

Amafa Demolition Permit Motivation Report



152 Stella Road, Memorial Park. Bellair

15 November 2022

KwaZulu Natal - Amafa Institute
195 Langalibalele Street
Pietermaritzburg
3201

Dear Sir Madam

**DEMOLITION PERMIT APPLICATION FOR
THE EXISTING CHURCH BUILDING, HALL & ANCILLARY BUILDINGS
AT REM OF ERF 431 BELLAIR @ NO. 152 STELLA ROAD**

This Letter serves as motivation for Amafa aKwaZulu Natali's approval for the proposed Demolition of the existing Church Building, Hall and Ancillary Living Units with the intention to develop a mixed-use commercial property.

Deep Thought Architecture represented by Andile Gwala has been appointed by the owner of the property Zion Legacy Foundation Proprietary Limited represented by Zaid Yakoob Paruk for the following work under their Development Programme as the new owners of the property since 2021.

The following scope of work was noted at the briefing by the client.

- Rezoning Application
- Amafa Demolition Permit
- Council [eThekweni Municipality] Demolition Permit.

There is an existing Church building on site, a Hall and ancillary living unit/rooms.

Original date of construction:

The Church was originally built in 1960 and the Hall in 1972 therefore the original church structures is 62 years old

Historical Significance:

The original approved plans for the Church Building which was designed by Willem Marais were approved in 1960 and the Church building was also built in 1960. It was used by the community from the early 1960's to the early 1970's strictly as a Church Building. In the early 1970's the then owner felt the need to expand the church facilities to accommodate various community needs. A Hall with more ancillary outbuildings were then designed by A Harel & PFC, approved and built in 1972.

The facility was then utilized as a Church Building and to Host any community or private functions. Over the years the property has been under different ownerships while the dominating usage was Hall being used to host different types of functions with minimal church services on Sundays. In 2019 under the previous ownership the Church was let out with the main purpose to utilized as Christian Academy, being a school during the week and a church on Sundays. With adjacent properties being commercial the church has since lost its significant as a place of worship because of its location. The current owners have recently bought the property with an intention to rezone the property, demolish all the existing structures on site with the purpose to develop a commercial building which will help boost the work opportunities in the community and the local economy.

Architectural Significance:

From research and building plans obtained from the council [eThekweni Municipality] records the Original Church Building Plan was approved in 1960 and built till late 1961, the Hall Extension Building Plans were approved and built in 1972. These two interleading/attached buildings had since occupied the site with ancillary units for caretakers.

The Hall since its construction has since dominated and used much more regularly as opposed to the initial usage of the site being the place of worship.

From research, its significance is of low importance. However, the original church design was of the Mid-Century Modern Architecture, Mid-century modern architecture developed in the U.S. between the 1940s and 1960s. This is evident based on its characteristic features such as

- A-Framed roof styled which allowed the interior to have double volumes.
- Contemporary exterior finishes.
- Curtain walls as front facades, in this case they have opted in using abstract patterns or varying colors of single panes of glass to enhance their modern design, etc.

Once again, its significance, from research, is of low importance since almost all its ancillary buildings have no direct link and its interior holds the same.

Urban Setting and Adjoining Properties:

Most of the neighboring properties have been altered and some completely redeveloped. The area is an urban area and mostly characterized by modern developed dwellings along the same street.

The site is located behind the commercial properties.

We have outlined the motivation and need for this application:

The following points of interest may be used as justification for the need and desirability of the rezoning and demolition of all existing structures and intended development:

The developer intends on proposing attractive commercial development which will encourage future mixed used developments in the Memorial Park, Bellair area. The change of zoning addresses the need for densification and reduces urban sprawl for those individuals who have the desire to live and work in Memorial Park, Bellair Area.

The proposed rezoning, demolition of all existing structures and future development will assist in providing for the anticipated growth of the metropolitan areas by assisting in one of the roles of the Strategic Development Framework which is to provide well located and well serviced areas.

The site is well located and within close proximity to various social facilities, approximately 500m Schools, 300m from offices and government facilities., largely dominated and directly located within the residential area

It is important to have uses complementing the mobility road such as the proposed one, as this area has the larger quantity of traffic flowing through which can be an advantage for economic generation, however, a disadvantage in offering the quite tranquility which a person would want to have in their home.

Proposed Development:

If the permission to demolish is successful. A new development which will comprise of adequate parking for the variety of shops and offices. The Upper levels till the 5th floor will be residential dwelling units as approved by the Land Use Management of eThekweni Municipality.

Conclusion:

It is the applicant's plea that the proposed application be approved by the eThekweni Municipality Land Use Management Services. The report has provided a background, a statement of the current situation, and motivation which support the approval of the application.

The proposal would not generate any negative impacts on the surrounding land uses and would not negatively impact on the environment, traffic flow or engineering services, as public transportation has been adequately catered for.

The applicant therefore requests that the favorable consideration be given to the request for the approval of the rezoning application from Worship zone to General Commercial.

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In view of the above we request your approval of the additions and alterations of the existing structures.

HEREWITH PICTURES BELOW FOR THE EXISTING DWELLING AT NO. 34 ST ANDREWS DRIVE AND ADJACENT PROPERTIES.



Exterior Photograph No 1 of existing Structures



Exterior Photograph No 1 of existing Structures



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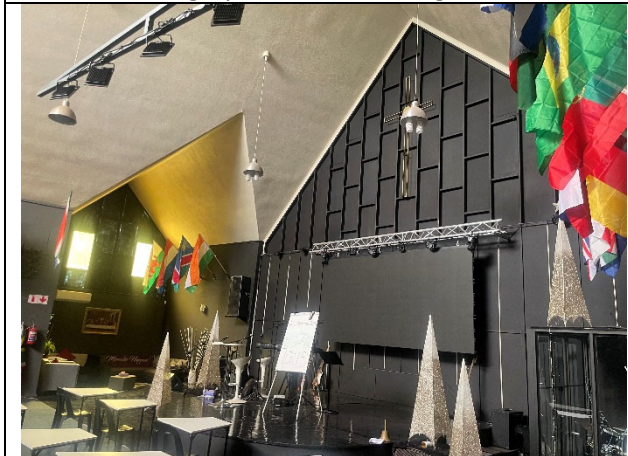
Exterior Photograph No 1 of existing Structures



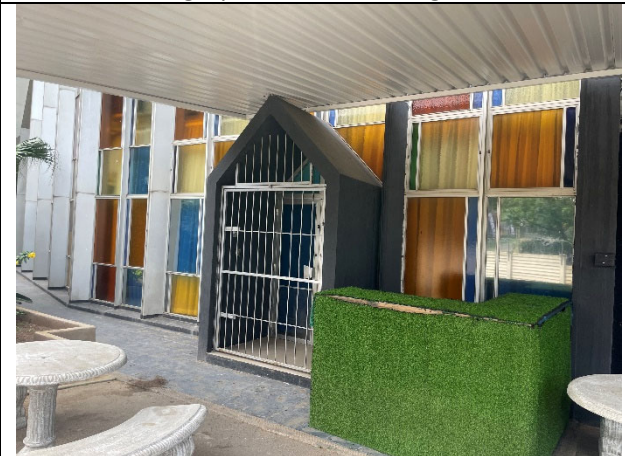
Interior Photograph No 1 of existing Structures



Interior Photograph No 1 of existing Structures



Interior Photograph No 1 of existing Structures



Interior Photograph No 1 of existing Structures

I hope you find all the above in order and to our favor.

Yours Faithful

Andile Gwala for and on behalf of Deep **Thought Architecture**