



APPLICATION FORM A (STRUCTURES)

Ref: _____

Date received _____

Application No _____

Application approved ___ not approved ___

Date of permit/notification _____

Permit No _____

PERMIT APPLICATION IN TERMS OF THE KZN HERITAGE ACT (SECTION 33(1)(A) FOR THE DEMOLITION, ALTERATION OR ADDITION TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN 60 YEARS

(Application form H must be used for alteration to structures permanently protected in terms of Section 37, 38, & 39 (Heritage Landmarks))

PLEASE NOTE

IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATALI HERITAGE ACT, 2008 TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (Detach and Consult the attached guidelines before completing this form)

THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED

ALL APPLICATION FORMS, DEVELOPMENT PROPOSALS, PHOTOGRAPHS, MOTIVATION, AND PROOF OF PAYMENT ARE TO BE DELIVERED TO: Amafa aKwaZulu-Natali, 195 LANGALIBALELE (LONGMARKET) STREET, PIETERMARITZBURG, 3201 OR POSTED TO: BOX 2685 PIETERMARITZBURG 3200. Enquiries 033-394 6543 or Fax 033-394 6552 (For proof of payment not applications)

A. DECLARATION BY OWNER

I, FARHAD AUSSAIN

(full names of owner/person authorized to sign) undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which Amafa aKwaZulu-Natali may issue the permit to me.

Signature Aussain

Place MORNINGSIDE DURBAN

Date _____

(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)

B. PROPERTY DESCRIPTION:

1. Name of property: _____ Title Deed No. _____

2. Erf/Lot/Farm No: PORTION 73 OF ERF 230 SPRINGFIELD REG DIV F7

Street Address: 45 MOUNTAIN VIEW ROAD, MORNINGSIDE DURBAN

Local Municipality ETHEKWINI

District Municipality _____

3. Current zoning RESIDENTIAL Present use RESIDENTIAL

PROV OF KZN
789 SQ METRES

C. SIGNIFICANCE:

1. Original date of construction 1954

2. Historical Significance: _____

THE BUILDING HAS NO HISTORICAL SIGNIFICANCE

References _____

3. Architectural Significance: _____

THE BUILDING HAS NO ARCHITECTURAL SIGNIFICANCE

References _____

4. Urban Setting & Adjoining Properties: 45 MOUNTAIN VIEW ROAD IS

SITUATED ON THE WEST FACING SLOPE OF THE MORNINGSIDE RIDGE. OVER THE PAST FEW YEARS SCATTERED SHACK DWELLING HAS OCCURED RESULTING AN FEW BUILDINGS BECOMING DILAPIDATED. THE PROPOSAL SEEKS TO ENHANCE 3 FACADES, NORTH, WEST AND SOUTH. THE URBAN GRAIN IS MAINLY SINGLE OR DOUBLE STOREY RESIDENTIAL. WITH THE NMT HALL (NATIONAL MEMOR JAMA'AT KHANA) THE MOST PROMINENT TO THE SOUTH. THE BEST VIEWS ARE TO THE SOUTH WEST TOWARDS OVERPORT. THE PROPERTY IS ON A LIMITED ACCESS ROAD WITH 24 HOUR SECURITY. THE CURRENT PROPERTY VALUE ON MOUNTAIN VIEW ROAD IS HIGH. OUR PROPOSAL AIMS TO RAISE THE BAR FOR THE AREA AND TAKE MORNINGSIDE INTO NEW HEIGHTS WHILST MAINTAINING THE PRISTINE CONDITION OF OO.

D. PROPOSED WORK

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

DEMOLITION

| | | | | | |
|-----------|--|----------------|--|-------|--|
| CONDITION | | HEALTH REASONS | | OTHER | |
|-----------|--|----------------|--|-------|--|

ALTERATION

| | | | | | |
|-----------|-------------------------------------|-------------|--|-------|--|
| CONDITION | <input checked="" type="checkbox"/> | MAINTENANCE | | OTHER | |
|-----------|-------------------------------------|-------------|--|-------|--|

ADDITION

| | | | | | |
|-----------|-------------------------------------|-------------|--|-------|--|
| EXTENSION | <input checked="" type="checkbox"/> | CHANGED USE | | OTHER | |
|-----------|-------------------------------------|-------------|--|-------|--|

2. Motivation for proposed work (Please motivate fully – on a separate sheet if necessary)

THE AREA OF MORNINGSIDE, PARTICULARLY THAT CLOSER TO ALPINE ROAD HAS SEEN A SHARP INCREASE IN BUILDING DILAPIDATION AND DECAY. 45 MOUNTAIN VIEW IS AT RISK OF BECOMING AN ABANDONED BUILDING THAT COULD ATTRACT VAGRANTS / SQUATTERS AND CREATE UNSAVOURY ACTIVITY FOR THE MORNINGSIDE AREA. I BELIEVE THAT REPAIRING AND ALTERING THE BUILDING EDIFICE WILL GIVE 45 MOUNTAIN VIEW A NEW LEASE ON LIFE. THE BUILDING AS IT STANDS HAS NO ARCHITECTURAL MERIT HOWEVER THE PROPOSED ALTERATIONS AND ADDITIONS COULD SET A PRECEDENT OF HOW SIMILAR BUILDINGS IN THE AREA COULD BE RESTORED.

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


THE PROPOSAL AIMS TO ENHANCE 3 MAIN FACADES ON THE BUILDING BY ADDING ADDITIONAL SPACE AND ELEMENTS THAT ENHANCES THE VISUAL APPEARANCE AS A WHOLE. ON GROUND FLOOR, A NEW SCULLERY ADDITION ENHANCES THE FUNCTIONALITY OF THE KITCHEN. ON FIRST FLOOR THE ADDITION OF A PRAYER ROOM OVER THE SCULLERY CATERES TO THE SPIRITUAL NEEDS OF THE FAMILY. A NEW MASTER BEDROOM IS BUILT ON AN EXISTING CONCRETE DRK. 2 ENSUITES ARE PROPOSED TO SERVICE THE MASTER BEDROOM AS WELL AS AN EXISTING BEDROOM. A NEW ENTRANCE PORTICO / BALCONY IS PROPOSED FOR THE FRONT OF THE BUILDING. THIS FEATURE ANNOUNCES THE PRESENCE OF THE BUILDING IN ITS CONTEXT. DUE TO THE WOOD BORER INFESTATION WITHIN THE ROOF, IT IS PROPOSED A SIMPLE, NEW HIP ROOF REPLACE THE EXISTING.

E. CONTACT DETAILS

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

| | | | |
|---|--------------|--|--------------------------|
| NAME | | R. B A BUILDERS | |
| POSTAL ADDRESS | | 57 AVONFORD CRESCENT, SUNFORD, PHOENIX | |
| | | POST CODE | |
| TEL | 082 546 6848 | FAX | |
| CELL | 082 546 6848 | QUALIFICATIONS | REGISTERED NHBC BUILDERS |
| REGISTRATION OF INDUSTRY REGULATORY BODY: NHBC Reg NO: 27232. | | | |

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

| | |
|---|---------------------------------------|
| NAME RISHEN MAHADEW | |
| POSTAL ADDRESS 34 PARALYN COURT, 47 BOTANICAL GARDENS ROAD | |
| MUSGRAVE, DURBAN | POST CODE 4001 |
| TEL N/A | FAX |
| CELL 071 744 0964 | SACAP REG. NO. PRARCH 24750935 |
| Author's Drawing Nos. (SEE FIRST PAGE OF REPORT) | |
| SIGNATURE  | DATE 25 MARCH 2022 |

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

| | |
|--|---------------------|
| NAME SARA TRUST. | |
| POSTAL ADDRESS 543 PETER MORABA RIDGE | |
| ESSENWOOD, DURBAN | POST CODE 40 |
| TEL 031 | FAX |

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 FARHAD HUSSAIN | |
| TEL | FAX |

F. SUBMISSION FEE: R600.00 (subject to annual increment on the 1 April)

The submission fee is payable to **Amafa aKwaZulu-Natali** by cheque or bank deposit/internet banking prior to the processing of this application.

Banking details in case of direct deposits:

ABSA BANK: Branch: ULUNDI Bank Code: 630330

Account in the name of **AMAFa AKWAZULU-NATALI**

Account No. 40-5935-6024

NB: Proof of payment to be forwarded (faxed, posted or delivered) to our office

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 _____
 Telephone _____ Fax _____

H. CHECKLIST OF SUPPORTING DOCUMENTATION

| | YES | NO |
|---|-----|----|
| APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR) | ✓ | |
| MOTIVATION | ✓ | |
| PHOTOGRAPHS | ✓ | |
| ORIGINAL DRAWINGS | ✓ | |
| PLANS (X2 SETS) - NUMBERED AND COLOURED | ✓ | |
| PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card) | ✓ | |
| PROOF OF PUBLIC PARTICIPATION | | ✓ |
| PAYMENT/PROOF OF PAYMENT | ✓ | |



AMAFa aKWAZULU-NATALI

GUIDELINES FOR THE PREPARATION OF APPLICATIONS FOR PERMITS FOR DEMOLITION OF, ALTERATION AND/OR ADDITIONS TO PROTECTED STRUCTURES (SECTION 33(1)(A) OF THE KZN HERITAGE ACT (4 OF 2008))

Please read these guidelines carefully before preparing your application on Application Form A. Form H must be used for buildings that are proclaimed Heritage Landmarks (previously National Monuments) and listed buildings. For approval of unauthorised work already carried out, by whosoever and for whatever reason, form I must be used.

APPLICATION FORMS

- A. All applications must be made on the relevant official application form and must be accompanied by the relevant supporting documentation. The owner must sign the application form and any accompanying plans or documentation.
- B. **PROPERTY:** Include the name of the property where applicable: e.g. Government House. The street address is the key information and is used as a tracking device in the filing system. Where several street numbers apply to the site, all the numbers must be included.
- C. **SIGNIFICANCE:** All structures over 60 years of age are protected.
1. The original date of construction is significant to the evaluation of the conservation worthiness of the building.
 2. **HISTORICAL REPORT:** a brief history of the occupation of the site and phases of construction, as well as an assessment of historical significance is necessary. Do not assume that there is no significance – proof of such a statement must be provided.
 3. **ARCHITECTURAL REPORT:** An assessment of the condition of the building should be given. Provide an analysis of the styles and phases of construction of the building, including alterations and additions and a statement of its architectural significance.
 4. **URBAN SETTING & ADJOINING PROPERTIES:** It is important to describe the urban context in which the building is situated (supported by photographs of the surrounding buildings).
- D. **PROPOSED WORK:** Motivate and give full details of the proposed work. Details must be given of the work to be carried out – do not merely refer to the plans submitted.

A SUBMISSION FEE OF R600.00 (subject to annual increment on the 1 April) PER APPLICATION MUST BE PAID
THE OWNERS MUST SIGN THE APPLICATION FORMS!! PERMITS ARE NOT TRANSFERABLE

PUBLIC PARTICIPATION: Amafa will determine the level of participation required and the owner will bear the cost.

SUPPORTING DOCUMENTATION: Only Amafa and SACAP accredited professionals may compile the supporting documentation. Permits will require their overseeing the work.

(NB: All supporting documentation to be folded to A4 size, with plans folded showing the title block containing all details of the owner, architect/technologist/designer, SACAP registration no., drawing nos. (with all revisions indicated), date of drawings and signatures of the owners and the author. *Demolition applications must be supported by photographs, as required below, and concept drawings for the replacement building/s. The existing structures must be shown in dotted lines on the site plan with the new structures superimposed thereon.*)

1. PHOTOGRAPHS OF EXISTING STRUCTURE/S AND SURROUNDINGS:

Photographs must clearly illustrate the features of the affected building relevant to the application must be submitted. Photographs showing all the elevations/sides as well as general views showing the building in its context (streetscape and surrounding buildings) must also be provided.

2. PLANS:

Plans must be drawn by architects/designers registered with the South African Council for the Architectural Profession and accredited with Amafa. Two copies of the plans, coloured in accordance with the instructions below, must be submitted. One copy will be stamped and sent back to the architect/technologist/designer to submit to the Municipality. Plans should not be smaller than A3 size (210 x 297 mm) and should not be larger than A0 size (841 x 1 189 mm).

2.1. SITE PLAN

The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show: scale; the north point; the erf/property/farm number of the site; the location of the site and any structures on it in relation to surrounding roads, buildings and other features; existing buildings, structures, and pools on the site (coloured grey or uncoloured); proposed work (coloured red) and buildings or portions of buildings proposed for demolition (in dotted lines); and the extent of the declared area (in the case of a proclaimed property). An aerial view obtainable from "Google Earth" or the municipality is also very useful.

2.2. FLOOR PLANS, ELEVATIONS AND SECTIONS

Sufficient plans, elevations and sections must be submitted to show the proposed work clearly. These drawings should be at 1:100, 1:50 or 1:20 scale, and must be fully dimensioned. The position of section lines must be indicated on the plan. The elevations should accurately reflect the effect of the proposal on the structure and its relationship to adjacent buildings.

All new materials, including finishes, must be specified. Drawings should be coloured as follows:

| MATERIALS | COLOUR |
|---------------------------|--|
| all existing | grey |
| demolition | dotted lines |
| new masonry | red |
| new concrete | green |
| new iron or steel | blue |
| new painting & plastering | yellow |
| new wood | brown |
| other | clearly indicated, using colours other than as above |

2.3. SCALE PLAN OF EXISTING STRUCTURE(S)

If it is impossible to distinguish the existing layout from the original plans submitted, a measured floor plan of the structure as it exists is required. It must be at the same scale and orientation as the plans of the proposed work to facilitate comparison.

2.4. DOOR AND WINDOW SCHEDULES AND DETAILS

Proposals for changing or replacing doors or windows must include sufficient information about their size, proportion and detail. This may be in the form of manufacturer's information (for stock windows and doors) or joinery details (for specials).

G. 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.

SUBMISSION OF APPLICATIONS

Applications to be submitted in hard copy at least 90 days prior to work being undertaken and must be addressed to: The Head – Built Environment Section (not to an official's name), Amafa aKwaZulu-Natali, and must be delivered to 195 Langelibalele Street, Pietermaritzburg, 3201 or posted to BOX 2685, Pietermaritzburg, 3200. Faxed or e-mailed applications are not accepted.

PROCESSING OF APPLICATIONS:

Applications are processed on a two weekly cycle with a six-week break at the end of November until mid January each year. Applications for major alterations/additions/demolition are submitted to the Plans Committee.

Applications for sensitive buildings may be submitted to the Built Environment Committees that meet every six weeks. Lobbying of Plans Committee or BEC members will disqualify the application and the matter will be reported to the SACAP and the Institute for Architecture/Institute for Building Designers. For information on the deadlines for submissions for each Plans Committee meeting contact Tel: (033) 394 6543; Fax: (033) 394 6552 or consult the Amafa website, www.heritagekzn.co.za where application forms can be found under "Permits" – Form A. Written notification on the progress of applications will be forwarded to applicants by post or fax and no telephonic calls or e-mails in this regard will be responded to. All documentation submitted is retained for record purposes (second copies of plans will be stamped and returned to the applicant so make it clear to whom they must be posted).

***PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Processing can take up to 90 days from the receipt of all required documentation**