



# DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT

## Development Management Department

### Development Applications Branch

Central  
166 KE Masinga Road (Old Fort Road) Durban 4000  
P O Box 680 Durban 4000  
Tel:031 311 7069/7070/7169  
Email Address : daa.central@durban.gov.za

Enquiries: Contact the relevant departments listed.

## DECISION NOTICE

The Owner / Applicant

2022/07/25

APPLICATION NO: CE22060009

ADDRESS: 60 Kenneth Kaunda Road, Durban North

We regret that the above mentioned application has been **REFUSED**. The original refusal date is **2022/06/06**

The refusal is in terms of Section 7 of the National Building Regulations and Building Standards Act 103 of 1977. The following comments set out the reasons for the refusal: -

### Development Application Branch - Tel No: 031 311 7069/7070/7169

1. Provide modus operandi for the store room for further assessment.
2. No encroachment is permitted over municipal services
3. Provide a rational assessment report in compliance with SANS10400A A1 (3a)
4. Application is referred to AMAFA. Compliance with the National Heritage Resources Act of 2008 is required in that an authorized permit is required from the provincial statutory body. Please contact the KwaZulu-Natal Amafa & Research Institute 033-394 6543 or [www.amafainstitute.org.za](http://www.amafainstitute.org.za).

### Building Inspectorate -Tel No(0313117584) -Branch Email Address(Zama.ntuli@durban.gov.za)

Comments/clearance is still outstanding from this department, please contact this department directly.

### Town Planning

Comments/clearance is still outstanding from this department, please contact this department directly.

In terms of the National Building Regulations and Building Standards Act the above requirements are to be attended to prior to further consideration given to the application.

If the requirements are not clear, please email or phone directly to discuss the matter with the relevant Department or Section, Monday to Friday between 8:00am to 16:00pm or to make the necessary arrangements for online meeting.

Note: You are furthermore advised that in terms of the Act this application may be submitted anew, at no additional cost, within a period not exceeding one (1) year from the date on which the application was first refused on the following conditions:-

- a. the plans, specifications and other documents have been amended in respect of any aspect thereof which gave cause for the refusal; (Note: all endorsements, alterations and amendments to the above plans to be dated and signed in black ink by the Owner or nominated Appointee ( P.O.A ) and
- b. if the plans, specifications or other documents in their amended form do not substantially differ from the plan, specifications or other documents which were originally submitted.

The resubmission is to be uploaded via the electronic portal <https://eservices.durban.gov.za/v2/>

Any application submitted after a period of one (1) year from the **ORIGINAL REFUSAL DATE** will result in new fees being payable irrespective of the number of times the application has been refused.

Submissions anew will not be considered where all items which gave rise to the refusal have not been attended to.

It is further to be noted that the time-frame for re-consideration of the application by the local authority with respect to the National Building Regulations and Building Standards Act, will be measured from the date of such re-submission & not from the date of the original submission. No priority will be afforded such re-submitted application by the local authority.

Should you be aggrieved by the above mentioned decision, you may appeal within the period and manner prescribed by the provisions of Promotion of Administrative Justice Act, or any other appropriate forum.

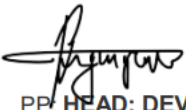
All new Building Plan Applications and Enquiries are to be submitted online via the following link

<https://eservices.durban.gov.za/v2/>

Information and guidelines provided by the Development Applications Branch is available from the webpage at:

[http://www.durban.gov.za/City\\_Services/Pages/default.aspx](http://www.durban.gov.za/City_Services/Pages/default.aspx)

Yours faithfully

A handwritten signature in black ink, appearing to be 'P. M. M.', written over a horizontal line.

PP: HEAD: DEVELOPMENT PLANNING, ENVIRONMENT & MANAGEMENT UNIT