



KWAZULU-NATAL  
**AMAFA**  
& 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](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, MARC CHRISTOPHER O'FLANEY (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 Durban Date 23/03/23

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

Name of property: 652 Musgrave Road		Title Deed No.:
Erf/Lot/Farm No: rem of erf 3023, Durban	Size: 4 751,91 m2	GPS Co-ordinates: 29°49'84"S 31°00'59"E
Street Address 652 Musgrave road		Suburb Berea
Town/Local Municipality: Ethekwini Municipality		District Municipality: Ethekwini Municipality
Current zoning: Intermediate Residential		Present use: Dwelling

**C. SIGNIFICANCE:**

<b>1. Original date of construction/plan approval:</b> 1908
<b>2. Historical Significance:</b> Refer to report by Lindsay Napier dated 12 May 2022
References
Lindsay Napier Architects

<b>3. Architectural Significance:</b>
refer to report by Lindsay Napier dated 12 May 2022
References
Lindsay Napier Architect

<b>4. Urban Setting &amp; Adjoining Properties:</b>
The urban setting is entirely residential - both single and multiple residential developments in the immediate and greater neighborhood.
References
In situ investigation

**D. PROPOSED WORK**

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

<b>DEMOLITION</b> ✓			
CONDITION		HEALTH REASONS	OTHER ✓
<b>ALTERATION</b>			
CONDITION		HEALTH REASONS	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)

<p>The proposal for the redevelopment of the site is a response to the Approved Rezoning of the property from Special Residential 900 to an Intermediate Residential Zone with a density permitted of 36 dwelling units. The following primary adaptive reuse aspects were considered before the decision to apply for demolition was made:</p>
<p>1. <b>Conversion to Offices</b> - the demand of offices on the Berea is practically non-existent with the development of secure Office Parks north in Umhlanga and beyond and to the west to Westville and Hillcrest. As a result of this inviability, the owner of the property cannot consider conversion of the existing house to offices</p>
<p>2. <b>Conversion to Hotel</b> - the demand of hospitality on the Berea is very low, with most hotels having been demolished or converted to other uses (examples are: The LA hotel, The Caister and Galloway House). Few small boutique hotels exist with very low occupancy rates and considering this, the owner of the property cannot consider the risk of incurring significant cost to implement a conversion and the add sufficient rooms to generate a workable guest room to FOH/BOH ratio. The entire proposition is considered inviable</p>
<p>3. <b>Conversion to Medical Centre</b> - Notwithstanding the fact that the property is distanced from the main four Berea hospitals, recent exploration by the practice to convert 68 Peter Mokaba/Ridge road offices to a stand-alone medical centre, concretised that there is no demand of medical suites with the centralisation of many medical services into hospital precincts</p>
<p>Considering the inviability of any suitable adaptive reuse of the house on the subject property, the owner as developer has commissioned this practice to design a high grade, low rise urban apartment scheme with integrated parking. It is noteworthy that the proposal considers the retention of nearly all of the very established and mature existing trees including those which line the driveway. Careful planning and execution is intended to deliver a restrained, contemporary housing enclave which will counterpoint the typical re-development model characterising the Berea</p>

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

<p>The proposal is for the demolition of the existing house and redevelopment of the property.</p>
<p>Refer to the following attachments:</p>
<p>-The Ethekwini rezoning Decision Notice</p>
<p>-Architectural drawings outlining the concept design proposal for the new development</p>

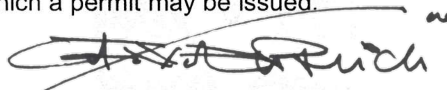
**E. CONTACT DETAILS**

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

NAME	To be tendered.
POSTAL ADDRESS	
	POST CODE

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

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

NAME Elphick Proome Architects	
POSTAL ADDRESS 16 the Boulevard, Westway Office Park	
	POST CODE 3635
TEL +27 31 275 5800	FAX/EMAIL info@eparch.co.za
CELL —	SACAP REG. NO. 3757
Author's Drawing Nos. See attached architectural concept presentation .	
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 9 May 2023

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

NAME Mark Christopher O'Flanerty	
POSTAL ADDRESS P.O.Box 32	
	POST CODE 4320
TEL 083 300 4040	FAX/EMAIL mark@propertygroup.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	
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 No public participation  
 Telephone \_\_\_\_\_ Fax/Email \_\_\_\_\_

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

APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)	✓	
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MOTIVATION	✓	
PHOTOGRAPHS*	✓	
ORIGINAL DRAWINGS	✓	
PLANS ( <del>X2 SETS when in hard copy</del> ) - 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> )	✓	

