

**KWAZULU-NATAL
AMAFA AND RESEARCH INSTITUTE**

**ISIKHUNGO SAMAFA NOCWANINGO
SAKWAZULU-NATALI**

**KWAZULU-NATAL
AMAFA- EN NAVORSINGSINSTITUUT**

PO Box 2685
Pietermaritzburg 3200

Tel: 033 394 6543
Fax: 033 394 6552

email: bernadetp@amafapmb.co.za
Website: www.heritagekzn.co.za

**The Ridge Upmarket Mixed-Use Development in Meerensee, Richards Bay,
City of UMhlathuze.**

Our Ref: SAH18/12735

Enquiries: Bernadet Pawandiwa
Tel: 033 394 6543
Email: bernadetp@amafapmb.co.za
CaselD: 12735

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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 AMAFA AND RESEARCH INSTITUTE ACT (ACT 05 OF 2018)**

Attention: Emvelo Quality and Environmental Consultant

RE: Sotobe Management intends to sub-divide and rezone the whole of Erf 17464 to form a designated Erf 18557, in Meerensee Richards Bay, to construct the Ridge Upmarket Mixed-Use Development. 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)

Thank you for the opportunity to comment. The Stephan Gaigher and Roy Muroyi of Tsimba Archaeological Footprint (Pty) Ltd heritage survey report on the project indicates that there are no significant heritage resources on the development footprint other than the Bikers' Place of worship . The HIA states that the the Biker's prayer statue is associated with living heritage (sacred landscape features) but will be removed from the site as it was erected on land that belongs to the Municipality and not the bikers. Development can therefore proceed as planned

The KwaZulu Natal Amafa and Research Institute,(Formerly Amafa aKwaZulu Natal, Heritage KwaZulu Natal, Erferenis KwaZulu Natal), has no objection to the proposed development within limits of the stipulated conditions and mitigation measures.

You are also required to adhere to the below-mentioned standard conditions:
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 and Amafa Research Institute.
3. Under no circumstances may any heritage material be destroyed or removed from site unless under direction of the KwaZulu Natal and Amafa Research Institute and a heritage specialist.
4. Should any remains be found on site that is potentially human remains, the South African Police Service (SAPS) should also be contacted. No SAPS official may disturb or exhume such remains, without the necessary permission from the KwaZulu Natal and Amafa Research Institute.
5. No activities are allowed within 50m of a site, which contains rock art.
6. 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 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

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.