

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

Final Comment

**IN TERMS OF SECTION OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)
AND SECTION 41 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 (HOC) meeting considered your application on 31 May 2023. The committee evaluated and discussed the Heritage Impact Assessment report submitted as requested by the committee in a meeting on 19 April 2023. Gavin Anderson, an archaeologist who undertook the survey writes that the steep slope of the area earmarked for development makes it difficult for any archaeological material or evidence of occupation to occur.

The committee concurs with the statement because the field survey yielded no results/evidence of previous occupation. Furthermore, the committee also concurs with the recommendation of the Palaeontological Impact Assessment report compiled by Dr. Alan Smith that, a Chance Finds Protocol must be implemented for the possible existence of fossils. The PIA also yielded no evidence of the existence of fossils as per the PIA report submitted as discussed above.

The HIA and PIA reports discussed above suggest that in terms of Heritage and Palaeontology, there is no reason to prohibit the development from commencing. The reasons, findings, and recommendations contained in these reports were accepted by the Heritage Officers Committee and therefore, **the committee resolved not to object to the proposed Social Housing Development.**

In addition to the Chance Finds Protocol, the Developer is required to adhere to the following standard conditions:

1. The KwaZulu-Natal Amafa and Research Institute should be contacted if any heritage objects are identified during earth-moving activities and all development should cease until further

notice.

2. No structures older than sixty years or parts thereof are allowed to be demolished, altered, or extended without a permit from the KwaZulu-Natal Amafa and Research Institute.
3. Under no circumstances may any heritage material be destroyed, inundated, collected, or removed from the site unless under the direction of the KwaZulu-Natal and Amafa Research Institute and a heritage specialist.
4. Should any remains, that could potentially be human remains be found on-site, the South African Police Service (SAPS) should be contacted, and the KwaZulu-Natal Amafa and Research Institute must be notified immediately.
5. No SAPS official may disturb or exhume such remains, without the necessary permission from the KwaZulu-Natal Amafa and Research Institute.
6. No activities are allowed within 50m of a site that contains rock art.
7. Sources of all-natural materials (including topsoil, sands, natural gravels, crushed stone, asphalt, etc.) must be obtained in a sustainable manner and in compliance with the heritage and environmental (NEMA) legislation.

Failure to comply with the requirements of the National Heritage Resources Act and the KwaZulu-Natal Amafa and Research Institute Act could lead to legal action being constituted against the applicant.

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:

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HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION

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Date: Wednesday May 31, 2023

CaseID: 21041

Our Ref: SAH22/ 21041 & 23/003

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.