

SMERO/CALUZA LOW-COST HOUSING DEVELOPMENT

Response to NID (Notification of Intent to Develop)

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: Msunduzi Local Municipality

Sinohydro was appointed by Msunduzi Local Municipality through their developers Verern Builders to act as independent EAP's, thus managing the EIA process for the proposed Smero/Caluza Low-Cost Housing Development. The site is located 21km south-west of the Pietermaritzburg city centre and is accessed via two different points as the site is split by an inaccessible cliff edge. Access to the upper portion of the site is via Moses Mabhida Road, proceeding onto Selby Msimang Rd and at about 2.84km from Edendale Mall robots turning right into Caluza Road proceeding onto Sweetwaters main road till about 7.62km, then turning left on an unnamed road for about 2.9km leading to the project's northern boundary. Access to the lower portion of the project site is accessed through Moses Mabhida Road, proceeding into Selby Msimang Rd and at about 2.84km from Edendale Mall robots, turning right into Caluza Road and at about 0.77km turning, left into Mbanjwa road then proceeding for about 1.8km to the project's southern boundary. The Msunduzi Local Municipality is proposing a low-cost housing project, consisting of approximately 2000 houses on Remaining Extent of Erf 10 000 covering approximately 103.49ha in Pietermaritzburg, Msunduzi Local Municipality. The proposed site is situated on Municipal land, covering portions of Smero and Caluza areas. Approximately 29ha (28%) of the proposed site is still covered in indigenous vegetation although in a poor condition due to the impact of anthropogenic activities, whereas the remainder is transformed / disturbed as a result of informal settlements, in some areas already serviced with bulk services. In summary, the project is in urban edge in an already developed area with houses, and only 29% still covered by indigenous vegetation that was disturbed by anthropogenic activities, The project is already serviced in some areas by both tarred and gravel roads, sewer reticulation and potable and electricity which will be extended to the un-serviced areas. It is proposed that the Low Cost Housing Development will have the following facilities: ? 2000 houses structures (40m² to 45m²) ? Taxi routes and residential streets (5.5m wide), ? Sewer reticulation (0.16m diameter) ? Potable water reticulation (0.375 to 0.9m diameter), ? Storm water drainage ? Electricity connections The developmental site has the following corner coordinates

Item	Description	Longitudes	Latitudes
1	Center	29°38'12.50"S	30°17'32.06"E
2	Point A	29°37'42.89"S	30°17'16.09"E
3	Point B	29°37'59.73"S	30°17'32.98"E
4	Point C	29°38'03.13"S	30°18'12.36"E
5	Point D	29°38'18.93"S	30°18'00.31"E
6	Point E		

**29°38'22.07"S 30°17'47.83"E 7 Point F 29°38'33.01"S 30°17'35.04"E 8 Point G 29°38'33.15"S
30°17'23.47"E 9 Point H 29°38'16.16"S 30°17'14.12"E**

The application was considered by the Provincial Heritage Authority, the KwaZulu-Natal Amafa and Research Institute on 07 June 2023. The documents submitted supporting the EIA application for the proposed Low Income Housing Development by Msunduzi Local Municipality, were reviewed. The conclusion that there are no heritage resources found in the area, as the location where development is proposed does not have much sensitivity was accepted by the committee, and as a result, Amafa have no objection to the development provided that the developer operates within the confines of the recommendations provided in the reports and the records of this decision.

The developer is required to adhere to the standard conditions detailed below:

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. A Chance Finds Procedure must be followed should there any be any fossils or graves discovered.
3. 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.
4. 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.
5. 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.
6. No SAPS official may disturb or exhume such remains, without the necessary permission from the KwaZulu-Natal Amafa and Research Institute.
7. No activities are allowed within 50m of a site that contains rock art.
8. 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.
9. **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



Nokubonga Dlamini
Heritage Officer
KwaZulu-Natal Amafa and Research Institute



Mxolisi Dlamuka
Head of Secretariat and Administration
KwaZulu-Natal Amafa and Research Institute

ADMIN:

Direct URL to case: <https://sahris.sahra.org.za/node/616903>
(EDTEA, Ref: DC22/0017/2022)

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.