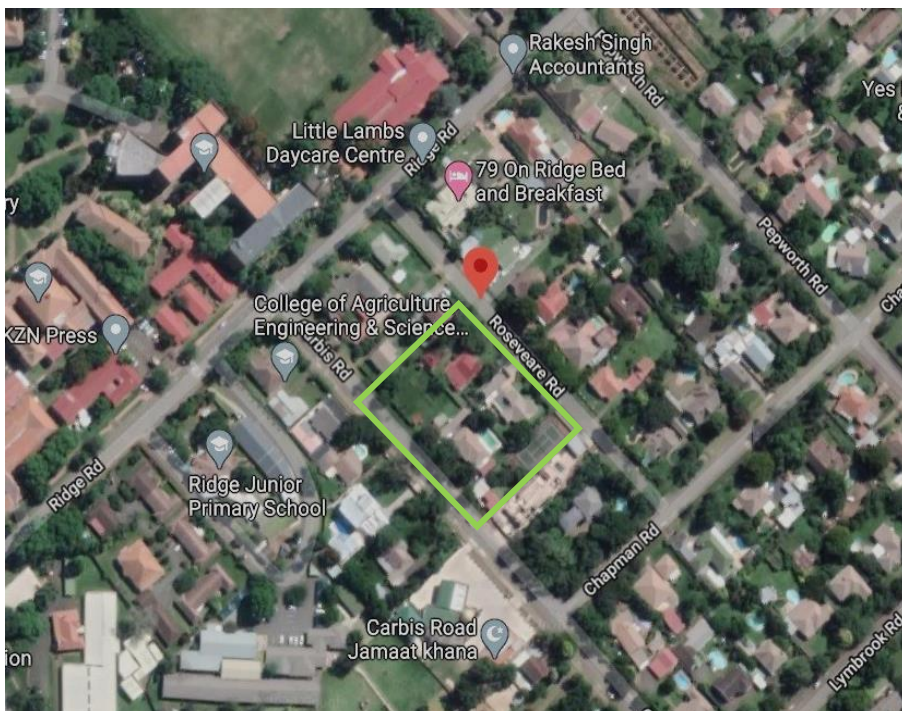


**Public Participation Report
for
Section 41 Application of the
Kwa Zulu Natal Heritage Act
No 4 of 2008
Heritage Impact Assessment**



**Building structures
on Portion 3, 4, 5 and 68 of Erf 498 Scottsville**

**for
Adowa Property Developers**

May 2021

Contents

1. Introduction	3
1.1 Public Participation Process_Methodology overview	3
1.2 Notification of Interested and Affected Parties_Msunduzi Residents Association	4
1.2.1 Emails Notifying_IAP_ Msunduzi Residents Association of Development .	4
1.3 Site notices placed on site on the 4 th of March 2021_ <i>No comments were received to date</i>	5
1.4 Newspaper Advertisement_placed on the 4 th of March 2021_ <i>No comments were received to date</i>	10
1.5 Notification of neighbours within 100m radius through registered mail_posted on the 4 th of March 2021_ <i>No comments were received to date</i>	12
1.6 Notification of neighbours within 100m radius through registered mail_posted on the 4 th of March 2021_ <i>No comments were received to date</i>	13
1.7 Notification of the Proposed Development to AMAFA.....	14
2. Conclusion and Recommendation	15

1. Introduction

This report serves to outline the Public Participation Process (PPP) that was undertaken by Tsica Heritage Consultants as part of the Heritage Impact Assessment (HIA) Report compiled in accordance to Section 38 National Heritage Resources Act 25 of 1999 and Section 41 and Section 37 of the Kwa Zulu Natal Heritage Act No 4 of 2008 for portion 3, 4, 5 and 68 of Erf 498. The PPP is a legislative requirement according to the National Heritage Resources Act (NHRA) 25 of 1999 Section 38 subsections (3a) which states:

The responsible heritage resources authority must specify the information to be provided in a (HIA) report required in terms of subsection (2)(a): Provided that the following must be included: the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources. (NHRA 25 OF 1999:64).

The PPP has therefore become the norm whenever HIAs are conducted. It must also be noted that though fulfilling a legislative role the process is also essential in creating open communication lines with interested and affected parties (IAPs) thereby accessing useful information, that can include oral histories, archival information etc. The public can access and better understand the developments that are intended and participate fully in their planning. A full public participation was conducted. All avenues to reach the interested and affected parties to relay information, and get comments concerning the proposed demolition and new built was made.

1.1 Public Participation Process_Methodology overview

Various methods were undertaken to exhaust all possibilities in terms of relaying information to the interested and affected parties. The following are the activities that were undertaken as part of the PPP:

- Notification of interested and affected parties through email and meetings
- Public notices on site
- Newspaper Advertisement
- Notification of neighbours within 100m radius via registered mail.
- Notification of neighbours within 100m radius in person
- Notification to Amafa

1.2 Notification of Interested and Affected Parties_Msunduzi Residents Association

Notification of the intended project was given at the onset to interested and affected parties the Msunduzi Residents association via their representative Anthony Waldhausen. Interested and affected parties were notified via email and the relevant documentation which includes the HIA Report and the proposed plans on the 9th of March 2021. There were invited to comment on the proposed development and to a Virtual meeting should there be any concerns. **No reply/comments were received from the interested and affected parties via email and there was no response as to if they wanted to have a meeting.** Below is the email communication.

1.2.1 Emails Notifying_IAP_ Msunduzi Residents Association of Development

mail/u/1/#search/director%40gaylesbian.org.za/KtbxLwgsxQhcwNDtdDNlcDQhLHjsTfPjXB

Search: director@gaylesbian.org.za

Meeting to discuss proposed new development in Scottsville Inbox x

Monika Laeuferts <tsica.culturalheritage@gmail.com> to director@gaylesbian.org.za Fri, 18 Sept 2020, 14:37

Good day Anthony,
I hope you are well. I refer to the telephone conversation you had with my business partner Judith on Wednesday this week.
We would like to engage with the Residents Association at an early stage to start a conversation around the development proposal from our client.
I will be available to meet on Tuesday the 22nd of September from 2pm or Wednesday from 10am.
Please let me know which day/time will suit you best.
Unfortunately we have not received the proposed plans to date but as soon as the architect comes back to us I will share that with you. Hopefully by Monday.
Looking forward to have a discussion with you.
Kind regards
Monika

mail/u/1/#search/director%40gaylesbian.org.za/KtbxLwgsxQhcwNDtdDNlcDQhLHjsTfPjXB

Search: director@gaylesbian.org.za

tsica heritage consultants <tsica.culturalheritage@gmail.com> to msunduziarrc, Anthony Tue, 9 Mar, 12:07

Hi Anthony,

We hope this finds you well and that you had a good start to the year. As we discussed last year we would like to circulate to the residents association the proposed development plans to you and the members of the residents association. We placed site notices and placed a newspaper advert inviting comments. Let us know if there is anything you would like to query or discuss so we can arrange a platform for discussion that would be convenient for everyone.

Please find attached the reports and proposed plans.

Kind Regards
Monika

9 Attachments


50759-00-A-LU(02...)
50759-00-A-LU(02...)
50759-00-A-LU(11...)
50759-00-A-LU(11...)

Monika L auferts le Roux & Judith Muindisi, Heritage Consultants
41 Fifth Avenue, Westdene, 2092_Johannesburg_Tel & Fax_011 477 8821
tsica.culturalheritage@gmail.com

1.3 Site notices placed on site on the 4th of March 2021_ *No comments were received to date*

Notice was placed on site at the entry and exit point for passer-by's, and visitors to view and to notify them about the proposed renovations and upgrade and the opportunity to comment to AMAFA. Below is photographic proof of the public notice placed on site. **No comments were received to date in reference to the site notices.**



KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ISIKHUNGO SAMAFA NOCWANINGO SAKWAZULU-NATALI KWAZULU-NATAL AMAFA- EN NAVORSINGSINSTITUUT		118 Langalibalele Street PO Box 9485 Pietermaritzburg 3208 T/Tel: 033 394 6543 F/Fax: 033 394 6532 Email: heradmin@amafapmb.co.za www.heritagekzn.co.za
--	---	---

NOTIFICATION OF INTENTION TO ISSUE A PERMIT IN RESPECT OF DEMOLITION, ALTERATIONS, ADDITIONS OR CHANGE OF USE OF A STRUCTURE PROTECTED IN TERMS OF THE KZN AMAFA AND RESEARCH INSTITUTE ACT (5 OF 2018)

Notification is hereby given that it is the intention of the KZN Amafa And Research Institute, the official Heritage authority of the Province of KwaZulu-Natal, to approve the proposed

DEMOLITION	<input checked="" type="checkbox"/> ALTERATION/ADDITION	CHANGE OF USE
------------	---	---------------

in respect to buildings/structures situated on

Erfort no	Portion 69 of Erf 498 Scottsville
Street address	8 Carbis Road Scottsville Pietermaritzburg

A copy of the application and proposed scheme is available for review at 118 Langalibalele St, Pietermaritzburg, or at

--

Alternatively, any person having sufficient interest therein may register with heradmin@amafapmb.co.za to view the application via email if it is available in electronic format.

Preserve your right to submit grounds for the objection by submitting the Notification of Intention to Lodge Objection within fourteen days of this notice. Notification of Intention to Lodge Objection forms and Response forms on which to submit grounds for the objection is available from heradmin@amafapmb.co.za or phone 033-3946543.

Written objections or representations can be sent to The Heart Built Environment Section, KZN Amafa and Research Institute, Box 2695, Pietermaritzburg, 3200 or emailed to heradmin@amafapmb.co.za. The Institute also has an online comment facility on www.heritagekzn.co.za.

All final comments must be received by the Institute within thirty days of this notice.

HEAD OF SECRETARIAT AND ADMINISTRATION
 KZN AMAFA AND RESEARCH INSTITUTE


DATED: This 4th day of MARCH, 2021

Monika L auferts le Roux & Judith Muindisi, Heritage Consultants
 41 Fifth Avenue, Westdene, 2092_Johannesburg_Tel & Fax_011 477 8821
tsica.culturalheritage@gmail.com



Monika Läuferts le Roux & Judith Muindisi, Heritage Consultants
41 Fifth Avenue, Westdene, 2092_Johannesburg_Tel & Fax_011 477 8821
tsica.culturalheritage@gmail.com

IZULU-NATAL
 IFA AND RESEARCH INSTITUTE
 IBUNDO SAMAFYA NOKWANDISO
 WAKULU-NATALI
 IZULU-NATAL
 IFA - EN KAYORINGENISITTYUT


 101 Langalibalele Street
 PO Box 9405
 Pietermaritzburg 2096
 074 812 294 6142
 074 812 294 6142
 Email: heritagel@isa.gov.za
www.heritagelisa.gov.za

NOTIFICATION OF INTENTION TO ISSUE A PERMIT IN RESPECT OF DEMOLITION, ALTERATIONS, ADDITIONS OR CHANGE OF USE OF A STRUCTURE PROTECTED IN TERMS OF THE KZN AMAFYA AND RESEARCH INSTITUTE ACT (5 OF 2018)

Notification is hereby given that it is the intention of the KZN Amafya And Research Institute, the official heritage authority of the Province of KwaZulu-Natal, to approve the proposed

DEMOLITION ALTERATION/ADDITION CHANGE OF USE

in respect to building/structure situated on

Erfas no	Portion 5 of 496 Scottsville
Street address	8 Rosevale Road Scottsville Pietermaritzburg

A copy of the application and proposed scheme is available for review at 101 Langalibalele St, Pietermaritzburg, or at

Alternatively, any person having sufficient interest therein may register with heritagel@isa.gov.za to view the application via email if it is available in electronic format.

Reserve your right to submit grounds for the objection by submitting the Notification of Intention to Lodge Objections within fourteen days of this notice. Notification of Intention to Lodge Objections forms and Response forms on which to submit grounds for the objection is available from heritagel@isa.gov.za or phone 033-2940543.

Written objections or representations can be sent to The Head, Built Environment Section, KZN Amafya and Research Institute, Box 2096, Pietermaritzburg, 2096 or emailed to heritagel@isa.gov.za. The Institute also has an online comment facility on www.heritagelisa.gov.za.

All final comments must be received by the Institute within thirty days of this notice.

HEAD OF SECRETARIAT AND ADMINISTRATION
 KZN AMAFYA AND RESEARCH INSTITUTE

DATED: This 4th day of MARCH 2021



Monika Läuferts le Roux & Judith Muindisi, Heritage Consultants
 41 Fifth Avenue, Westdene, 2092_Johannesburg_Tel & Fax_011 477 8821
tsica.culturalheritage@gmail.com



Monika Läuferts le Roux & Judith Muindisi, Heritage Consultants
41 Fifth Avenue, Westdene, 2092_Johannesburg_Tel & Fax_011 477 8821
tsica.culturalheritage@gmail.com



**TRAINING FREE:
REGISTRATION,
ACCOMMODATION
& JOB**

ASSISTANCE
Excavator, TLB,
Payloader Roller,
Bobcat CCTV,
Grader, Bulldozer,
Mobile & Tower
Cranes, Reach
Stacker (Hyster)
Forklift, & Renew
certificates. We also
do Plant hire. 40 Dr
AB Xuma Street,
Commercial City
Building, 10th Flr,
Suite 1003B, Dbn.

082 621 9053
061 110 5830



&
i

**601 EDUCATION &
TRAINING**

**Team & Security Training
Basic to Advanced
Tactical levels**

Tel 031-5646494

**718 TOWN
PLANNING**

PUBLIC NOTICE

A Heritage Impact Assessment Report has been compiled in accordance with KZN Heritage Act 4 of 2008, Section 37 for Ptn 3 of 498 Scottsville and Section 41 for 4, 5 and 68 Erf 498 Scottsville, where the owner wishes to demolish buildings and structures on Portions 3, 4, 5 and 68 Erf 498 Scottsville, Pietermaritzburg.

Any interested or affected party who wishes to comment on the proposed plans and Heritage Reports is invited to do so in writing to the AMAFA 195 Langalibalele Street Pietermaritzburg or P.O. Box 2685, Pietermaritzburg 3200 or email to archaeology@amafapmb.co.za or bernadetp@amafapmb.co.za.

The Heritage Impact Assessment Report and the proposed plans can also be viewed by contacting tsica.culturalheritage@gmail.com.

Closing date for comments: 8th of April 2021

SERVICE GUIDE

073 011 0000

801 SERVICE GUIDE

071 971 9143

801 SERVICE GUIDE



R4500

**Lightning
conductors**

Isikhonkwana
Lightning conductors
Isikhonkwana sivimba izulu.
Ukuthi lingangeni ekhaya.
Sesizifakile ezindaweni
eziningi Kwa Zulu Natal
Sivikile nemfuyo ekhaya

073 276 0933

801 SERVICE GUIDE

801 SERVICE GUIDE

**ACCOUNTING & TAX
CONSULTANTS**
Your Business Driver
© 290 Pelican Dr, Bay
Chatsworth, DBN (Above
☎ 031 400 0231 ☎ 082 405
☎ 067 178 8266 ☎ 074 207
📧 enquiries@iatc.co.za

1.5 Notification of neighbours within 100m radius through registered mail_posted on the 4th of March 2021_ *No comments were received to date*

Neighbors who could not be contacted in person and live within 100m radius of the site were notified about the proposed development through registered mail. A pack was prepared for each of the members which included

- The proposed plans
- Neighbors Consent Form
- Notification of intention to lodge a response/ objection/ representation with respect to the issuing of a permit in respect of demolition, alterations & additions and change of use of a structure protected in terms of the KZN Amafa and research institute act (5 of 2018)
- Response/objection/representation in respect of the intention of the Amafa and research institute to issue a permit for

No comments were received in response to the registered mail sent to the neighbours.



1.6 Notification of neighbours within 100m radius through registered mail_posted on the 4th of March 2021_ No comments were received to date

The neighbor residing on 7 Roseveare road was available at home and was notified in person about the proposed development .A pack was prepared for the neighbor and the image below details the pack and acknowledgment of the documents received. **No comments were received in response to the information shared.**

tsica - the significance of cultural history

monika läuferts le roux
architectural historian &
judith muindisi
historian
41 fifth avenue, westdene
johannesburg
2092
south africa
office/fax: +27 (0) 11 4778821
judith: +27 (0) 73 1476988
monika: +27 (0) 82 7551856
tsica.culturalheritage@gmail.com


4th of March 2020

RE: Acknowledgement of Receipt for documents in relation to the permit application KZN Amafa and Research Institute Act (5 of 2018)

I, GERARDO ROUX of
7 ROSEVEARE RD, SCOTSDEN on this
day 4/3/21

Hereby acknowledge receipt of:

- A Neighbors Consent Form
- A Notification of Intention to Issue a Permit: for distribution to neighbors/ stakeholders.
- A Notification of Intention to lodge a Response/Objection/Representation Form: to notify The Institute
- A Response/Objection/Representation Form: for setting out the grounds for objections in terms of the heritage legislation to be made available to all stakeholders for use in their submission of representations. Within 14 days of receipt of notification of proposal.
- A3 Developmental Plan pack that includes: A Site development plan (SDP); Elevations; Floor Plans

Signed.....

Monika Läuferts le Roux & Judith Muindisi, Heritage Consultants
41 Fifth Avenue, Westdene, 2092_Johannesburg_Tel & Fax_011 477 8821
tsica.culturalheritage@gmail.com

1.7 Notification of the Proposed Development to AMAFA

The KZN permitting authority AMAFA was notified of the development and the HIA and the Proposed Plans were sent to them through email and the SAHRIS to enable them to share with interested and affected parties the plans and the HIA. Communication with AMAFA is ongoing.

sahris.sahra.org.za/cases/adowa-student-housing-development-ptn-3-498-scottsville-pietermaritzburg-2

Adowa Student Housing Development to Ptn 3, of 498 Scottsville Pietermaritzburg

Add new comment Subscribe to: This post 7 reads

CaseHeader LocationInfo Admin Images

Status: SUBMITTED

HeritageAuthority(s): Amafa


Case Type: Permits

ProposalDescription:
Tsica Heritage Consultants was commissioned by ADOWA Property Developer to conduct a Section 37 Application for the demolition of Ptn 3 of 498 Scottsville. The client wishes to demolish the buildings and erect multi-story residential units that will cater for the growing student population in the area around the University Campuses.

Expanded_Motivation:
The four properties Ptn 3, of 498 Scottsville is located within the residential area of Scottsville in close proximity to the Kwa Zulu Natal University Campus in Pietermaritzburg. Originally one erf, the property was subdivided into four separate erven on which only one of the erven (Ptn 3 of 498) stands the original house from the early 1900's. The other residences are more contemporary architecture and less than 60 years old (ptns 4, 5, 6 and 68 of 498). The buildings on the above-mentioned Portions of Erf 498 are of low value in its architectural, educational, social, historical elements. The buildings on assessment showed no architectural value or aesthetic value. Investigations into the social and historical accounts of the area did not reveal any accounts or events that would render the sites to have historical significance. The social significance of the sites was greatly lowered by the fact that the sites are newer residences that were built upon subdivision of the Erf 498

ApplicationDate: Thursday, March 4, 2021 - 19:17
CaseID: 16172
Applicants: Judith Muindisi
Consultants/Experts: Judith Muindisi
Monika Lauferts le Roux

OtherReferences:
Heritage Reports:
Section 37 Application of the Kwa Zulu Natal Heritage Act No 4 of 2008 Heritage Impact Assessment Building structures on Portion 3 of Erf 498 Scottsville
ReferenceList:



Like 0 Tweet in

sahris.sahra.org.za/cases/adowa-student-housing-development-ptn-3-4-5-68-scottsville-pietermaritzburg

Adowa Student Housing Development to Ptn 3, 4, 5 & 68 Scottsville Pietermaritzburg

Add new comment Subscribe to: This post 8 reads

CaseHeader LocationInfo Admin Images

Status: SUBMITTED

HeritageAuthority(s): Amafa

Case Type: Section 38 (1) - Decision from Heritage Authority required


Development Type: Housing

ProposalDescription:
Tsica Heritage Consultants was commissioned by ADOWA Property Developer to conduct a Heritage Impact Assessment for the four sites on which there are currently four separate residential houses. The client wishes to demolish the buildings and erect multi-story residential units that will cater for the growing student population in the area around the University Campuses.

Expanded_Motivation:
The four properties Ptn 3, 4, 5, and 68 of 498 Scottsville are located within the residential area of Scottsville in close proximity to the Kwa Zulu Natal University Campus in Pietermaritzburg. Originally one erf, the property was subdivided into four separate erven on which only one of the erven (Ptn 3 of 498) stands the original house from the early 1900's. The other residences are more contemporary architecture and less than 60 years old (ptns 4, 5, 6 and 68 of 498). The buildings on the above-mentioned Portions of Erf 498 are of low value in its architectural, educational, social, historical elements. The buildings on assessment showed no architectural value or aesthetic value. Investigations into the social and historical accounts of the area did not reveal any accounts or events that would render the sites to have historical significance. The social significance of the sites was greatly lowered by the fact that the sites are newer residences that were built upon subdivision of the Erf 498.

ApplicationDate: Friday, January 22, 2021 - 12:28
CaseID: 16007
Applicants: ADOWA Property Developers
Consultants/Experts: Judith Muindisi

OtherReferences:
Heritage Reports:
Section 41 Application of the Kwa Zulu Natal Heritage Act No 4 of 2008 Heritage Impact Assessment Building structures on Portion 3, 4, 5 and 68 of Erf 498 Scottsville
ReferenceList:



Like 0 Tweet in

Monika Läuferts le Roux & Judith Muindisi, Heritage Consultants
41 Fifth Avenue, Westdene, 2092_Johannesburg_Tel & Fax_011 477 8821
tsica.culturalheritage@gmail.com

2. Conclusion and Recommendation

In reconnaissance of the fact there were no comments received from the interested and affected parties and members of the general public it was concluded that there was no objection to the proposed development and that **the proposed development should be allowed to continue.**