

AMAFA MOTIVATION
REM OF 151 - 26 THIRD AVENUE

SUBMITTED IN TERMS OF:
SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018)

Kaye & Kaye
architectural & town planning consultants

00. DOCUMENT CONTROL



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PREPARED FOR:

The Owner

Simphiwe Nkosi Family Trust (Reg No.

IT1291/2009/PMB)

SUBMITTED TO

**KWAZULU-NATAL AMAFA AND
RESEARCH INSTITUTE**

Electronically submitted via SAHRIS online system:

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REV NO.	DATE ISSUED	DEPARTMENT	COMMENTS
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1. INTRODUCTION

1.1. BACKGROUND INFORMATION

1.1.1. PROPOSAL

This report has been prepared for the purposes of motivating to AMAFA KZN, for the proposed additions and alterations to the residential house existing on 26 Third Avenue – Remainder of Erf 151, Pinetown.

The request is to permit the conversion of the existing 2 story 3-bedroom dwelling unit and outbuilding into a 12-bedroom student accommodation premises, through additions and alterations to the existing structure.

This application is submitted in terms of Section 37(1)(a) Of The KwaZulu-Natal AMAFA and Research Institute Act (5/2018) and has been uploaded via the SAHRIS online portal.

1.1.2. OWNERSHIP

As per Deed of Transfer T23590/2019, the property is held in private ownership by the Simphiwe Nkosi Family Trust (Reg No. IT1291/2009/PMB). Please see Annexure A: Deed of Transfer.

No restrictive conditions of title, that prevent the submission of this application, have been identified.

1.1.3. EXTENT

The property is 1431 m² in extent. As per SG Diagram document number SV636F51, the property is subject to a 3m road servitude. SG. No. 5027/1984 provides for the extents of the servitude. Please see Annexure B: SG Diagram for a copy of the above mentioned documents.

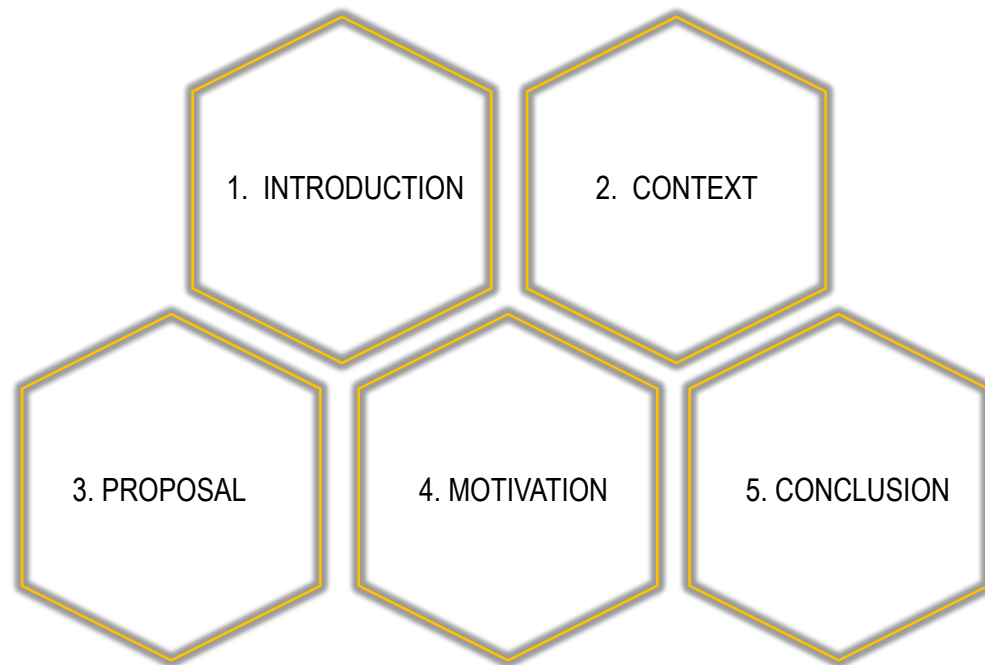
1.1.4. APPLICANT

The Owners have appointed The Consultant, Kaye and Kaye Architects to prepare and submit the special consent application. Please see Annexure C: Power of Attorney.

This application has been prepared by the Urban Planner, Ahmed Moorad (Professional Planner A/2220/2015)..

1.1.5. STRUCTURE OF THE REPORT

Following the introduction section which outlines the background information of the project, the report begins to unpack the Site in relation to its various contexts. Thereafter, the proposal is presented in the form of the proposed architectural plans. The report goes on to provide a motivation for the application in relation to its alignment with spatial policies, need and desirability. Thereafter, a summary of the application merits are provided for in the Conclusion section.





2. CONTEXT

2. CONTEXT

2.1. DISTRICT

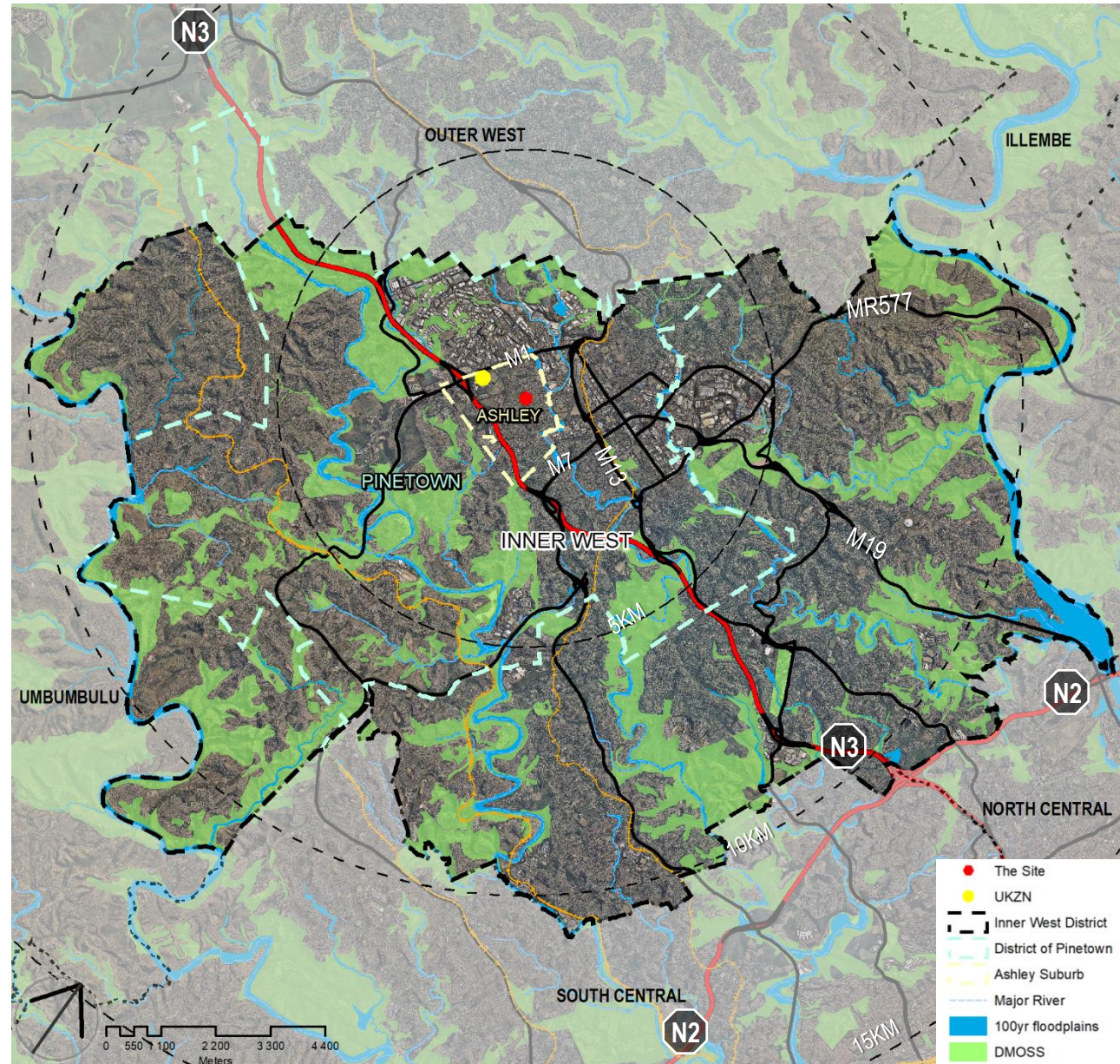
The Site is situated within the Ethekewini Municipality Inner West Region, approximately 20km to the west of Durban CBD, 30km to the east Cato Ridge and less than 3km south from Pinetown CBD..

Regional access to The Site, from the east and west, is obtained primarily via the N3 or M13. North/south regional access is facilitated either by Richmond Road or the M7, M19 or the MR577.

Within the Inner West region, the Site is located in the district of Pinetown and lies less than 500m away from the University of KwaZulu Natal – Edgewood campus. Within the Suburb of Ashley, which is traversed by the N3 and partly segregated by it, local access to the Site can be obtained via the N3 proceeding north onto Richmond Road, thereafter east onto Marianhill Road and then east again onto Third Avenue.

The Site is less than 10min to the Pinetown railway station and soon to be operational, C3 dedicated bus line, which will connect Pinetown to KwaMashu. King Shaka airport is the nearest international airport located approximately 31min from The Site, with Oribi Airport in PMB lying approximately 48min west and Virginia Airport being 23 min to the north east.

Ashley is residential suburb and with the addition of the University of KwaZulu Natal Edgewood Campus into the neighbourhood, the suburb has gone from being a periphery residential suburb into precinct ripe with opportunities related to the tertiary institution, in the form of accommodation, shops and basic services.



2. CONTEXT

2.2. THE SITE

The Site consists of a main building that is currently a 4 bedroom residential house occurring over 2 storeys. It is supported by a garage that has since been converted into an outbuilding with 2 rooms being used as storerooms.

Please see Annexure D for a copy of all plans that were extracted from Municipal Record. Whilst the oldest building plan date cannot be established, it appears that the building was initially a single story structure, with no secondary structures.

The next plan after that from 1971, which is roughly 51 years old, indicates an additional structure for a garage and additional veranda to the existing building.

In 1996, a plan was submitted which indicates a 2 car addition to the existing 1 car garage.

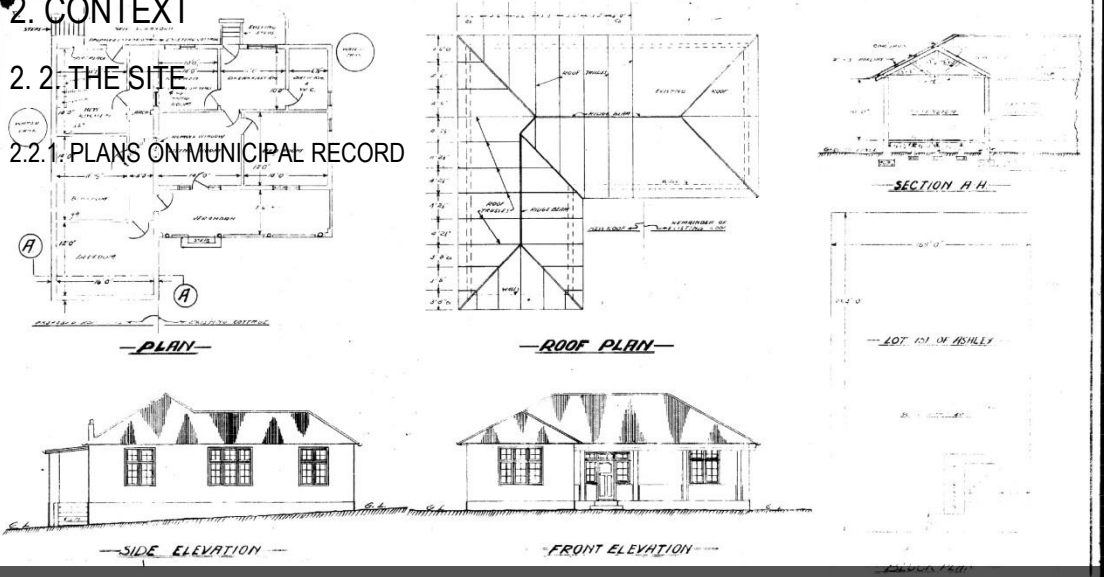
Thereafter, in 2004, the last set of plans were submitted, wherein a new first story was proposed for the existing main building and a new outdoor storeroom.



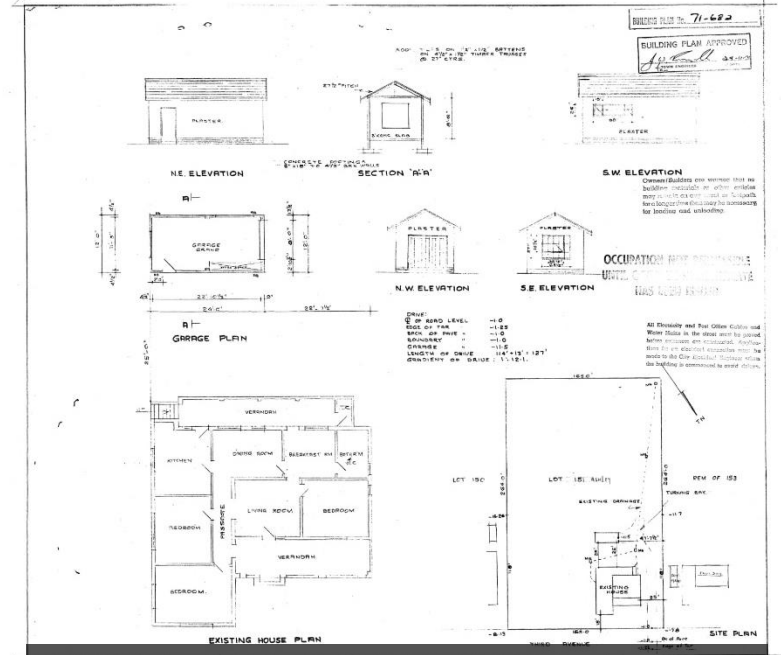
2. CONTEXT

2.2 THE SITE

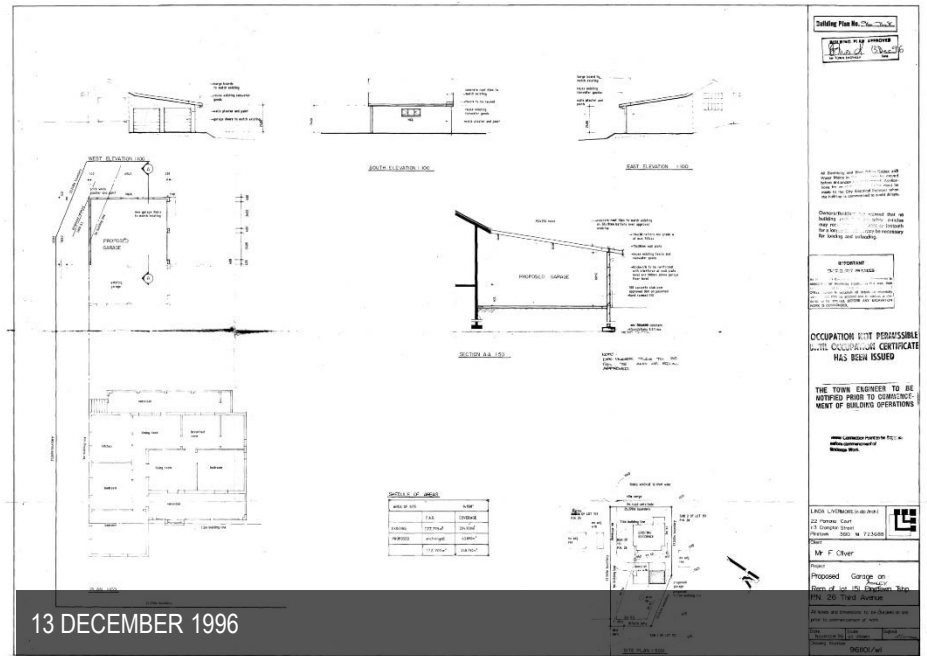
2.2.1 PLANS ON MUNICIPAL RECORD



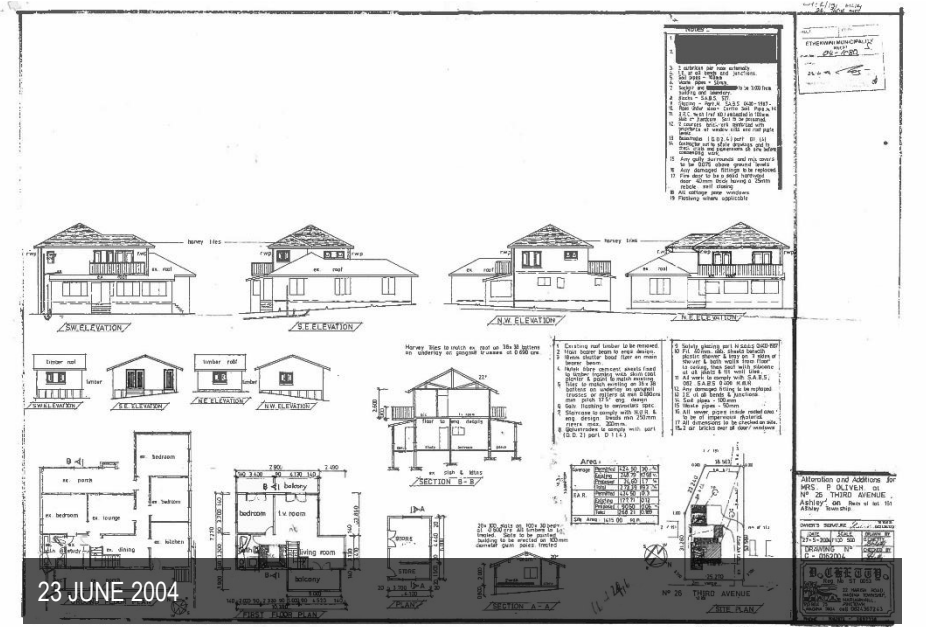
OLDEST PLAN WITH DATE UNKNOWN AT ASHLEY, PINETOWN FOR M. L. LOMBARDO ESQ.



29 NOVEMBER 1971 TO BE BUILT ON LOT 151 OF ASHLEY, PINETOWN - NATRL LOMBARDO ESQ, 3RD AVENUE - PINETOWN



13 DECEMBER 1996

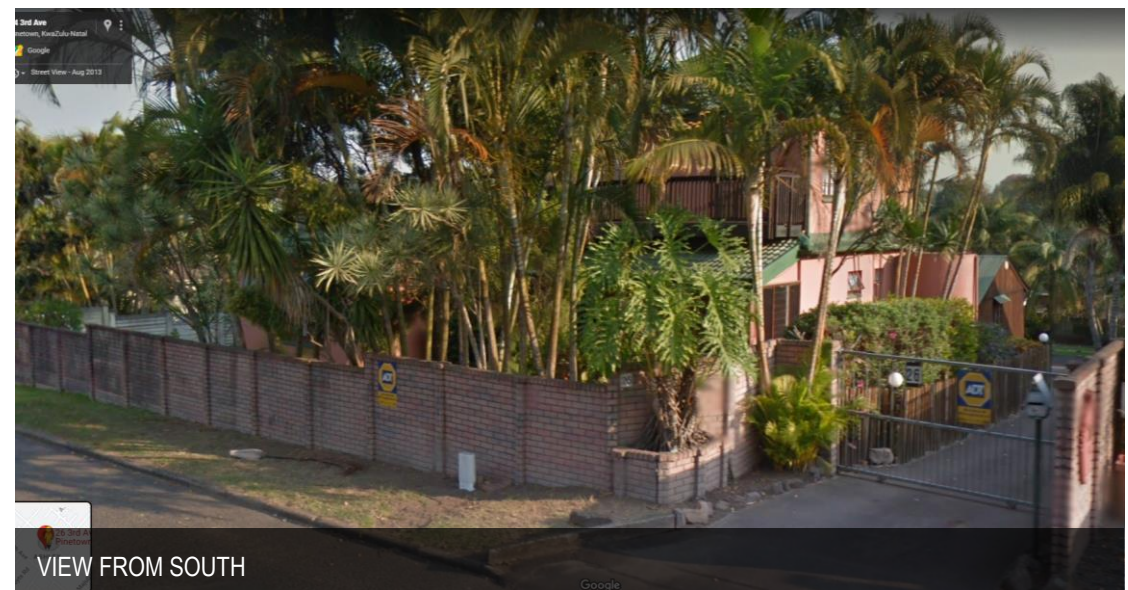
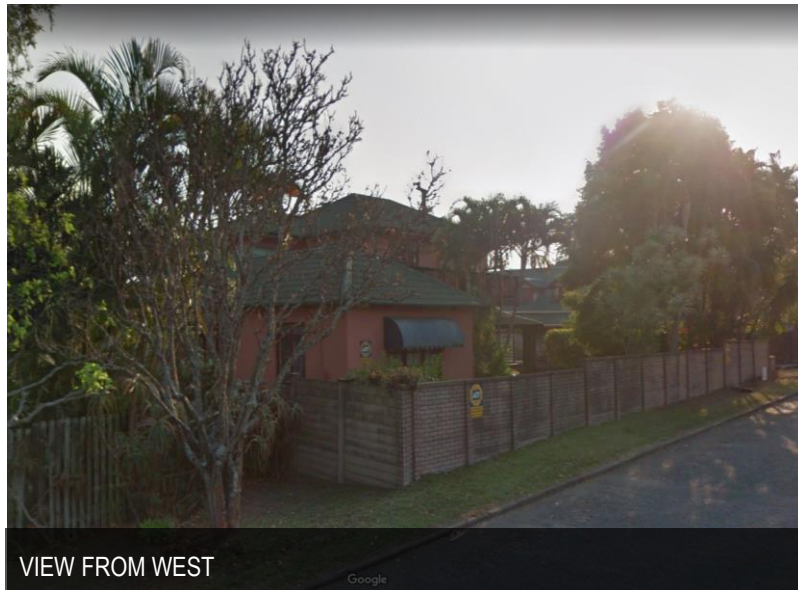
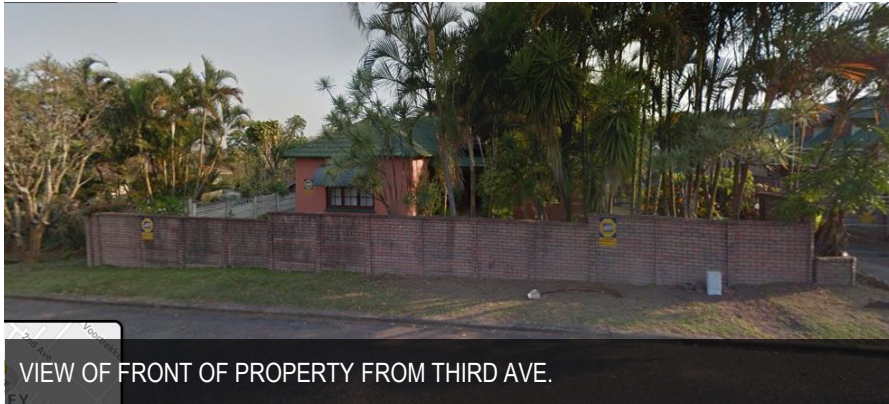


23 JUNE 2004

2. CONTEXT

2.2. THE SITE

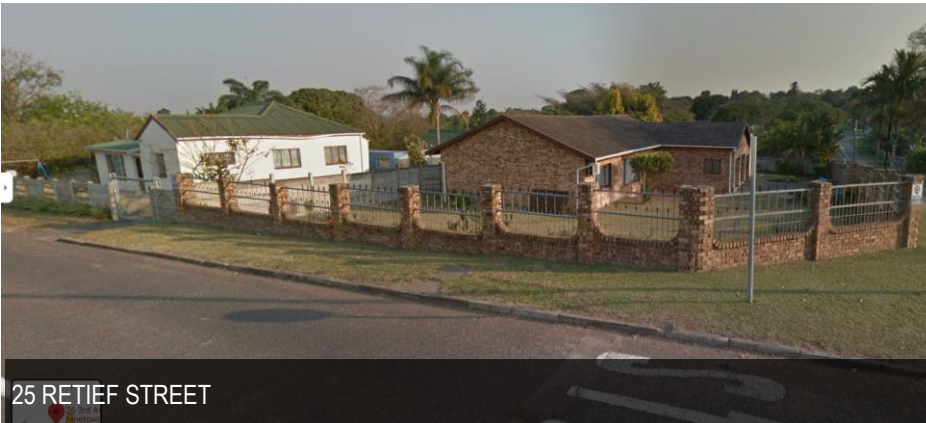
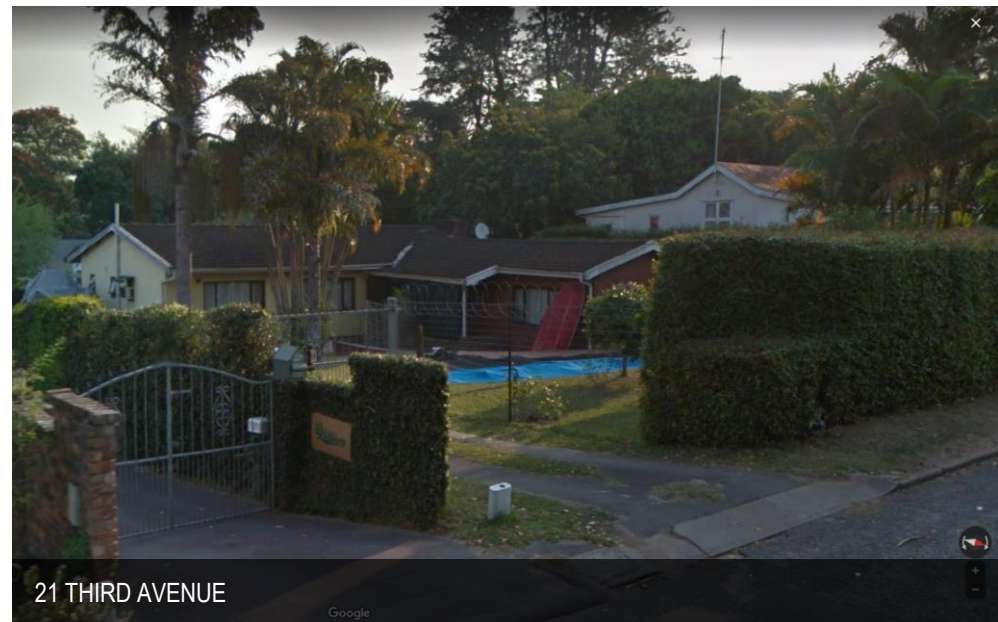
2.2.2 SITE PHOTOS



2. CONTEXT

2.2. THE SITE

2.2.3 SURROUNDING PROPERTIES PHOTOS



2. CONTEXT

2.2. THE SITE

2.2.4 INTERNAL PHOTOS



2. CONTEXT

2.2. THE SITE

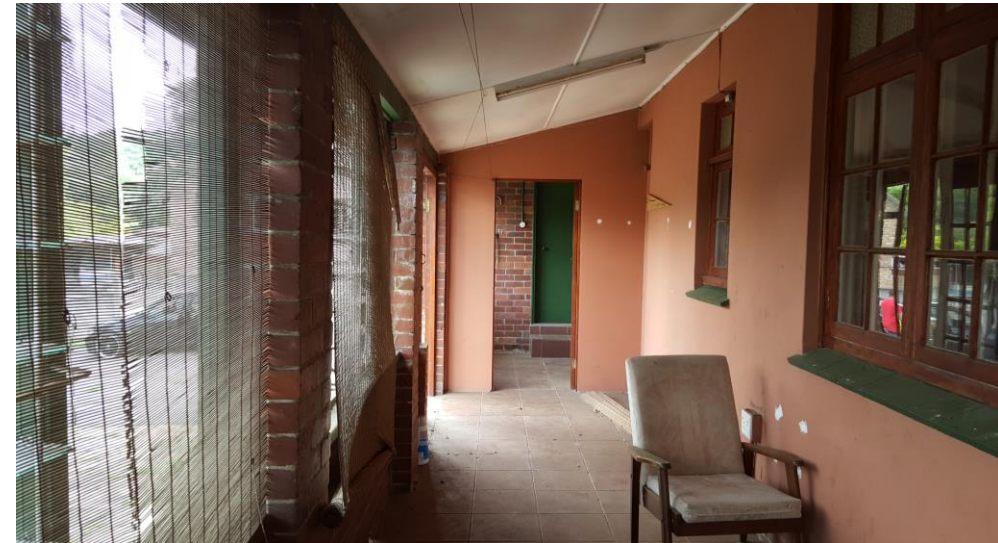
2.2.4 INTERNAL PHOTOS



2. CONTEXT

2.2. THE SITE

2.2.4 INTERNAL PHOTOS

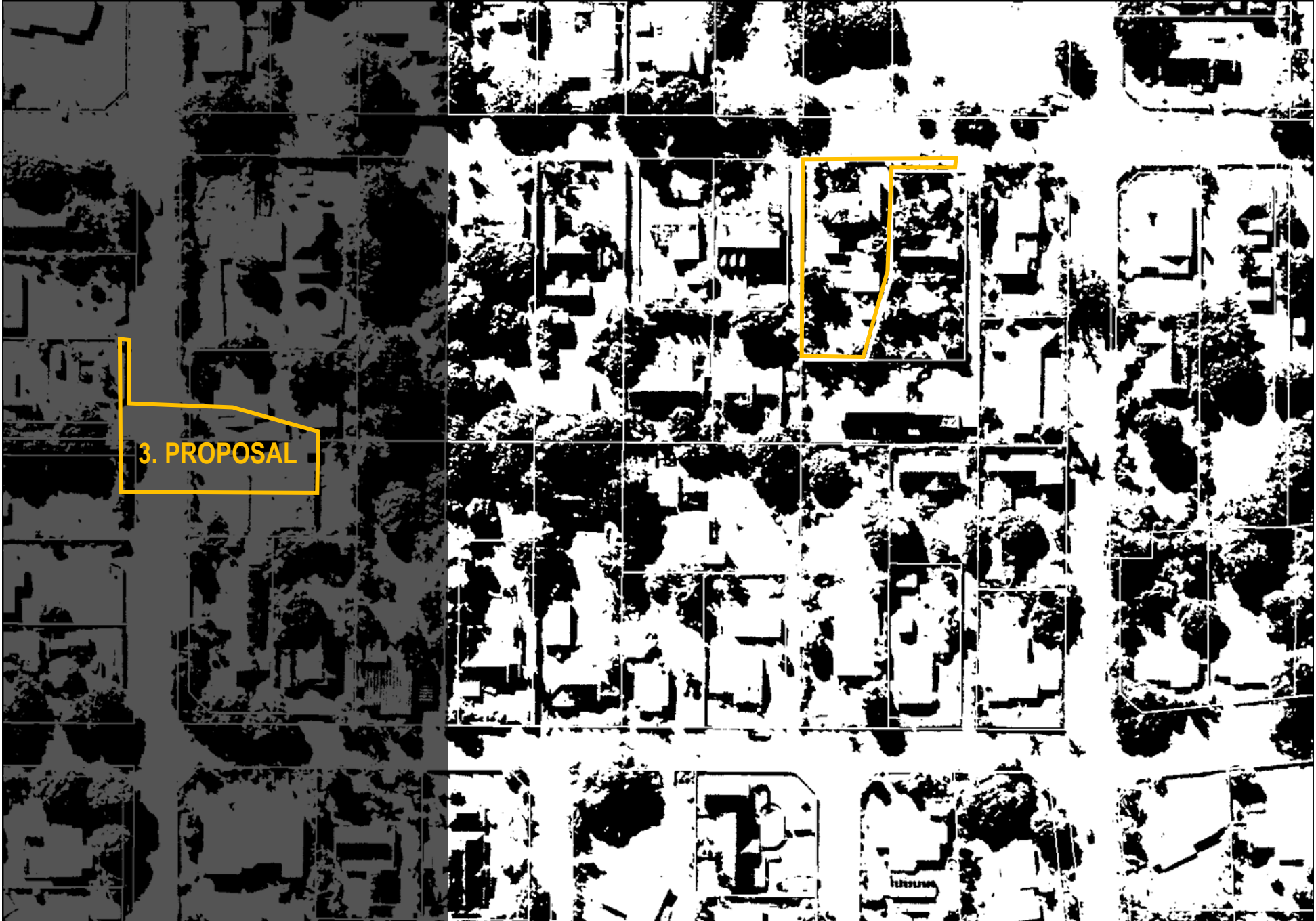


2. CONTEXT

2.2. THE SITE

2.2.4 INTERNAL PHOTOS





3. PROPOSAL

3. PROPOSAL

3.1. SITE DEVELOPMENT PLAN

The adjacent SDP reflects the proposed footprint of the building in relation to the property boundary, proposed building lines and parking provision within the context of the abutting dwellings and their subdivisions. The development consists of a double storey main building supported by a single storey outbuilding and garages with an attached braai area. The main building will consist of 10 bedrooms, including the managers room and the outbuilding will consist of 2 bedrooms. Please see Annexure E for a copy of the full set of plans.

The Plans have been prepared by Kaye & Kaye Architectural Consultants and signed off by Muazzam Khan (PSAT 41058001).

3.1.1. FAR AND COVERAGE

The proposal complies in term of its permissible FAR and Coverage. The additions and alterations will amount to an added 127,60m² in Coverage and 105,23m² in FAR, with 6,4m² in FAR and 50.34m² in Coverage remaining in hand.

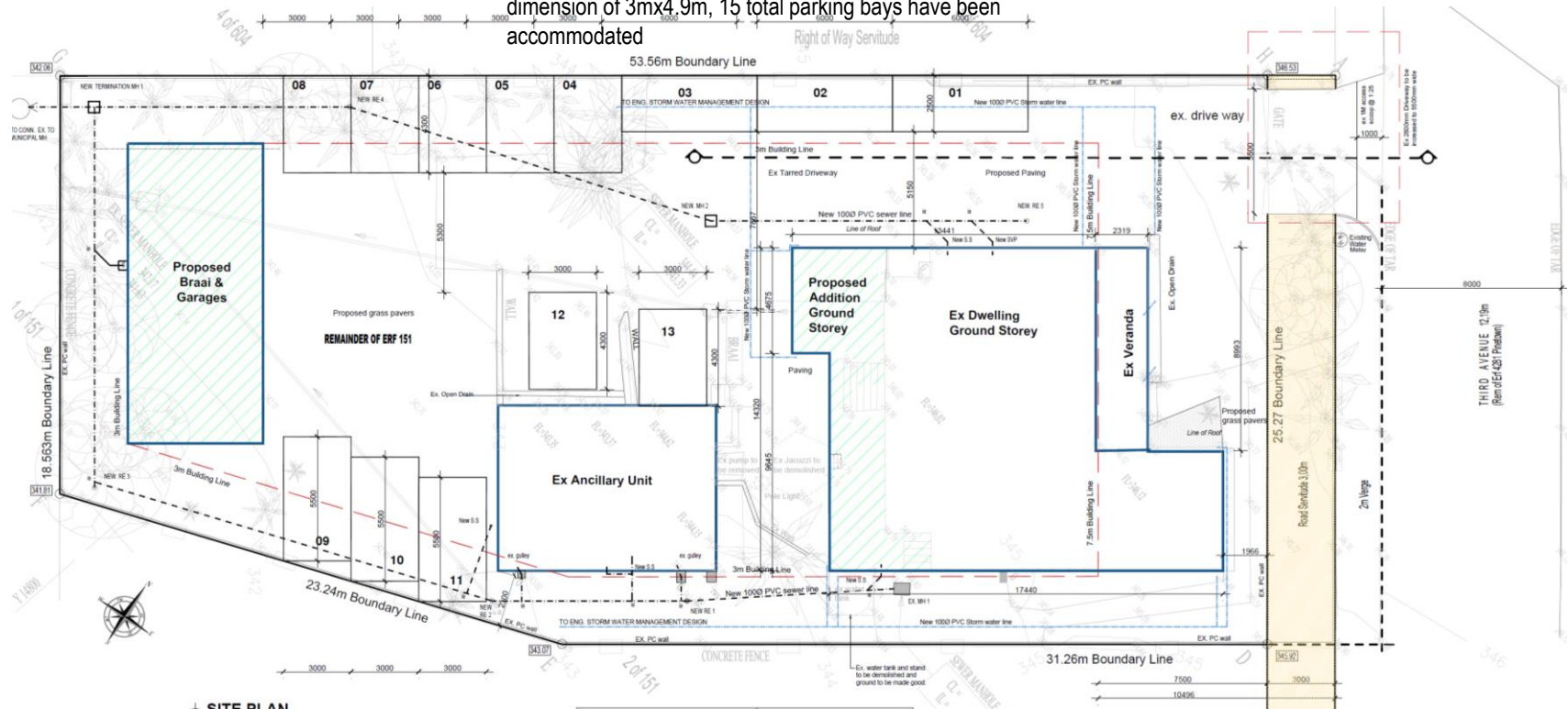
3.1.2. PARKING

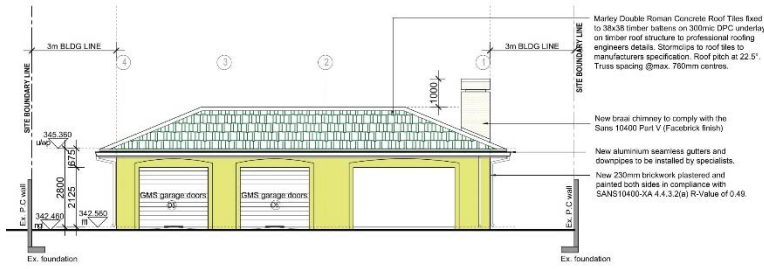
The parking requirements has been calculated as 1 bay per bedroom and 2 additional bays overall. This equates to a required amount of 12 bays. Utilizing a parking bay dimension of 3mx4.9m, 15 total parking bays have been accommodated

3.1.1. PROPOSAL DETAILS

The proposed design encapsulates the existing building with additions to the rear of the building and rerouting of the staircase to the first floor. The bulk of the additions occur over the first story and consists of mainly of new additional bedrooms and balconies.

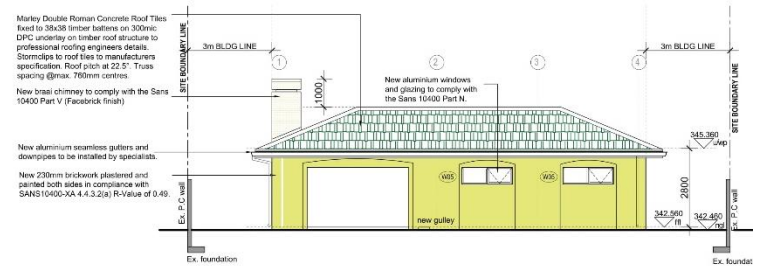
From the previously approved plans, it seems that the storeroom was not built but the garage was converted into a 3 bedroom second dwelling outbuilding. This outbuilding will now be converted into a 2 bedroom unit with a new lounge and dining area. In addition, a new garage and braai area is proposed to the rear of the property.





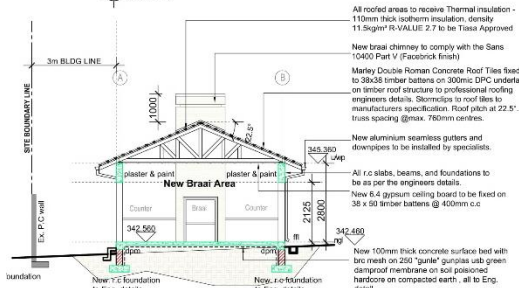
NORTH EAST ELEVATION

Scale 1:100



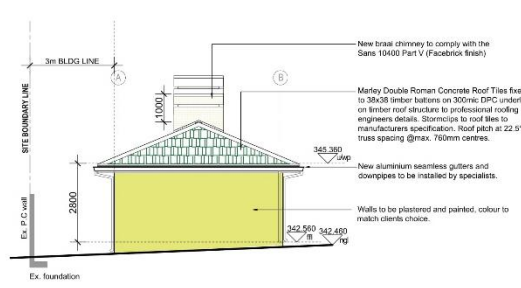
SOUTH WEST ELEVATION

Scale 1:100



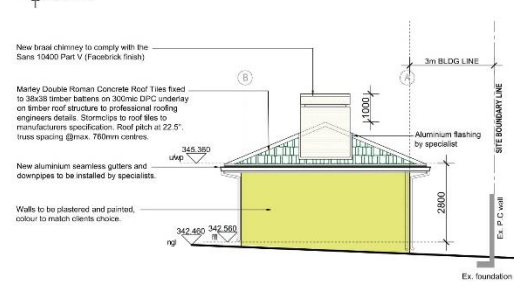
SECTION A-A

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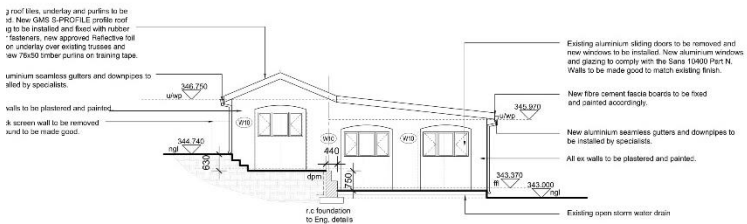
SOUTH WEST ELEVATION

Scale 1:100



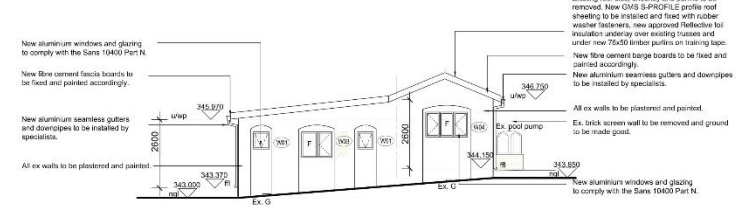
SOUTH EAST ELEVATION

Scale 1:100



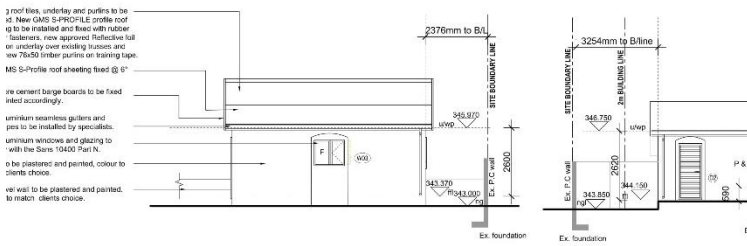
SOUTH WEST ELEVATION

Scale 1:100



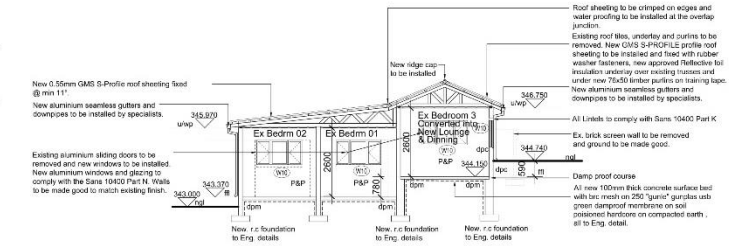
SOUTH EAST ELEVATION

Scale 1:100



SOUTH WEST ELEVATION

Scale 1:100



SOUTH EAST ELEVATION

Scale 1:100

An aerial satellite image of a city grid, likely New York City, showing a dense pattern of buildings and streets. A yellow callout box highlights a specific area in the upper right quadrant of the image. The callout box is L-shaped, with a vertical line on the left and a horizontal line on the top, and a diagonal line connecting the bottom-left corner to the top-right corner. The text "4. MOTIVATION" is written in yellow inside the horizontal part of the callout box.

4. MOTIVATION

4. MOTIVATION

4.1. POLICY ALIGNMENT

4.1.1. SPLUMA PRINCIPLES

Spatial Justice

With The Site being in such close proximity to the university, there is a reduction in the need to use an automobile to get to classes, which is particularly significant when the demographic being accommodated generally does not have individual access to a vehicle. Therefore, this application can be regarded as one that reinforces Spatial Justice.

Spatial Equity

Offering a student an accommodation opportunity wherein they will have the comfort of staying in a private home within a smaller-group communal living arrangement, is seen as being equitable, as it should not be taken for granted that the general preference for students is a dormitory living situation. When students stay in general neighbourhoods, they are allowed to broaden their perspective into adulthood, allowing them the opportunity to be integrated into a community with structure and cultural and social activities. This is seen as being equitable as one would treat someone who already has the means to be a permanent resident of that neighbourhood.

Spatial Sustainability

The Site finds itself closely situated to the university. This, in itself, is a testament to spatial sustainability as the sustainably sensible course of action would be to provide accommodation for the users of the university within a distance that will allow the facility to be optimally used whilst consuming the least amount of resources. Furthermore, land serviced with bulk infrastructure is recognized as an asset. By investing in brownfield land, the developer is assisting in conserving valuable greenfield land.

Spatial Resilience

In general, the Site is situated within a well located portion of land that is in close proximity to an interchange directly connected to the N3, is less than 1200m from the nearby railway station, shopping centre, public transport rank and industries, which are all amenities that either generate or support employment opportunities and that perform well when surrounded by residential densities that can provide the necessary thresholds to make these provisions viable. Therefore, should the need for Student Housing subsides for any particular reason, The Site and its buildings will be equipped to support above average densities, suggesting a resilient development strategy.

Good Administration

This application was submitted in terms of the Ethekwini Municipality SPLUMA By Law and evaluated in line with the SPLUMA principles as elaborated on above. It is therefore concluded that this application has begun in correlation with Good Administration principles. Through this submission of the AMAFA application, AMAFA will further facilitate the promulgation of good administration.

4.1.2. THE SPATIAL DEVELOPMENT FRAMEWORK

Whilst the SDF does not directly address Student Housing, it does provide the following key strategies that are related and have a bearing on this application.

In alignment with provincial and national mandates, The SDF report references the State of the Provinces report and highlights the need to put in place support measures for students that are sustainable and aims at providing a healthy lifestyle.

The Ethekwini Municipality SDP is predicated on densifying as the findings of the study report on a fragmented spatial form within the eThekweni Municipality Area. Densities of 15 du/ha are reported within the Pinetown area with a target of 80-250 du/ha being targeted by the City Densification Strategy.

The SDF also champions enabling measures to ensure that the population can have access to Educational opportunities. Having such aspirations is correlational with having adequate accommodation to cater for the influx.

4.1.3. THE INNER WEST TOWN PLANNING SCHEME

As per the zoning of Special Residential 1, the Site is permitted Student Housing in terms of the Special Building land use definition that is permissible via Special Consent.

The building currently has approved plans for the current extent. The need for the requested relaxation of the setbacks are for minor additions and alterations which exceed the current footprints fractionally.

The proposed plan for the development complies with the FAR, Coverage, Height and Parking requirements.

4.1.4. DRAFT STUDENT HOUSING SCHEME

At the time of this report being prepared, it is understood that the student housing policy that was sanctioned by Council has been set to be integrated into the current town planning schemes in order to see its implementation at a ground level. To the best of the authors knowledge, this process is still currently underway.

4. MOTIVATION

4.2. NEED

Need is seen as the primary agents that drives and support this proposed AMAFA application. In relation to this, the following key catalysts are identified.

4.2.1. STUDENT HOUSING DEMAND

Student Housing accommodation has seen as major increase in the last 10 years, with the growing supply and demand requiring intervention at Council level. As per the IOL newspaper, a full council meeting on Thursday 1 August 2019 was held, wherein a policy to direct student accommodation was adopted. The mere requirement on the municipality's part for a regulatory policy is in itself seen as a demonstration of the need for student housing.

The policy seeks to have students accommodated closer to their respective campuses; provide management tools for the municipality to be able to better facilitate and manage the provision of private-sector student accommodation; ensure that the design of new student accommodation does not degrade the privacy and amenity of abutting residential land uses, and respects the existing character of the area; provides appropriate parking for student accommodation; and ensure student accommodation embodies principles of good urban design, sustainability, affordability and durability.

It appears the policy focuses around the Westville and Howard campuses, but the same rationale and justifications can be applied to the UKZN Edgewood campus, which specialises in Educational degrees. In terms of land most optimally suited for Student Housing, it is believed that this application site complies with the requirements based on the following:

- The Site lies within walking distance from the University of KwaZulu Natal – Edgewood Campus. This will entail students being able to walk to campus, reducing automobile dependency and supporting sustainable development principles.
- The application is transforming an existing brownfield development to support more users, therefore improving on the efficiency the efficiency of the existing bulk infrastructure that is in place.

4.2.2. OWNER + SOCIO ECONOMIC NEEDS

The owner is attempting to make an investment into their future. The support of this application will allow the developer to not only plan better for their financial future, but also become a contributor to the local GDP as the development will generate employment and economic activities during the procurement of materials and construction, as well as continue to service the local economy through its operational expenses such as security, cleaning materials and other on going hospitality sector expenses.

4.2.3. MAXIMIZING ON WELL LOCATED LAND

Landuses that are ancillary to other types of land uses, should be first accommodated for in close proximity to such land uses. This is a premise of sustainable urban development which advocates for walkable neighbourhood that are mixed use in nature, supported by a fine grain zoning structure and is integrated by accommodating for varying income/age groups. In relation to this application, the rationale is self implicit as the proposed location lies a stone throw away from the university, relatively speaking in relation to housing provided for in the CBD for example and then shuttling students to campus.

4.2.4. CONCLUSION ON NEED

In light of the underlying demands for Student Housing within the vicinity of the Edgewood Campus, which inspired the developer to purchase said property for purposes of furthering their real estate investment strategies and subsequent socio economic benefits spurred on by this development. It is proposed that the need for this development has been adequately demonstrated.

4. MOTIVATION

4.3. DESIRABILITY

4.3.1. DESIGN CONSIDERATIONS OF THE PROPOSAL

Given the additions to the building and revamp, the original façade will not be maintained. However, the new design still maintains the arches that dress the façade of the front patio.

4.3.2. COMPATIBILITY WITH SURROUNDING USES

The land use will remain as residential which will be partly seasonal as students living in boarding facilities tend to migrate during the major vacations.

The building will remain with the current residential look and feel and continue to seamlessly integrate with the other residential buildings.

It is also not uncommon to find in the Ashley area, other student accommodation establishments as well as home businesses/offices, thus indicating a suburb that is not strictly for single families.

4.3.3. POSITIVE IMPACT ON NEIGHBOURHOOD

Student life is associated with attending lectures as necessary and as such, will result in there being a likelier chance that there will be passive surveillance during business hours when residents are at work.

It is noted that students are sometimes associated with an increase in noise levels and later night activity. Therefore, the owner of the establishment intends on vetting all students and ensuring compliance with the proposed Student Accommodation Management Plan.

4.3.4. HISTORICAL REPORT

As per our understanding of the property, this building was not government owned nor was it occupied by any prominent figures, be it socially, politically or economically. As per our initial enquiry with AMAFA, we have been advised that the property is not listed.

4.3.5. ARCHITECTURAL REPORT

This Site has no evident architectural significance, other than its age. Thereto, the oldest plan date cannot be established. What started of as a single story building was added to multiple times over the years, with most recent addition of a second story occurring in 2004.

The design of the building, its façade, architectural features, materials and finishes do not display any meaningful architectural value.

4.3.6. PUBLIC PARTICPATION

As per the preceding SPLUMA process undertaken, this application was circulated to a list of Municipality determined Interested and Affected Parties. The Special Consent was also advertised in the Mercury and Isolezwe Newspapers and A3 notice boards were erected on the site and in the vicinity, which provided a notice of the land use intentions in both English and Zulu. Some parties had raised whether AMAFA was consulted, to which they were advised that the AMAFA process was independent and schedule to occur prior to Building Plan submission. The outcome of the SPLUMA process was a positive one and the attached decision notice provides the necessary documentation that a degree of Public Participation has occurred, and the Municipality has still supported the application despite any negative comments emerging from this process.

4.3.11. CONCLUSION ON DESIRABILITY

The impact of the proposed development has been evaluated in terms of its spatial context, its impact on the current provision of infrastructures, essential services as well as its environmental and heritage significance. The results of the audit reveals the proposed development will contribute positively to its neighborhood without straining resources or impacting on the community's level of comfort



5. CONCLUSION

5. CONCLUSION

5.1. FINAL REMARKS

The intention of this report has been to motivate in favor of the proposed redevelopment of the building occurring on the Remainder of Erf 151, in order to permit a Special Building for purposes of developing a 12 bedroom student accommodation establishment, by demonstrating the context of the property in relation to its locality, site, underlying policy informants, as well its general need and desirability.

It is believed that this report has provided a suitable argument for all intents and purposes, based on the following key considerations:

- Well located in relation to the Edgewood Campus.
- Is not a listed AMAFA building.
- Does not have any architectural or historical significance.
- The proposal is in line with the zoning controls, including FAR, Coverage, Height and Parking.
- The proposed building does not deter from the general residential character of the area.
- Complies with SPLUMA principles, the SDF and the Town Planning Scheme.
- Driven by a current demand for Student Accommodation.
- Is based on a sustainable approach to development by making use of existing brownfield land.
- Will serve to improve the local GDP during construction and operation.
- Is compatible with the neighborhood and does not negatively impact on current bulk infrastructure provisions and civic amenities.

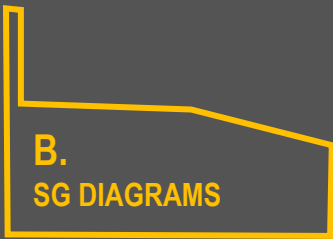
The above mentioned points synthesize the rationale and reasons supporting the AMAFA request to conduct additions and alterations. There is a clear need to take advantage of The Sites physical characteristics that can enable and promote its most optimal function, i.e. Student Housing.



An aerial photograph of a residential neighborhood, showing a grid of streets and numerous houses. A yellow outline highlights a specific area in the upper right quadrant of the image. The text '6. ANNEXURES' is overlaid on the left side of the image, enclosed in a yellow box that follows the shape of the highlighted area.

6. ANNEXURES



A yellow L-shaped graphic element consisting of a vertical line on the left, a horizontal line at the top, and a diagonal line on the right that slopes downwards from left to right. The text 'B. SG DIAGRAMS' is positioned inside the corner of this shape.

B.
SG DIAGRAMS

C.
POWER OF ATTORNEY

D.
EXTRACTED PLANS ON
MUNICIPAL RECORD



E.
PROPOSED PLANS

F.
SPECIAL CONSENT
DECISION NOTICE

G.
ARCHITECTS
PROFESSIONAL
ACCREDITATION

H.
PROOF OF PAYMENT