

13 September 2022

**Built Environment Section
Amafa/Heritage KZN**

Transnet has under taken a renovation project of the refurbishment of the Queensware House building situated at 237 Mahatma Gandhi Road, Durban in the Point Precint.

The project entails an internal renovation to the ground floor basement of the building. We are renovating the following areas :

- Reception area.
- Converting existing areas.
- Renovations to ablutions.
- Minor internal additions and alterations.
- Ablution facilities for staff.
- Associated civil works.

Currently the project is in the process of preparation of tender documentation.

We are aware that the building is a listed building and we require clarity whether a formal submission is required to AMAFA for the aproval of the alterations to the building.

It should be noted that the alterations are only to the internal structure of the building. Attached for your perusal and comment are the following :

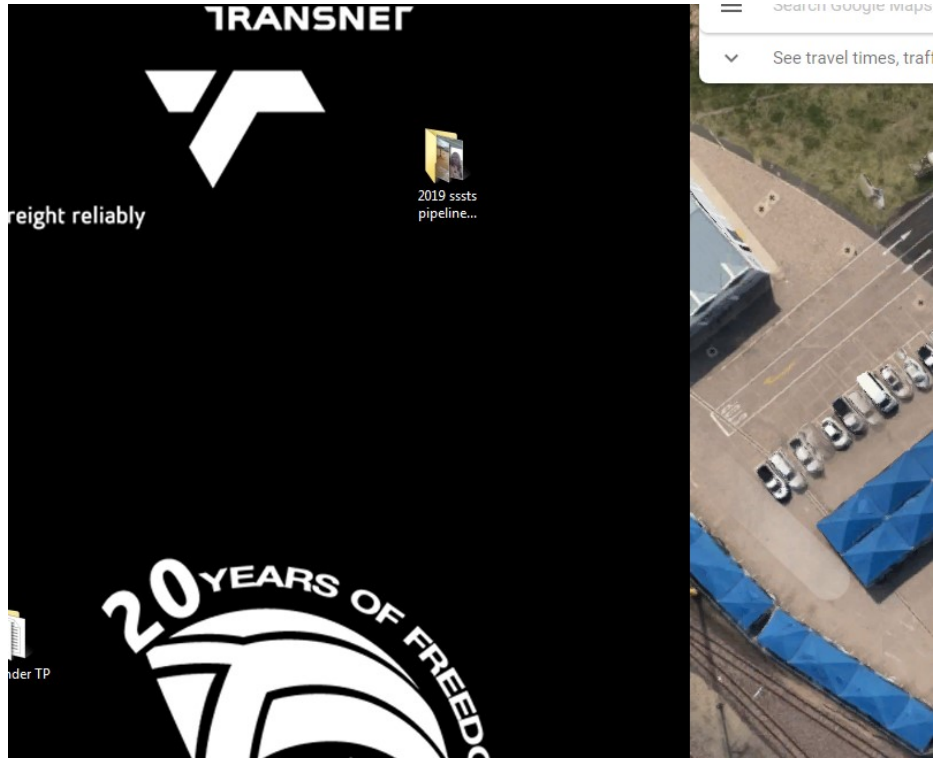
- The site location.
- Pictorial view of the building.
- Pictorial view showing the internal alterations hatched.
- Plan view showing the internal alterations hatched.
- Various pictures of the building.

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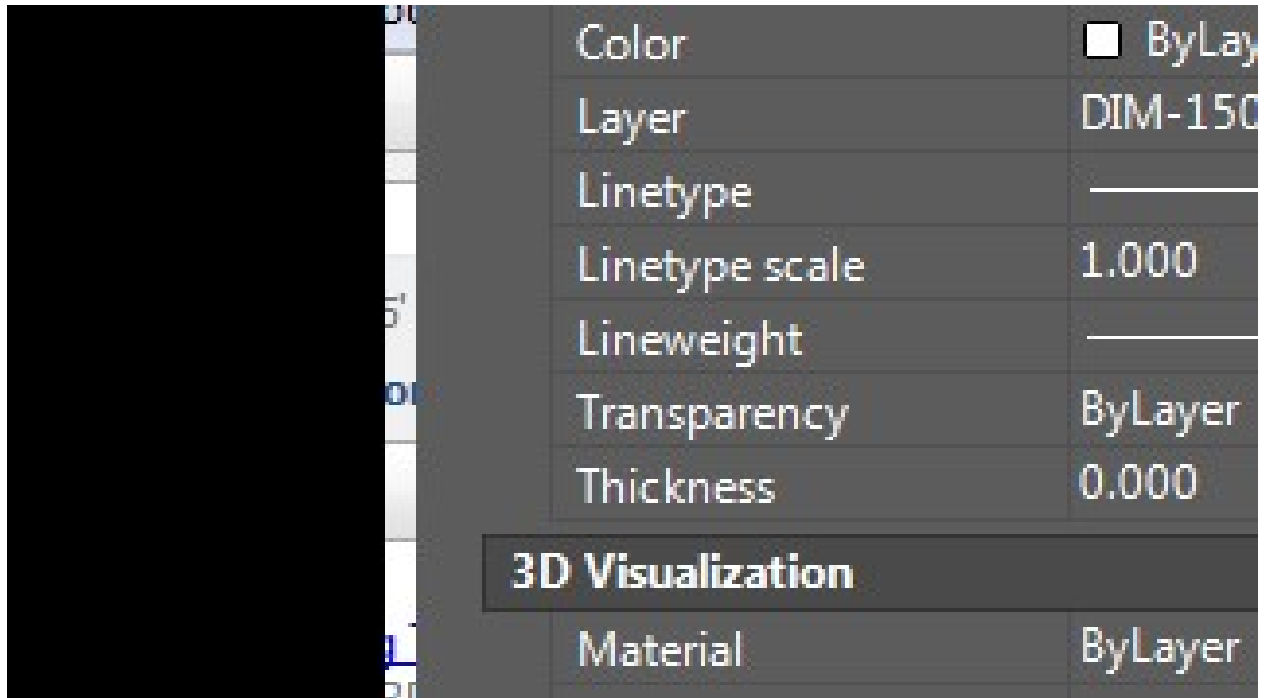
The site location



Pictorial view of the building



Pictorial view showing the internal alterations hatched



General arrangement of the alterations to the ground floor.



Street elevation



Bell street elevation



Street elevation



Street elevation



DESIGN RESPONSE

The Site

The site is located within the port of Durban. No access is permitted to the general Public only for visitors to the offices for business purposes. The buildings are on a constrained site with existing buildings, parking and roadways on all sides. The western façade of the building is bounded by harbour infrastructure.

Current Use

The existing buildings are currently being used by TGC a business unit of Transnet as an office facility on the ground, first and second floors.

The footprints of the existing buildings are approximately:
20m x 100m for the main building.

Town Planning and other regulations

- The site is zoned as "Harbour Zone". The height restriction is 25m. This is a restriction imposed by TNPA.
- In terms of the zoning, any port related operation or facility is permitted. Other uses are by special consent and approval by the municipality.
- In terms of the permitted zoning, no relaxation is required as the office facility and are for the sole use of the TGC staff. No public shall have access to the facility.
- No traffic impacts are foreseen. The increased traffic onto the site is limited to delivery vehicles and TGC staff only.

Heritage and legislation

- The proposed buildings are older than 60 years old. There is no record of the exact age of the building.
- It is noted that in 2010, alterations and additions to this building was approved by the EThekweni Municipality.
- The buildings are among a group of old buildings that may have been old railway buildings (railway station, sheds). The use of these buildings has changed over the past few years.
- Application for the development shall be made to AMAFA for permit approvals.

Tender drawings are submitted for your perusal and comment with this application.

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