



HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION

Enquiries: Sandisiwe Matole

Email: Sandisiwe.matole@amafainstitute.org.za

Tel: 033 394 6543

Ref: 21/014

23 February 2022

Adowa Infrastructure Manager- (RF) & Government Employees Pension Fund
 210 Amarand Avenue
 Menlyn Maine
 Waterkloof
 Pretoria
 0181
spapu@adowa.co.za

Dear Ms., Siyavuya Papu,

PROPOSED DEMOLITION: PORTION 3, 4, 5 AND 68 OF ERF 498, BEING 4 ROSEVEARE ROAD, SCOTTSVILLE, PIETERMARITZBURG (ADOWA STUDENT HOUSING)

We acknowledge receipt of your application for a permit to carry out work on the above property on the 08 APRIL 2021. The KZN Amafa and Research Institute (The Institute) reviewed the application on the 26 January 2022.

Please be advised as follows: -

- (1) A Heritage Impact Assessment and Visual Impact assessment by TSICA Heritage Practitioners, dated September 2021, submitted in support of the application for the demolition 4 properties including No. 4 Roseveare Road being a Grade IIIA listed building, were carefully considered.
- (2) The heritage practitioner's report concluded that the structure at 4 Roseveare Road is of importance at local level and may well be preserved.
- (3) The building at 4 Roseveare Road is one of the few redbrick houses in Scottsville area and was constructed in the early 1900s. The property is of high significance because of the present outstanding and distinctive architectural features, intactness of form, and the contribution to the overall portfolio of Maritzburg red brick buildings for which the City is famous.
- (4) The members of the review committee concurred that this building may not be demolished. However, the applicants were still afforded the opportunity to gather sufficient motivation for the demolition as well as to submit a financial feasibility study in support the new development.
- (5) A letter of support for the demolition dated 12 January 2022 was also considered.
- (6) After careful consideration of all the information submitted, the KwaZulu-Natal Amafa and Research Institute has reached a final decision on your permit application:
 - The application for the total demolition of the original house on the site known as 4 Roseveare Road, Scottsville, Pietermaritzburg has been refused.
- (7) A review of the decision could be requested with the addition of further supporting documentation and motivation. Alternatively, the decision could be appealed through the office of the MEC for Arts and Culture. The appeal process is set out in s59 of the KZN Amafa and Research Institute Act (5/2018).

Written responses/requests for review of the decision taken must be received via email to beadmin@amafapmb.co.za within 30 days of the date of this letter or any decision contained herein will be considered final.

THIS LETTER DOES NOT CONSTITUTE FORMAL APPROVAL OF THE PROPOSAL SUBMITTED TO THE INSTITUTE, UNAUTHORISED WORK CARRIED OUT ON THE ABOVE SITE WILL BE IN CONTRAVENTION OF THE KWA-ZULU NATAL AMAFA AND RESEARCH INSTITUTE ACT (5 of 2018)

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. M. K.', written in a cursive style.

Head of Secretariat
& Administration