ammunition  
1402 Adoptions  
1401 Catering & venues  
1405 Children's amusement  
1410 Day care & crèches  
1415 Detective services  
1417 Driving schools  
1420 Financial  
1425 Functions & conferences  
1430 Health & beauty  
1435 Herbalist  
1440 Legal  
1441 Lift clubs  
1445 Loans  
1450 Medical  
1455 Nursing  
1460 Personal  
1465 Photography & videos  
1470 Reunions  
1475 Social & recreation  
1480 Training & education  
1485 Wanted  
1490 Weddings

**FOR SALE** 1600

1677 Wendy houses  
1678 Agriculture  
1679 Books  
1605 Antiques & art  
1610 Building material  
1615 Clothing  
1620 Electrical appliances  
1625 Electronic & digital  
1630 Flea market  
1635 Furniture  
1638 Garage sale  
1640 Gardening  
1645 Jewellery & accessories  
1650 Machinery & equipment  
1655 Miscellaneous  
1660 Pets  
1665 Photography  
1670 To swap  
1675 Wanted to buy

**HOME SERVICES** 1800

1803 Carpets / curtains / upholstery  
1801 Building & construction  
1802 Building plans  
1874 Carpentry  
1805 Cleaning services  
1807 DSTV/TV/DVD services  
1810 Electrical services  
1815 Electronic & digital services  
1818 Repairs  
1820 For hire  
1825 Garden & irrigation  
1827 Glass / windows  
1835 Home improvements  
1839 Interior  
1836 Home improvements  
1845 Miscellaneous  
1872 Painting  
1873 Paving  
1850 Pest control  
1840 Plant & machinery  
1855 Plumbers  
1865 Rubble removal  
1868 Security  
1868 Swimming pools  
1870 Transport & storage  
1871 Trees

**ADULT** 2000

2001 Chat lines  
2005 Clubs & entertainment  
2010 Messages  
2015 Private  
2020 Vacancies

**AGRICULTURAL** 2200

2202 Bore holes  
2201 Bees & beekeeping  
2205 Implements / machinery  
2210 Live stock & poultry  
2215 Organic  
2220 Other animals  
2225 Products  
2230 Tanks & dams

**BUSINESS** 2400

2401 For rent  
2405 For sale  
2410 Investments  
2415 Business opportunities  
2420 Services  
2425 Wanted

**HOLIDAY & TRAVEL** 2600

2655 4x4 routes  
2635 Accommodation  
2610 Cruises

**DESTINATIONS** 2700

2730 Botswana  
2725 Bushveld  
2710 Foreign  
2755 Garden route  
2735 Kruger park  
2715 Mozambique  
2705 Namibia  
2760 North coast  
2720 Other  
2745 South coast  
2701 Southern africa  
2740 Southern cape  
2750 West coast  
2660 Farm stays  
2625 Guest houses / B&B / hotels  
2620 Outdoor equipment

**PROVINCES** 2800

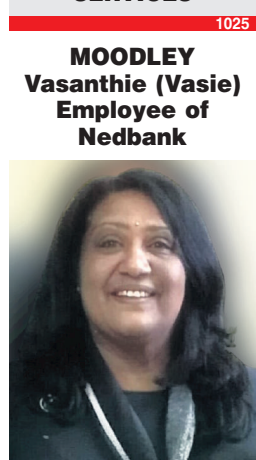
2805 Eastern cape  
2810 Free state  
2815 Gauteng  
2820 KwaZulu-Natal  
2825 Limpopo  
2830 Mpumalanga  
2840 North west  
2835 Northern cape  
2801 Western cape  
2826 Self catering  
2650 Sport events  
2630 Timeshare

**CAUTION TO ALL OUR READERS:** Examine all services offered carefully, request quotes and deposits before accepting. It is the consumer's responsibility to check the advertiser's credentials. The Witness cannot be held responsible or liable for misleading claims or damages.

## FAMILY NOTICES

**FUNERAL SERVICES** 1025

**MOODLEY Vasanthie (Vasie) Employee of Nedbank**



Late of 231 Berg Street, Kemsley Flats. Daughter of the late Eric and Saro Moodley, treasured sister of Indran and Vinashree, devoted aunt of Simone, Shanae and Preshanthan, beloved cousin and aunt of Suraya and Melanie and much loved by a host of relatives and friends. Her remains will lie at 4 Collins Road, Hayfields tomorrow (2021/08/27) from 2:00pm and thereafter at 3:00pm proceeding to the Mt. Rise Crematorium. All Covid-19 protocols and restrictions are to be strictly adhered to.

**IMBALI FUNERALS**

472 Jabu Ndlovu St., Pietermaritzburg. Tel: 033 345 5780. 033 345 1435. A/hrs: 033 347 0841. 033 387 8680. Cell: 083 786 4486/9

**GENERAL NOTICES** 1210

**COMMUNITY NOTICES** 1210

**IN MEMORIAM** 1015

**IN MEMORY OF VERUSHA PADAYACHEE**



Sadly missed on your 2 year memorial by your daughter, Kee'anna, mum, dad, brother, nephews, family and friends.

**Follow us on Twitter @WitnessKZN and like us on Facebook facebook.com/WitnessKZN**

**LEGAL & TENDERS** 4000

4070 Adoptions  
4050 Advertisements  
4020 AGM/meetings  
4015 Business licence  
4005 Court orders / sequestrations / liquidations  
4075 Demolition  
4001 Divorce / anti nuptial contracts / motions  
4010 General notices  
4035 Liquor licences  
4040 Lost documents  
4045 OIS (omgevingssimpalstudies)  
4055 Pension/provident (voorsorg) funds  
4085 Re-registrations  
4065 Sale of business  
4080 Tenders  
4030 Town establishment / founding  
4025 Town planning

**ESTATE NOTICES** 4200

4210 Curatorship  
4201 Estates: creditors and debtors  
4205 Estates: liquidation and distribution  
4215 Insolvent estates  
4225 Rehabilitations  
4220 Surrender of estate

**AUCTIONS** 4400

4401 Public auction

**SALES IN EXECUTION** 4200

4501 Sale in execution

**GO GREEN** 4200

4601 sales  
4605 services

**CLASSIFIEDS**

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## FAMILY NOTICES

**FUNERAL SERVICES** 1025

**GRANTHAM Michelle**



Late of 121 Woodlands Road, Woodlands. Beloved wife of Warren, treasured mother of Chanelle and Brandon and a much loved daughter, daughter-in-law, sister, aunt, relative and friend. Her remains will lie at the Imbali Funerals Chapel (472 Jabu Ndlovu Street) tomorrow (2021/08/27) from 10:30am and thereafter at 11:00am will proceed to the Mt. Rise Crematorium. All Covid-19 protocols and restrictions are to be strictly adhered to.

**IMBALI FUNERALS**

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4065 Sale of business  
4080 Tenders  
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4025 Town planning

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4205 Estates: liquidation and distribution  
4215 Insolvent estates  
4225 Rehabilitations  
4220 Surrender of estate

**AUCTIONS** 4400

4401 Public auction

**SALES IN EXECUTION** 4200

4501 Sale in execution

**GO GREEN** 4200

4601 sales  
4605 services

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**EXPERTS**

IN DISPOSAL OF ENTIRE HOUSEHOLDS. Antiques, Collectables, Art, Full & Part Households, All furniture & gardening equipment. Plant, Machinery, Cars, Building Materials.

We will call at your convenience at home and value your moveable assets.

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60 years & 3 generations of auctioneering excellence. **033 342 2544/72 Cameron 082 062 4432**

**MOBILE SCRAP METAL REMOVERS**

we come to you we pay and collect Contact: 082 372 8915

**GENERAL & HOME SERVICES**

**REPAIRS** 1818

**FRIDGE repairs.** At your home. Good prices. Tel: 083 747 8995 / 033 325 2132

**GARDEN & IRRIGATION** 1826

**LAWN TREATMENT** against White Ants. Call 0332455156

**MISCELLANEOUS** 1835

**BLESSINGS PAINTING CONSTRUCTION** for quality and professional painting call: 078 971 3067

**PEST CONTROL** 1850

**INSPECT-A-PEST** Pest control, White Ant eradication from gardens and homes. Ph 0333455156

**RUBBLE REMOVAL** 1850

1 to 4 ton trucks for garden refuse/rubble removal/top soil/compost/ tree felling 076 888 1000. Yusuf

**TREES** 1871

**TREE FELLING SERVICES** Call : 0333455156 or 0845071999

**ADULT** 2015

**PRIVATE**

A Hilton divorced 100% beautiful classy flirty Indian, naughty, wet and wild, kinky sensual kisser. Loves oral, upmarket pvt, very discreet. Call Kim: 064 254 2729

**EROTIC pleasures.** Sexy seductive mature white lady 0836649820 Carrie on escortprofiles.co.za

**THANDELA** Ketiso view me redvelvet.co.za Scottsville dayshift, R200/ R300. 081 027 2820

**VEHICLES** 3064

**VEHICLES FOR SALE UNDER R30 000**

Mahindra Xylo 8 Seater SUV for Sale. Model: 2012, E8 Mileage: 110509km Sell Price: R120 000 (Negotiable) Contact: 0769140857

## CARS FOR SALE

**3025**

**AJAY PAYS CASH FOR CARS AND BAKKIES OLD OR NEW**

PHONE: 082 966 2384 033 345 6294

**LEGAL & TENDERS** 4018

**GENERAL NOTICES** 4018

**GREEN DOOR ENVIRONMENTAL NOTICE OF PUBLIC ASSESSMENT PROCESS**

Notice is given in terms of NEMA (107 of 1998), under the EIA Regulations (2014, as amended 2017 and 2021) of the intent to carry out the following: Vu-Tact Trade and Invest (Pty) Ltd wish to re-develop the Royal Agricultural Showgrounds to a mixed-use development on ERF 30065, Pietermaritzburg, KZN. The proposed re-development triggers Listed Activities contained in GMR 327 and 324, thus a Basic Assessment Process is required.

**PROPERTIES** 3250

**FLATS TO RENT** 3250

N/Dale Furn Rooms, 1/2/3 rooms/lounge & room/kitchen. 071672 4941

**FOR RENT** 3205

Secure central affordable rooms. Available With inclusive l.w. Phone 0832265631.

**EMPLOYMENT** 3670

**EMPLOYMENT WANTED** 3670

**ZETHEMBISO** seeks domestic work or any kind work, sleep in/ out. 079 011 3544

**GENERAL** 3680

**DRIVER** with valid PrDP, licenced driving minimum 5 years. Minimum age 25, Sober habits, be presentable & honest. Preferably non-taxi driver. Strictly commission, shift work. Email 3 page CV to admin@metrotaxis.co.za or call 0824786903, 033 3971910

**Finance and Insurance (F&I)** person required for a busy car dealership. No chancers please. Email CV to ashgani@telkomsa.net

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**NOTICE OF ENVIRONMENTAL AUTHORISATION Applicants**

ET Developments CC EIA No: DC22/0064/2021 The Applicant is a filling station and associated facilities on Erf 3148, Howick, KZN was authorised by the KZN DEPTA 19 August 2021. Copies of the Authorisation may be obtained from Green Door Environmental, Tel: 033 343 4176. Email: hannah@reendoo.org.co.za. In accordance with Regulation 4(1) of the National Appeal Regulations, 2014, an Appellant must submit an appeal to the Appeal Administrator and a copy of the appeal to the Applicant, any I&AP or organ of state with interest in the matter within 20 days from the date of notification of this decision. An Appellant must comply with Regulation 4(2) and submit the appeal in writing on the form obtainable from the Appeal Administrator by Post: Private Bag 99352, PMB, 2000, By Hand: 270 Jabu Ndlovu Street, 2nd Floor, Room 218.23, PMB, 2001, Pietermaritzburg, kznredoo.gov.za. Tel: 033 264 2651 / 081 731 7361.

**SALES IN EXECUTION** 4018

**SALES IN EXECUTION** 4018

**LYNN & MAIN AUCTION** IN THE HIGH COURT OF SOUTH AFRICA KWAZULU-NATAL LOCAL DIVISION, PIETERMARITZBURG Case No: 3838/2016P In the matter between: THE STANDARD BANK OF S.A. LIMITED PLAINTIFF and ROBERT KHEITHEMBA NGIGANE DEFENDANT NOTICE OF SALE IN EXECUTION ON 9th day of SEPTEMBER 2021 at 12h00, at SHERIFF CAMPDENOWN, SHERIFF ROOM 3, GOODWILL PLACE, CAMPE DOWN, namely: 60 X PLASTIC CHAIRS 1 X DEEP FREEZER - WHITE 3 X PICE LEUNG LEATHER BROWN CLS, 1 X 2 AND 1X3 SEATER 1 X ROUND SHAPE COFFEE TABLE WITH GLASS TOP 1 X FLAT SCREEN TV (NO NAME) 1 X WOODEN TV STAND - BLACK 1 X DINING ROOM TABLE RECTANGLE SHAPE WITH GLASS ON TOP 6 X DINING ROOM CHAIRS - BROWN 1 X DEFY MICROWAVE - BLACK 1 X BENCHING ROOM TABLE RECTANGLE SHAPE WITH GLASS ON TOP 6 X DINING ROOM CHAIRS - BROWN 1 X HENSEN 2 DOOR FRIDGE, METALIC COLOUR TAKE NOTICE FURTHER: (a) Payment of a Registration Fee of R2000.00 in cash; (b) Registration conditions. (c) STRICTLY CASH NO CHEQUES ACCEPTED (d) VCA - legislation i.e proof of identity and address particulars; (e) EXECUTION CREDITORS' OFFERS; (f) LYNN AND MAIN INCORPORATED 3 CASCADES Crescent Montrose, Pietermaritzburg 2201. (M Postbus 9525/2554459) Tel: 033 342 3645 Email: markp@mb.co.za

**LOST DOCUMENTS** 4050

**INCORPORATED** LOST OR DESTROYED DEED NOTICE is hereby given in terms of Regulation 68 of the Deeds Registries Act, 1937 of the intention to apply for the issue of a certified copy of Deed of Transfer Number T3279/2015, issued by THE THEODORA MOSTER, Identity Number 401139 0062, in favour of ESTATE LATE PHILIP MOSTER, Identity Number 08317 2133 081, Married out of community of property in respect of THE FARM SOLFERINO NUMBER 2127 REGISTRATION DIVISION GS PROVINCE OF KWAZULU-NATAL 2. PORTION 5 (OF 2) OF THE FARM SOLFERINO NUMBER 2127 REGISTRATION DIVISION GS PROVINCE OF KWAZULU-NATAL which has been lost or destroyed. All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds, Pietermaritzburg, within two weeks from the date of the publication of this notice. Dated at Pietermaritzburg on 18 AUGUST 2021 - CATHARINA BROWNING LPCM CONVEYANCER 65088 Berrange Incorporated Suite 9, Second Floor, Block C, Town Bush Office Park 400 7 Town Bush Road Montrose, Pietermaritzburg, 2201. Tel: 033 345 5331 e-Mail: carin@b-inc.co.za

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**THE WITNESS CLASSIFIEDS**

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## **ISAZISO SE-GREEN DOOR ENVIRONMENTAL SE- BASIC ASSESSMENT PROCESS**

Isaziso esikhishwe ngokwenqubo ye NEMA (107 ka 1998) esingaphansi kwe EIA (ka 2014 echibiyelwe ngo 2021) yokwenza umsebenzi olandelayo:

i-Vu-Tact Trade kanye ne- Invest (Pty) Ltd, ifisa kukwakha kabusha i- Royal Agricultural Showgrounds ukuze ikwazi ukusebenziseka kwintuthuko ehlukehlukehene ese- ERF 10065, Pietermaritzburg, KZN.

Lesisakhowo esizokwakhiwa kabusha noma esizolungiswa singaphansi kwe misebenzi engaphansi kwe GNR 327 ne 324, ezodinga i-Basic Assessment Process.

Abantu abafisa ukubhalisa njengomuntu onentshisekelo noma othintekile noma angasiza ukuxhumana nabo: Sasha-Ann Naidoo of Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax 033 343 4201, E-mail: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za). Ukufakwa ohlwini lwabantu abathintekayo nabathintekayo, sicela uqinisekise ukuthi imininingwane yakho yokuxhumana kanye namazwana okuqala afinyelela kulo Msebenzi Wezokuhlolwa Kwezemvelo oshiwo ngenhla zingakapheli izinsuku eziyi-14 kuthunyelwe lesi saziso.



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**GENERAL NOTICES**

**ISAZISO SE-GREEN DOOR ENVIRONMENTAL SE- BASIC ASSESSMENT PROCESS**

Isaziso esikhishwe ngokwenqubo ye NEMA (107 ka 1998) esingaphansi kwe EIA (ka 2014 echibiyelwe ngo 2021) yokwenza umsebenzi olandelayo: i-Vu-Tact Trade kanye ne- Invest (Pty) Ltd, ifisa kukwakha kabusha i- Royal Agricultural Showgrounds ukuze ikwazi ukusebenziseka kwintuthuko ehluhlukene ese- ERF 10065, Pietermaritzburg, KZN. Lesisakhowo esizokwakhiwa kabusha noma esizolungiswa singaphansi kwe misebenzi engaphansi kwe GNR 327 ne 324, ezodinga i-Basic Assessment Process.

Abantu abafisa ukubhalisa njengomuntu onentshisekelo noma othintekile noma angasiza ukuxhumana nabo: Sasha-Ann Naidoo of Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax 033 343 4201, E-mail: sasha@greendoorgroup.co.za. Ukufakwa ohlwini lwabantu abathintekayo nabathintekayo, sicela uqinisekise ukuthi imininingwane yakho yokuxhumana kanye namazwana okuqala afinyelela kulo Msebenzi Wezokuhlolwa Kwezemvelo oshwino ngenhla zingakapheli izinsuku eziyi-14 kuthunyelwe lesi saziso.

**ISAZISO SOKUGUNYAZWA KWEZEMVELO**  
Umfakisicelo: ET Developments CC  
Inombolo ye-EIA: DC22/0004/2021

Ukusungulwa kwesiteshi sokugqwalisa kanye nezinsiza ezihambisana naso ku-Erf 3148, eHowick, KZN kwagunyazwa yi-KZN DEDTEA 19 August 2021. Amakhophi sokugunyazwa etholwe kwaGreen Door Environmental, Ucingo: 033 343 4176, i-imeyili: hannah@greendoorgroup.co.za. Ngokuhambisana noMthethonqubo 4 (1) weMithethonqubo Yokudluliswa Kwamacala Kazwelonke, wezi-2014, Umfakisikhalazo kufanele athumele isikhalazo kuMphathi Wezikhalazo kanye nekhophi lesikhalazo kuMfakisicelo, noma yiliphi i-I & AP noma uhlaqo lombuso olunentshisekelo kulolu daba zingakapheli izinsuku ezingama-20. kusukela osukwini lokwaziswa kwalesi singumo. Ofaka Isikhalazo kufanele ahambisane noMthethonqubo 4 (2) futhi abambise isikhalazo ngokubhala, kwifomu elitholakala kuMphathi Wezikhalazo ngeposi: Private Bag X9152, PMB, 3200. Ngesandla: 270 Jabu Ndlovu Street, 2nd Floor, Room 218.23, PMB, 3201. I-imeyili: haresh.inderall@kznedtea.gov.za. Ucingo: 033 264 2651/081 731 7361.

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## NOTICE OF BASIC ASSESSMENT PROCESS

Notice is given in terms of NEMA (107 of 1998), under the EIA Regulations (2014, as amended 2017 and 2021); Section 21 of the NWA (Act 36 of 1998) of the intent to carry out the following:

Vu-Tact Trade and Invest (Pty) Ltd wish to obtain Environmental Authorisation for the proposed redevelopment of the Pietermaritzburg Royal Agricultural Showgrounds, located on ERF



10065, Pietermaritzburg, Msunduzi Local Municipality, KwaZulu-Natal. The activity triggers Listed Activities contained in GNR 327 and GNR 324, thus, a Basic Assessment is required.

Persons wishing to register as an interested and / or affected party (I&AP) should notify: Sasha-Ann Naidoo of Green Door Environmental, PO Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax: 033 343 4201, E-mail: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za).

To be included in the list of I&APs, please ensure that your contact details and preliminary comments reach the abovementioned Environmental Assessment Practitioner by the **30 September 2021**.

### ISAZISO SE-GREEN DOOR ENVIRONMENTAL SE- BASIC ASSESSMENT PROCESS

Isaziso esikhishwe ngokwenqubo ye NEMA (107 ka 1998) esingaphansi kwe EIA (ka 2014 echibiyelwe ngo 2021) yokwenza umsebenzi olandelayo:

i-Vu-Tact Trade kanye ne- Invest (Pty) Ltd, ifisa kukwakha kabusha i- Royal Agricultural Showgrounds ukuze ikwazi ukusebenziseka kwintuthuko ehlukehlukehene ese- ERF 10065, Pietermaritzburg, KZN.

Lesisakhowo esizokwakhiwa kabusha noma esizolungiswa singaphansi kwe misebenzi engaphansi kwe GNR 327 ne 324, ezodinga i-Basic Assessment Process.

Abantu abafisa ukubhalisa njengomuntu onentshisekelo noma othintekile noma angasiza: Sasha-Ann Naidoo of Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 343 4176, Fax 033 343 4201, E-mail: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za).

Ukuze ube kuhlu lwaba lwabanentshisekelo noma abathintekayo, sicela wenze isiqiniseko sokuthi imininingwane kanye nesicelo usifaka zingakapheli izinsuku ezingama-**30 Septemba 2021** salesi sikhangisi kwimininingwane ebhaliwe ngaphezulu.



# PHOTOGRAPHS OF PLACEMENT OF SITE POSTERS



## BACKGROUND INFORMATION DOCUMENT

# The Proposed Redevelopment of the Pietermaritzburg Royal Agricultural Showgrounds, Msunduzi Local Municipality, KwaZulu-Natal

August 2021



### WHAT IS THE PURPOSE OF THIS DOCUMENT?

The purpose of this document is to:

- ◆ Inform Interested and Affected Parties (I&APs) about the proposed project, and to invite them to participate;
- ◆ Provide a brief background on the proposed project; and
- ◆ Explain the aims and objectives of the Environmental Basic Assessment process.



### WHAT IS THE BACKGROUND TO THIS DEVELOPMENT?

Vu-Tact Trade and the Invest (Pty) Ltd wish to obtain Environmental Authorisation for the proposed redevelopment of the Pietermaritzburg Royal Agricultural Showgrounds, located on ERF 10065, Pietermaritzburg, Msunduzi Local Municipality, KwaZulu-Natal.

In terms of the National Environmental Management Act, certain Listed Activities are specified for which either a Basic Assessment (GNR 327 and 324) or a Scoping and EIA (GNR 325) is required. The proposed redevelopment triggers Listed Activities contained in GNR 327 and 324, as per the table below, thus a Basic Assessment Process is required.

Activity No.	Legislation Extract
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>	
14.	<p><i>The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.</i></p> <p><b>This activity is applicable for the establishment of the proposed petrol filling station, provided the storage specifications remain within the specifications listed in this activity (i.e. 80 cubic metres or more, but less than 500 cubic metres).</b></p>
19.	<p><i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse...</i></p> <p><b>This is applicable for activities which may require construction and changes in and around the watercourses.</b></p>

Activity No.	Legislation Extract
31.	<p><i>The closure of existing facilities, structures or infrastructure for...</i>  (v) any activity regardless the time the activity was commenced with, where such activity:  (a) is similarly listed to an activity in (i) or (ii) above; and  (b) is still in operation or development is still in progress;...</p> <p><b>The applicability of this activity will be confirmed through consultation with the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA).</b></p>
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>	
4.	<p><i>The development of a road wider than 4 metres with a reserve less than 13,5 metres...</i>  a. KwaZulu-Natal...  xiii. Inside urban areas:  (aa) Areas zoned for use as public open space;...</p> <p><b>This activity is applicable as the proposed redevelopment site is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space'.</b></p>
6.	<p><i>The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more...</i>  a. KwaZulu-Natal...  xiii. Inside urban areas:  (aa) Areas zoned for use as public open space;...</p> <p><b>This activity may be applicable as the proposed redevelopment site is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space'. The applicability will be dependent on hotel / resort density.</b></p>
10.	<p><i>The development and related operation of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic metres...</i>  a. KwaZulu-Natal...  xiv. Inside urban areas:  (aa) Areas zoned for use as public open space; or...</p> <p><b>This activity may be applicable as the proposed redevelopment site is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space'.</b></p>
14.	<p><i>The development of...</i>  (ii) infrastructure or structures with a physical footprint of 10 square metres or more;...  where such development occurs—  (a) within a watercourse;  (b) in front of a development setback; or  (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;...</p> <p>a. KwaZulu-Natal...  xi. Inside urban areas:  (aa) Areas zoned for use as public open space;...</p> <p><b>This activity may be applicable as the proposed redevelopment site is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site</b></p>



Activity No.	Legislation Extract
	<b>as 'Active Public Open Space'.</b>
15.	<p><i>The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.</i></p> <p><b>This activity is applicable as the proposed redevelopment site is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space'.</b></p>
18.	<p><i>The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre...</i></p> <p><i>1. KwaZulu-Natal...</i></p> <p><i>xiii. Inside urban areas:</i></p> <p><i>(aa) Areas zoned for use as public open space;...</i></p> <p><b>This activity may be applicable as the proposed redevelopment site is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space'. The applicability will also be dependent on whether road widening will be required or not.</b></p>

It should be noted that any additional Listed Activities that may be applicable will be identified during the process. For the Basic Assessment Process, the applicant is required to appoint an independent Environmental Assessment Practitioner (EAP). The Applicant has appointed Green Door Environmental to conduct the Basic Assessment Process.



## **WHAT IS PROPOSED?**

The Applicant, Vu Tact Trade and Invest (Pty) Ltd proposes to redevelop the Pietermaritzburg Royal Agricultural Showgrounds, located on ERF 10065, GPS coordinates: 29°35'33.7"S 30°22'24.7" E, Msunduzi Local Municipality, KwaZulu-Natal. Refer to Figure 1.

The proposed redevelopment of the site has been investigated for some time now given the growing logistical challenges associated with hosting the annual Royal Agricultural Show close to the Pietermaritzburg Central Business District, as well as the changing market demands. The Royal Agricultural Society will be exploring other avenues to continue to host the Royal Agricultural Show, within spaces which are more suitable. This transition follows the general international trends for agricultural shows.

The Conceptual Plans for proposed redevelopment encompass a Mixed-Use Precinct and an Office Park. The final development concept will be selected on the basis of market demands and socio-economic and environmental feasibility following a number of investigative studies which will be undertaken. The Proposed Mixed-Use Precinct (Conceptual Plan 1) has a building footprint of approximately 70 000 m<sup>2</sup>, featuring retail components, a hotel, a hospital, offices, residential components and a petrol filling station (Refer to Figure 2). The Proposed Office Park (Conceptual Plan 2) has a building footprint of approximately 80 000 m<sup>2</sup>, and will contain mixed uses (offices, a hotel and conference centre and a shopping centre), but the predominant land use will be office facilities (Refer to Figure 3).

Refer to the figures below an overview and locality of the proposed redevelopment site, and for the proposed Conceptual Plans.



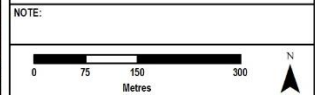


# WHERE IS THE PROPOSED DEVELOPMENT?



**VU-TACT TRADE & INVEST (PTY) LTD**  
**PIETERMARITZBURG ROYAL SHOWGROUNDS MIXED-USE REDEVELOPMENT**  
 Locality & Overview Map  
 Scale 1:6 500

- Legend**
- Redevelopment Site (15 ha)
  - Watercourses
  - Roads
  - N3 Freeway



Source: Surveyor General  
 Aerial Imagery: 2016 (GE)  
 Coordinate System: WGS84

KwaZulu-Natal:  
 Msunduzi Municipality



**GREEN DOOR environmental**  
 Physical Address:  
 400 Old Howick Road  
 Quarry Office Park, Block H  
 Hilton, KwaZulu-Natal  
 Postal Address:  
 P.O. Box 1170, Hilton, 3245  
 www.greendoorgroup.co.za  
 Phone: 033 343 4176  
 Fax: 033 343 4201

Project Code: GDE/10	Map Code: L&OM1	Site: A3	Prepared By: EN	Date: 2021/08/18
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**Figure 1: Locality & Overview Map of the Pietermaritzburg Royal Showgrounds Proposed Redevelopment Site.**





proposed redevelopment of R.A.S showground site | pietermaritzburg

21050 SK-01-1000

1:2000

sm

13.05.2021

0 10 20 30 40 50 m

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Figure 2: Conceptual Plan 1 – Mixed Use Precinct (Source: EPA).





phasing	
1.	16800m <sup>2</sup> offices
2.	6750m <sup>2</sup> retail
3.	2000m <sup>2</sup> retail 7500m <sup>2</sup> hotel & conf.
4.	22 400m <sup>2</sup> offices
5.	8400m <sup>2</sup> offices 3000m <sup>2</sup> commercial 11 200m <sup>2</sup> offices
6.	11 200m <sup>2</sup> offices xm <sup>2</sup> parking structure

development schedule summary	
offices	61 800m <sup>2</sup>
hotel + conference	7 500m <sup>2</sup>
shopping centre	11 750m <sup>2</sup>
<b>total</b>	<b>81 050m<sup>2</sup></b>

masterplan | office park option

proposed redevelopment of R.A.S showground site | pietermaritzburg

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vgp

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Figure 3: Conceptual Plan 2 – Office Park (Source: EPA).



## **WHAT IS THE AIM OF AN ENVIRONMENTAL BASIC ASSESSMENT (BA)?**

The Basic Assessment process aims to:

- ◆ Inform and involve all potentially Interested and Affected Parties (I&APs) of the proposed development;
- ◆ Identify the potential impacts (positive and negative) that the proposed development may have on the ecological and socio-economic environment;
- ◆ Provide recommendations based on the identified impacts; and
- ◆ Provide the Competent Authority (KwaZulu-Natal: Department of Economic Development, Tourism and Environmental Affairs (DEDTEA)) with enough information to make an informed decision regarding the proposed development.



## **WHAT IS INVOLVED IN THE BASIC ASSESSMENT PROCESS?**

The Basic Assessment process can be described as follows:

### *1. Application Form*

An official Application Form is required to be completed and submitted to the Competent Authority. This Form provides information on the property, a description of the proposed development and lists the relevant listed activities which are triggered by this proposed development.

### *2. Public Participation*

The general public and relevant Authorities are being notified of the proposed development through newspaper adverts, site notices and direct consultation. Alternative methods will be employed to inform those I&APs who may be illiterate, disabled or otherwise disadvantaged. Should you be aware of anyone who might be interested in this project, but has not been notified, please send the relevant contact details to Green Door Environmental. This Background Information Document is being circulated to neighbouring landowners, relevant authorities and any other persons registered as I&APs following the adverts and site notices.

### *3. Identification of Impacts and Alternatives*

Environmental issues, concerns, development constraints and possible development alternatives will be identified using professional judgement, project information, experience of similar projects, a review of available literature, site visits, and consultation with authorities and the public.

### *4. Impact Evaluation*

The significance of environmental issues will be evaluated in terms of their expected extent, intensity, duration and probability of occurrence.

### *5. Mitigation and Management Measures*

Measures to manage and minimise impacts to within acceptable levels, as well as measures to maximise the socio-economic benefits associated with the development, will be identified and recorded in the Basic Assessment Report. An Environmental Management Programme (EMPr) will be compiled to facilitate the implementation of mitigation measures.

### *6. Reporting*

The Basic Assessment Report and Draft EMPr will be made available for 30 days for review and comment by all I&APs and relevant authorities. A Final Basic Assessment Report and EMPr will be compiled and will include comments received on the circulated Basic Assessment Report.

### *7. Authority Decision*

The Final Basic Assessment Report will be used by the Competent Authority as the basis for the decision on whether the proposed development should be approved or not.

#### 8. *Water Use Authorisation Process*

This process will run concurrently with the Basic Assessment application process and involves Public Participation, specialist studies, the compilation of a report and supporting documentation, such as the relevant Section 21 Application Forms and property title deeds which will be submitted to the KwaZulu-Natal Department of Water and Sanitation (DWS).



#### **WHAT POTENTIAL ENVIRONMENTAL IMPACTS HAVE INITIALLY BEEN IDENTIFIED?**

---

The following issues have been identified as potentially problematic and will, amongst other issues, be investigated during the Basic Assessment Process:

- ◆ Potential impacts on urban Heritage features;
- ◆ Potential impacts of traffic;
- ◆ Potential water quality impacts from petrol filling station;
- ◆ Potential impacts on watercourses, flood risks and erosion as a result of increased stormwater flows; and
- ◆ Potential biodiversity impacts from any loss of environmental features within the site.



#### **WHAT POTENTIAL SPECIALIST STUDIES WILL BE REQUIRED?**

The following Specialist Studies have been identified to inform the Basic Assessment Process:

- ◆ Floodline Analysis and Risk Assessment;
- ◆ Heritage Impact Assessment;
- ◆ Built Environment Heritage Impact Assessment;
- ◆ Biodiversity Assessment;
- ◆ Wetland / Riparian Assessment;
- ◆ Aquatic Assessment;
- ◆ Hydrological Assessment;
- ◆ Traffic Assessment;
- ◆ Feasibility Study, Socio-economic Impact Assessment and Need & Desirability Determination; and
- ◆ Geotechnical Assessment.



#### **HOW CAN I&APs COMMENT ON THIS DEVELOPMENT?**

---

The need for public input and involvement is of critical importance. All I&APs (neighbours, authorities, organisations etc.) are invited to comment on the proposed development. Comments can be communicated to us by post, telephone or email (contact details are provided below).

In order to ensure that your comments are addressed and incorporated, please ensure that we have received all comments by **30 September 2021**.





---

**Postal:** PO Box 1170 Hilton, 3245  
**Physical:** Block H, Quarry Office Park, 400 Old Howick Road, Hilton, 3245  
**Phone:** 033 343 4176 **Fax:** 033 343 4201  
**Email:** sasha@greendoorgroup.co.za  
**Website:** www.greendoorgroup.co.za

---

20 October 2021

Dear Interested and Affected Party (I&AP),

**RE: PUBLIC MEETING FOR THE BASIC ASSESSMENT PROCESS AND WATER USE LICENSE FOR THE PROPOSED REDEVELOPMENT OF THE PIETERMARITZBURG ROYAL AGRICULTURAL SHOWGROUNDS, ERF 10065, MSUNDUZI LOCAL MUNICIPALITY, KWAZULU-NATAL.**

As part of the Basic Assessment Process for the proposed redevelopment of the Royal Agricultural Showgrounds, located on ERF 10065, Pietermaritzburg, Msunduzi Local Municipality, KwaZulu-Natal, a public meeting will be held on site, refer to Figure 1.

as per details below:

**Date:** Thursday 4 November, 2021

**Time:** Beginning promptly at 11:00 am.

**Finishing Time:** 13:00 pm

**Venue:** Royal Agricultural Showgrounds, Member's Terrace

**GPS Coordinates:** -29° 35' 32.72"S 30° 22' 24.11"E / -29.592439 30.373389

**Google Maps Link:** <https://goo.gl/maps/FMPi2duuY6iUvt3C6>

Please confirm your attendance by: **Monday 1 November 2021**

**Directions to the site**

*From Durban Central*

1. Get onto the N3 in Greyville, Berea from Joe Slovo Street and David Webster Street/M4/R102.
2. Follow the N3 for 77.6 km to Armitage Road in Town hill Pietermaritzburg. Take exit 82 from the N3.
3. Continue on Armitage Road. Take Hyslop Road to Chief Albert Luthuli Street/R103.

*From Johannesburg*

1. Travel along the N3 to Chatterton Road in Town Hill, Pietermaritzburg (485 km for 5 hours).
2. Take exit 83-Pietermaritzburg from the N3.
3. Take the Hyslop Road to Chief Albert Luthuli Street / R103. Follow this road for 1 km until the Royal Showgrounds entrance

In order to comply with the COVID-19 Regulations governing public gatherings, all attendees are to adhere to the following:

- Masks are to be worn.
- Social distancing will be implemented.
- All attendees will be required to sanitize their hands on arrival.
- Attendance Register: Attendees will be required to communicate their names on arrival and their details will be noted by the Green Door Environmental representative; so as to avoid unnecessary handling of the attendance register.

**Attendees who do not adhere to the above requirements will not be able to attend the meeting.**



The purpose of this Public Meeting is to:

- Provide information to I&APs on the proposed project;
- Present the major concerns raised to date regarding the proposed development; and
- Give I&APs an opportunity to raise any additional issues which they feel should be addressed.

The public meeting will consist of project information, provided in a Poster Format. Green Door representatives will be present at the meeting and opportunity will be provided for I&APs to ask questions and / or raise any concerns regarding the proposed development with the members of the project team.

For further information please contact: Sasha-Ann Naidoo of Green Door Environmental, P O Box 1170, Hilton, 3245. Tel: 033 – 343 4176; Fax: 033 – 343 4201; E-mail: [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za).

Kind regards,



Rebecca Bowd

**Environmental Assessment Practitioner (EAPASA)**

*MEnvDev (S.A.), IAIA, IWMSA, SAIEA, Cert. IEM, Cert. Audit, EAPASA*

**FOR GREEN DOOR ENVIRONMENTAL**





**Figure 1:** Locality map of the Royal Agricultural Showgrounds, Pietermaritzburg, KwaZulu-Natal, GPS coordinates:  $-29^{\circ} 35' 35.99''S$   $30^{\circ} 22' 19.77'' E$  /  $-29.593317 S$   $30.372187 E$ .



**PROPOSED REDEVELOPMENT OF THE  
PIETERMARITZBURG ROYAL  
AGRICULTURAL SHOWGROUNDS,  
MSUNDUZI LOCAL MUNICIPALITY,  
KWAZULU-NATAL.**

**Applicant: Vu-Tact Trade and Invest (Pty) Ltd.**

**Public Information Session  
Thursday, 4 November 2021**

# WELCOME

The purpose of this **Public Information Session** is to:

- Provide information to **Interested and Affected Parties** (I&APs) on the proposed development;
- Describe the **Environmental Authorisation Process**; and
- Give **I&APs** an opportunity to **raise any additional issues** which should be addressed.

Please complete the **Attendance Register**.

# PROJECT TEAM MEMBERS PRESENT

- **Mrs Sasha-Ann Naidoo** – Green Door Environmental (Environmental Assessment Practitioner); and
- **Ms Tarryn Frankland**– Green Door Environmental.

**Please do not hesitate to ask the Project Team questions or raise any issues or concerns that you may have.**

# ROLES AND RESPONSIBILITIES

- The **Environmental Assessment Practitioner (EAP)**, Green Door Environmental, is required to:
  - Act on **behalf** of the Applicant (**not for**);
  - Be **independent** with **no vested interest** in the project (financial or other);
  - Have the necessary **qualifications, experience, expertise** and **knowledge** of relevant legislation;
  - Undertake the **public participation process**;
  - **Identify, assess and mitigate all impacts** (positive & negative) the proposed development may have on the **environment** (social, ecological and economic); and
  - Produce all **information, plans** and **reports** to the **relevant authorities** timeously.

# ROLES AND RESPONSIBILITIES CONT.

- The Applicant, is required to:
  - Appoint an **Environmental Assessment Practitioner (EAP)**;
  - Be responsible for all **costs**;
  - Ensure that the **EAP is independent**, i.e. has no vested interest in the outcome of the project;
  - Ensure **suitability** of the EAP; and
  - Ensure that the EAP **provides adequate information** to the **Competent Authority**.

# ROLES AND RESPONSIBILITIES CONT.

- **Interested and Affected Parties (I&APs)**, which include authorities, interest groups, neighbouring landowners, general public, are required to:
  - **Provide inputs and comments** on supplied documentation within the given timeframes;
  - **State their interest** in the project (business, financial, personal or other); and
  - **Contribute and participate** openly, effectively and honestly.



# BACKGROUND TO THE PROJECT

The Applicant, **Vu-Tact Trade and Invest (Pty) Ltd.**, wishes to obtain **Environmental Authorisation** to redevelop the Pietermaritzburg Royal Agricultural Showgrounds to a mixed-use development.

- Site extent - 16 hectares.
- Property Details - ERF10065 and Portion 3 of ERF 9147.
- Municipalities - Msunduzi Local Municipality and uMgungundlovu District Municipality.
- Zoning – ‘Active Open Space’, given that it contains many grounds, facilities and areas in which active recreational activities are undertaken
- The proposed redevelopment has been investigated for some time, given the growing logistical challenges associated with hosting the Annual Agricultural Show close the Pietermaritzburg Central Business District (CBD), as well as the changing market demands. The Royal Agricultural Society will be exploring other avenues to continue to host the Royal Agricultural Show, within spaces which are more suitable. The transition follows the general international trends for agricultural shows.

# BACKGROUND TO THE PROJECT

**Two (2) Conceptual Plans** are being investigated and assessed for the Proposed Redevelopment; a **Mixed-Use Precinct** and an **Office Park**. The preferred development concept will be selected on the basis of findings from socio-economic and environmental feasibility assessments, market research and investigative studies.

- The Proposed Mixed-Use Precinct:
  - Building footprint of approximately 70 000 m<sup>2</sup>.
  - Retail components, a hotel, a hospital, offices, residential components and a petrol filling station.
- The Proposed Office Park:
  - Building footprint of approximately 80 000m<sup>2</sup>.
  - Mixed uses (offices, a hotel and conference centre and a shopping centre), but the predominant land use will be office facilities.

A Rezoning application in terms of SPLUMA is being undertaken by a qualified planner.

A Water Use License application will be submitted if and when Environmental Authorisation is received.



# LOCALITY MAP



**VU-TACT TRADE & INVEST (PTY) LTD**  
**PIETERMARITZBURG ROYAL SHOWGROUNDS MIXED-USE REDEVELOPMENT**  
 Locality & Overview Map  
 Scale 1:6 500

- Legend**
- Redevelopment Site (15 ha)
  - Watercourses
  - Roads
  - N3 Freeway

NOTE:



Source: Surveyor General  
 Aerial Imagery: 2016 (GE)  
 Coordinate System: WGS84

KwaZulu-Natal:  
 Msunduzi Municipality



**GREEN DOOR environmental**  
 Physical Address:  
 400 Old Howick Road  
 Quarry Office Park, Block H  
 Hilton, KwaZulu-Natal  
 Postal Address:  
 P.O. Box 1170, Hilton, 3245  
 www.greendoorgroup.co.za  
 Phone: 033 343 4176  
 Fax: 033 343 4201

Project Code	Map Code	Size	Prepared By	Date
GDE010	L&OM1	A3	SN	2021/09/19



# CONCEPTUAL PLAN 1



phasing	
1. PFS	
4750m <sup>2</sup> adaptive use retail	
5000m <sup>2</sup> retail	
7000m <sup>2</sup> retail/residential	
2. 2000m <sup>2</sup> retail/residential	
3300m <sup>2</sup> showrooms & shops	
7000m <sup>2</sup> offices	
3. 7500m <sup>2</sup> hotel	
4. 14 500m <sup>2</sup> hospital	
4000m <sup>2</sup> offices	
5. 5000m <sup>2</sup> offices	

development schedule summary	
retail	14 900m <sup>2</sup>
hotel	7 500m <sup>2</sup>
hospital	14 500m <sup>2</sup>
offices	19 500m <sup>2</sup>
shops/residential mixed use	12 000m <sup>2</sup>
stand alone shops	3 300m <sup>2</sup>
pfs	400m <sup>2</sup>
<b>total</b>	<b>72 100m<sup>2</sup></b>

masterplan | mixed use function option

adaptive reuse of heritage buildings into shopping centre usage 4750m<sup>2</sup>

proposed redevelopment of R.A.S showground site | pietermaritzburg



# CONCEPTUAL PLAN 2



masterplan | office park option

proposed redevelopment of R.A.S showground site | pietermaritzburg

# LEGISLATION

- The proposed development falls under the **Environmental Impact Assessment (EIA) Regulations (2014, as amended – 2017)** under the **National Environmental Management Act (NEMA, Act No 107 of 1998)**.
- The proposed development triggers the following Listed Activities:

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>		
14.	<i>The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres.</i>	This activity is <b>applicable</b> for the establishment of the proposed petrol filling station, provided the storage specifications remain within the specifications listed in this activity (i.e. 80 cubic metres or more, but less than 500 cubic metres).
19.	<i>The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse...</i>	This activity is <b>applicable</b> for activities which may require construction and changes in and around the watercourses.

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>		
27.	<p><i>The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for-</i></p> <p><i>(i) the undertaking of a linear activity; or</i></p> <p><i>(ii) maintenance purposes undertaken in accordance with a maintenance management plan.</i></p>	<p>This activity is <b>not applicable</b> as the areas on site which are not under hard transformation are landscaped. Some of the areas are landscaped with indigenous vegetation, however these areas would not constitute natural indigenous vegetation areas given that they are as a result of landscaping. Further, much of the indigenous vegetation and larger trees are to be retained within the development layout as far as possible or relocated and re-utilised in newly proposed landscaping areas.</p>
31.	<p><i>The closure of existing facilities, structures or infrastructure for...</i></p> <p><i>(v) any activity regardless the time the activity was commenced with, where such activity:</i></p> <p><i>(a) is similarly listed to an activity in (i) or (ii) above; and</i></p> <p><i>(b) is still in operation or development is still in progress;...</i></p>	<p>This activity is <b>applicable</b> as the existing buildings and structures on site must be closed and deconstructed prior to redevelopment of the site.</p>

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>		
67.	<p><i>Phased activities for all activities-listed in this Notice, which commenced on or after the effective date of this Notice or similarly listed in any of the previous NEMA notices, which commenced on or after the effective date of such previous NEMA Notices; excluding the following activities listed in this Notice-...</i></p> <p><i>where any phase of the activity was below a threshold but where a combination of the phases, including expansions or extensions, will exceed a specified threshold.</i></p>	<p>This activity is <b>applicable</b> as the Conceptual Plans are proposed to implemented in a Phased approach.</p>
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>		
4.	<p><i>The development of a road wider than 4 metres with a reserve less than 13,5 metres... KwaZulu-Natal...</i></p> <p><i>xiii. Inside urban areas: Areas zoned for use as public open space;...</i></p>	<p>This activity is <b>applicable</b> as the proposed redevelopment site which will include the establishment of roads, is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space' and within an EMF listed area.</p>



Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>		
6.	<p><i>The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more...</i></p> <p><i>a. KwaZulu-Natal...</i></p> <p><i>xiii. Inside urban areas:</i></p> <p><i>(aa) Areas zoned for use as public open space;...</i></p>	<p>This activity <b>may be applicable</b> as the proposed redevelopment site will include the development of a hotel and is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space' and within an EMF listed area. The applicability will be dependent on hotel / resort density.</p>
10.	<p><i>The development and related operation of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic metres...</i></p> <p><i>a. KwaZulu-Natal...</i></p> <p><i>xiv. Inside urban areas:</i></p> <p><i>(aa) Areas zoned for use as public open space; or...</i></p>	<p>This activity <b>may be applicable</b> as the proposed redevelopment site will include a Petrol Filling Station and is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space' and within an EMF listed area.</p>

Activity No.	Legislation Extract	Comment
Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 & 2021)		
12.	<p><i>The clearance of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan...</i></p> <p><i>a. KwaZulu-Natal...</i></p> <p><i>vii. On land where at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning...</i></p> <p><i>xii. Sensitive areas as identified in an environmental management framework, as contemplated in Chapter 5 of the Act and as adopted by the Competent Authority,...</i></p>	<p>This activity is <b>not applicable</b> as all the areas which are not under hard transformation are landscaped. Some of the areas are landscaped with indigenous vegetation, however these areas would not constitute natural indigenous vegetation areas given that they are as a result of landscaping. Further, much of the indigenous vegetation and larger trees are to be retained within the development layout as far as possible or relocated and re-utilised in newly proposed landscaping areas.</p>
14.	<p><i>The development of...</i></p> <p><i>(ii) infrastructure or structures with a physical footprint of 10 square metres or more;... where such development occurs—</i></p> <p><i>(a) within a watercourse;</i></p> <p><i>(b) in front of a development setback; or</i></p> <p><i>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;...</i></p> <p><i>a. KwaZulu-Natal...</i></p> <p><i>xi. Inside urban areas:</i></p> <p><i>Areas zoned for use as public open space;...</i></p>	<p>This activity <b>may be applicable</b> as the proposed redevelopment site will be located within 32 metres of a watercourse and is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space' and within an EMF listed area.</p>

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>		
15.	<p><i>The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, industrial or institutional use, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010.</i></p>	<p>This activity is <b>applicable</b> as the proposed redevelopment site will result in the transformation of land that is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space' and within an EMF listed area.</p>
18.	<p><i>The widening of a road by more than 4 metres, or the lengthening of a road by more than 1 kilometre...</i>  <i>KwaZulu-Natal...</i>  <i>xiii. Inside urban areas:</i>  <i>Areas zoned for use as public open space;...</i></p>	<p>This activity <b>may be applicable</b> as the proposed redevelopment site may require widening of roads, and is located within an urban area and the Msunduzi 2017 Land Use Scheme designates the site as 'Active Public Open Space' and within an EMF listed area. The applicability will also be dependent on whether road widening will be required or not.</p>

# LEGISLATION – CLOSURE & DECONSTRUCTION

- The existing infrastructure on site will need to be decommissioned prior to the redevelopment of the site. The activities outlined in the table below are associated with the decommissioning phase. As per guidance provided by DEDTEA, both activities relating to decommissioning, and relating to existing infrastructure which is to be decommissioned, must be included in the Environmental Authorisation application.

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>		
4.	<p><i>The development and related operation of facilities or infrastructure for the concentration of animals in densities that exceed—</i></p> <p><i>(i) 20 square metres per large stock unit and more than 500 units per facility;</i></p> <p><i>(ii) 8 square meters per small stock unit and;</i></p> <p><i>a. more than 1 000 units per facility excluding pigs where (b) applies; or</i></p> <p><i>b. more than 250 pigs per facility excluding piglets that are not yet weaned;</i></p> <p><i>(iii) 30 square metres per crocodile and more than 20 crocodiles per facility;</i></p> <p><i>(iv) 3 square metres per rabbit and more than 500 rabbits per facility; or</i></p> <p><i>(v) 250 square metres per ostrich or emu and more than 50 ostriches or emus per facility.</i></p>	<p>The Royal Agricultural Showgrounds is sometimes used to temporarily house animals at different densities in the existing facilities designed to cater for such. Although the densities of animals accommodated is unknown as it varies, the existing facilities used to house these animals will be closed and deconstructed. As such this activity <b>may be applicable.</b></p>
5.	<p><i>The development and related operation of facilities or infrastructure for the concentration of—</i></p> <p><i>more than 1 000 poultry per facility situated within an urban area, excluding chicks younger than 20 days;</i></p> <p><i>more than 5 000 poultry per facility situated outside an urban area, excluding chicks younger than 20 days;</i></p> <p><i>more than 5 000 chicks younger than 20 days per facility situated within an urban area; or</i></p> <p><i>more than 25 000 chicks younger than 20 days per facility situated outside an urban area.</i></p>	<p>The Royal Agricultural Showgrounds is sometimes used to temporarily house poultry at different densities in the existing facilities designed to cater for such. Although the densities of poultry accommodated is unknown as it varies, the existing facilities used to house the poultry will be closed and deconstructed. As such this activity <b>may be applicable.</b></p>

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>		
9.	<p><i>The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water—</i></p> <p><i>(i) with an internal diameter of 0,36 metres or more; or</i></p> <p><i>(ii) with a peak throughput of 120 litres per second or more;</i></p> <p><i>excluding where—</i></p> <p><i>such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or</i></p> <p><i>where such development will occur within an urban area.</i></p>	<p>This activity is <b>not applicable</b>, as the site is located within an urban area and the existing bulk stormwater infrastructure is likely to be incorporated into the proposed development and upgraded, but is not likely to be deconstructed.</p>
10.	<p><i>The development and related operation of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes —</i></p> <p><i>with an internal diameter of 0,36 metres or more; or</i></p> <p><i>with a peak throughput of 120 litres per second or more;</i></p> <p><i>excluding where—</i></p> <p><i>such infrastructure is for the bulk transportation of sewage, effluent, process water, waste water, return water, industrial discharge or slimes inside a road reserve or railway line reserve; or</i></p> <p><i>where such development will occur within an urban area.</i></p>	<p>This activity is <b>not applicable</b>, as the site is located within an urban area and the existing wastewater infrastructure is likely to be incorporated into the proposed development and upgraded, but is not likely to be deconstructed.</p>



Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 327 of 2014 (Amended 2017 &amp; 2021)</b>		
12.	<p><i>The development of—</i></p> <p><i>(i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100 square metres;</i></p> <p><i>(ii) or infrastructure or structures with a physical footprint of 100 square metres or more;</i></p> <p><i>where such development occurs—</i></p> <p><i>(a) within a watercourse;</i></p> <p><i>(b) in front of a development setback; or</i></p> <p><i>(c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse; —</i></p> <p><i>excluding—...</i></p> <p><i>(dd) where such development occurs within an urban area;</i></p>	<p>Although some existing infrastructure to be deconstructed is located within 32 metres of watercourses, this activity is <b>not applicable</b>, as the site is located within an urban area.</p>
24.	<p><i>The development of a road—</i></p> <p><i>for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or</i></p> <p><i>with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres;</i></p> <p><i>but excluding a road—...</i></p> <p><i>(a) where the entire road falls within an urban area;</i></p> <p><i>or...</i></p>	<p>This activity is <b>not applicable</b>, as the existing roads within the site which are to be deconstructed, are located within an urban area.</p>

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>		
1.	<p><i>The development of billboards exceeding 18 square metres in size outside urban areas, mining areas or industrial complexes.</i></p> <p><i>a. KwaZulu-Natal...</i></p> <p><i>Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;...</i></p>	<p>Although there are billboards on site which may be deconstructed, this activity is <b>not applicable</b>, as the site is located within an urban area.</p>
3.	<p><i>The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower—</i></p> <p><i>(a) is to be placed on a site not previously used for this purpose; and</i></p> <p><i>(b) will exceed 15 metres in height—</i></p> <p><i>but excluding attachments to existing buildings and masts on rooftops.</i></p> <p><i>KwaZulu-Natal...</i></p> <p><i>Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</i></p> <p><i>Inside urban areas:...</i></p> <p><i>Areas zoned for use as public open space; or...</i></p>	<p>This activity <b>may be applicable</b> for the closure and deconstruction of existing masts and towers on site.</p>

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>		
4.	<p><i>The development of a road wider than 4 metres with a reserve less than 13,5 metres.</i>  <i>KwaZulu-Natal...</i>  <i>Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;...</i>  <i>Inside urban areas:</i>  <i>Areas zoned for use as public open space;</i></p>	<p>This activity <b>may be applicable</b> for the closure and deconstruction of any existing internal roads should they be wider than 4 metres.</p>
9.	<p><i>The development and related operation of zip- lines or foefie-slides exceeding 100 metres in length.</i>  <i>a. KwaZulu-Natal...</i>  <i>i. Inside urban areas:...</i>  <i>(dd) Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;...</i>  <i>(ff) Areas zoned for use as public open space;</i>  <i>...</i>  <i>(hh) Areas within a watercourse or wetland;</i></p>	<p>This activity <b>may be applicable</b> for the closure and deconstruction of the existing foefie slide, if it is greater than 100 metres in length.</p>

Activity No.	Legislation Extract	Comment
<b>Government Notice Regulation No. (GNR) 324 of 2014 (Amended 2017 &amp; 2021)</b>		
14.	<p><i>The development of...</i></p> <p><i>(ii) infrastructure or structures with a physical footprint of 10 square metres or more;...</i></p> <p><i>where such development occurs—</i></p> <p><i>(a) within a watercourse;</i></p> <p><i>(b) in front of a development setback; or</i></p> <p><i>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;...</i></p> <p><i>KwaZulu-Natal...</i></p> <p><i>xi. Inside urban areas:</i></p> <p><i>Areas zoned for use as public open space;...</i></p>	<p>This activity <b>may be applicable</b> as the proposed redevelopment site which will be closed and deconstructed, is located within 32 metres of a watercourse.</p>



# **SPECIALIST STUDIES**

As part of this Application the following **specialist studies will be conducted / may be required**. These include:

- **Floodline Analysis and Risk Assessment;**
- **Heritage Impact Assessment;**
- **Built Environment Heritage Impact Assessment;**
- **Palaeontological Assessment;**
- **Biodiversity Assessment;**
- **Wetland / Riparian Assessment**
- **Aquatic Assessment;**
- **Geotechnical Assessment;**
- **Traffic Assessment, and;**
- **Feasibility Assessment, Socio-Economic Impact Assessment and Need & Desirability Determination.**

# PROGRESS TO DATE

- To date the following activities have been completed for the **Basic Assessment Process**:
  - **Site posters** (English and Zulu) were placed in and around the site on **25 August 2021** to notify all **I&APs** of the proposed development.
  - **Adverts** were placed in the **Witness** (English) and **Echo** (Zulu) on **26 August 2021**.
  - **Written notification** in the form of a **Background Information Document** was circulated from **30 August 2021** to all identified I&APs.
  - A Pre-Application Meeting has been held with DEDTEA on 17<sup>th</sup> September to present the project scope and confirm application requirements.

# COMMENTS ON BID

COMMENT	RESPONSE
Lease agreements within the Royal Show only end in 2030 which does not correspond with the proposed dates for development.	Any proposed changes to lease agreements will be dealt with directly between lessee and leaser.
Is a feasibility study underway.	A Feasibility Study is completed.
There are too many filling stations in the vicinity already.	This will be assessed in an Feasibility Assessment which will be included in the Basic Assessment Report.
The proposed development may cause traffic congestion as they area is already busy.	This will be assessed in a Traffic Impact Assessment which will be included in the Basic Assessment Report.
There are dangers to public safety with the storage of fuel in the area.	This will be assessed further and addressed in the Basic Assessment Report and the Environmental Management Programme.

# COMMENTS ON BID

COMMENT	RESPONSE
The risks associated with deconstruction of any antenna's or towers need to be mitigated.	This will be assessed further and addressed in the Basic Assessment Report and the Environmental Management Programme.
Replacement structures for deconstructed reception towers need to be considered to ensure there is enough coverage and we do not move away from the principle of smart cities.	Comment is acknowledged and based on the MTN Coverage Map for SA, it has been confirmed that there is ample coverage within the area, from other existing towers and antenna's.
Several commercial entities enquired and communicated interest in purchasing or leasing units within the new development.	These comments were acknowledged and relevant information passed on the Feasibility Specialist for consideration in their study.
No objections were received from the local municipality, however guidance was provided regarding building and other operational standards which will need to be adhered to.	This will be assessed further and addressed in the Basic Assessment Report and the Environmental Management Programme.



# THE WAY FORWARD

- A summary of the comments received and responses provided at this Public Information Session will be compiled and circulated to all I&APs, who may comment further if they wish.
- The summary of the comments received and responses provided at this Public Information Session, as well as any received after the Public Information Session, will be compiled for inclusion in the Draft Basic Assessment Report.

# THE WAY FORWARD CONT.

- The Draft Basic Assessment Report will be compiled and will include:
  - A description of the proposed project and its alternatives;
  - An explanation of the Basic Assessment Process to be followed;
  - Comments received from I&APs; and
  - The results of the investigation and Specialist Studies and detailed assessment of all identified environmental impacts (positive and negative).
- The Draft Basic Assessment Report will be made available to I&APs for 30 days for review and comment.
- Comments received on the Draft Basic Assessment Report will be included in a final version of the report and submitted to the Department of Economic Development, Tourism and Environmental Affairs (DEDTEA) for review;.

# THE WAY FORWARD CONT.

- Following the acceptance of the Final Basic Assessment Report, the DEDTEA can either:
  - Request additional information;
  - Approve the proposed project (with or without conditions); or
  - Reject the proposed project;
- Once the DEDTEA has reached a decision, all I&APs will be notified and informed of this decision.

# **THANK YOU**

## **for your attendance**

### **GREEN DOOR ENVIRONMENTAL**

**EMAIL:** [sasha@greendoorgroup.co.za](mailto:sasha@greendoorgroup.co.za)

**PHONE:** **033 343 4176**

**FAX:** **033 343 4201**

**POST:** **PO Box 1170, Hilton, 3245**



**MINUTES FROM THE VIRTUAL PRE-APPLICATION MEETING WITH THE DEPARTMENT OF  
ECONOMIC DEVELOPMENT, TOURISM AND ENVIRONMENTAL AFFAIRS  
THE PROPOSED REDEVELOPMENT OF THE PIETERMARITZBURG ROYAL AGRICULTURAL  
SHOWGROUNDS**

15 November 2021

**Meeting Details**

**Date:** Thursday, 4<sup>th</sup> November 2021

**Time:** 11:00 am – 13:00pm

**Venue:** Royal Agricultural Showgrounds, Member's Terrace

**Attendees:**

- Sasha-Ann Naidoo– Green Door Environmental
- Tarryn Frankland – Green Door Environmental

The Environmental Assessment Practitioner (EAP) presented the Project Background and Details as per the attached Pre-Application Presentation.

The table below outlines discussions between the EAP and I&APs, held during and after the presentation.

I&AP	COMMENT	RESPONSE
Surrounding Service Stations Representatives	<ul style="list-style-type: none"> <li>• Has an application been lodged with the Department of Energy for the proposed Filling Station and for the required retail licenses?</li> <li>• Competition with surrounding service stations must be considered. The</li> </ul>	<ul style="list-style-type: none"> <li>• This BA Process is being undertaken specifically to apply for EA for the proposed redevelopment, in relation to the NEMA EIA Regulations. A separate application will need to be undertaken with the Department of Energy for retail licenses or approvals required specifically for the proposed Filling Station. This will be undertaken by a separate consultant and will likely only be undertaken closer to the time of development of the proposed Filling Station. The Department of Energy (DoE), will however be included as an I&amp;AP in the BA Process.</li> <li>• A Feasibility Study, Socio-Economic</li> </ul>

I&AP	COMMENT	RESPONSE
	<p>proposed filling station is within 3 kilometres of other filling stations and will remove customer traffic to these existing service stations.</p> <ul style="list-style-type: none"> <li>• Service stations within the area must be consulted with in the process.</li> <li>• Office spaces are considered to be more feasible.</li> </ul>	<p>Impact Assessment and Need and Desirability Assessment was undertaken as part of the process, to consider whether the proposed land uses are suitable from a socio-economic perspective. The specialist has considered comments raised relating to nearby filling stations. The Feasibility Assessment noted that considered traffic growth patterns in the area, the proposed Filling Station would be considered as 'Highly Feasible'.</p> <ul style="list-style-type: none"> <li>• All service station owners from the surrounding areas, who have registered as I&amp;APs have been included in the I&amp;AP Register.</li> <li>• Noted.</li> </ul>
Real Estate Agent	<ul style="list-style-type: none"> <li>• Recommendation made to do away with the proposed Filling Station and replace with a car parking lot which can be rented out to users.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted.</li> </ul>
Msunduzi Business Development Agency	<ul style="list-style-type: none"> <li>• The City must consider future development for nearby and adjacent undeveloped land portions, which creates more opportunities for informal business trading.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted.</li> </ul>
Adjacent Landowner – Voortrekker High School	<ul style="list-style-type: none"> <li>• The School supports the proposed redevelopment but requires clarity on how their agreement with the Royal Agricultural Society to use the Sports Fields will be affected.</li> <li>• The Mixed-Use provides a more feasible option.</li> </ul>	<ul style="list-style-type: none"> <li>• The adjacent property and Sports Field is not included within the proposed redevelopment site. The I&amp;AP is to interact directly with the Royal Agricultural Society to understand if any agreements will be affected indirectly.</li> <li>• Noted.</li> </ul>
I&AP	<ul style="list-style-type: none"> <li>• The Mixed-Use provides a more feasible option for Pietermaritzburg's needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted.</li> </ul>
I&AP	<ul style="list-style-type: none"> <li>• Where will the Annual Royal Agricultural Show be relocated to.</li> </ul>	<ul style="list-style-type: none"> <li>• At present no specific new location has been selected, however it is understood that the new location/s will be in a more appropriate agricultural landscape, better suited to the main purpose of the Annual Royal Agricultural Show.</li> </ul>

Yours faithfully,



Dr Rebecca Bowd  
**Environmental Assessment Practitioner (EAPASA)**  
**Professional Natural Scientist (Pr. Sci. Nat.)**  
*MEnvDev (S.A.), IAIA, IWMSA, SAIEA, Cert. IEM, Cert. Audit*  
**FOR GREEN DOOR ENVIRONMENTAL**

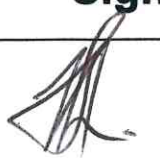
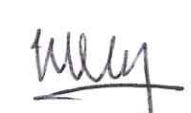





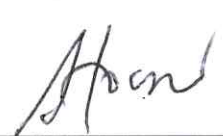
## PHOTOGRAPHS OF PUBLIC INFORMATION SESSION





# PUBLIC INFORMATION SESSION MEETING

**THE PROPOSED REDEVELOPMENT OF THE ROYAL AGRICULTURAL SHOWGROUNDS, MSUNDUZI LOCAL MUNICIPALITY, PIETERMARITZBURG, KWAZULU-NATAL.  
THURSDAY, 4 NOVEMBER 2021**

NAME	COMPANY / ORGANISATION	LANDLINE	CELL	E-MAIL	Sign
Ever Mshede	Unga Consulting				
M. ALBY	ALL FEELS				
Craig Howells	Blackwoods				
TREBOR VISWANATHAN	GALLEY - PARTNERS				
NEVILLE THANTON	" "				
DAVIN PRADYATI	" "				
Brett Mantel	Jawitz Properties				
Jan Hendrik van Tonder	Carl Matz Property				
S. HOOPER	MEBA				
KONTLE	TS msunduzi				