



Enquiries: Bernadet Pawandiwa  
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CaseID: 10450

Date: Wednesday April 26, 2017

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## **Final Comment**

### **In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the KwaZulu-Natal Heritage Act (Act 4 of 2008)**

**Attention:** 1World Consultants (Pty) Ltd  
181 Winchester Drive,  
Reservoir Hills,  
Durban,  
4091

The proposed development will involve the refurbishment of the existing structure (i.e. updating the façade and internals) of "Fleetwood on Sea", located on Lagoon Drive. This includes: • The redevelopment and revamping of the existing apartment building comprising ±17 units on six levels • Refurbishment of the entertainment area to include new lifts, stairs, bar, covered terrace, pool, and much more. • Existing units and penthouse apartments will be upgraded The proposed expansion will be a multi-story residential block. The site is located within 100m from the High Water Mark of the sea (HWM). The site is located within an urban area. The existing site area is 4184sqm. The development footprint on ground level is approximately 500m<sup>2</sup> and will entail the following: • A new pedestrian entrance • A new vehicle entrance and gatehouse • New boundary wall • New apartment/ parking block (84 bays) • A new roof pool deck "Fleetwood on Sea" will be expanded to include 16 additional levels with an approximate Floor Area Ratio (far) of 6775sqm which would include 16 new residential apartments.

Thank you for the opportunity to comment on this development proposal submitted to Amafa on 25 April 2017. The proposed activity is earmarked on a site that is largely transformed by current land use . Since the development will not be impacting on new undisturbed terrain that warrants a heritage impact assessment , Amafa APMBG Unit sees no reason for the development not to proceed. This however does not rule out the possibility of encountering chance finds.

The developer is reminded that a permit is required in terms of the KZN Heritage Act (Section 33(1)(A) for the demolition, alteration or addition to a structure which is, or may reasonably be expected to be older than 60 years . Application Form A should be lodged with the Amafa Built Environment Section if the development triggers Section 33 of the KZN Heritage Act. The relevant form is available in the permits section of the Amafa website [www.heritagekzn.co.za](http://www.heritagekzn.co.za) .

Amafa Provincial Heritage Authority therefore has no objection to the development provided the developer operates within limits of the conditions stipulated herein.

You are also required to adhere to the below-mentioned standard conditions:

#### Conditions:

1. Amafa should be contacted if any heritage objects are identified during earthmoving 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



**Amafa AkwaZulu-Natal  
Heritage KwaZulu-Natal  
Erfenis KwaZulu-Natal**

PO Box 2685, Pietermaritzburg 3200  
Tel: 033 394 6543, Fax: 033 342 6097  
Email: amafaddps@amafapmb.co.za  
Website: [www.heritagekzn.co.za](http://www.heritagekzn.co.za)

**Proposed Refurbishment And Expansion Of A Multi-storey Residential Block At  
50 Lagoon Drive, Umhlanga Rocks, eThekwin Municipality  
Our Ref: SAH17/10450**



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without a permit from Amafa.

3. No activities are allowed within 50m of a site, which contains rock art.
4. 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 legislation.

Failure to comply with the requirements of the National Heritage Resources Act and the KwaZulu Natal Heritage Resources Act could lead to legal action being instituted against the applicant.

This decision is **valid for a period of two years**.

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

Yours faithfully

Bernadet Pawandiwa  
Senior Heritage Officer  
Amafa/Heritage KwaZulu Natal

Annie van de Venter Radford  
Deputy Director: Research, Professional Services and Compliance  
Amafa/Heritage KwaZulu Natal

**ADMIN:**

Direct URL to case: <http://www.sahra.org.za/node/375805>

(, Ref: )

**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 Amafa immediately.
3. Amafa reserves the right to request additional information as required.



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