

ALTERATIONS AND ADDITIONS TO 194 CHE GUEVARA ROAD, BEREA, DURBAN

Letter

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: Mr SHELDON JOHNSEN

25 sylvan grove

PROPOSED NEW MULTI STOREY RESIDENTIAL ACCOMMODATION ON ERF 6362 DURBAN, 194 CHE GUEVARA ROAD, BEREA, DURBAN, ETHEKWINI, KWAZULU NATAL. DRAWING 6723/23 / 1 & 2.

The permit application in respect of the above, received on the 29 August 2023 reviewed by the KwaZulu-Natal Amafa and Research Institute (The Institute) on the 06 September 2023 refers.

Please be advised as follows:

DISCUSSION

Amongst other things, the following was discussed:

- The committee noted that the application was twofold: as proposed demolition; and rectification of illegal work. These actions would need to be separated.
- The committee noted the application had been lodged with the details of the potential buyer with the consent of the current owner.
- It was noted that the buyer wished to apply for demolition of the listed wood-and-iron structure that had been built as a kindergarten.
- The building had been added to and there were additional unauthorised structures added to the site. The owner must submit an affidavit explaining why the work was done on a listed building without approval. A drawing clearly indicating the work that had been undertaken without approval must be submitted.
- The current owner must give written consent to allow the buyer to apply for the rectification of the unlawful work on the current owner's behalf.
- The buyer was required to submit a separate Form A application for the demolition of the listed buildings on the site, and conduct public participation within 100m of the boundaries of the site.

The application must contain the written consent of the current owner.

FURTHER REQUIREMENT

- The current owner must submit an affidavit explaining what work was undertaken and why it was undertaken without prior approval.
- A drawing clearly indicating the work that had been undertaken without approval must be submitted.
- The current owner must provide written consent for the buyer to submit a Form A application for the demolition of the structures on the site.
- The buyer must submit a separate Form A application on Sahrís under his name with the written consent of the seller and conduct public participation within a 100m radius of the boundaries of the site. Amafa will consult I&A Parties – registered bodies within that area.

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 Sahrís (email 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



KWAZULU-NATAL
AMAFA
& RESEARCH INSTITUTE

HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION

Enquiries: Philani Ndabezitha

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Date: Wednesday September 06, 2023

CaseID: 22252

Our Ref: SAH23/22252 & 23/115L

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

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

ADMIN:

Direct URL to case: <https://sahris.sahra.org.za/node/624127>

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.