

Social Housing Development on 2 Epsom Road, Durban

PermitID: **3838** REF: **SAH22/20037 & 22/273**

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: Lethukutula Magubane
Royal Stock Housing

Approval is hereby given to **Lethukutula Magubane** of **Royal Stock Housing** in accordance with the application received on **08/11/2022**, for **Additions, Alteration** on the site/s: **2 Epsom Road, Durban**.

Over 200 nuclear or reconstructed families would be housed in a safe living environment and near to a variety of work opportunities. The proposed on-site childcare facilities would also release young mothers onto the market with opportunities for schoolchildren up to tertiary level nearby. 2 Epsom Road Erf 3405 & 3406 Durban eThekweni Municipality Drawings A101 - A107

Graded: IIB

This permit is issued in accordance with Drawings:

Drawing No.: A101, A102, A103, A104, A105, A106, A107 & A108

Dated: 18 November 2022

Drawn By: Rodney Harber (Arch Urban Plan)

Conditions: This permit is issued subject to the following conditions:-

1. That the work is supervised by **Rodney Harber** and is carried out by contractors/artisans with proven heritage work experience;
2. That full specifications, working drawings and bill of quantities are supplied to the KwaZulu-Natal Amafa and Research Institute (The Institute); That the Institute is invited to all site meetings and sent minutes thereof; and that **Rodney Harber** signs off on all drawings, completion certificates, etc. and submits a completion report to the Institute;
3. That **written motivation** in support of any contemplated deviations from the approved plans – including the transfer of the work to the supervision of another architect/technologist – must be submitted to The Institute for consideration and That the **prior written approval** of The Institute must be obtained, before any deviations are carried out;

Social Housing Development on 2 Epsom Road, Durban

4. 4. That any salvageable items not required for re-use in the project must be offered to The Institute's Conservation Materials Bank and all salvageable elements identified must be delivered to the Conservation Materials Bank, Howick, at the Applicant's cost;
5. 5. That, if **archaeological material or human remains** are uncovered during excavations, The Institute must be contacted immediately in order to determine the significance of the find and the mitigation required (a professional archaeologist may need to be employed);
6. 6. That a copy of this permit and the stamped approved drawings must be kept on site at all times;
7. 7. The issuing of this permit does not exempt the Applicant from obtaining the approval of the Local Authority or any other Authority, where required, for the proposed work.

THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE RESERVES THE RIGHT TO WITHDRAW THIS PERMIT IF ANY OF THE ABOVE CONDITIONS ARE NOT COMPLIED WITH. FAILURE TO COMPLY WITH THESE CONDITIONS WILL RENDER ANY DEVIATION FROM THE ORIGINAL (PLANS) UNLAWFUL, AND THE INSTITUTE RESERVES THE RIGHT TO TAKE CRIMINAL AND/OR CIVIL ACTION AGAINST THE PERSON/S RESPONSIBLE.

This permit is valid from **01/12/2022 to 01/12/2025 AND IS NOT TRANSFERABLE.**



Sandisiwe Matole
Heritage Officer
KwaZulu-Natal Amafa and Research Institute



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
AMAF A
& RESEARCH INSTITUTE

HERITAGE IDENTIFICATION, MANAGEMENT & PROTECTION

Enquiries: Sandisiwe Matole

Email: sandisiwe.matole@amafainstitute.org.za

Tel: 0333946543

Date: Thursday December 01, 2022

CaseID: 20037

Ref No.: SAH22/20037 & 22/273

Social Housing Development on 2 Epsom Road, Durban

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.

ADMIN: Direct URL to case: <https://sahris.sahra.org.za/node/608650>