



KWAZULU-NATAL  
**AMAFA**  
& RESEARCH INSTITUTE

# APPLICATION FORM A STRUCTURES OVER 60 YEARS OF AGE

## APPLICATION IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT, 2018, (Act No 5 of 2018), FOR A PERMIT TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE, OLDER THAN 60 YEARS

THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CORRECT AND CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT OR INCORRECT FORMS WILL NOT BE PROCESSED. Forms can be downloaded from the website [www.amafainstitute.org.za](http://www.amafainstitute.org.za) – search “Forms” or look under the tab RESOURCES - FORMS.

If work has commenced or been completed without a permit, Form I – Rectification, must be used.

Take note that there are application forms that must be used for specific interventions (see attached guidelines) and Form H for any action on sites that are permanently protected in terms of Sections 42-48 (Specially protected Heritage/Landmarks).

**NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT, 2018 (Act No 5 of 2018), TO MAKE FALSE STATEMENTS OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (see attached guidelines before completing this form)**

**ALL APPLICATION FORMS, REQUIRED SUPPORTING DOCUMENTATION, AND PROOF OF PAYMENT must be uploaded to the online system, SAHRIS, run by the SA Heritage Resources Agency – go to [www.sahra.org.za](http://www.sahra.org.za) to register to use the system (see attached guidelines)**

**A. DECLARATION BY OWNER:** (the owner of the property on must sign this declaration and complete section E:3 of this form and any documentation submitted)

I, Deon Chetty

(full names of the owner or representative in the case of a trust, company, or institution)

undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE may issue the permit to me.

I acknowledge that the Institute may need to inspect the site and undertake not to hinder access.

Signature: Deon Chetty

Place: Durban

Date: 19/10/2023

**B. PROPERTY DESCRIPTION:**

Name of property:

Title Deed No.: T2141742

Erf/Lot/Farm No:

Size of land:

GPS Co-ordinates:

Portion 37 of erf 565, Bluff

3237 sqm

29 54' 30" S 31 01' 58" E

Street Address: 177 Marine Drive

Suburb: Bluff

Town/Local Municipality:

District Municipality:

Durban

Ethekwini

Traditional Authority Area:

Current zoning: Special Residential 900

Present use: Residential Dwelling

<b>C. SIGNIFICANCE:</b>
1. Original date of construction/plan approval: 1947
2. Historical Significance:
The original structure bears no historical significance.
References
3. Architectural Significance:
Since the original date of plan approval and construction in 1947, there has been significant additions and alterations that were made, with the latest updates having been done in 1983. Therefore, any architectural significance which the original structure had, has since been lost.
References
4. Urban Setting & Adjoining Properties:
Adjoining properties within the suburb of marine drive predominantly includes residential dwellings that provide homes for a variety of families who are able to capitalize on the beautiful ocean views. Many of these dwellings have undergone drastic renovations over the years to suite a more post-modern design.
References
Photographs provided in part 3 (motivation/inception report) of AMAFA Heritage Report

<b>D. PROPOSED WORK</b>			
1. Purpose of Application (Indicate the reason by marking the relevant box)			
<b>DEMOLITION</b>	CONDITION ✓	HEALTH REASONS	DEVELOPMENT/OTHER ✓
<b>ALTERATION</b>	CONDITION	HEALTH REASONS	DEVELOPMENT/OTHER
<b>ADDITION</b>	CONDITION	HEALTH REASONS	DEVELOPMENT/OTHER

**2. Motivation for proposed work (Summarise below and expand on a separate sheet if necessary)**

We at DesignZA propose to demolish the existing dwelling due to the dilapidated condition of the current structures and therefore does not suite the new owner's requirements. The flow of the house is mismatched, due to the illegal additions and alterations made to the structure without any approved plans. These can be noticed within areas of the dwelling such as the entrance porch, kitchen extension, living area, etc. These are further examined via photographic representations in Part 3 of the Heritage Report. Due to the flood incidents that took place in 2022, this has accelerated the severe erosion, significant deformation and displacement of the site and surrounding structures. According to the structural assessment report, the Engineer has concluded that the foundations are insufficient, rendering this building a safety risk (Please see annexure for Engineer's report). The current dwelling does not capitalize on the amazing views offered which was the owner's motivation for purchasing the property, however the new proposed design will provide exactly that.

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

A total demolition of the existing main house and granny flat is proposed.  
New construction of the main house in a more spacious, open plan, modern design that is able to capture the beautiful views of the surrounding environment from all areas of the structure.  
New construction of a garage with an accompanying granny flat as per plans provided in the detailed report.  
New construction of the retaining and boundary walls.  
The existing pool structure will remain the same.

**4. ESTIMATED COST OF THE WORK:** R 4 000 000,00

**5. ESTIMATED NUMBER OF JOBS CREATED:** \_\_\_\_\_

**E. CONTACT DETAILS**

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

NAME: The project is in it's initial stages and a contractor has not yet been appointed.

PHYSICAL ADDRESS:

POST CODE

TEL:

EMAIL:

CELL:

QUALIFICATIONS:

REGISTRATION OF INDUSTRY REGULATORY BODY:

<b>2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER</b>	
NAME: Muhammed Siddeeq Ebrahim	
PHYSICAL ADDRESS: 23 Jan Hofmeyr Road, Greyleigh, Westville, Durban	
	POST CODE: 3629
TEL:	EMAIL: siddeeq@design-za.com
CELL: 0610020518	SACAP REG. NO.: 43425482
AUTHOR'S DRAWING NOS.: As per attached drawings.	
I declare that I have provided the correct information to the best of my knowledge and I undertake to ensure that the applicant is made aware of all conditions under which a permit may be issued.	
SIGNATURE: 	DATE: 19/10/2023
<b>3. OWNER OF PROPERTY</b> (Owner or delegated person to sign on the front of this form)	
NAME: The Shoreline Trust	
PHYSICAL ADDRESS: 63 Buldana Road, Merebank, Durban, 4052	
TEL: 082 3380740 / 073 1861773	EMAIL: operations@apexlog.co.za
<b>4. DELEGATED AUTHORITY</b> (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: Deon Chetty	
PHYSICAL ADDRESS: 63 Buldana Road, Merebank, Durban, 4052	
TEL: 073 186 1773	EMAIL: Kuppusami.nadia@gmail.com

<b>F. SUBMISSION FEE:</b> (see schedule of fees on <a href="http://www.amafainstitute.org.za">www.amafainstitute.org.za</a> )
The submission fee is payable by bank deposit and proof of payment must be submitted with the application.
<b>ACCOUNT DETAILS:</b>
<b>ABSA BANK:</b> Branch: ULUNDI Bank Code: 630330
<b>Account Name:</b> KZN AMAFA AND RESEARCH INSTITUTE
<b>Account No.</b> 40-5935-6024
USE STREET ADDRESS/FARM or CEMETERY NAME AS REFERENCE

<b>G. PUBLIC PARTICIPATION:</b> (Contact details of Interested and Affected Parties (I & A Ps) consulted - written opinion to be attached to form and drawings to be signed by the I & A Ps. See Guidelines)
Name:
Tel:
Email:

<b>H. CHECKLIST OF SUPPORTING DOCUMENTATION</b> (*ref to guidelines)	<b>YES</b>
APPLICATION FORM (FULLY COMPLETED, INCLUDING MOTIVATION & SIGNED BY OWNER & PLANS AUTHOR)	✓
PHOTOGRAPHS*	✓
ORIGINAL and PREVIOUSLY APPROVED DRAWINGS	✓
PLANS - NUMBERED AND COLOURED *	✓
TITLE DEEDS	✓
PROOF OF PROFESSIONAL ACCREDITATION & LETTER OF APPOINTMENT	✓
PROOF OF PUBLIC PARTICIPATION*	✓
PAYMENT/PROOF OF PAYMENT (use street address as reference)	✓

**GUIDELINES FOR THE PREPARATION OF PERMIT APPLICATIONS IN TERMS OF SECTION 37(1)(a) OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT, 2018, (Act No 5 of 2018), FOR PERMITS TO DEMOLISH, ALTER OR ADD TO A STRUCTURE WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE, OLDER THAN 60 YEARS**

(Please detach these guidelines from the form before submission)

**SUBMISSION OF APPLICATIONS:** Application forms can be downloaded from [www.amafainstitute.org.za](http://www.amafainstitute.org.za) – look under the “RESOURCES” tab - forms – Form A. Submissions must be uploaded to the Sahr’s system operated by SAHRA at [www.sahra.org.za](http://www.sahra.org.za) (confirm upload to [khanyi.zondi@amafainstitute.org.za](mailto:khanyi.zondi@amafainstitute.org.za))

All documentation submitted is retained for record purposes and interested and affected parties may apply to view the documentation.

**APPLICATION FORMS**

Even though the Sahr’s system is formulated as a submission, not all the Institute’s submission requirements are covered so all the relevant official application form and the required supporting documentation (see [www.amafainstitute.org.za](http://www.amafainstitute.org.za) for more details) must be submitted.

**Form H** - for work on sites that are proclaimed Heritage Landmarks (previously National Monuments – included in Schedule 2), including protected areas and other specially protected sites, as well as those listed in the Heritage Register as Grade III sites.

**Form I - Rectification** must be used for approval of work undertaken on a protected building (formally protected/listed or over 60 years of age at the time the work was started/completed without approval), irrespective of who undertook the work.

**A. DECLARATION:** The owner, or the official representative of a trust/company/department/institution that owns the property, must sign the form and any accompanying documentation and must consent to submissions by a third party/agent (letter of appointment/power of attorney/proxy to be submitted – load to the designated ConsentLetter box on Step 4 where the information is confidential).

**B. PROPERTY:** Name of the property only where applicable: e.g., . Provide all the cadastral information, the Title Deed number and the size of the site. The full title deed must be uploaded to the ConsentLetters field. The street address is the key information and is used as a tracking device in the database.

**C. SIGNIFICANCE:** All structures over 60 years of age are protected.

1. **ORIGINAL DATE OF CONSTRUCTION** is taken from the date of first plan approval. If the original plans are not available, estimate the date e.g. c1920’s.
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 for the proposed work – give reasons and design considerations behind the proposal. Detail all the work to be carried out – do not merely refer to the plans.

**ESTIMATED COST OF THE WORK:** provide an estimate of the cost – a quote or QS’s estimate may be required.

**E. CONTACT DETAILS:** the contractor’s details can be left out if unknown. All other fields must be completed. **The architect must complete all fields and sign on the appropriate box. THE OWNERS OR REPRESENTATIVE MUST SIGN THE APPLICATION FORMS. PERMITS ARE NOT TRANSFERABLE**

**F. SUBMISSION FEE** – a processing fee determined by the Council of the Institute in terms of Section 24(1)(e)(i) is payable – see fee schedule on [www.amafainstitute.org.za](http://www.amafainstitute.org.za). Applications will not be registered as submitted without proof of payment – UPLOAD TO ProofofPayment – on Sahr’s.

**G. PUBLIC PARTICIPATION:** (Guidelines & Forms can be found on the website [www.amafainstitute.org.za](http://www.amafainstitute.org.za).)

<u>EXTENT OF WORK</u>	<u>PUBLIC CONSULTATION</u>
MINOR WORKS	N/A
MAJOR WORKS, DEMOLITION	POSTER, 100M NEIGHBOUR NOTIFICATION & I&AP’S
LISTED & FORMAL PROTECTIONS (any work)	POSTER, 100M NEIGHBOUR NOTIFICATION & I&AP’S

## SUPPORTING DOCUMENTATION

The drawings that must accompany this application must be authored by SACAP registered and accredited architectural professional. Permits may require the professional to oversee/monitor the work.

***DEMOLITION applications must be supported by photographs - including internal views - and a set of concept drawings/renditions, including elevations, for the replacement building/s. The existing structures must be shown in dotted lines on the site plan with the new structures superimposed thereon. Sites may be inspected.***

### 1. \*PHOTOGRAPHS OF EXISTING STRUCTURE/S AND CONTEXT:

Submit annotated/captioned photographs of the exterior (all facades/elevations) and interior of all buildings on the site and views that clearly illustrate the areas to be altered/demolished. Photographs showing the context (streetscape and surrounding buildings – adjacent and across the road, aerial view, etc.) must also be submitted. Submit in colour and in jpeg format. If incorporated into a document or report, photographs must be post card size – 100x150mm.

Sahrís allows about 8-10 photographs of 10MB or less to be uploaded – click Advanced upload to upload multiple images at once but remember to click upload and wait for the system to complete the upload. Complete the description/caption field provided. If there are more than 10 images, please upload the rest to AdditionalDocuments – the limit of 10 is to keep the block of selected images on the case front page to a limited number of images – AdditionalDocuments has no limit.

### 2. PLANS:

**NB** the title block must contain 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.

Submit one full set of submission drawings for alterations & additions applications and concept drawings or renditions for demolition applications (see above) – upload to AdditionalDocuments or to ResearchProposals if the case is confidential.

#### 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). 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	MATERIALS	COLOUR/INDICATION
all existing	grey	new painting & plastering	yellow
new masonry	red	new wood	brown
new concrete	green	demolition	dotted lines
new iron or steel	blue	other	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).

**2.5. ORIGINAL/PREVIOUS DRAWINGS:** submit if available. These are especially important in the case of deviations and where a case is made for the devaluing of the heritage conservation worthiness.

**PROCESSING OF APPLICATIONS:** complete applications are processed in the order in which they are received, except during the holiday break 15 December – 15 January. Allow 10 working days for the initial review and a further 7 working days for the processing of responses. The processing of complex applications will take longer. **Sites may be inspected as part of the processing of the application or as monitoring of the work under conditions attached to a permit.**

Written responses to applications will be uploaded to the case on Sahrís exclusively. Email will only be used for communication if the Sahrís system becomes inoperable.

**\*PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Allow a minimum of 30 days from the receipt of all required documentation**