

**Proposed demolition of existing buildings for a new residential development on 3 adjacent sites at 477 Musgrave Rd, Ptn 13 of erf 2178, Essenwood, Durban**

**PermitID: 4078 REF: SAH23/21059 & 23/011**

**Issued under section 37 of the KwaZulu Natal Amafa and Research Institute Act (Act 05 of 2018) and section 34(1) of the National Heritage Resources Act (Act 25 of 1999)**

**Permit Holder:** Raakesh Sewnarain  
Dexaphase (Pty)Ltd  
124 9th Avenue  
Essenwood  
Durban  
4001

**Approval is hereby given to Raakesh Sewnarain of Dexaphase (Pty)Ltd in accordance with the application received on 10/04/2023, for Demolition on the site/s: Portion 13 of erf 2178 Essenwood.**

Proposed demolition of existing buildings for a new residential development on 3 adjacent sites at 477 Musgrave Rd, Ptn 13 of erf 2178, Essenwood, Durban, KwaZulu-Natal, Drawing no. 6965-00/100/101/102/103

**The Permit is issued for:**

Proposed Action : Demolition  
Site : Portion 13 of erf 2178 - 477 Musgrave Road  
Graded : IIIC

**This permit is issued in accordance with Drawings:**

No : 6965-00/100/101/102/103-2/104/300  
Dated : 19/12/22 & 2023-04-03  
Drawn By : D.T & C.H (FGG Architects)

**The applicant is also required to adhere to the following standard conditions:**

**Conditions: -**

- 1.1 That the work is carried out strictly in accordance with the application submitted on the 10 April 2023
- 1.2 That in the event of any contemplated deviation, the prior **written approval** of the KwaZulu-Natal Amafa and Research Institute must be obtained;

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- 1.3 In such event, a **written motivation** in support of such deviation must be submitted to KwaZulu-Natal Amafa and Research Institute for consideration and;
- 1.4 The KwaZulu-Natal Amafa and Research Institute has the right to inspect the site at any time;
- 1.5 Where necessary monthly reports are to be submitted to the KwaZulu-Natal Amafa and Research Institute on the work being conducted and the findings;
- 1.6 A final report on the work conducted and the findings must be submitted to the KwaZulu-Natal Amafa and Research Institute not later than thirty (30) days from the date of expiration of this permit, extensions are negotiable;
- 1.7 All salvageable material not required for re-use on the site must be offered to the KwaZulu-Natal Amafa and Research Institute and selected material must be delivered to the repository at Midmar at the applicant's cost;
- 1.8 The KwaZulu-Natal Amafa and Research Institute must be contacted immediately upon discovery of any archaeological material, including human remains.
- 1.9 All archaeological and paleontological material becomes the property of the Province of KwaZulu-Natal and must be lodged at the repository the Institute.
- 1.10 That a copy of this permit is kept on the premises at all times during construction work;
- 1.11 **FAILURE TO COMPLY WITH THESE CONDITIONS WILL RENDER ANY ACTIVITY CONDUCTED UNLAWFUL, AND THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE RESERVES THE RIGHT TO CANCEL THIS PERMIT AND TO INSTITUTE CRIMINAL AND/OR CIVIL ACTION AGAINST THE PERSON/S RESPONSIBLE.**
- 1.12 The issuing of this permit does not exempt the Applicant from compliance with any other law, where applicable.

This permit is valid from **09/10/2023 to 11/10/2026 AND IS NOT TRANSFERABLE.**



Sphephelo Dube  
Heritage Officer

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KwaZulu-Natal Amafa and Research Institute



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Mxolisi Dlamuka  
Head of Secretariat and Administration  
KwaZulu-Natal Amafa and Research Institute

Additional Info:

Please note that this permit may be suspended should an appeal against the decisions be received by the KwaZulu Natal Amafa and Research Institute within 14 days from the date of the permit. The KwaZulu Natal Amafa and Research Institute may not be held responsible for any costs or losses incurred in the event of the suspension or retraction of this permit.

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**ADMIN:** Direct URL to case: <https://sahris.sahra.org.za/node/616089>