



**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](mailto: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, EBRAHIM NASIRUDDIN KAJEE (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 

Place KWA DUKUZA Date 07/02/2023

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

Name of property: <b>22 BLAIN STREET</b>		Title Deed No.: <b>T 13788 / 2017</b>
Erf/Lot/Farm No: <b>ERF 193 STANGER</b>	Size: <b>2024sqm</b>	GPS Co-ordinates: <b>29°20'20.15"S 31°17'10.77"E</b>
Street Address <b>22 BLAINE STREET</b>		Suburb <b>STANGER</b>
Town/Local Municipality: <b>KWA DUKUZA</b>		District Municipality: <b>KWA DUKUZA</b>
Current zoning: <b>RODE 5</b>		Present use: <b>DWELLING</b>

**C. SIGNIFICANCE:**

<b>1. Original date of construction/plan approval:</b>
<b>2. Historical Significance:</b>
The site at present consists of a main dwelling , granny flat and 3 outbuildings. As per the previous approved plans the first building was constructed in 1933 and was for a cottage for Khatija.
In 1967, there were some additions undertaken to the existing cottage. This consisted of an extension to the existing lounge and new shower room. In 1987, there were further additions undertaken to the existing cottage. This consisted of an extension to incorporate a new living room and an outbuilding for a toilet and shower. In 1993, a granny flat was built on the south end of the site.
There are some structures on the site for which there are no records of any approved plans, however these structures can be assumed to be constructed between 1933 and 1967 as they appear on the subsequent approved plans.
References
See Annexure 1 for all previous approved plans that were extracted from the Local Authority Archives.

<b>3. Architectural Significance:</b>
The corner house was built as a rectangular plan single-storey dwelling. It was built in 1933.. Several additions and alterations as per the historic report above have resulted in the houses vernacular appearance.
See Annexure 2 for photographic analysis of the existing house.
References
See Annexure 2 for photographic analysis of the existing house.

<b>4. Urban Setting &amp; Adjoining Properties:</b>
The property is on a corner site, comprising of Hulett Street and Blaine Road with the access/frontage being on the latter. The bedrooms face Hulett Street.
The urban setting consists mostly of multi storey residential units. There are church buildings and commercial buildings as well that are part of the immediate urban setting. The property adjacent to the site on Hulett Street is that of a church whilst the adjacent property on Blaine Street is a residential dwelling.
References
See Annexure 3 for the urban setting analysis.

**D. PROPOSED WORK**

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

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

CONDITION		HEALTH REASONS		OTHER	
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**2. Motivation for proposed work** (Summarise below and expand on a separate sheet if necessary)

The property was donated to the current owners which is an N.P.O Prior to the property being donated it was vacant for many years as the estate of the previous owner was being resolved. During this time the condition of the house deteriorated.
As cost assessment to revitalise the existing cottage was done by the current owners and proved to be impractical. The building has been vacant for many years and is derelict.
Demolition of the building would be beneficial to the community as the current house is constantly being broken into by vagrants.
Once the property is demolished the vacant area would be secured and will kept free until the current owners determine a way forward for a potential development.

**3. Detail the alterations/additions/restorations proposed** (Briefly outline the proposal)

The existing cottage (main dwelling) is proposed to be demolished. There are no plans for a replacement structure at present

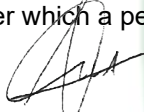
**E. CONTACT DETAILS**

**1. CONTRACTOR (the person who will do the work)**

NAME	<b>NOT APPOINTED</b>
POSTAL ADDRESS	
	POST CODE

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

**2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER**

NAME <b>AHMED OLLA</b>	
POSTAL ADDRESS <b>10 MONTEPIANO, 24 SEAFORTH AVENUE</b>	
<b>MUSGRAVE</b>	POST CODE <b>4001</b>
TEL <b>031 207 5589</b>	FAX/EMAIL <b>ahmed@aoarch.co.za</b>
CELL <b>072 280 2444</b>	SACAP REG. NO. <b>PRARCH24750105</b>
Author's Drawing Nos. <b>Drawings 1</b>	
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 <b>07/02/2023</b>

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

NAME <b>STANGER SUNNI MUSLIM CONGREGATION (REG NO. 049-921-NPO)</b>	
POSTAL ADDRESS	
	POST CODE
TEL	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 <b>AHMED OLLA</b>	
TEL <b>0722802444</b>	FAX/EMAIL <b>ahmed@aoarch.co.za</b>

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



KWAZULU-NATAL  
**AMAFA**  
 & RESEARCH INSTITUTE

# KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE

THE KZN PROVINCIAL HERITAGE RESOURCES AUTHORITY  
(accredited in terms of the National Heritage Resources Act)

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

Please detach from the form before submission

### **APPLICATION FORMS**

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

**Form H** must be used for buildings that are proclaimed Heritage Landmarks (previously National Monuments) and buildings listed in the Heritage Register.

**Form I** must be used for approval of work undertaken on a building over 60 years of age at the time the work was started/completed prior to approval, irrespective of who undertook the work.

- A. DECLARATION:** The owner/or the official representative of a trust/company that owns the property must sign the form and any accompanying documentation and must consent to submissions by a third party/agent (letter of appointment/power of attorney to be submitted).
- B. PROPERTY:** Include the name of the property only where applicable: e.g. Government House. The street address is the key information and is used as a tracking device in the filing system. Where several street numbers apply to the site, include all the numbers. (provide all cadastral information)
- C. SIGNIFICANCE:** All structures over 60 years of age are protected.
1. The original date of construction is significant to the evaluation of the conservation worthiness of the building.
  2. **HISTORICAL REPORT:** a brief history of the occupation of the site and phases of construction, as well as an assessment of historical significance is necessary. Do not assume that there is no significance – proof of such a statement must be provided.
  3. **ARCHITECTURAL REPORT:** An assessment of the condition of the building should 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.
  4. **URBAN SETTING & ADJOINING PROPERTIES:** It is important to describe the urban context in which the building is situated (supported by photographs of the surrounding buildings).
- D. PROPOSED WORK:** Motivate for the proposed work – give reasons and design considerations behind the proposal. Details all the work to be carried out – do not refer to the plans.
- E. CONTACT DETAILS:** the contractor's details can be left out if unknown. All other fields must be completed. **The architect must complete all fields and sign on the appropriate box. 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, Ward Councillors, and Heritage Societies should be consulted in the case of demolition & development applications. Owners & residents of properties within 100m must be consulted for 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 processing fee determined by the Council of the Institute in terms of Section 24(1)(e)(i) is payable on submission of all applications. The application will not be registered as submitted if the proof of payment is not attached.

### **SUPPORTING DOCUMENTATION:**

Only SACAP accredited professionals registered with the Institute may author drawings submitted in support of this application. Permits may require their overseeing the work. **N B:** All hard copy documentation must be folded to A4 size, with plans showing the title block containing all details of the



owner, architect/technologist/designer, SACAP registration no., drawing nos. (with all revisions indicated), date of drawings and signatures of the owners and the author.

**Demolition applications must be supported by photographs - including internal views - and a set of concept drawings, including elevations, for the replacement building/s. The existing structures must be shown in dotted lines on the site plan with the new structures superimposed thereon.**

**1. \*PHOTOGRAPHS OF EXISTING STRUCTURE/S AND CONTEXT:**

Submit annotated/captioned photographs that clearly illustrate the features of the structures to be altered/demolished. Also submit photographs showing all the elevations/sides and the structure in its context (streetscape and surrounding buildings – adjacent and across the road, aerial view, etc.). Submit in jpeg. If incorporated into a document or report, photographs must be post card size.

**2. PLANS:**

~~\*Hard copy submission: two copies of the plans, coloured in accordance with the instructions below, must be submitted. One copy will be stamped and sent back to the architect/technologist/designer to submit to the Municipality. Plans should not be smaller than A3 size (210 x 297 mm) and should not be larger than A0 size (841 x 1 189 mm).~~ Electronic submissions: submit one copy and an A4 print will be returned with the permit/approval. Colour plans as follows:

MATERIALS	COLOUR
all existing	grey
demolition	dotted lines
new masonry	red
new concrete	green
new iron or steel	blue
new painting & plastering	yellow
new wood	brown
other	clearly indicated, using colours other than as above

**2.1. SITE PLAN**

The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show: scale; the north point; the erf/property/farm number of the site; the location of the site and any structures on it in relation to surrounding roads, buildings and other features; existing buildings, structures, and pools on the site (coloured grey or uncoloured); proposed work (coloured red) and buildings or portions of buildings proposed for demolition (in dotted lines). An aerial view obtainable from "Google Earth" or the municipality is also very useful.

**2.2. FLOOR PLANS, ELEVATIONS AND SECTIONS**

Sufficient plans, elevations and sections must be submitted to show the proposed work clearly. These drawings should be at 1:100, 1:50 or 1:20 scale, and must be fully dimensioned. The position of section lines must be indicated on the plan. The elevations should accurately reflect the effect of the proposal on the structure and its relationship to adjacent buildings.

All new materials, including finishes, must be specified. Drawings should be coloured as follows:

**2.3. SCALE PLAN OF EXISTING STRUCTURE(S)**

If it is impossible to distinguish the existing layout from the original plans submitted, a measured floor plan of the structure as it exists is required. It must be at the same scale and orientation as the plans of the proposed work to facilitate comparison.

**2.4. DOOR AND WINDOW SCHEDULES AND DETAILS**

Proposals for changing or replacing doors or windows must include sufficient information about their size, proportion and detail. This may be in the form of manufacturer's information (for stock windows and doors) or joinery details (for specials).

**3. ORIGINAL/PREVIOUS DRAWINGS:** submit if available.

**SUBMISSION OF APPLICATIONS:** Application forms can be downloaded from [www.heritagekzn.co.za](http://www.heritagekzn.co.za) – look under the "Permits" tab - download forms – Form A. ~~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](mailto:beadmin@amafapmb.co.za) or uploaded to the Sahr's system operated SAHRA at [www.sahra.org.za](http://www.sahra.org.za) (confirm upload to [beadmin@amafapmb.co.za](mailto:beadmin@amafapmb.co.za))

**PROCESSING OF APPLICATIONS:** applications are processed in the order in which they are received, except during the December/January holiday break. Minor work applications will be fast tracked if submitted by 12:00 on a Thursday. Allow 90 days for processing of complex applications as these may be submitted to external

reviewers. Lobbying of external reviewers will disqualify the application and the matter will be reported to the SACAP and the SAIA-KZN, the SAIBD, or SAIAT. Written responses to applications will be forwarded to applicants by email. Telephonic or e-mails enquiries will not 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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