

**22 Springfield Street**

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## 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: Imtiyaz Ghadia

#### **Alterations and additions to 22 Springfield, Winterton**

The letter to condone unauthorised work was tabled for a decision by the Heritage Officers' Committee Meeting on 20 September 2023. It was a confusing case, since the applicant stipulated that he removed the roof because it was damaged and was collapsing at some sections as well as the windows, which he wanted to clean and to restore; however, the other attached documents included a letter where the applicant asked for a demolition and other documents included a proposed new development of a two story building and a storage facility behind the shop. What the applicant is applying for is unclear, since he appears to say he will restore the building in Form I, but adds a letter that requests demolition as well as a new development proposal in other documents.

The HOC-meeting decided that the owner must compile an affidavit explaining why he proposes for restoration in Form I but asks for demolition in another document. Section 37 of the KZN Amafa & Research Institute Act stipulates that a permit is needed for any work such as addition or alteration or restoration or demolition of a building older than 60 years (for which Form A should have been completed). Several local people has informed the Institute that the owner was aware of the heritage value this building being the first shop and house built in Winterton.

Secondly, clarify the street address of the building applicable, is it 22 or 17B Springfield?

Thirdly, why did the Okhahlamba Municipality's Planning Department draw up plans which included the demolition of a building older than 60 years, which should have gone to the KZN Amafa & Research Institute for a decision? It is illegal to draw plans that would include the demolition of a building older than 60 years without it being sent to the KZN Amafa & Research Institute for a decision on this. An affidavit is needed from the Okhahlamba Municipality.

Fourthly, please upload the SACAP-accreditation of the person who drew the plans.

Fifthly, the plans/drawings sent are not the full set of plans showing the position of the original building. Please provide a full set of drawing including the site plan with the position of the original building. The

site plan must include elevations, site plan and floor plans as well as a demolition plan.

Six: The applicant must find out from the municipality if there are not any previously approved plans of this building, since all previously approved plans must be uploaded onto this case on the SAHRIS-system.

Seven: A full set of photos is needed of all the elevations of the main building as well as photos of the rondavels or circular buildings. Photos is also needed of the internal area of both the main building and the rondavels to show what was altered and changed.

Eight: A set of photos is needed of the streetscape, including photos of the buildings next to the property in consideration and across the road.

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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Celeste Rossouw  
Senior Heritage Officer: Rock Art  
KwaZulu-Natal Amafa and Research Institute



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Mxolisi Dlamuka  
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/624823>

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.