



KWAZULU-NATAL
AMAFA
A RESEARCH INSTITUTE

APPLICATION FORM A (for Official Use)

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

APPLICATION IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018,) FOR A PERMIT TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED
Application Form H must be used for alteration to structures permanently protected in terms of Sections 42-46 (Heritage Landmarks). Form H(a) must be used for applications for alterations to memorials/statues. If work has commenced/been completed without a permit, Form I must be used.

NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) TO MAKE FALSE STATEMENTS OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (see guidelines before completing this form)

ALL APPLICATION FORMS, REQUIRED SUPPORTING DOCUMENTATION (as per attached guidelines), AND PROOF OF PAYMENT must be delivered to: KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE, via email to beadmin@amafapmb.co.za (hard copy applications cannot be accepted during the COVID-19 pandemic)

A. DECLARATION BY OWNER (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)

I, Isidarius N. Maphoto (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 permit to me.

Signature [Signature]

Place Pietermaritzburg Date 18/07/2023

B. PROPERTY DESCRIPTION (provide all cadastral information pertaining to the site):

Name of property: Oribi Hall	Title Deed No.: T20128/1995	
Erf/Lot/Farm No: PTN 1 of ERF 3358	Size: 6260 m2	GPS Co-ordinates: Lat: 29°38'14.95"S & Log:30°23'42.71"E
Street Address 121 Oribi Road, Oribi Village, PMB	Suburb Oribi Village	
Town/Local Municipality: Msunduzi Municipality	District Municipality: uMgungundlov Municipality	
Current zoning: Municipal and Government	Present use: The hall is abandoned	

C. SIGNIFICANCE:

1. Original date of construction/plan approval:	No records available
2. Historical Significance:	
See Annexure A	
References	

3. Architectural Significance:
See Annexure A
References

4. Urban Setting & Adjoining Properties:
The Oribi Hall property is located in the Oribi Village, on the corner of Oribi Road and Juna Avenue, approximately 5km to the south of Pietermaritzburg central. Oribi Village is a residential area consisting of single-family houses and hostels. The property is surrounded by several landmarks which includes Oribi airport, Oribi Fire Station, Bisley Primary School, Acacia Park and SAPS Garage.
References

D. PROPOSED WORK

1. Purpose of Application (Indicate the reason by marking the relevant box)

DEMOLITION					
CONDITION	<input type="checkbox"/>	HEALTH REASONS	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
ALTERATION					
CONDITION	<input checked="" type="checkbox"/>	HEALTH REASONS	<input type="checkbox"/>	OTHER	<input type="checkbox"/>
ADDITION					

TEL 033 345 4573	FAX/EMAIL dalekatrading6@gmail.com
CELL 0673 296 688	QUALIFICATIONS
REGISTRATION OF INDUSTRY REGULATORY BODY:	

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

NAME HN Consulting Engineers	
POSTAL ADDRESS 73 Villiers Dr, Clarendon, Pietermaritzburg	
	POST CODE 3201
TEL 033 394 2352	FAX/EMAIL Admin@hn.co.za
CELL 071 537 7828	SACAP REG. NO.
Author's Drawing Nos.	
In making this application on behalf of the applicant, I declare that I have provided the correct information to the best of my knowledge and I undertake to ensure that the applicant is made aware of all conditions under which a permit may be issued.	
SIGNATURE	DATE

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

NAME Msunduzi Municipality	
POSTAL ADDRESS 333 Church Street, AS Chetty Building, Pietermaritzburg	
	POST CODE 3201
TEL 033 392 2818	FAX/EMAIL

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

NAME	
TEL	FAX/EMAIL

F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)

The submission fee is payable to the KwaZulu-Natal Amafa And Research Institute by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.

ACCOUNT DETAILS:

ABSA BANK: Branch: ULUNDI Bank Code: 630330

Account in the name of the **KZN Amafa and Research Institute**

Account No. 40-5935-6024

USE STREET ADDRESS/FARM NAME AS REFERENCE

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A P. See Guidelines)

Name _____
 Telephone _____ Fax/Email _____

H. CHECKLIST OF SUPPORTING DOCUMENTATION (*ref to guidelines) YES NO

APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)		
---	--	--

MOTIVATION		
PHOTOGRAPHS*		
ORIGINAL DRAWINGS		
PLANS (X2 SETS when in hard copy) - NUMBERED AND COLOURED *		
PROOF OF PROFESSIONAL ACCREDITATION & LETTER OF APPOINTMENT		
PROOF OF PUBLIC PARTICIPATION*		
PAYMENT/PROOF OF PAYMENT (<u>use street address as reference</u>)		



KWAZULU-NATAL
AMAFA
 KwaZulu-Natal Information Service

ANNEXURE A

PROPOSED REFURBISHMENT OF ORIBI HALL AT PTN 1 OF ERF 3356, PMB

APPLICATION IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018,) FOR A PERMIT TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

The purpose of this application is for the Msunduzi Municipality to motivate for the proposal to restore, remodel and refurbish the existing Oribi Community Hall, and to request approval by the KwaZulu-Natal Amafa and Research Institute for the work.

Historical Significance:

The buildings at Oribi Village were built during the Second World War when the site was a military camp and hospital in the 1940's. In the 1950's, the Oribi Village became a subeconomic housing location under the apartheid regime providing accommodation for white citizens. The name of the hall has also changed over the years, from YMCA hall according to the 1953 site plans to Dutch Reformed Church and then to the current name Oribi hall from the 1980. The hall was used for social activities and possibility for religious activities.

Urban Setting & Adjoining Properties:

The Oribi Hall property is located in the Oribi Village, on the corner of Oribi Road and Juna Avenue, approximately 5km to the south of Pietermaritzburg central. Oribi Village is a residential area consisting of single-family houses and hostels. The property is surrounded by several landmarks which includes Oribi airport, Oribi Fire Station, Bisley Primary School, Acacia Park and SAPS Garage.

Architectural Significance:

The site has three buildings that consist of a main hall, small secondary hall and toilet block. The following is a description of the building design style before the buildings reached a state of disrepair:

- The main hall is a 541m² building, the walls were constructed using clay bricks, the external walls were painted and the internal walls were plaster and painted. There is a concrete ring beam around the perimeter on the building where the timber roof trusses

rested on. There were two roof styles for the main hall, majority of the roof was a double pitch and the other part of the roof was a mono pitch. The roof had corrugated iron sheet.

- The small secondary hall is a 210m² building, the walls are constructed using clay bricks, the external walls are painted with the internal wall consisting of exposed face brick and plastered walls. The roof was a double pitch that had timber roof trusses and corrugated iron sheet.
- The toilet block was built in front of the main hall, this was a poor design. The toilet block is approximately 25m², the walls are constructed using clay bricks, the both external and external walls are painted. The roof was a mono pitch that had timber roof trusses and corrugated iron sheet.

Motivation for proposed work

Msunduzi Municipality wishes to restore, remodel and refurbish the existing Oribi Community Hall and provide associated infrastructure for the suburb of Oribi. Over the past years the existing Oribi Community Hall has been neglected to a point where the build is in a state of disrepair (refer to site images). The only features that remain of the original building are the walls and the concrete works (floor slab and ring beam). The proposed restoration, remodelling and refurbishment of the building intends to not only restore, but also modernise the buildings by giving it a fresh and modern look, which is more fitting to the area.

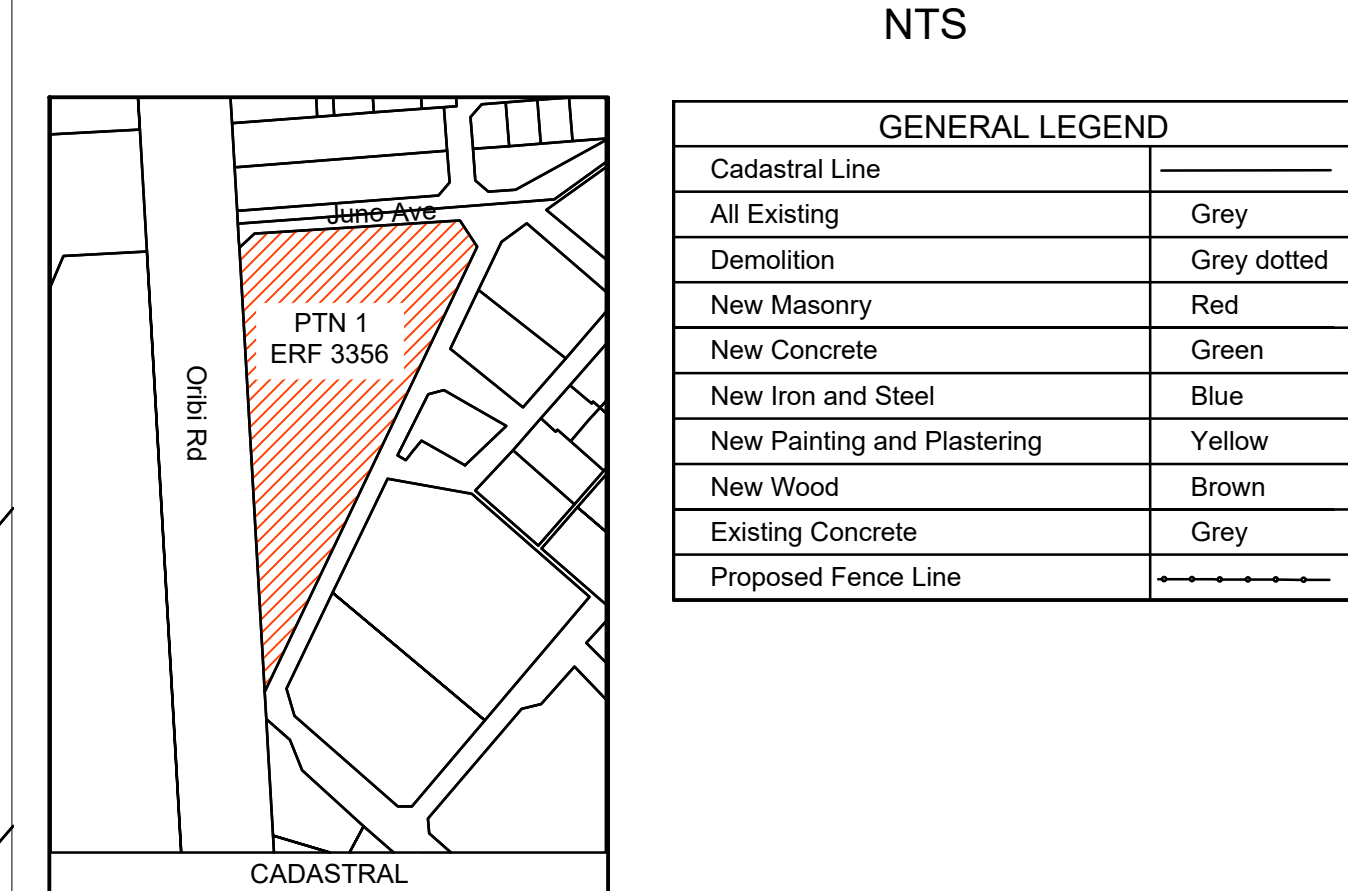
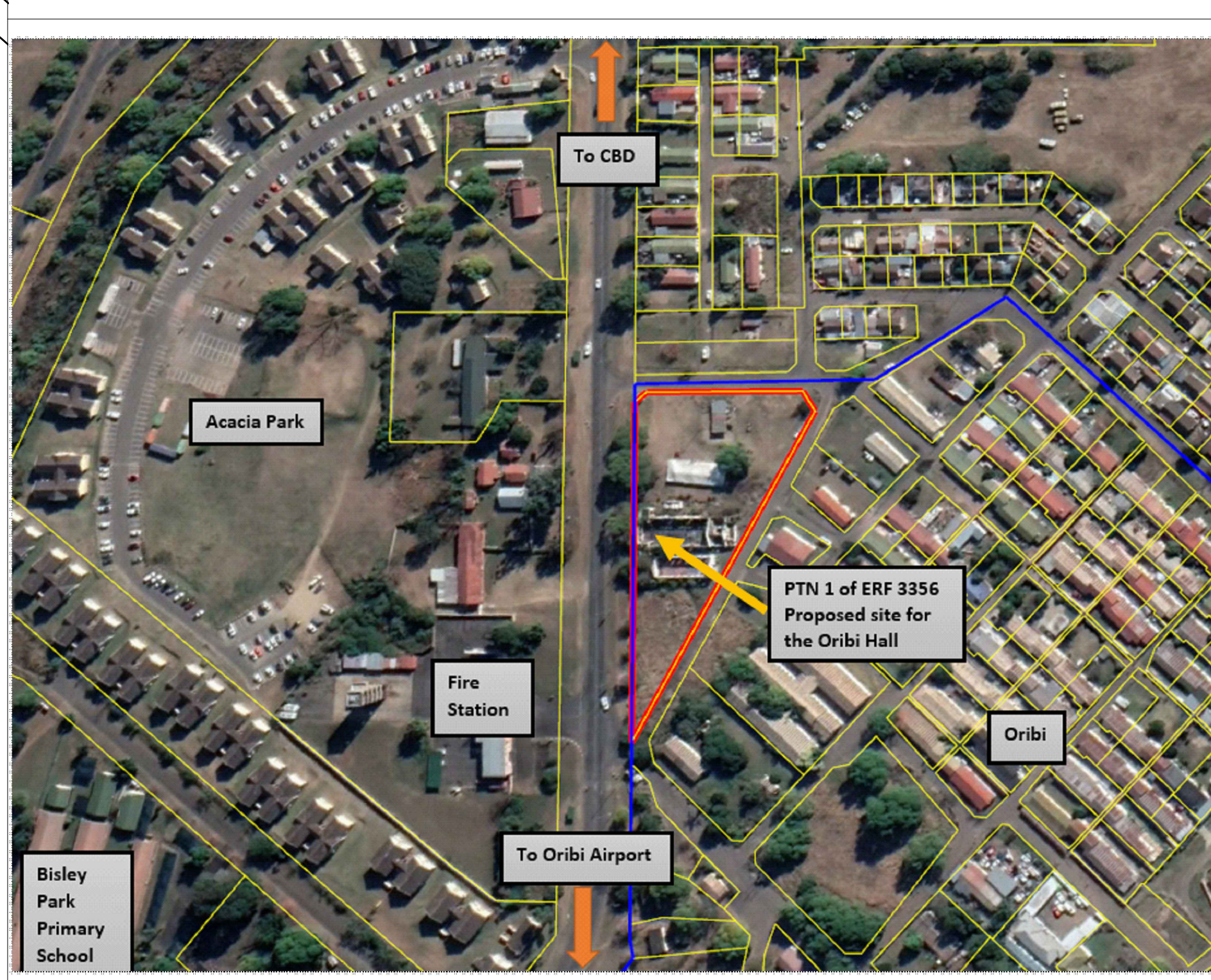
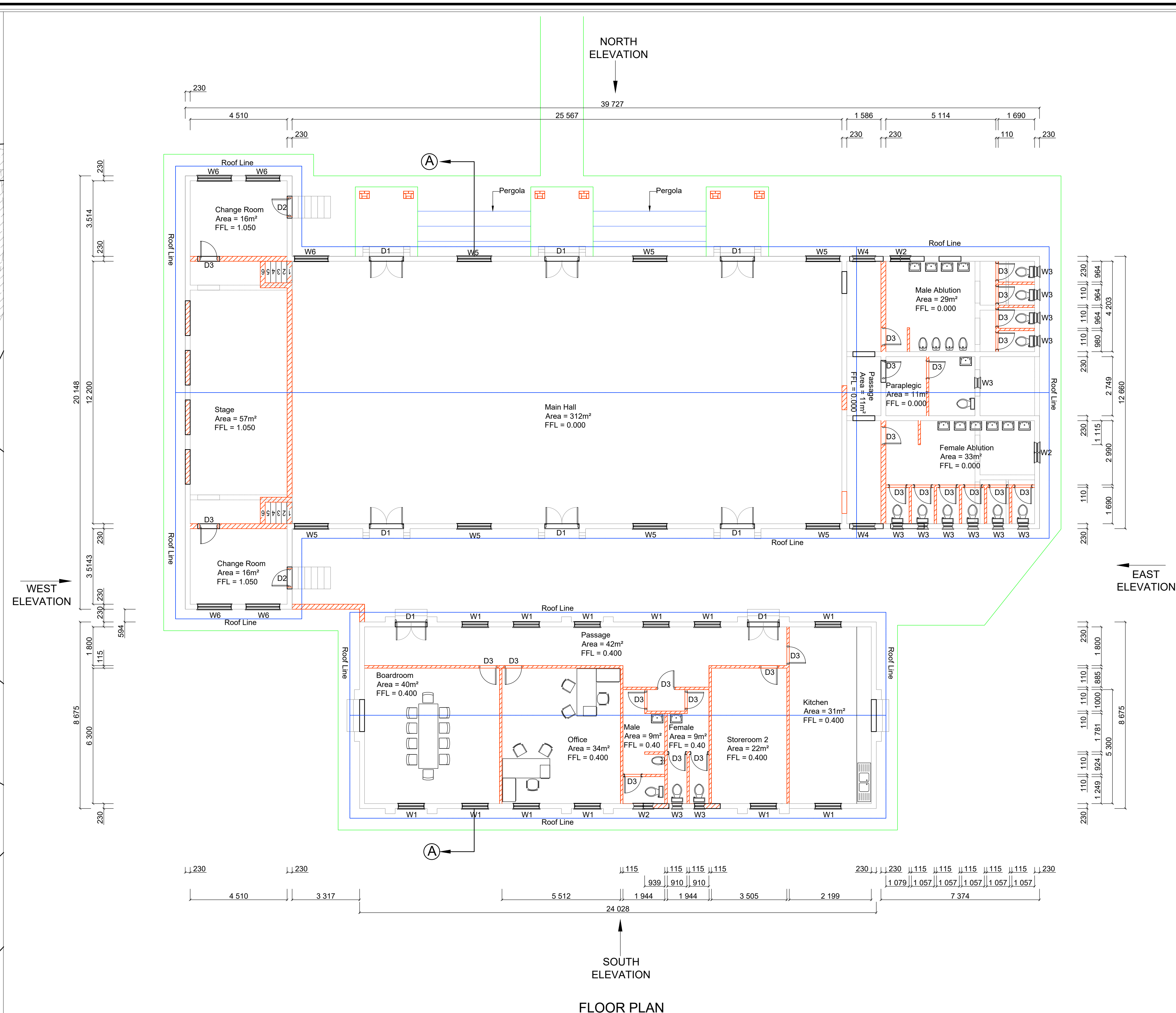
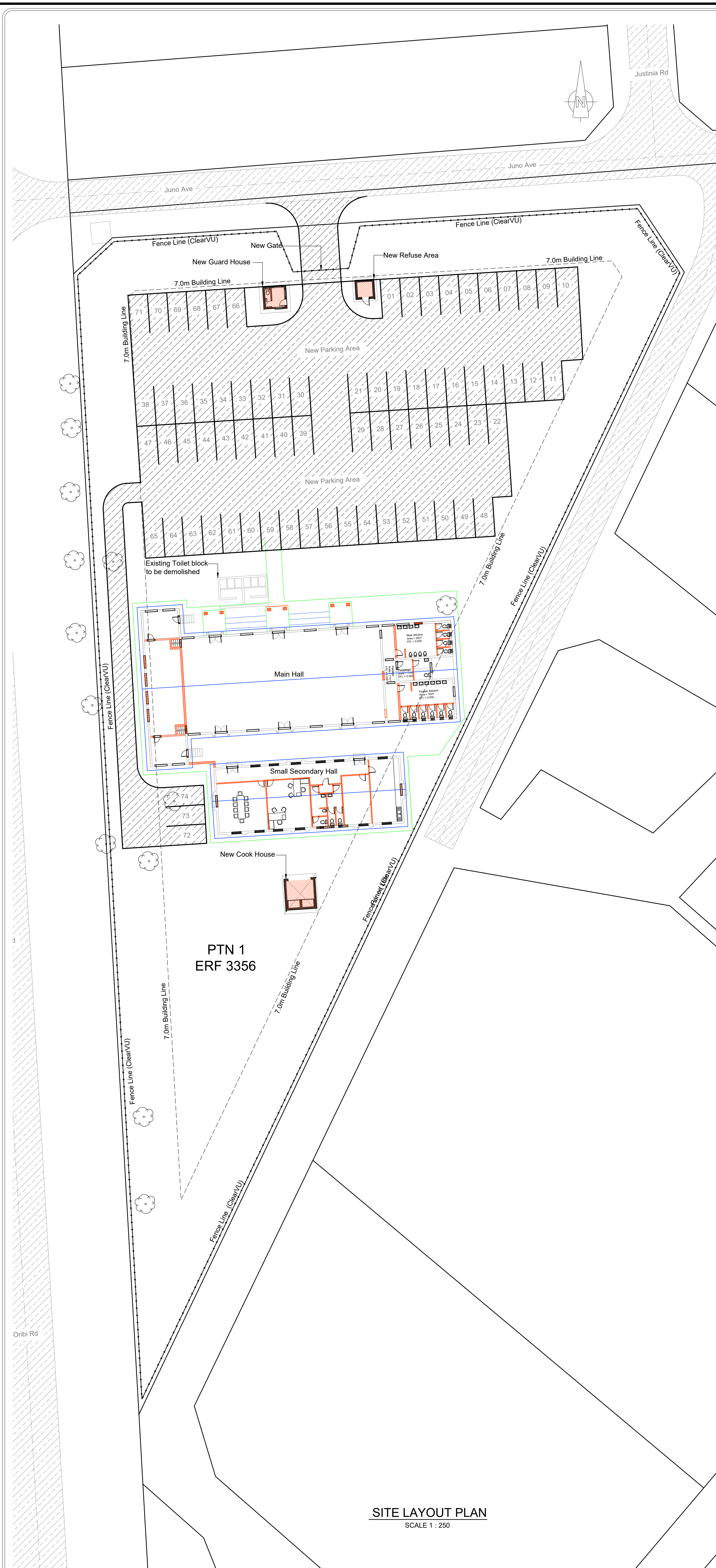
There is currently no usable hall in Ward 24 and the restoration of the existing Oribi hall by the Msunduzi Municipality will benefit the local community, who will be the primary users of the facilities, as well as the surrounding areas in many positive ways.

Detail the alterations/additions/restorations proposed

The existing site currently has three buildings that consist of a main hall, small secondary hall and toilet block. The following is a discussion of the proposed minor alterations, additions and restorations:

- The proposal is that the small secondary hall be converted to an office block with a boardroom, office, storeroom, kitchen and toilets. The main hall will be refurbished to have main hall area, a stage, change rooms and ablution facilities. Since the new ablution units will be provided in the small secondary hall, the existing toilet block will no longer be necessary and will therefore be demolished to create space for other facilities on the property.

- There are two proposed roof designs, a mono pitch and a double pitch roof design. For both roof designs, some existing walls will have to be broken down and new walls built. The mono pitch roof design consists of IBR roof sheeting fixed on steel beams and purlins. The double pitch roof design consists of IBR roof sheeting fixed on timber trusses.
- On the main hall, the two roof design options will have three concrete canopies supported by brick columns on the front or northern side of the building. Between the three concrete canopies there is pergola made of steel. The pergola and the canopies will introducing a modern look to the hall.
- The new external brick work will be painted to match and maintain the existing painted brick work. The internal walls will also be plaster and painted, same as the existing internal walls. The windows and doors will be custom made to fit in the existing window and door openings. New gutters, downpipes and fascia boards will be installed.
- In addition, the municipality plans to provide additional associated infrastructure for the hall. This will include surfaced driveways, a parking area, water (domestic and fire service) and sewer lines, stormwater drainage infrastructure and electricity supply. A new guard house is proposed, to accommodate for a 24-hour security service. A new outdoor cook house is also proposed to allow people who rent the hall to have a dedicated area for cooking, outside of the main hall. A new refuse area will also be provided for the temporary storage of refuse. New Clearvu fencing and a gate will also be installed around the site.



GENERAL LEGEND

Cadastral Line	Grey
All Existing	Grey dotted
Demolition	Grey dotted
New Masonry	Red
New Concrete	Green
New Iron and Steel	Blue
New Painting and Plastering	Yellow
New Wood	Brown
Existing Concrete	Grey
Proposed Fence Line	Grey

WINDOW AND DOOR SCHEDULE

 Steel - Charcoal No. Required: 15 W1	 Steel - Charcoal No. Required: 3 W2	 Steel - Charcoal No. Required: 15 W3	 Steel - Charcoal No. Required: 2 W4	 Steel - Charcoal No. Required: 7 W5	 Steel - Charcoal No. Required: 5 W6	 Steel - Charcoal No. Required: 18 W7
 Type: Meranti Solid Double Door No. Required: 8 D1	 Type: Meranti Solid Door No. Required: 2 D2	 Type: Heavy Duty Interior Door No. Required: 27 D3				

ROOF OPTION 2 DESIGN

OWNER: Name: _____ Sign: _____ Date: _____

AUTHOR: Name: _____ Sign: _____ Date: _____

OCCUPANCY CLASSIFICATION: A1

ARCHITECTURE: Loretz & Associates cc
P.O. Box 525
Maudini
-321
Tel: 033 342 0556
Fax: 033 342 0556
Email: lorez@getkoms.net

CONSULTING ENGINEER: HN Consulting Engineers (Pty) Ltd
Block B, Hillbos Office Park
73 Villiers Drive, Claremont
Pietermaritzburg, 3201
P.O. Box 13214, Cascades, 3202
T: +27 33 394 2352
F: +27 33 394 2356
E: pmb@hnc.co.za
W: www.hn.co.za

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

APPROVED ON BEHALF OF HN: Director / Project Manager Date: _____

DRAWING NO.: REFERENCE DRAWINGS

REV	DATE	DESCRIPTION	APPROVED

REVISIONS:

CLIENT:

THE MSUNDUZI MUNICIPALITY
INFRASTRUCTURE SERVICES & FACILITIES
CONSTRUCTION AND RECONSTRUCTION
SUB-UNIT

Private Bag X205 Tel: (033) 392 2047
Pietermaritzburg, 3200 Fax: (033) 392 2459

UNDERGROUND SERVICES CHECKED:

SERVICE	DATE	DESIGNATION	SIGNATURE
S.W Drains			
Sewer			
Water Mains			
G.P.O Cables			
Elec. Cables			
S.A.T.S Cables			
Eskom Cables			
Oil Pipeline			

PROJECT:

WARD 24
ORIBI COMMUNITY HALL

DRAWING TITLE:
SITE PLAN
REFURBISHMENT, REMODEL AND
RESTORATION OF ORIBI COMMUNITY HALL ON
PTN 1 ERF 3356

SURVEY INFORMATION: Projection: Transverse Mercator
Datum: WGS 1984
Prime Meridian: 31 Degrees

SHEET: 1 OF 2

SCALE: AS SHOWN (RELEVANT FOR AN AD PLOT)

CONSULTANT DRG. NO.: 309IN-0CH-001 **REVISION:** A

CLIENT DRG. NO.: _____ **REVISION:** _____

