

MOTIVATION FOR THE DEMOLITION / ALTERATION OF THE EXISTING HOUSE THAT IS MORE THAN 60 YEARS OLD FOR THE PROPOSED NEW TRIPLE STOREY HOUSE.

**ERF: 1212 KINGSBURGH
20 ARAUCARIA RD, WINKLESPRUIT
KINGSBURGH
4126**

13 JULY 2022

REF: ERF 1212 MGOBHOZI

ATT: KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE (THE KZN PROVINCIAL HERITAGE RESOURCES AUTHORITY)

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

MOTIVATION

To: Whom it may concern

We would like to submit a motivation for the demolition and rebuilding of the existing Basement Garage as well as alteration and renovation of the Main House. All the before mentioned structures are older than 60 years in age. The actual construction date of the structures is not clear however, the previously approved plans indicate year 1946 as the date for plans approval by the local authority. The property had been vacant for approximately 10 years prior to our purchase. Due to neglect, the condition of the property has become extremely dire which is prompting for renovations to be done with urgency. Please see the pictures and the Engineer's structural report. Please also consider the following details:

OWNER AND PROPERTY DETAILS:

Name of Owner: Mr. Sazi & Mrs. Nomthandazo Mgebhozi

Address of Owner: 20 Araucaria Rd, Winklespruit, Kingsburgh, 4126

Address of proposed development: 20 Araucaria Rd, Winklespruit, Kingsburgh, 4126

Intended use of building: Residential Dwelling

SUMMARY & CONCLUSION

- The proposed design will enhance the value and the look of the structures, and it will add dignity to us.
- The Amafa Heritage will not be affected by any factor as the design of the houses in the neighborhood has already been changed to the modern styles for property evaluation and structural conditions.
- Our safety consideration is within the approval of this application due the rainy season we're facing as a province and conductivity of the house.
- The structural assessment of the Main House has been rated very poor by a Professional structural engineer.
- An evaluation of the structure reveals that the structure holds no significant architectural value or any perceived heritage-worthiness.
- The estimated cost to renovate the house will considerably increase if renovations are delayed any longer.

It is therefore respectfully requested that AMAFA confirm that they have no objection to the proposed re-development of the site. Annexures A, B and C (photos) are included in this submission to reveal images of the house as well as images of the adjacent houses and aerial views. We trust that this motivation will be successful & we are looking forward to a formal approval.

Yours faithfully

Mr. Sazi & Mrs. Nomthandazo Mgobhozi

Cell: 082 304 1020 / 082 512 2856

Email: sazimg@gmail.com

ANNEXURE A:

(Existing House - to be redeveloped – 20 Araucaria Rd)



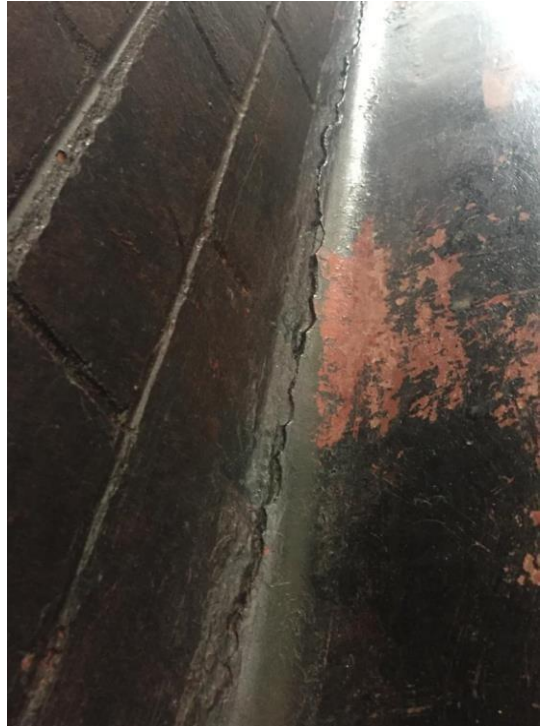
ANNEXURE A (Continued):

(Existing House - to be redeveloped – 20 Araucaria Rd)



ANNEXURE A (Continued):

(Existing House - to be redeveloped – 20 Araucaria Rd)



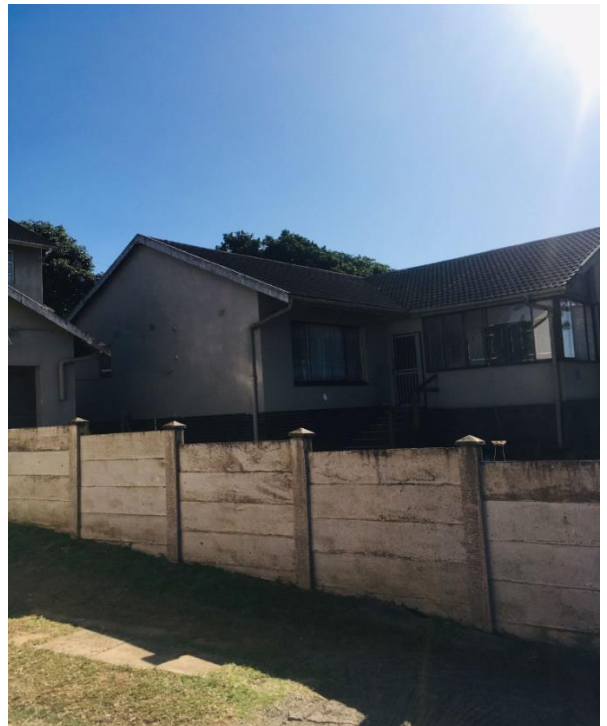
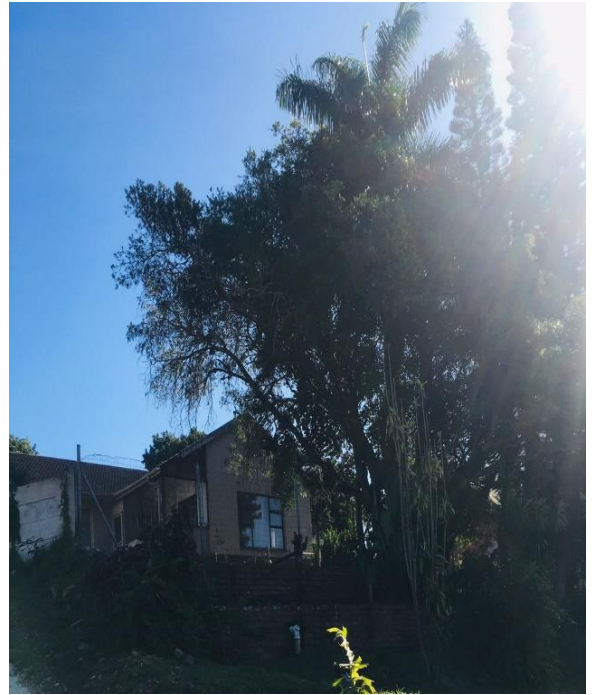
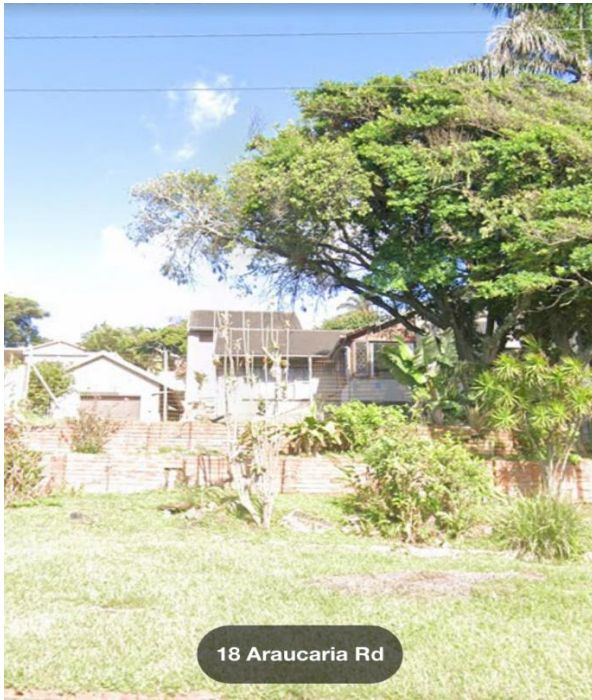
ANNEXURE A (Continued):

(Existing House - to be redeveloped – 20 Araucaria Rd)



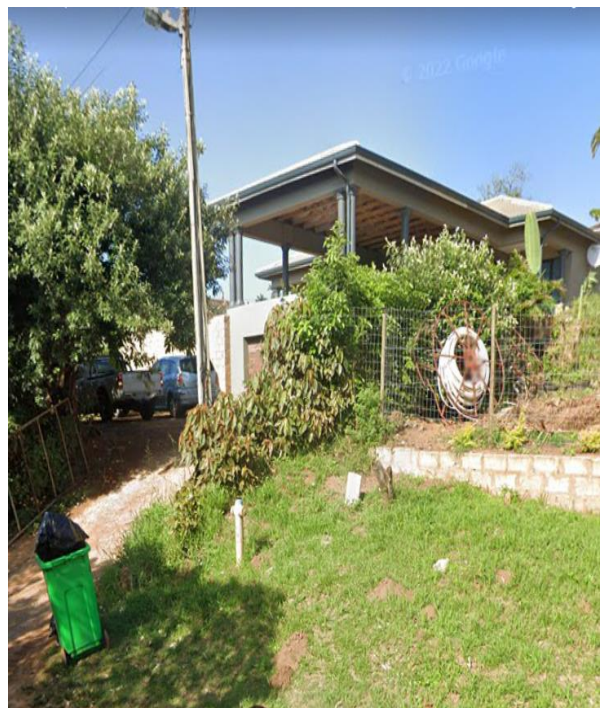
ANNEXURE B

(Adjacent house - 18 Araucaria Rd)



ANNEXURE B (Continued)

(Adjacent house - 22 Araucaria Rd)



ANNEXURE B (Continued)

(Adjacent house – 15 Ocean View Rd)



ANNEXURE C:

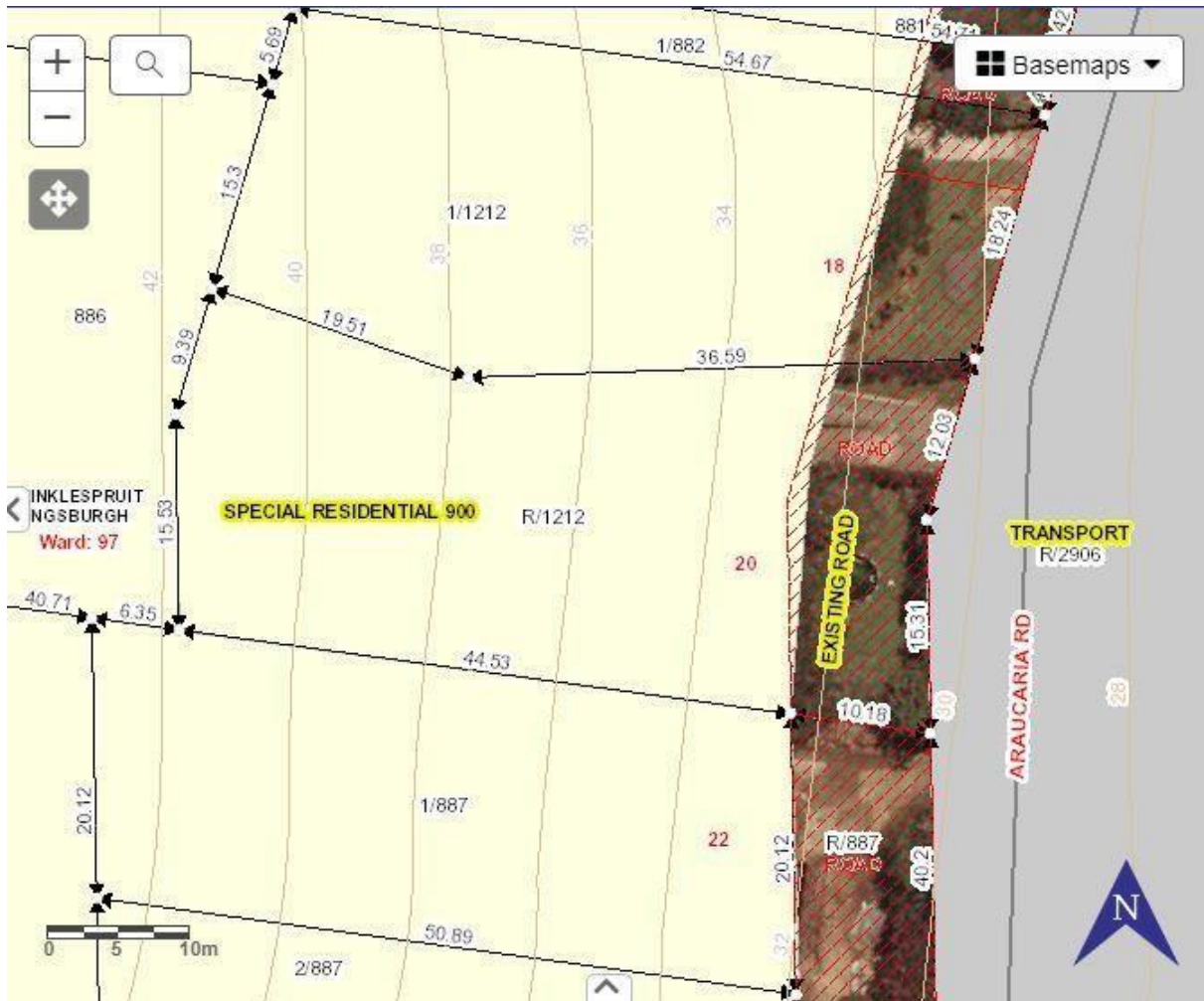
(Aerial view)



AERIAL VIEW SITE PLAN

ANNEXURE C (Continued):

(Municipality)



MUNICIPALITY