



**APPLICATION FORM I (for Official Use)**

Ref:	
Date Received:	
Application no:	
Approved:	Not Approved:
Date of Permit:	
Permit No:	

**APPLICATION IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) FOR THE CONDONATION/ APPROVAL/RECTIFICATION OF THE UNLAWFUL COMMENCEMENT OR CONTINUATION OF WORK ON, OR DAMAGE TO, HERITAGE RESOURCES PROTECTED IN TERMS OF CHAPTERS 8 & 9 (sections 37 to 50, including both generally and specially protected heritage resources).**

This form is to be used for applications where work was commenced, alternatively completed without the prior written approval of the Institute in its capacity as the Provincial Heritage Resources Authority. If no work has been undertaken select the appropriate form from the website [www.heritagekzn.co.za](http://www.heritagekzn.co.za).

**NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (Consult the attached guidelines before completing this form) THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED**

**ALL APPLICATION FORMS, REQUIRED SUPPORTING DOCUMENTATION AND PROOF OF PAYMENT MUST BE SUBMITTED TO THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE AS PER THE GUIDELINES ATTACHED, THE TYPE OF CONTRAVENTION WILL DETERMINE THE METHOD OF SUBMISSION.**

**A. DECLARATION BY OWNER**

I, G BRAND & W BRAND

(full names of owner/person authorized to sign) undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE may issue the written approval of the work to me.

Signature [Handwritten Signature]

Place DURBAN Date 20 JUNE 2023

(The owner of the property must fill in these details and those in Section E: 3 and sign this document and any plans or other documents submitted in support of this application)

<b>B. PROPERTY DESCRIPTION:</b>	Title Deed No.
Name of property/Project title: <u>ADDITIONS &amp; ALTERATIONS</u>	
Erf/Lot/Farm No: <u>ERF 8014 OF DURBAN</u>	GPS Co-ordinates
Street Address, Suburb, Town: <u>11 WADLET ROAD, UMBILO</u>	
Local Municipality <u>ETHEKWINI CENTRAL</u>	District Municipality Traditional Authority Area

Current zoning: Special Residential 400	Present Use: Residential
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## C. HERITAGE SIGNIFICANCE:

### 1. Status of Heritage Resources on the Site

Permanent Protection:	Heritage Landmark/ Provincial HL		Listed on the Heritage Report		Provisionally protected (notice issued)		Site in a Protected Area	
Generally Protected site Containing :	Structures 60 years+	X	Graves		Archaeological site Battlefield or Rock Art		Palaeontological material meteor impact site	

### 2. Historical/ Military Significance

Not Applicable.

### 3. Architectural Significance

3.1. Original date of Construction: approx.1947 as no architectural records of the house can be found in the municipality's records/archives. Similar house design in the road are on record as being built in 1947.

The dwelling including outbuilding (servants quarters), are and have been well maintained over the years and the structures are of good sound construction. The construction of the house is of Brick and Mortar, with a Facebrick plinth and plastered walls. Floors are of Oregon pine. The roof structure is timber truss with clay Marseille roof tiles. Windows are aluminium and have been changed from timber earlier due to borer infestation. Defining features of the house is a front gable with elements of pseudo Cape Dutch style.

3.4. **Urban Setting & Adjoining Properties:** the house is set in a quiet road situated between Penzance and Umbilo Roads within the Umbilo suburb close to the King Edward Hospital. The neighbouring properties are mostly residential with one or two properties being run as business premises- all of single storey layout.

Due to the close proximity to Umbilo Road and the now derelict Congella Sports grounds and the potential security issues, most of the houses are set behind high boundary walls with little visibility of the houses behind. The gable detail is visible on other houses within the road.

#### 4. Archaeological Significance:

Not Applicable.

#### 5. Palaeontological Significance

Not Applicable.

#### D. WORK CARRIED OUT WITHOUT PRIOR APPROVAL

1. Purpose of Application		Damage/destruction/demolition	Alteration/ Additions	x
Redecoration		Disfigured written/drawn on	Excavation	
Exhumation		Inundation	Development	
Collection/Removal from Original site		Trade/Export ( heritage objects)	Restricted use of equipment s40(5)	
Consolidation/ Subdivision		Amendment of Plan	Other	

#### 2. Existing Improvements made on site:

**Site History:** The SG diagram was registered on July 1927 as Lot 298 of Block J Congella. Unfortunately no building Plans have been located at the municipality's records, to establish the development time line of the property. Safe to say that it is estimated that the building was built around 1947, as the house, at No 14 has similar architectural features and have managed to establish a development date off those plans.

Very little development has happened in the 76years from the original construction except for the erection of precast concrete boundary walls and recently completed pool, awning structure and the enclosing of the Verandah. The house has always being used as a residential property and will remain a residential dwelling.

#### 3. Detail the work commenced/carried out

The following work has been carried out and was completed by the owner recently and these alterations are to the rear of the house and are focused around the pool area for family recreation and are as follows:

- Enclosing existing Verandah – illegal works have been completed which entailed bricking up the verandah openings and building in windows to create a private bar area and a storeroom. This required the two windows in the two bedrooms to be bricked up which were facing onto the “verandah area”. The access to the back of the house will remain open and will be secured with a security gate.

- Pressed metal Awning Structure – The illegal addition of a carport type structure outside and adjacent to the building envelope to the proposed pool area and is to provide for shade while sitting around the pool. Construction is of light weight nature– pressed metal sheeting and galvanised powder coated steel posts.
- Pool and Paved Surround – illegal works have been completed which entails the installation of a fibreglass pool and clay brick paved surrounds
- Pool / Entertainment Room – Proposed (not constructed – waiting for budget) the proposal is for a brick and mortar entertainment room with ablutions to compliment the Pool area and will be extended off the existing servants quarters outbuilding – it is planned to remove the poor quality existing roof to the servants quarters and to reroof the entire existing structure and proposed room with new timber trusses and Marseille roof tiles to match the original roof of the house and outbuilding

#### **4. Motivation for work (Please motivate fully why work was commenced without approval)**

Regrettably, ignorance on behalf of the owner has played a large part in the works being completed as they were unaware of the necessity to get Amafa Approval for buildings over 60 years old – thinking that amafa approval was only required for buildings of listed historical importance, which they did not think their house held any architectural historical importance or aesthetic

The booking of contractors for completion before the festive season and the cost implications involved in a delayed start along with escalating material prices also needed to be considered and would have increased costs substantially and delayed on delivery until mid next year. This coupled with family visiting over the festive season, the work needed to be completed before their stay and could not afford delayed approval. The owner decided to push through, incorrectly deeming that the pool and the awning structure as minor external works, separate to the main house, not requiring approval.

The property does not have a garage for storage and any household goods, tools, camping goods, etc. were being stored in a timber hut, which had to be dismantled and removed for the pool installation. This posed a storage problem for all the displaced items which required the store on the existing verandah to be built first. With the increase of crime in the area, locating of the store within the underutilised verandah area allowed for better contained security and functionality.

The proposed pool / entertainment room has not been built, as the owner is waiting for additional funding and plans approval. This room will be adjoining the existing servants quarters outbuilding and will complement the pool and the entertainment area as the owner is installing a pool table and games room here.

While the owner may have flouted the regulations due to ignorance and in haste to complete the works ahead of approval for personal reasons, the workmanship carried out is of a high calibre and does not detract from the building. The additions and alterations are at the rear of the house and are not visible from the road and/or due to high boundary walls

It is hoped that this can be evident in the photographs and one can see that the alterations have been completed well and that the location at the rear of the building does not detract from an otherwise plain residential building. It is hoped that Amafa see the reasoning behind completing the works prior to seeking approval and approve/ condone the works completed thus far.

Status of Work	Commenced	X	Stopped		Completed	
Date commenced		NOV 22	Date stopped		Date completed	

### 5. Photographic record



Enclosing veranda in.



Completed showing awning and pool area towards enclosed veranda



Rear of house showing completed awning and enclosed veranda




View across pool towards existing Outbuilding – proposed Pool/ Entertainment Room to be situated where the white fence is located – to be built after approval.

## E. CONTACT DETAILS

### 1. CONTRACTOR: (the person who has done or who will complete the work)

NAME: G Brand	
POSTAL ADDRESS: 11 Wadley Road, Umbilo	
Durban	POSTAL CODE: 4001
TEL.	FAX/EMAIL: gareth.brand@gmail.com
CELL: 083 708 2955	QUALIFICATION: owner
REGISTRATION OF INDUSTRY REGULATORY BODY:	

### 2. ARCHITECTURAL PROFESSIONAL/HERITAGE PRACTITIONER

NAME: D Naidoo	
POSTAL ADDRESS: 60 Eleanor Road , Hillary	
	POSTAL CODE: 4094
TEL.	FAX/EMAIL: infoplans2020@gmail.com
CELL: 083 255 0995	PROFESSIONAL REG. No. ST0870
AUTHOR'S DRAWING No's: BRA001/23	
SIGNATURE 	DATE 20/062023

### 3. OWNER OF PROPERTY: (Owner or delegated person to sign on the front of form)

NAME: Mr G Brand	
POSTAL ADDRESS; 11 WADLEY ROAD	
DURBAN	POSTAL CODE 4001
TEL. 083 708 2955	EMAIL: gareth.brand@gmail.com

### 4. DELEGATED AUTHORITY (The name of the person authorized to act on behalf of a company or institution – power of attorney/ proof of authorization attached)

NAME: N/A	
TEL.	FAX/EMAIL

### G. PUBLIC PARTICIPATION: (Contact details of interested and affected parties consulted – written opinion to be attached to form and drawings signed by I & AP see guidelines)

NAME: N/A	
TEL.	FAX/EMAIL

H. CHECKLIST OF SUPPORTING DOCUMENTATION (\*see guidelines)

APPLICATION FORM ( COMPLETED BY OWNER & CONSULTANT)		X
MOTIVATION/ INCEPTION REPORT		X
PHOTOGRAPHS		X
ORIGINAL/PREVIOUS DRAWINGS/REPORTS		
PLANS (X2 FOR HARD COPY SUBMISSIONS) NUMBERED AND COLOURED		X
1:50 000 MAP SATELLITE AERIAL	KML FILE MAP	
PROOF OF PROFESSIONAL ACCREDITATION		n/a
APPOINTMENT LETTERS	n/a	CONSENT LETTER
PAYMENT / PROOF OF PAYMENT		X



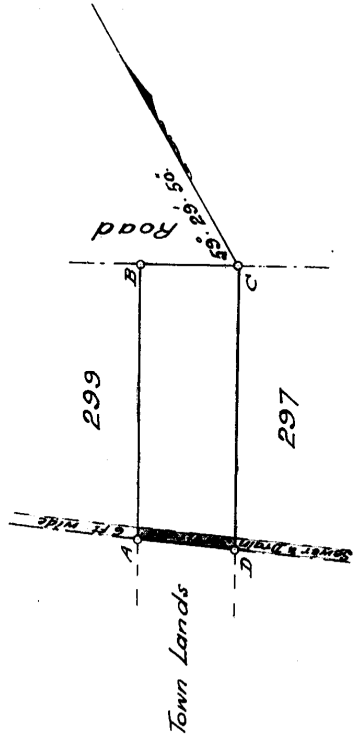




Original instrument stamped & filed  
*Coetzee*  
 Examiner of Diagrams

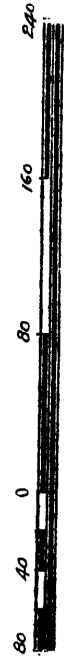
S.G.O.  
 Vol. 728 Fol. 69  
*Coetzee*  
 Ex. of D.

27 SEP. 1927



SIDES	ANGLES
AB	A 95° 21' 0"
BC	B 90° 0' 0"
CD	C 90° 0' 0"
DA	D 84° 39' 0"

Now LOT 8014 DUREAN



SCALE OF FEET

The above Diagram lettered A. B. C. D. represents Acres Plots 26.20 Perches of land known as

Lot 298 Block J Congella,

situate on the Town Lands of the Borough of Durban, Province of Natal. Bounded as indicated above.

REG. DIV. FU

T3825/1928

Surveyed by me,  
*W. J. ...*  
 Gov. N.S. 31725  
 Government Land Surveyor,

5

July, 1927.



## **NOTIFICATION OF PAYMENT**

To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

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Date Actioned : 2023/06/12  
Time Actioned : 09:47:05  
Trace ID : 47Q86FVK

### **Payer Details**

Payment From : GARETH BRAND  
Cur/Amount : ZAR4000.00

### **Payee Details**

Recipient/Account no : ..356024  
Name : KZN AMAFA & RESEARCH INST  
Bank : ABSA BANK LIMITED  
Branch Code : 630330  
Reference : 11 WADLEY ROAD

*END OF NOTIFICATION*

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To authenticate this Payment Notification, please visit the First National Bank website at [fnb.co.za](http://fnb.co.za), select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

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