

Date 4 March 2014

Our Ref: T01.PZB.000337/COM
Email reply to: andrew.schultz@rhdhv.com
Your Ref:

Heritage Officer
Built Environment
Amafa aKwaZulu-Natali
P O Box 2685
PIETERMARITZBURG
3200

By email: built.enviro@amafapmb.co.za
Attention: Ms. R Devereaux

Dear Ms Devereaux,

APPLICATION IN TERMS OF CHAPTER 2 OF THE KWAZULU-NATAL PLANNING AND DEVELOPMENT APPLICATION, 2008 (ACT NO. 6 OF 2008) FOR APPROVAL TO REZONE THE REMAINDER OF ERF 2643 PIETERMARITZBURG TO PERMIT A MOTOR SALESROOM AND MOTOR WORKSHOP

1. Introduction

- 1.1. Royal HaskoningDHV (RHDHV) has been appointed by Raysaf Investments cc to submit an application in terms of the provisions of the KwaZulu-Natal Planning and Development Act, N° 6 of 2008, for certain amendments to the Pietermaritzburg Town Planning Scheme to permit the use of the Remainder of Erf 2643 Pietermaritzburg as “Motor Salesroom” and “Motor Workshop”.
- 1.2. The property is located at 432 Langalibalele Street across the road from the Capital Centre parking lot and measures 2 084m².
- 1.3. The property is currently zoned “Transitional Office” as are most properties on the south – eastern side of Langalibalele Street between Boshoff Street and Retief Street. The Capital Centre across the road and adjacent properties are zoned “Special Business” and “Limited Business”.
- 1.4. The City Council’s Buildings of Pietermaritzburg Volume 1 in 1986 describes the structure as follows: “*Single storey gable fronted cottage with verandah on two sides: corrugated iron roof: painted brick walls: ridge ventilator: moulded chimney: timber framed sliding sash windows in bay*”. The Technical Committee classified the building as having “*National and/or Local Architectural Importance*”, “*Contributing to the Urban Setting*” and “*Over Eight Years Old*”.



Royal HaskoningDHV (Pty) Ltd trading as Royal HaskoningDHV
Reg No. 1966/001916/07

- 1.1. The existing building structure has been altered and it will be necessary upon Town Planning approval and prior to building plan approval for an application to be lodged with Amafa in terms of the KwaZulu-Natal Heritage Act, 2008.
- 1.2. Raysaf Investments cc purchased the property in 2003 and currently operates a successful and well established motor sales business, known as Mr Car, from the premises.
- 1.3. This land use is in contravention of the Scheme designation "Transitional Office" as are many of the neighbouring business uses. The owner seeks to regularise the use of the property.
- 1.4. To this end we wish to inform Amafa of the owner's intention to apply for a rezoning of the property to legalise the existing use described in the Pietermaritzburg Town Planning Scheme as "Motor Salesroom" and "Motor Workshop" and provide it with an opportunity to provide comment on the town planning application.

2. Background

- 2.1. Cities throughout the world and throughout the ages have demonstrated their resilience to adapt and respond to changing circumstances, technologies and influences.
- 2.2. The resilience of the City of Pietermaritzburg too, has been clearly demonstrated over time. Beginning as a Voortrekker dorp then gradually evolving as a Colonial Capital City, and now, as Haswell (The Buildings of Pietermaritzburg, Vol. 1:1986) has stated, a thoroughly South African city, characterised by significant contributions to the city's townscape from the Afrikaner, Briton, Indian and African cultures.
- 2.3. Another area where the City has evolved is in the slow evolutionary changes of land use over time.
- 2.4. The changes in the land use are particularly evident within the Central City Area as the City has responded to changing influences and development trends.
- 2.5. One such element is the Langalibalele Street precinct in the vicinity of the Natalia Building. Historically, the nature of land use in this area was principally residential, and includes several buildings of national and/or local historical and architectural importance.
- 2.6. More recently policy changes have emphasised the importance of establishing a greater range and mix of land uses.
- 2.7. A noticeable land use characteristic of this block is the prevalence of motor sales and motor vehicle related businesses. The distance between Boshoff Street and Retief Street is approximately 500m and within this length there are four motor sales businesses, three driving schools, two automotive electronics businesses and a Kwik - Fit motor spares/fitment centre.
- 2.8. The motor sales business is therefore not in conflict with the existing land uses within this area but complementary and provides comparative pricing opportunities for potential customers.
- 2.9. By permitting the controlled introduction of certain non-residential land uses into this area, Council can, together with Amafa, unlock the funding needed to renovate, protect and preserve buildings of historical and architectural importance, thereby maintaining our rich and evolving architectural and cultural heritage for future generations to continue to enjoy.

3. Comment in terms of the KwaZulu-Natal Heritage Act, 2008

- 3.1. We kindly request your comments in terms of the provisions of the National Heritage Resources Act, 1999 and the KwaZulu-Natal Heritage Act, 2008 in respect to this proposed scheme amendment application.
- 3.2. Should you require any additional information please contact the writer.

Yours sincerely,



ANDREW SCHULTZ

Pr. Pln A/123/2009, GISc Techn G 0763

ASSOCIATE