

demolition and redevelopment of 652 Musgrave Road

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: Mark Christopher O'Flanerty

The proposal is for the demolition of the existing house and redevelopment of 36 dwelling units on the property at 652 Musgrave Road, Durban.

The permit application in respect of the above, received on the INSERT POST DATE/DATE OF SUBMISSION EMAIL reviewed by the KwaZulu-Natal Amafa and Research Institute (The Institute) on the MTG DATE refers. IF FURTHER DOCUMENTS WERE RECEIVED The additional documentation received on the INSERT DATE were also reviewed.

Please be advised as follows:

Discussion:

- The committee noted that the site had been inspected on 24 July 2023.
- The committee noted the buildings features were still intact and the external features were more significant than the internal features.
- The committee queried the motivation for the demolition: it was noted that the building was situated in the center of the site and development around the building would not be feasible. There was not a strong enough motivation from a heritage point of view.
- The committee proposed a grading of Grade IIIb for the building.
- The committee required a revised proposal that retained the house within the development.

Further requirements

- It was noted that, should the applicant wish to revise the replacement proposal, drawings showing minimal intervention on the house should be submitted.

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



Sandisiwe Matole
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://sahrís.sahra.org.za/node/617696>



KWAZULU-NATAL
AMAFA
& RESEARCH INSTITUTE

HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION

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Date: Wednesday July 26, 2023

CaseID: 21368

Our Ref:

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