



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.

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)

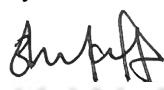
THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED

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, Zaakier Seedat (Montrose Trust)

(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 

Place Durban Date 28 November 2022

(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. PROPERTY DESCRIPTION:	Title Deed No. T27111/2020
Name of property/Project title: HOTEL 64 ON GORDON	
Erf/Lot/Farm No: REM OF ERF 745 OF DURBAN	GPS Co-ordinates 29°49'45.24" S 31°01'09.58"E
Street Address, Suburb, Town: 64 GORDON ROAD, WINDERMERE, BEREA, DURBAN	
Local Municipality DURBAN / ETHEKWINI	District Municipality Traditional Authority Area

Current zoning	GENERAL RESIDENTIAL 1	Present use	ACCOMMODATION
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C. HERITAGE SIGNIFICANCE: (complete sections appropriate to site)

1. Status of Heritage Resources on the Site:

Permanent Protection:	Heritage Landmark/ Provincial HL		Listed on the Heritage Register		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:

The original date of construction can be traced to 1936 after enquiring with Ethekewini Microfilm Division, however the building is not listed. Having analysed the spatial planning of the building, it is assumed the original building was an apartment building or served a residential type application. The building consists of a three-storey Union Period styled structure. There is a newer two-storey structure, constructed circa 2009, that stands at the rear of the site, in the form of two wings, independent of the original architecture. The newer structure is finished in smooth plaster and paint with aluminium windows. The original structure has a red facebrick plinth, with plastered and painted walls, and reveals of windows and doors painted red. Records indicate that the 2009 alterations included the closure of a door/ new door repositioned, closure of 4 windows and the construction of a new walkway from the existing building to the newer structure. Apart from an external door being sealed, there were no changes to the façade of the building. Hence, the aesthetic of the building remains unchanged.

References

3. Architectural Significance:

Original date of construction: Original 1936 / Additions 2009

Significance: The Union Period style architecture of the building features a hipped Marseilles tiled roof, a facebrick plinth, cottage

paned windows, panel style balustrade walls, and quoined columns at the corners of the building. Sitting prominently at

the fore of the building is the sweeping staircase leading to the main entrance of the structure.

References

4. Archaeological Significance: N/A

References

5. Palaeontological Significance: N/A

References

D. WORK CARRIED OUT WITHOUT PRIOR APPROVAL

1. Purpose of Application:	Damage/destruction/demolition		Alterations/Additions
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	X	Other	

2. Existing Improvements made on site:

Enclosure of existing balconies with windows. New access turnstile with adjoining fence
Conversion of usage from Hotel to accommodation for student purposes. Relaxation of parking requirements due to the current parking layout deviated from the 2009 approved layout

3. Detail the work commenced/carried out

The existing balcony openings were enclosed by windows. It was noted by AMAFA that the windows installed did not match the style of the original windows – the client has expressed their intention of revising the window design to a more suitable style that meets the approval of AMAFA.
The new fence, turnstile and awning structure was constructed along the south east edge of the site, located between the existing parking and the building structure.
The conversion of usage from hotel to accommodation for student purposes is due to the intended usage that the owner aims to achieve.
The proposal to relax the requirements of parking pertain to the works conducted in 2009 whereby the proposed and previously approved parking layout was never constructed/implemented.

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

The enclosure of the existing balconies was undertaken by the owner to provide the hotel rooms with greater usable space as the balconies were previously underutilised. During periods of harsh rain, the balconies also experienced driving rains which had resulted in maintenance issues. The closure aimed to address the above and also deal with issues of safety and security of the rooms. The fence and turnstile constructed, aimed to improve the security and safety of the site while maintaining adequate visual connectivity to the street. The conversion of usage from Hotel to accommodation for student purposes aims to make building and scheme viable due to reduced demand for hotel accommodation since Covid/Corona shutdowns and outbreaks. The proposal to relax the requirements of parking pertain to the works conducted in 2009 whereby the proposed and previously approved parking layout was never constructed/implemented.
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Status of work	Commenced		Stopped		Completed	X
Date commenced			Date stopped		Completion date	Feb 2021

E. CONTACT DETAILS

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

NAME
POSTAL ADDRESS

		POST CODE
TEL	FAX/EMAIL	
CELL	QUALIFICATIONS	
REGISTRATION OF INDUSTRY REGULATORY BODY:		

2. ARCHITECTURAL PROFESSIONAL/ HERITAGE PRACTITIONER

NAME Ahmed Olla Architects (PTY) LTD	
POSTAL ADDRESS 10 MONTEPIANO, 24 SEAFORTH AVENUE, MUSGRAVE	
POST CODE 4001	
TEL 031 207 5589	FAX/EMAIL 086 552 1925
CELL 072 280 2444	PROFESSIONAL REG. NO. PrArch 24750105
Author's Drawing Nos <small>2020-58_64GordonRd_A1_SUB001 2020-58_64GordonRd_A1_SUB002 2020-58_64GordonRd_A1_SUB003</small>	
SIGNATURE 	DATE 28 November 2022

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

NAME Zaakier Seedat (Montrose Trust)	
POSTAL ADDRESS 6/12 Rutherford Street, South Beach, Durban	
POST CODE 4001	
TEL 031 465 4000	FAX/EMAIL zaakier.seedat@cqlinen.co.za

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 Ahmed Olla	
TEL 072 280 2444	FAX/EMAIL 0865521925 / ahmed@aoarch.co.za

F. SUBMISSION FEE: R4000.00 (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.

USE STREET ADDRESS/FARM NAME or DEVELOPMENT/PROJECT TITLE OR SAHRIS ID NUMBER AS REFERENCE

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

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 (*see guidelines)

APPLICATION FORM (COMPLETED & SIGNED BY OWNER & CONSULTANT)	X
MOTIVATION/INCEPTION REPORT	X
PHOTOGRAPHS*	X
ORIGINAL/PREVIOUS DRAWINGS/REPORTS	X

PLANS (X2 SETS FOR HARD COPY SUBMISSIONS) - NUMBERED AND COLOURED*			X
1:50 000 MAP & SATELLITE AERIAL VIEW	X	KML FILE MAP	X
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card)			X
APPOINTMENT LETTERS	X	CONSENT LETTER	X
PAYMENT/PROOF OF PAYMENT	X		



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THE KZN PROVINCIAL HERITAGE RESOURCES AUTHORITY
(accredited in terms of the National Heritage Resources Act and established in terms of the
KZN AMAFA AND RESEARCH INSTITUTE ACT (5 OF 2018))

GUIDELINES FOR THE PREPARATION OF APPLICATIONS FOR PERMITS IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018), CHAPTERS 8 & 9 (SECTIONS 37-50, including all generally and specially protected Heritage Resources) FOR THE CONDONATION/ APPROVAL/RECTIFICATION OF THE UNLAWFUL COMMENCEMENT OR CONTINUATION OF WORK ON PROTECTED HERITAGE RESOURCES. Please detach from the form before submission

NB: THE PROVISIONS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT (25/1999), COVERING DEVELOPMENTS, THAT WERE PREVIOUSLY EXCLUDED FROM THE KZN HERITAGE LEGISLATION HAVE BEEN INCLUDED IN THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018).

APPLICATION FORMS

All applications must be made on the relevant official application form and must be accompanied by the relevant supporting documentation.

- A. DECLARATION:** The owner must sign the form and any accompanying documentation and must consent to submissions by a third party/agent.
- B. PROPERTY:** Include the name of the property where applicable: e.g. Government House. The street address or farm name and number is the key information and is used as a tracking device in the filing system. Where several street numbers apply to the site, all the numbers must be included.
- C. 1. SIGNIFICANCE:** Sites are permanently protected as Heritage Landmarks (ex-national monument status) or listed on the Heritage Register. Details of the significance are given in the Gazette notice proclaiming the status. Provide the Gazette Notice number or the listing number.
- 2. HISTORICAL SIGNIFICANCE:** a brief history of the occupation of the site and phases of construction, as well as an assessment of historical significance is necessary.
- 3. ARCHITECTURAL SIGNIFICANCE:** An assessment of the condition of the buildings/structures on the site must be given. Provide an analysis of the styles and phases of construction of the building, including alterations and additions and a statement of its architectural significance. A full status quo architectural report must be provided, together with the plans.
- 4. ARCHAEOLOGICAL SIGNIFICANCE:** An assessment of the condition and significance of the archaeological remains must be provided
- 5. PALAEOLOGICAL SIGNIFICANCE:** An assessment of the condition and significance of the palaeontological remains must be provided
- D. WORK CARRIED OUT WITHOUT APPROVAL:** Motivate and give full details of the work carried out and give reasons why this was done without obtaining heritage authority approval prior to commencement. Detail the work to be carried out – do not merely refer to the plans/report submitted. As this is a serious offence punishable through hefty fines and/or a prison sentence if not approved by the heritage authority the applicant must treat this process as if it were a court proceeding and provide as much evidence in mitigation as possible.
- E. CONTACT DETAILS:** All fields must be completed. **THE OWNERS MUST SIGN THE APPLICATION FORMS!! PERMITS ARE NOT TRANSFERABLE**
- G. PUBLIC PARTICIPATION:** the applicant will be notified of the level of public participation required and will have to bear the costs thereof. Neighbours within 100m, Ward Councillors, and Heritage Societies should be consulted in the case of demolition applications. All documentation submitted is retained for record purposes and interested and affected parties may apply to view the documentation.
- F. A SUBMISSION FEE** – a service fee determined by the Council of the Institute is payable on submission of all applications. This is not an admission of guilt fine and the Institute reserves its rights

to prosecute offenders. The application will not be registered as submitted if the proof of payment is not attached to the application form. Ref the street address or farm name on the payment.

***SUPPORTING DOCUMENTATION: Only accredited professionals registered with their respective professional bodies may compile the supporting documentation. Permits may require their overseeing the work.**

FOR STRUCTURES: PLEASE REFER TO THE GUIDELINES CONTAINED IN FORM A which can be downloaded from the website www.heritagekzn.co.za under the tab "Permits"

FOR ARCHAEOLOGICAL SITES: PLEASE REFER FORM D which can be downloaded from the website www.heritagekzn.co.za under the tab "Permits", AND TO THE SA HERITAGE RESOURCES AGENCY AND ASSOCIATION OF SOUTH AFRICAN PROFESSIONAL ARCHAEOLOGISTS GUIDELINES AND PRESCRIPTS FOR REPORTS AND WORK ON HERITAGE SITES, which can be downloaded from www.sahra.org.za.

FOR PALAEOONTOLOGICAL SITES: PLEASE REFER FORM D which can be downloaded from the website www.heritagekzn.co.za under the tab "Permits", AND TO THE SA HERITAGE RESOURCES AGENCY AND ASSOCIATION OF SOUTH AFRICAN PROFESSIONAL ARCHAEOLOGISTS GUIDELINES AND PRESCRIPTS FOR REPORTS AND WORK ON HERITAGE SITES, which can be downloaded from www.sahra.org.za.

FOR DEVELOPMENT APPLICATIONS (NHRA Section 38 and KZN A & R I Section 41) REFER TO THE GUIDELINES ATTACHED TO FORM J which can be downloaded from the website www.heritagekzn.co.za under the tab "Permits" AND THE GUIDELINES FOR HERITAGE REPORTS, which can be downloaded from www.sahra.org.za.

SUBMISSION OF APPLICATIONS: Application forms can be downloaded from www.heritagekzn.co.za – look under the "Permits" tab - download forms – Form I.

APPLICATIONS FOR STRUCTURES: Hard copy applications must be addressed to: The Head – Built Environment Section (not to an official's name), Kwazulu-Natal Amafa And Research Institute, either delivered to 195 Langalibalele Street, Pietermaritzburg, 3201 or posted to BOX 2685, Pietermaritzburg, 3200. Electronic submissions can be made via email to beadmin@amafapmb.co.za or uploaded to the Sahris system operated by the South African Heritage Resources Agency (confirm upload to beadmin@amafapmb.co.za). Minor work applications can be brought into the Institute's offices on a Monday between 09:00-15:00 and, where possible, they will be handled within about an hour, provided that the bearer waits for the permit or collects it on the same day.

APPLICATIONS FOR MILITARY, ARCHAEOLOGICAL AND PALAEOONTOLOGICAL SITES: these applications must be uploaded to the Sahris system operated by the South African Heritage Resources Agency – go to www.sahra.org.za/sahris. Remember to tick "Amafa" under the KZN Province so that the application lands in the correct inbox on the system. The owner's details must be entered into the "Applicant" field and the professional's details must be entered into the "Consultant" field.

APPLICATIONS FOR DEVELOPMENTS RESTRICTED UNDER SECTION 41 (SECTION 38 OF THE NHRA): these applications must be uploaded to the Sahris system operated by the South African Heritage Resources Agency – go to www.sahra.org.za/sahris. Remember to tick "Amafa" under the KZN Province so that the application lands in the correct inbox on the system. The owner's details must be entered into the "Applicant" field and the professional's details must be entered into the "Consultant" field.

NB: there may be some overlap with regard to the historical and military sites, graves, memorials and sites containing ruins over 100 years of age or other structures. Applicants must use their discretion and follow the process that best suits the nature of the resources and the work carried out. If incorrect the receiving officer will direct the application to the most appropriate heritage officer.

PROCESSING OF APPLICATIONS: applications are processed in the order in which they are received, except during the December/January holiday break. Allow 90 days for processing of complex applications as these may be submitted to external reviewers before submission to the Council of the Institute. Lobbying of external reviewers will disqualify the application and the matter will be reported to the relevant professional bodies. Written

responses to applications will be forwarded to applicants by email. Telephonic or e-mails enquiries will not generally be responded to.

PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Allow 90 days from the receipt of all required documentation



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