

**Proposed Social Housing Development on Erf 1359 Queensburgh, 35-53 Huntley Road, within eThekweni Municipality, KwaZulu-Natal**

**Interim Comment**

**IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999) AND SECTION 41(8) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (ACT 05 OF 2018)**

Attention: KwaZulu Natal Department of Economic Development Tourism and Environmental Affairs

**The proposed project is to develop 525 social housing units on Erf 1359 Queensburgh, situated at 35-53 Huntley Road, eThekweni Municipality. This will include a construction of 7 storey buildings which will be equipped with both lifts and stairs. Each housing unit will have 2 bedrooms, a dining room, a kitchen and a bathroom. There will also be a development of short access and internal roads, internal gardens and play area with the project having a total footprint of 6128 square metres.**

The Heritage Officers Committee meeting considered your application on 19 April 2023. The committee noted that the application is submitted in compliance with the Environmental Impact Assessment (EIA) regulations as amended in 2014. It is against this background that the application is submitted for comment in terms of Section 38(8) of the National Heritage Resources Act (NHRA) (Act No. 25 of 1999) and Section 41(8) of the KwaZulu-Natal Amafa and Research Institute Act (KZN ARI Act) (Act No. 05 of 2018).

It is the requirements of the abovementioned sections that, a comprehensive Heritage Impact Assessment (HIA) must be undertaken in terms of Section 38(3) of the NHRA and Section 41(3) of the KZN ARI Act (Act No. 05 of 2018). The Heritage Officers Committee resolved to request for a HIA in terms of the above terms of reference. The HIA must satisfy the following requirements:

1. Identification of all heritage resources in the development area and its surroundings -50m.
2. Assessment of the impact of the development on such heritage.
3. Evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development.
4. Results of consultation with communities affected by the proposed development and other interested and affected parties regarding the impact of the development on heritage resources including:
  - Methods used to identify descendants must be recorded
  - A list of the identified descendants and stakeholders must be attached
  - Proof of consultation with affected communities must be attached

5. Consideration of alternatives if heritage resources are affected by the proposed mitigation plans for any adverse effects during and after completion of the project.

6. Table of all heritage resources identified. This should show the heritage resource type, description, location, significance, and reasons for this rating.

**Failure to comply with the requirements of the National Heritage Resources Act and the KwaZulu-Natal Amafa and Research Institute Act would mean that no authorization will be given.**

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully



---

John Pakwe  
Heritage Officer  
KwaZulu-Natal Amafa and Research Institute

---

**ADMIN:**

Direct URL to case: <https://sahris.sahra.org.za/node/615973>  
(EDTEA, Ref: DM/0004/2023)

**Terms & Conditions:**

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to the Institute immediately.
3. The Institute reserves the right to request additional information as required.