

**Proposed Additions and Alterations to 18 Lilian Ngoyi Road, Windemere, Berea,**

**Interim Comment**

**IN TERMS OF SECTION 34(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999) AND SECTION 37 OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (ACT 05 OF 2018)**

Attention: Hlenga Sibisi

Royal Palm Holdings Proprietary Limited  
18 Lilian Ngoyi Road,  
Windemere,  
Berea,  
4001

**Proposed Additions and Alterations to Portion 50 ( OF 38) of Erf 1368, 18 Lilian Ngoyi Road, Windemere, Berea, Durban, Ethekwini, KwaZulu-Natal, Drawing, LA(-- )001**

The permit application in respect of the above, received on the 01 February 2023 reviewed by the KwaZulu-Natal Amafa and Research Institute (The Institute) on the 09 February 2023.

Please be advised as follows:

Amongst other things the following was discussed

- The balcony balustrade had been replaced with wrought iron that did not match what was there and the approved drawings. The submission drawings showed the balustrade as it should be but no indication is given that it is to be rectified.
- The committee agreed that it needed to be rectified through a Form I application.
- The ownership needed clarification: Mr Sibisi signed for Royal Palms, the owner, but no consent letter was submitted to allow for this.
- The committee noted that the detail on the upper floor extension was sketchy and the photographs did not show where the work would be undertaken.

**FURTHER REQUIREMENTS:**

- A Form I application and a fee of R4000 must be submitted for the unauthorised work on the balcony and drawings showing the balcony returned to match the original were required.
- Clarification on the ownership and signing consents for the owner were required.
- Provide more photographic images which will illustrate the upper and ground floor and all work

to be undertaken and contextual urban setting.

- The applicant is required to provide a sales agreement.

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. Written responses/requests for reconsideration of the application or consideration of new information must be loaded to the case on Sahris (email [khanyi.zondi@amafainstitute.org.za](mailto:khanyi.zondi@amafainstitute.org.za)) within 30 days of the date of this letter or any requirements/decisions contained herein will be considered final. Extensions of this time frame can be requested upon receipt of motivation. Required additional information or revised drawings must be submitted within six months from the date of this letter or the application will lapse and a new application will be required.

**THIS LETTER DOES NOT CONSTITUTE FORMAL APPROVAL OF THE PROPOSAL SUBMITTED TO THE INSTITUTE.**

**UNAUTHORISED WORK CARRIED OUT ON THE ABOVE SITE WILL BE IN CONTRAVENTION OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5 of 2018).**

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully



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Philani Ndabezitha  
Senior Heritage Officer  
KwaZulu-Natal Amafa and Research Institute



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Mxolisi Dlamuka



## HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION

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Date: Wednesday February 08, 2023

CaseID: 20598

**Our Ref: SAH22/20598 & 22/358**

Head of Secretariat and Administration  
KwaZulu-Natal Amafa and Research Institute

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### ADMIN:

Direct URL to case: <https://sahris.sahra.org.za/node/612452>

### Terms & Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to the Institute immediately.
3. The Institute reserves the right to request additional information as required.