

**KWAZULU-NATAL
AMAFA AND RESEARCH INSTITUTE**

**ISIKHUNGO SAMAFU NOKWANINGO
SAKWAZULU-NATALI**

**KWAZULU-NATAL
AMAFA- EN NARVORSINGSINSTITUUT**

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**The Ridge Upmarket Mixed-Use Development in Meerensee, Richards Bay with The City of UMhlatuze
Our Ref: SAH18/12735**

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CaseID: 12735

Date: Wednesday February 13 2019

Page No: 1

INTERIM COMMENT

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

**Attention: Emvelo Quality and Environmental Consultant
City of UMhlatuze.**

RE: The proposed Mixed Use Development will take place on consolidated and subdivided Portions 1, 2, 3, 4, 5, 6 and the remainder of Erf 17464. As such the intended land use will be described separately: 1. Portion 1 of Erf 17464 Site A: The proposed development within this land parcel will comprise of the construction of a two level 9 292m² Lifestyle shopping Centre with 422 parking bays. 2. Portion 2 of Erf 17464 Site C: The proposed development within this land parcel will comprise of the construction of a 3 x 6 and 8 high density residential with a total footprint of 8 052m² with 90 parking bays. 3. Portion 3 of Erf 17464 Site D: the proposed development within this land parcel will be the construction of a 3x 6 and 8 storey high residential with a total footprint of 8 052m² with 90 parking bays. 4. Portion 4 of Erf 17464 Site B: Will be partitioned to construct a 5 782m² 7 Storey Hotel with 241 parking bays and a 1900m² Conference. Then a 3 568m² 7 Storey Luxury Suites with 24 parking bays. 5. Portion 5 of Erf 17464 Site E: The proposed development within this land parcel will comprise of construction of 3 x 6 and 8 storey residential with a total footprint of 10 220m² and 121 parking bays. 6. Portion 6 of Erf 17464 Site F: This part will be a public open space with a physical footprint of 2 155m². 7. Remainder of Erf 17464 A 2m wide x 139 360m long wooden walkway is proposed here into the development. Proposed Access Road 1: via Andrews Lane 14m wide x 261m long (3 654m²) Proposed Access Road 2: via Launder Lane will be 10m wide x 262m long (2 629m²).

The application has been considered by the Provincial Heritage Authority, the KwaZulu Natal Amafa and Research Institute (formerly Amafa aKwaZulu Natal) . Considering the heritage value of the area of proposed development, a Heritage Impact Assessment is required for the above proposed project. The assessment should include a Heritage Architectural Impact Assessment by a Built Environment Expert.

The Study should cover:

- Identification of all heritage resources in the development area and its surroundings -50m
- Assessment of the impact of the development on such heritage
- Evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development
- 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.
- Consideration of alternatives if heritage resources are affected by the development

- Mitigation plans for any adverse effects during and after completion of the project
- Table of all heritage resources identified .This should show Heritage resource type, description, location, significance and reasons for this rating.

Please download our list of Heritage Practitioners from our website www.heritagekzn.co.za.

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

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 instituted 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



Bernadet Pawandiwa
Senior Heritage Officer
KwaZulu Natal Amafa and Research Institute

Directorate: Professional Services Research and Compliance

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 and/ withdraw the letter of decision as required.