



eThembeni
Cultural
Heritage

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16 June 2017

Attention: Ros Deveraux

**Request for Comments and Endorsement for the F.J. Sithole Urban Renewal Development
including the Associated Refurbishment of the Manaye Hall Precinct to a Memorial Museum as part of
the Greater Edendale Development Initiative (GEDI)
Msunduzi Municipality, KwaZulu-Natal**

Summary

eThembeni Cultural Heritage has been appointed by Henwood & Nxumalo Consulting Engineers to provide cultural heritage conservation guidance to and IYER Urban Design Studio. This involves *inter alia* submitting the development application process through Amafa, to request that the development plans are endorsed by the provincial heritage authorities prior to the commencement of any alterations to the Manaye Hall precinct. Amafa are hereby requested to review the documentation below and provide their endorsement and comments of all preliminary stages of development taking place before the forthcoming 2017 Nelson Mandela Marathon.

Introduction

As part of the Greater Edendale Vulindlela Development Initiative (GEVDI), **the FJ Sithole Urban Renewal Project** will be rolled out in a phased approach. Initial works will start at Manaye Hall and gradually continue through FJ Sithole Road and a section of Sutherland Road. This project is championed by the Msunduzi Municipality, funded by COGTA and guided by PMB Tourism. The project's professional team are Henwood and Nxumalo (Project Managers, Civil & Structural Engineers) and IYER (Architects and Planners).

The Study Area

As reflected in the map below, the site is located within the Imbali Heroes Precinct in the Greater Edendale Area. Key developments adjacent to FJ Sithole include the Municipality's Greater Edendale Vulindlela Development Initiative (GEVDI) offices, various academic institutions and places of cultural and historical significance.

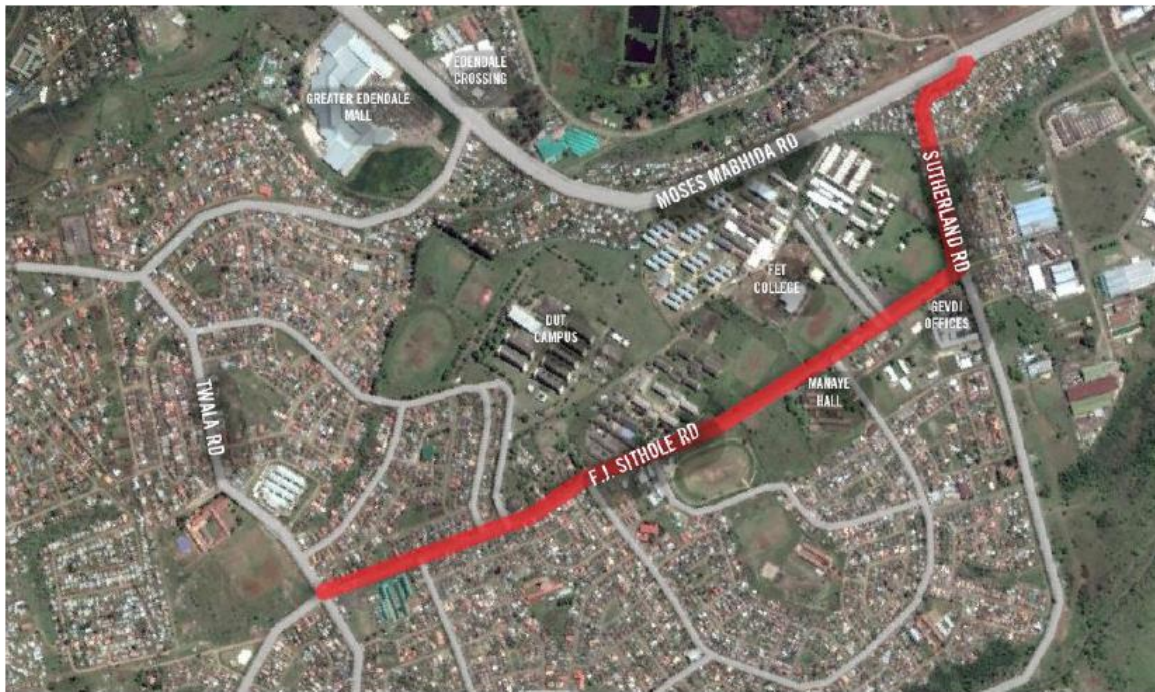


Figure 1: Site Location

The F J Sithole Road has been identified as a major arterial, potential mixed land use development corridor and a priority area for public and private sector investment. Moreover, the road is also complemented by the tourism elements with the location of the Manaye Hall and the Heroes Arch in the precinct. The proposed urban renewal project takes into cognisance and designs in accordance to the Tourism character of the area and the Mandela Marathon which takes place in the precinct every year during the month of July. The project embraces the marathon primarily and also ensures efficient pedestrian movement to support the education character and investment opportunities which will be unlocked by way of this urban renewal project.

The Imbali Mixed Use Precinct is located along the Edendale Corridor and is bordered by Edendale [Moses Mabida] Road to the north-west and the Mason's Mill Industrial area to the north-east of Sutherland Road, where FJ Sithole Road forms the main spine within the area as the gateway into Imbali.

Long Term Project Proposal

The longer term project plan currently underway includes:

- **A Youth Enterprise Park [YEP]** is to be developed on Erf 2218 with funding sourced from Cogta. The key concept of the YEP will be to cluster a purpose built park of 30-50 container enterprises as part of an urban renewal programme. The facility will also offer onsite training facilities and support to micro-enterprises that operate within the park. The central idea is to create a purpose built precinct at scale where the local community is able to access services and local products that are convenient and entrepreneurs are able to take up local economic community opportunities to establish businesses.
- **The Manyane Hall** is to be refurbished and converted to a museum modelled on the style of Albert Luthuli Museum in KwaDukuza. The Manyane Hall (previously the Arya Samaj Hall) which is housed on the Zibukezulu Secondary School premises in Imbali, was the venue for the historic All Africa Summit. The meeting was attended by Nelson Mandela and various other political and social dignitaries in 1961. This venue served as the last platform at which Nelson Mandela spoke as a free man in the 1960s. He was arrested shortly thereafter and imprisoned on Robben Island. The success of this venture would enhance and contribute to tourism in the Greater Edendale area.
- **The Imbali (Spoornet) Lodge** site has been earmarked as part of the Southern Area Restructuring Zone for rental housing. The existing Imbali Lodge will be expanded to include levels of rental housing. Negotiations with Transnet are yet to be concluded to transfer the land and the associated properties to the municipality. The project is a medium term priority and can only be initiated once the transfer of the land has been finalised. The municipality for other housing options has earmarked the three sports fields next to the Imbali Lodge.
- **The Safe City Initiative** is in the process of establishing a site from where a CCTV camera can be launched that will patrol the whole of the precinct area. The area is regarded as a dangerous area, especially at night. This initiative will greatly contribute to the safety and security of the area, as investors will also need to be assured of such issues when investing in the area.
- **The FET College** is looking at investing in the region of ±R3.2 million for the expansion of their science block, a new Engineering Technology centre; and,
- A community project, **the Magaye Visually Impaired People Association**, is running a blind school and has 76 pupils [between the ages of 12 to 35], 10 teachers and various elderly people. They make use of the old Myezane school buildings and include activities such as skills development, training and urban agriculture initiatives, which can contribute to economic development.
- **The Imbali Light Industrial Hub/SMME Incubator:** The business unit has initiated a regeneration strategy for a light Industrial hub within the Imbali Mixed Use Precinct. The site was previously owned by the Department of Education and has now been transferred to Msunduzi. The project aims to provide premises for business support & empowerment with a focus to promote small, medium, micro enterprise development.

Imminent Development Plans

The Manaye Hall on F.J. Sitole (Willowfontein) Road in Pietermaritzburg's Greater Edendale Municipality is the location where imminent exterior development work is scheduled to take place prior to the 2017 Nelson Mandela Marathon. This memorial site relates to the victims of political struggles during the late 1980s and early 1990s, therefore the hall commemorates this recent history with a plaque unveiled on 15th November 1998 by Nelson Mandela and Mangosuthi Buthelezi. The hall is classified as a Grade II listed building requiring specialist compliance with the requirements of the National Heritage Resources Act.

eThembeni Cultural Heritage has been appointed by Henwood & Nxumalo Consulting Engineers to provide cultural heritage conservation guidance to IYER Urban Design Studio. This involves *inter alia* submitting the development application process through Amafa, to request that the development plans are endorsed by the provincial heritage authorities prior to the commencement of any alterations to the Manaye Hall precinct. Amafa are therefore requested to review the documentation below and provide their endorsement and comments of all preliminary stages of development taking place before the forthcoming 2017 Nelson Mandela Marathon.

The Manaye Hall precinct is scheduled to be developed into a tourism and community focused Monument and Museum Complex, though this will not be encompassed within this preliminary development plan stage. eThembeni is guiding the museum re-modelling for the Manaye Hall precinct, to convert this public space in the style of the Albert Luthuli Museum in KwaDukuza and the function of the Nelson Mandela Museum at Qunu in the Eastern Cape.

eThembeni will strive to ensure that the museum conversion not only attains a 'sense of place' for both the local and international tourism markets, but also retains an ongoing local relevance to the Edendale local community. eThembeni is also assisting with the provision of cultural heritage advice regarding the secondary development corridor, namely the 2km F J Sithole Road which commences at Moses Mabhida Road and terminates at Twala Road.

Please refer to Appendix 1 for details of the "Concept Plan at Manaye Hall". The preliminary phase of development will involve building exterior features within the existing Manaye Hall precinct, without making any alterations to the existing structure itself. These additional features will remodel the pedestrian precinct around the existing building, to create an Open Street Amphitheatre where runners and spectators can be welcomed to the start of the 2017 Marathon. Please refer to Appendix 2 for details of the "Preliminary Selected Scope of Works for the Mandela Marathon".

Implementation of urban design of the Manaye precinct and upgrading of the public realm will involve a range of aspects, such as open spaces, street furniture, lighting, paved pedestrian walkways, traffic calming measures, taxi and bus stop facilities, signage, landscaping through greening, tree planting and parks - all contributing to the creation of an attractive and functional urban and public environment.

Your timeous comments will be gratefully appreciated.

Sincerely
Len van Schalkwyk



Principal Practitioner.