



Amafa aKwazulu-Natali
195 Jabu Ndlovu Street Pietermaritzburg 3200
Telephone 033 3946 543
bernadetp@amafapmb.co.za

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Attention Bernadet Pawandiwa

Dear Ms Pawandiwa

**Application for Exemption from a
Phase 1 Heritage Impact Assessment of
Mtubatuba Ridge Estate,
Mtubatuba Local Municipality,
KwaZulu-Natal, South Africa**

Project description

Milpin Finance Co (Pty) Ltd propose to develop the proposed Mtubatuba Ridge Estate, which will comprise a multi use development on approximately 82ha including the following activities and zones:

- Special Residential (±525 single residential dwellings) (210 affordable residential, 6 MDH units to make up the rest)
- Offices (±10 Erven)
- Hotel
- Private Clinic
- Private High School
- General Mixed Use (± 30 Erven),
- Private Open Space/Conservation (±14 Erven covering ±37Ha) and
- Taxi and Bus facility
- Public and Private Roads (including required upgrades)
- As well as the necessary supporting infrastructure comprising roads, sewage disposal, water supply, electricity supply, storm water management, and solid waste management and disposal.

The multi-use development is in line with the land uses identified in the Integrated Development Plan and provides a range of land uses capable of supporting the growth of the town of Mtubatuba.

Site location

The development site is located in the western outskirts of Mtubatuba town. The site borders onto the east side of the SANRAL N2 Highway and onto the north side of the Main Road MR237 into Mtubatuba. It is ideally placed as a residential and business address as it is located on the main access route MR 237 into or out of Matubatuba and is walking distance from the town centre. It is situated between the town and the main N2 national road which is situated on the western boundary making this very accessible for visitors to the business and industrial sectors of the development.

The land in question is known as REMAINDER OF PORTION 6 AND PORTION 7 OF THE FARM LOT 56 UMFOLOZI No.13319 and Portion of Main Road 237.

For maps and further information please refer to the Final Environmental Scoping Report submitted with this application.

Site assessment and recommendations

The site has been under timber (*Eucalyptus globules*) and sugar cane production for the past 35 years (L van Schalkwyk pers. obs.) and is largely transformed (Figures 1 and 2, taken by L van Schalkwyk 16 October 2013). It is also infested with alien invader plants such as *Lantana camara*, *Solanum mauritianum*, *Acacia mearnsii* and *Chromolaena odorata*. The wetland along the boundary with the MR 237 and along the water courses running through the estate have been impacted on negatively by the existing surrounding land use and the infestation of invasive plants. Thus an extensive alien plant removal programme and rehabilitation plan is needed to restore the natural ecology of the site. The land under study has a number of wetlands that have been delineated.



FIGURE 1 ON-SITE MATERIALS' STORAGE.



FIGURE 1 EXTENSIVE OVERGRAZING AND AGRICULTURAL INFRASTRUCTURE.

Given decades of intensive and extensive environmental disturbance to the proposed development site, we are confident that no heritage resources are present. Accordingly, we request that Amafa grant an exemption from an HIA for this activity, allowing the project to proceed with no further heritage resource mitigation.

Yours sincerely

Len van Schalkwyk and Elizabeth Wahl