

**Annandale residential development, Balgowan**

---

**Final Comment**

**IN TERMS OF SECTION 38(2) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999) AND SECTION 41(1) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (ACT 05 OF 2018)**

Attention: Confluence Strategic Development (Pty) Ltd

**Collins Residential (Pty) Ltd proposes to construct a new residential development on the Remainder of Portion 7 Wilde Als Spruit Farm No. 1085 in Balgowan. The property is 14.03 hectares in extent and currently zoned as “Agricultural”. The proposed Annandale residential development is comprised of 35 large free-standing residential erven, 20 smaller residential erven and 7 semi-detached cottages. A new road network is proposed on the site to service the individual houses. The total development footprint is approx. 7.25 hectares. The existing farmhouse on the property will be retained as a Club House. Due to the rural location of the study area, there are no municipal water or sewerage reticulation networks for the development to connect into. Potable water will therefore be supplied using a borehole on site and a package plant established to treat sewage. Treated wastewater will be used for irrigation of the gardens and the overflow discharged into the watercourse**

The application was considered by the Provincial Heritage Authority, the KwaZulu-Natal Amafa and Research Institute on 18 May 2022. The documents submitted in support of the application were reviewed. Both a desktop study Heritage Impact Assessment and Palaeontological Impact Assessment were done and submitted. There are no heritage resources found in the area as the activities that previously took place on the site had no heritage value. The HIA also reveal that the area has been disturbed by the farmhouse and associated buildings. The development will not have a negative impact on the palaeontological sensitivity of the area, s

The KwaZulu Natal Amafa and Research Institute therefore has no objection to the proposed development

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

1. A Fossil Chance Find Protocol should be added to the EMPr.
2. 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.

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 site unless under direction of the KwaZulu Natal and Amafa Research Institute and a heritage specialist.
5. 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 Amafa and Research Institute.
6. No activities are allowed within 50m of a site, which 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 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



---

Sandisiwe Matole  
Heritage Officer  
KwaZulu-Natal Amafa and Research Institute



---

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



KWAZULU-NATAL  
**AMAF A**  
& RESEARCH INSTITUTE

## HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION

Enquiries: Sandisiwe Matole

Email: sandisiwe.matole@amafainstitute.org.za

Tel: 0333946543

Date: Wednesday May 18, 2022

CaseID: 18497

**Our Ref: SAH22/18497**

---

### ADMIN:

Direct URL to case: <https://sahris.sahra.org.za/node/596609>

195 Langalibalele St, Pietermaritzburg, 3201  
033 394 6543  
[www.amafainstitute.org.za](http://www.amafainstitute.org.za)

    
@KZNAMAF A