



APPLICATION FORM J (for Official Use)

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APPLICATION IN TERMS OF THE SECTION 41 OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) AND THE NATIONAL HERITAGE RESOURCES ACT (SECTION 38) FOR COMMENT ON THE PROPOSED DEVELOPMENT OF A SITE

PLEASE NOTE IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL HERITAGE ACT, 2008 TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION ([Detach and Consult the attached guidelines before completing this form](#)) THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED

ALL APPLICATION FORMS, DEVELOPMENT PROPOSALS, PHOTOGRAPHS, MOTIVATION, AND PROOF OF PAYMENT ARE TO BE UPLOADED TO THE SAHRIS SYSTEM (www.sahra.org.za). A hard copy must also be delivered to 195 Langalibalele Street, Pietermaritzburg, 3201 OR posted to Box 2685, Pietermaritzburg, 3200. In the case of a failure of the sahris system the application can be emailed to archaeology@amafapmb.co.za and bernadetp@amafapmb.co.za.

A. DEVELOPMENT DETAILS

1. PROJECT TITLE:

The Proposed Redevelopment of the Pietermaritzburg Royal Agricultural Showgrounds, located on Erf 10065 and Portion 3 of Erf 9147, Msunduzi Local Municipality, KwaZulu-Natal

2. PROJECT DESCRIPTION:

The Applicant, Vu-Tact Trade and Invest (Pty) Ltd., wishes to obtain Environmental Authorisation for the Proposed Redevelopment of the Pietermaritzburg Royal Agricultural Showgrounds, Msunduzi Local Municipality, KwaZulu-Natal.

The proposed redevelopment will traverse two (2) erven; ERF 10065 and Portion 3 of ERF 9147, which currently contain buildings and infrastructure owned by the Royal Agricultural Society. The site is located at GPS co-ordinates 29°35'29.45"S and 30°22'25.02"E and is approximately 16 hectares in extent. The site is bounded by Hyslop Road and Howick Road (R103) on the west and Chatterton Road on the east. A small section of the site is abutted by Chief Albert Luthuli Street. The existing Banking Precinct is located north of the site and the Railway Site is on the south. Access to the site can be obtained from several points, however the main access point is along Howick Road (R103), opposite the Voortrekker High School sports fields.

At present, the buildings and premises comprise of halls, fields, offices and buildings used for various purposes. The annual Royal Agricultural Show is hosted on the site, which has constituted the primary use for many years. At other times of the year, the buildings and premises are used for other service offerings such as venue hire. The site also has lease agreements with several lessees such as the Blackwoods Nursery, Sagewood Café, the COVID-19 Vaccination Centre & Clinic and Hereford Group of Companies. MTN and Vodacom also lease parts of the site where their reception towers are located. An advertising company leases a portion of the land for placement of their large billboard along Hyslop Road.

The site is no longer considered to be suitable for hosting the annual Royal Agricultural Show given the many logistical challenges of transporting large numbers of animals into a site which is now in close proximity to the Pietermaritzburg CBD. As such, the annual Royal Agricultural Show is proposed to be relocated to a more suitable site/s, possibly in a more rural or semi-rural agricultural landscape. This change is similar to the international trends noted for agricultural shows across the world, which have noted a shift of similar shows being relocated to more suitable agricultural settings, or transitioning to mobile shows. The proposed redevelopment also comes in response to the changing market demands, making the proposed redevelopment of the site a more profitable and economically feasible option than the continued use of the site as is. The site which is currently zoned as 'Active Public Open Space' will be rezoned to 'Low Impact Mixed Use', to accommodate the proposed land uses.

At the inception of the project, two (2) alternative Conceptual Plans were investigated for the proposed redevelopment i.e. a Mixed Use Precinct and an Office Park. Following an investigation of market demands and assessment socio-economic and environmental feasibility, the applicant has selected the Mixed Use Precinct as the preferred option. The proposed Mixed Use Precinct will have a building footprint of approximately 72 100 m², and features the following:

- A Filling Station;
- A Heritage Building Shopping Centre;
- Retail / Residential Facilities;
- Standalone Shops / Showrooms;
- Offices;
- A 150 Room Hotel and Conference Centre;
- A 120 Bed Hospital;
- Offices / Medical Consultation Rooms;
- Retail Buildings;
- Respective parking areas;
- Sidewalks and walkways;
- Landscaped areas;
- Feature canal area and watercourse areas, and;
- Internal Roads.

It is proposed that these features will be developed in five phases as per below:

- Phase 1 – Filling Station, Heritage Buildings Shopping Centre and Retail / Residential Facilities.
- Phase 2 – Retail / Residential Facilities, Standalone Shops / Showrooms, and Offices.
- Phase 3 – Hotel.
- Phase 4 – Hospital and Offices / Medical Consultation Rooms.
- Phase 5 – Offices and Retail Facilities.

3. EXTENT OF THE SITE:	m ²	16 ha
EXTENT OF THE DEVELOPMENT AREA (m ²): 16ha		

GPS CO-ORDINATES: (Decimal format only)	
SOUTH: 29.59151389°	
EAST: 30.37361667°	
1:50 000 SHEET no:	1:10 000 SHEET no:

B. PROPERTY DESCRIPTION:	
Name of property: ERF 10065 and Portion 3 of ERF 9147	Title Deed No.
Erf/Lot/Farm No: ERF 10065 and Portion 3 of ERF 9147	GPS Co-ordinates SOUTH: 29.59151389° EAST: 30.37361667°
Street Address, Suburb, Town: Pietermaritzburg Royal Agricultural Showgrounds, Chief Albert Luthuli Street, Pietermaritzburg	
Local Municipality Msunduzi Local Municipality	District Municipality uMgungundlovu District Municipality
Traditional Authority Area	
Current zoning: Public Active Open Space	Present use: Predominantly used for events, shows and

C. DEVELOPMENT TYPE:				
1. DECISION REQUIRED IN TERMS OF SECTION s41(1) (tick the appropriate box/boxes)				
Linear Development/Barrier exceeding 300m in length e.g. road, pipe/power line, trench, canal or wall				
Other similar form of linear development/barrier exceeding 300m in length				
Construction of a bridge or similar structure exceeding 50m in length				
Any development exceeding 5 000m ² in extent or any other category of development provided for in regulations				
Any other activity which would change the character of an area of land or water exceeding 10 000m ² in extent	✓			
Any development involving three or more existing erven or sub-divisions thereof				
Any other activity involving three or more existing erven or sub-divisions thereof				
Any development or other activity involving three or more existing erven or sub-divisions thereof which have been consolidated within the past 5 years				
Any development or other activity the costs of which will exceed a sum set out in the regulations				
Re-zoning of a site exceeding 10 000m ²				
2. DEVELOPMENTS THAT TRIGGER OTHER LEGISLATION (NEMA, ENVIRONMENTAL CONSERVATION ACT, MINERALS ACT, ETC)				
RESPONSE REQUIRED IN TERMS OF s41(8) (tick the appropriate box/boxes)				
BID	BAR	✓	EIA	
EMP	WULA		MPRDA	
OTHER (describe)				

D. IMPACT ON HERITAGE RESOURCES:
To your knowledge would the Development impact on any known heritage resources protected in

terms of the KZN Amafa and Research Institute Act (5/2018), or is the development located in the vicinity of any of the above? If yes, the Heritage Practitioner must create a site on sahris pinpointing the position of the heritage resource/s discovered. (tick the appropriate box/boxes below)	
s37 - Structures or part thereof that can reasonably be expected to be over 60 years of age	✓
s38 - Graves of victims of conflict,	
s39 - Informal and private burial grounds (traditional graves or graves outside of a formal cemetery e.g. a farm cemetery that are over 60 years of age).	

s40 - Battlefield sites , archaeological sites, rock art sites, palaeontological sites, historic fortifications, ruins over 100 years old, meteorite or meteorite impact sites and any objects or ecofacts associated therewith	
s42 - Protected areas (is the site within a known protected area?)	
s43 - Specially protected heritage resources are listed in Schedule of Heritage Resources	✓
s44 - Heritage Landmarks including the site on which they are situated	✓
s45 - Provincial Landmarks and the site on which they are situated (state owned)	
s46 - Graves of members of the Royal Family listed in Schedule of Heritage Resources	
s47 - Battlefield site, public monument or memorial listed in the Schedule of Heritage Resources and any public monument defined in the NHRA and protected in terms of Section 37 of the NHRA, & Section 47 of the KZN Amafa and Research Institute Act (5/2018)	
s49 - Artefacts, or collections thereof on which Heritage Object status has been conferred	

E. CONTACT DETAILS

1. APPLICANT'S DETAILS (OWNER OF PROPERTY)	
NAME: Royal Agricultural Society of Natal	
POSTAL ADDRESS: PO Box 12158, Dorpspruit	
	POST CODE: 3206
TEL: 033 345 6274	FAX/EMAIL: admin@royalshow.co.za

DECLARATION BY OWNER

I, Terence Duncan Strachan

(full names of owner/person authorized to sign on behalf of the owner)

undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KZN Amafa and Research Institute may issue the comment to me.)


Signature 

Place: Pietermaritzburg _____ Date 5 September 2022

2. DELEGATED AUTHORITY (The name of the person authorized to act on behalf the applicant where the owner is a company, trust, or institution – Power or Attorney/proof of authorization to be attached)

NAME: N/A See above	
TEL: N/A	FAX/EMAIL: N/A

3. DEVELOPER'S DETAILS

NAME(Company/institution/individual): Vu-Tact Trade & Invest (Pty) Ltd. – Rob Edward Alexander	
POSTAL ADDRESS: PO Box 323, Pietermaritzburg	
POST CODE: 3200	
TEL: 033 394 6377	FAX: -
CELL: -	EMAIL: rob@ducatus.co.za James.legal@ducatus.co.za
SIGNATURE: 	DATE: 5 September 2022

4. CONSULTANT'S DETAILS

NAME(Company/institution/individual): Green Door Environmental – Dr Rebecca Bowd	
POSTAL ADDRESS PO Box 1170, Hilton	
POST CODE: 3245	
TEL: 033 343 4176	FAX: 033 343 4201
CELL: 072 181 4236	EMAIL: rebecca@greendoorgroup.co.za
SIGNATURE: 	DATE: 26/08/2022

F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)

The submission fee is payable to the **KZN Amafa and Research Institute** by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.

ACCOUNT DETAILS:

ABSA BANK: Branch: ULUNDI Bank Code: 630330

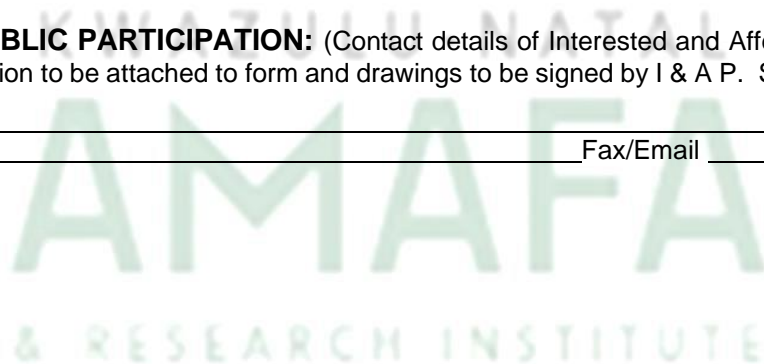
Account in the name of **the KZN Amafa and Research Institute**

Account No. 40-5935-6024

USE SAHRIS ID and SHORT TITLE OF DEVELOPMENT AS REFERENCE

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A P. See Guidelines)

Name _____
Telephone _____ Fax/Email _____



H. CHECKLIST OF DOCUMENTATION SUBMITTED

HARD COPY APPLICATION FORM (COMPLETED & SIGNED BY OWNER, DEVELOPER & CONSULTANT)	✓
APPLICATION FORM UPLOADED TO SAHRIS	✓
MOTIVATION	✓
SITE PHOTOGRAPHS/CASE IMAGES	✓
1:50 000 MAP & SATELLITE AERIAL VIEW	✓
KML FILE MAP	✓
SITE PLAN SHOWING ALL FEATURES & HERITAGE RESOURCES	✓
DEVELOPMENT PLAN SHOWING ALL FEATURES & HERITAGE RESOURCES SUPERIMPOSED THEREON	✓
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card/certificate)	✓
PROOF OF PUBLIC PARTICIPATION	✓
ENVIRONMENTAL IMPACT ASSESSMENT	✓
HERITAGE IMPACT ASSESSMENT	✓
CONSENT LETTER FROM THE OWNER	✓
LETTER OF APPOINTMENT OF CONSULTANT	✓
PROOF OF PAYMENT OF SUBMISSION FEE (EFT/BANK DEP/AMAFA CARD)	✓



KWAZULU-NATAL
AMAFA
& RESEARCH INSTITUTE

KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE

THE KZN PROVINCIAL HERITAGE RESOURCES AUTHORITY
(accredited in terms of the National Heritage Resources Act)

GUIDELINES FOR THE PREPARATION OF APPLICATIONS FOR COMMENT FROM THE PROVINCIAL HERITAGE RESOURCES AUTHORITY ON DEVELOPMENT PROPOSALS IN TERMS OF SECTION 41 OF THE KZN AMAFA & RESEARCH INSTITUTE ACT (5 OF 2018) AND THE NATIONAL HERITAGE RESOURCES ACT (SECTION 38). Please detach from the form before submission

NOTE: The provisions of s38 of the NHRA have been incorporated verbatim into s41 of the **KZN AMAFA & RESEARCH INSTITUTE ACT (5 OF 2018)**.

APPLICATION FORMS

All applications must be made on the relevant official application form and must be accompanied by the relevant supporting documentation.

- A. DEVELOPMENT DETAILS:** Describe the proposed development and motivate and motivate the need and desirability for such a development. Details must be given of the work to be carried out – do not merely refer to the documents submitted.
- B. PROPERTY:** Include the name of the development where applicable. The FARM NAME is the key information and is used as a tracking device in the filing system. Where development is in an urban area the street address is key and if several street numbers apply to the site, all the numbers must be included.

GPS CO-ORDINATES: The KZN Amafa and Research Institute only accepts GPS co-ordinates in decimal format. Other formats may be provided in addition to the decimal format but not to the exclusion of the decimal format.

- C. DEVELOPMENT TYPE:** development applications are made either in terms of:
s41(1) – check the list under C 1 – or
s41(8) – check the list under C 2.
- D. HERITAGE RESOURCES:** Identify any heritage resources uncovered through initial scoping or through the Heritage Impact Assessment. Create a site on the step/page 1 of the application on sahris and pinpoint the positions of the resources on the google map provided. When heritage resources have been found the Institute will require that a Heritage Impact Assessment is carried out by a practitioner registered with the Institute and accredited to carry out such assessments. When appointing the Heritage Practitioner stipulate that the HIA must be uploaded to the application on sahris and that a hard copy must be provided to the Institute.

NB: Section 39 of the KZN Amafa and Research Institute Act (5/2018) has been brought in line with the NHRA and limits the protection of traditional graves to those over 60 years of age.

- E. CONTACT DETAILS:** full contact details of all major players in the development are required.
DECLARATION: The owner must sign the form and any accompanying documentation and must consent to submissions by a third party/agent.
- F. A SUBMISSION FEE** – a service fee determined by the Council of the Institute is payable on submission of all applications. **THE APPLICATION WILL NOT BE REGISTERED AS SUBMITTED IF THE PROOF OF PAYMENT IS NOT ATTACHED. USE THE SAHRIS CASE ID AS THE REFERENCE.**

G. PUBLIC PARTICIPATION: WHERE GRAVES ARE PRESENT COMMUNITY CONSULTATION MUST BE CARRIED OUT AND EVERY EFFORT MADE TO LOCATE AND CONSULT THE FAMILIES OF THE DECEASED PRIOR TO SUBMISSION OF THIS APPLICATION.

The applicant will be notified of the level of public participation required and will have to bear the costs thereof. Neighbours, Ward Councillors, and Heritage Groups should be consulted in the case of demolition/destruction applications. All documentation submitted is retained for record purposes and interested and affected parties may apply to view the documentation.

DOCUMENTS REQUIRED IN SUPPORT OF THIS APPLICATION

- 1. SUPPORTING DOCUMENTATION: Only Heritage Practitioners registered with the Institute may compile the HIA and related supporting documentation. Permits will require their overseeing the work. Where architectural drawings are required, they must be authored by SACAP registered professionals.**
 - 1.1. PHOTOGRAPHS OF EXISTING FEATURES, STRUCTURE/S ARCHAEOLOGICAL REMAINS, GRAVES, ETC AND THEIR SURROUNDINGS:**

Photographs that clearly illustrate the features of the affected site relevant to the application must be submitted.
 - 1.2. SITE PLAN:** The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show: scale; the north point; the erf/property/farm number of the site; the location of the site and any structures on it in relation to surrounding roads, buildings and other features; existing buildings, structures, and pools on the site (coloured grey or uncoloured); proposed work (coloured red) and buildings or portions of buildings proposed for demolition (in dotted lines); and the extent of the declared area (in the case of a proclaimed property). Heritage resources must be clearly marked on the plan.
 - 1.3. KML MAP FILE AND AERIAL OR SATELLITE VIEWS OF THE SITE** that clearly illustrate the features of the affected site relevant to the application must be submitted.
 - 1.4. 1:50 000 MAP OF THE SITE** that clearly illustrates the features of the affected site relevant to the application must be submitted.
 - 1.5. ENVIRONMENTAL IMPACT ASSESSMENT** where required the EIA must be compiled in accordance with standards set out in regulations under the environmental legislation.
 - 1.6. HERITAGE IMPACT ASSESSMENTS** must be submitted where any Heritage Resources are found. These reports must comply with the standards set out by the South African Heritage Resources Agency (go to www.sahra.org.za to download the standards) and may only be compiled by practitioners who have registered their accreditation for this work with the Institute. If the HIA is not submitted with the application, the Institute will notify the applicant of the need to submit an HIA if there is reason to believe that heritage resources will be affected by the development.
 - 2. SUBMISSION OF APPLICATIONS:** Application forms can be downloaded from www.heritagekzn.co.za – look under the “Permits” tab - download forms – Form J. Electronic submissions must be uploaded to the sahris system operated by the South African Heritage Resources Agency www.sahra.org.za. The application must also be submitted in hard copy delivered to 195 Langalibalele Street, Pietermaritzburg, 3201 OR posted to Box 2685, Pietermaritzburg, 3200. In the case of a failure of the sahris system the application can be emailed to archaeology@amafapmb.co.za and bernadetp@amafapmb.co.za.
- When submitting on sahris note that you must still check Section 38 under the case type and KZN – Amafa for the Provincial Heritage Resources Authority.**
- The applicant is the “owner” and the Assessor is the “Consultant” and the correct fields must be completed.
- The Consent Letters allowing a developer to act on behalf of the owner or the Consultant to upload the case to sahris must be placed in the correct boxes which are blocked from public view.
- The proof of payment must also be loaded to the designated box to prevent members of the public obtaining banking details, etc from the document.
- 3. PROCESSING OF APPLICATIONS:** applications are processed in the order in which they are received, except during the December/January holiday break. The Institute will receipt the application and alert the applicant to any missing information within 2 weeks of submission. Allow 90 days for processing of complex applications as these may be submitted to external reviewers. Lobbying of external reviewers will disqualify the application. Written responses to

applications will be uploaded to Sahris. Telephonic or e-mails enquiries will not be responded to.

***PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Allow 90 days from the receipt of all required documentation**



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