

**MEETING OF HERITAGE WESTERN CAPE,  
INVENTORIES, GRADING AND INTERPRETATION COMMITTEE**

**Approved Minutes of a meeting of the Inventories, Grading and Interpretation Committee  
of Heritage Western Cape held on 18 February 2016, at 09H30 in the 1<sup>st</sup> Floor Boardroom  
at the Offices of the Department of Cultural Affairs and Sport, Protea Assurance Building,  
Greenmarket Square, Cape Town**

**1. Opening and Welcoming**

The Chairperson, Dr Antonia Malan, opened the meeting at 09h40 and welcomed everyone present.

**2. Attendance**

**Inventories, Grading and Interpretation Committee:**

Dr Antonia Malan  
Mr Ignatius de Swardt  
Mr Stefan de Kock  
Dr Stephen Townsend  
Ms Laura Robinson

**HWC Staff**

Colette M Scheermeyer  
Ms Jenna Lavin  
Ms Lithalethu Mshoti  
Ms Penelope Meyer

**Visitors**

Prof Albrecht Herholdt  
Mr Richard Summers  
Ms Adelaide Combrink

**3. Apologies**

Mr Rowen Ruiters  
Ms Quahnita Samie  
Ms Maureen Wolters

**4. Disclosure of Interest**

**4.1 ST: 11.3**

#### **4.2 AM: 13.3**

### **5. Approval of the agenda**

The Committee resolved to approve the agenda dated 19 February 2016 with no additional items

### **6. Approval of the previous minutes dated 22 October 2015**

The Committee resolved to approve the minutes dated 22 October 2016 with no amendments.

### **7. Confidential matters**

#### **7.1 None**

### **8. Administration Matters**

#### **8.1 For Noting: Erven 558, 609, 610, 612, 615, 616, 617, 626 and 628 Philippi. (Philippi Horticultural Area)**

JL gave some background information on this matter.

#### **It was noted that:**

- A rezoning application for several erven in Philippi in terms of LUPA was presented to IACom which gave a negative comment on the application.
- IACom recommended that provisional protection in terms of the NHRA should be implemented for all the Erven currently within the proposed HPOZ.
- The extent of the protection is to be further discussed.
- The matter will go to Council for a decision in March.

### **9. Appointments**

#### **9.1 George Heritage Asset Register 11H00**

#### **9.2 UCT Conservation Framework, Heritage Agreement and Inventory 12H00**

### **10. Policy Matters**

#### **10.1 Guide for Local Authorities**

**It was noted that:**

- Version 7 of the draft *Grading: Purpose and Management Implications* was discussed and final amendments were made.

**DECISIONS**

The Committee recommended to Council that Version 8 of the *Guide for Local Authorities* as amended should be approved.

JCL

**11. Surveys**

**11.1. George Heritage Asset Survey**

Prof A. Herholdt was present and participated in the discussions.

**It was noted by Professor Heroldt that:**

- Since the documents were submitted for consideration at this meeting, several corrections have been made, such as erf numbers and street names, and additions to Hoekwil.
- The tabled documents include a completely revised Chapter 1 (that includes legal context, approach, methodology for assessment), and an increase from 183 to about 1600 items, due to the use of 1957 aerial photos.
- New grading categories are added: Grade IV for a building younger than 60 years but recipient of an architectural award, and Grade III IR ('irrelevant') for buildings over 60 years old but without heritage value.
- PHSs have been reassessed with proposed new gradings.
- The Inventory in the form of text documents and ARC GIS map files will meet HWC requirements.

**The Committee noted that:**

The report requires revision, there are still factual errors and the list of buildings is incomplete.

**DECISIONS**

The report was not approved but ST will help with the editing of the report, including the title (it is not a Heritage Register but an Inventory).

Remove all proposed grade III IR grades and replace with 'not conservation worthy'.

Remove reference to grade IV (it is not a recognised grade), and revise the sheet related to the item graded IV to indicate a proposed grading based on heritage conservation worthiness.

Proposed gradings should be entered onto all sheets.

The report and inventory will be revised in conjunction with The Matrix and circulated and approved by e-mail.

JCL

### 11.2 Swartland, Rural Heritage Survey

#### It was noted that:

- There had been no response from the heritage consultant to requests for a field inspection of a sample of sites listed in the inventory. However, Dr Townsend called Mr Pentz who agreed to arrange a time for the visit.
- Swartland Municipality is awaiting approvals for two surveys and the matter is becoming urgent.
- It was proposed that the survey is approved in principle and when the new *Guide for Local Authorities* is distributed, JL will take the opportunity to discuss further reiteration of the survey with the Municipality.

#### Decision

It was decided that the IGICom would go on the site visit on 15 March 2016.

JCL

### 11.3 UCT Conservation Framework, Heritage Agreement and Inventory

ST recused himself for this item.

Mr Richard Summers and Prof Townsend were present and participated in the discussions.

#### It was noted that:

- Due to the extent of the documentation received it had not been possible to deal with all the contents in detail, however, the methodology and approach of the CF was supported by the Committee.
- The Conservation Framework was a logical progression following on from earlier work that had been undertaken for UCT and was extensive and

detailed in content. The purpose of the submission was to inform HWC and the Committee of the work in progress and to obtain input and support for the CF as it developed. The inventory was also extensive and included proposed gradings for the buildings in the six identified precincts.

- A number of recommendations were contained within the report, including the designation of Upper Campus and Hiddingh Campus as Provincial Heritage sites.
- The contents of the Heritage Agreement were noted but this would be discussed in greater detail during a separate meeting between the legal adviser and RS prior to being approved by Council and signed by the CEO (on delegation from Council) on behalf of HWC.

#### **COMMENT**

IGIC expressed support in principle for the UCT Conservation Framework and Inventory and will further consider these when the report has been finalised.

## **12. GRADING OF PREVIOUS NATIONAL MONUMENTS**

### **12.1 None**

## **13. NOMINATIONS OF PROVINCIAL HERITAGE SITES.**

### **13.1 Erf 177447, the Old Granary Building Complex, Cape Town**

#### **It was noted that:**

- Adelaide Combrink represented the CoCT for the nominated site.
- LR who has a long association with the building welcomed the nomination and strongly supported it especially as the restoration process is starting soon.
- The building complex had strong associations with the social and cultural development of early Cape Town as well as being a rare example of the architecture of the period; it also demonstrated significant historic layering of the building fabric over time.

#### **DECISION**

The Committee approved the nomination and graded the Old Granary Grade II. HWC must now initiate the process of formal protection.

JCL

### 13.2 Erf 57742. The Wermuller Centre, Claremont

**It was noted that:**

- IACom is expecting to consider a development application on 9 March but no application has yet been received.
- At Council it was proposed that IGIC attends and participates in that meeting in order to expedite a decision.
  - **“Council Decision:** It was agreed that the special meeting of the IGIC scheduled for Thursday, 19 November 2015 be postponed due to the unavailability of the legal advisor who is appearing at the ministerial tribunal on behalf of HWC. The Council agreed that the grading of the Wermuller Centre as a PHS should be considered *in conjunction with* the HIA that is expected to be submitted early next year.”
- The grading and declaration of the Wermuller Centre was not discussed and it was debated whether it would be appropriate to consider the grading and declaration of the property at the same time as the HIA. The IGIC was of the opinion that the two matters should be considered separately with the grading and declaration being considered prior to the HIA.
- **IGIC Minutes** 22 October 2015: “Before the IGIC takes a final decision on the grading, a special IGIC meeting will be arranged with the applicants, land owner and any other interested parties”.

**DECISION**

The nomination (and the significances and the grading) must be considered separately in order to inform IACom deliberations. A special meeting to be organised with I&AP’s, as previously minuted, as soon as possible.

### 13.3 Remainder Erf 1056 Green Point (Green Point Common)

AM recused herself and LR chaired this item.

**It was noted that:**

- Extensive documents had been received nominating remainder Erf 1056 Green Point as a Provincial Heritage Site.
- The City representatives (as land owner) and I&AP’s were not present at the meeting but had been consulted during the drafting of the nomination and were aware of the meeting.
- The area proposed for declaration as a PHS is extensive and will require consultation with the landowners, leaseholders and other I&AP’s.

- ST suggested that the very large site, much of which is developed, seems not to be a serious contender for nomination as a PHS.

#### **DECISION**

It was agreed that a special meeting be convened to which representatives of the CoCT, the land owners and all Interested and affected parties be invited in order to discuss the proposed nomination in more detail.

JCL

### **14. DE-PROCLAMATION OF EXISTING PROVINCIAL HERITAGE SITES.**

#### **14.1 Portion 1 of Longloof Manor**

##### **It was noted that:**

- An application for sub division into two portions was received by HWC three years ago.
- BELCom had agreed that portion 1 could be de-proclaimed as a PHS with conditions as set out in the letter from HWC dated 13 July 2013.
- These conditions must be inserted in the title deed or as land use conditions attached to the sub division approval.

#### **DECISION**

The Committee decided to de proclaim portion 1 subject to confirmation that the conditions have been duly registered in the title deed or in the land-use conditions attached to the subdivision.

JCL

### **15. OTHER MATTERS**

#### **15.1 Moutons Valley CMP**

JL made a presentation.

#### **DECISION**

The Committee resolved to approve the Conservation Management Plan for Rock Art Site VPO1 on portion 64 of the farm Mouton's valley no. 79 (Piketberg).

JCL

#### **15.2 Western Cape Coastal Management Plan**

**It was noted that:**

- DEADP has drafted guidelines on the general management of the coastal zone, HWC was invited to engage with potential projects, and JL provided some broad indications of risks associated with heritage resources.
- The draft document focuses on natural resources but refers to cultural heritage resources under Priority Area 6 Objective 2.
- JL was commended for the work done in liaising with DEADP.

**JCL**

**DECISION**

The Committee resolved to support continued HWC engagement in this process.

**16. DATE OF NEXT IGIC MEETING: 5 May 2016**

**17. CLOSURE: 14H00**

Approved