

**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 25 August 2016, at 09H30 in the 1st 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 (AM)
Mr Stefan de Kock (SDK)
Dr Stephen Townsend (ST)
Ms Quahnita Samie
Mr Ignatius de Swardt

HWC Staff

Colette M Scheermeyer (CS)
Mr Zwelibanzi Shiceka (ZS)
Mr Jonathan Windvogel (JW)
Ms Penelope Meyer (PM)
Ms Lithalethu Mshoti (LM)
Ms Katherine Robinson (KR)
Mr Guy Thomas (GT)
Ms Heidi Boise (HB)

Visitors

| | | |
|-----------------------|--------------------------|-------------------|
| Mr W A Smith | Mr H Baardman | Mr M Nixon |
| Ms M R Dontus | Mr R F Butt | Ms L Berald |
| Ms S Titlestad | Mr A Neuhoff | Mr G Barker |
| Mr R Mahapa | Dr B P Le Roux | Mr T Florence |
| Mr J Brohaar | Mr Stuart Burnett | Mr P Kantor |
| Ms F D Norje | Ms Sandra Van Der Merrie | Prof F Todeschini |
| Mr G D Pokwas | Ms Ilze Wolff | Mr F Vermeulen |
| Mr D W Mc Lintock | Ms Jenny Mc Queen | Mr A Lillie |
| Mr Dimitri Georgeades | | |

3. Apologies

Ms Maureen Wolters (MW)

Mr Rowen Ruiters (RR)

Ms Laura Robinson (LR)

4. Disclosure of Interest

4.1 AM: 13.3

QS: 13.8

5. Approval of the agenda

The Committee resolved to approve the agenda dated 25 August 2016 with one correction.

6. Approval of the previous minutes dated 13 April 2016 and 12 May 2016

The Committee resolved to approve the minutes dated 13 April 2016 and 12 May 2016 with no corrections.

7. Confidential matters

7.1 None

8. Administration Matters

8.1 Kaba-Aye World Peace Pagoda, Portion Farm Lemoenshoek, Farm 24, Barrydale.

CS gave some background information.

The Peace Pagoda had been discussed briefly at Council where it was decided to ask for additional information about the process behind the gifting and decisions behind it being erected in Barrydale, and its importance in the community. It was suggested that the matter should be presented at IGIC where representation from the landowner and heritage consultant should be presented.

8.2 Erf 57742. The Werdmuller Centre, Claremont

CS gave some background information on this matter.

Wermuller Centre had been graded Grade II at a previous IGIC meeting. The landowner is now requesting another opportunity to respond to the nomination and grading decision and will make representations. DOCOMOMO and I&APs have been invited.

8.3 Access to the building

Access to the Protea Assurance building and security procedures are arbitrary, time-wasting and ineffective. Mr Shiceka reported that the Department of Security is responsible. The IGIC requests the CEO to please take action.

ZS

9. Appointments

9.1 None

10. Policy Matters

10.1 None

11. Surveys

11.1. Church Street, Tulbagh

It was noted that Prof Townsend has received the documents and has been in communication with Mr Clarke, and will attend to the matter as soon as possible. Prof Townsend apologized for the delay.

JW/ST

12. GRADING OF PREVIOUS NATIONAL MONUMENTS

12.1 None

13. NOMINATIONS OF PROVINCIAL HERITAGE SITES.

13.1 Prince Albert Water Furrow

The matter has been removed from the agenda.

13.2 Erf 177447, the Old Granary Building Complex, Buitenkant Street, Cape Town

It was noted that Council is still formulating wording for the gazette notice.

JW

13.3 Remainder Erf 1056 Green Point (Green Point Common)

AM recused herself from this item. ST chaired this item. In the absence of a quorum, it was agreed that this matter should be confirmed by email.

Mr D Georgeades representing CoCT, Mrs J Mc Queen, Mr S Burnett and Dr A Malan representing GPRRA were present and participated in the discussions

It was noted that:

- The revised nomination document, which now incorporates clear expression of the cultural significance of the site, together with mapping of heritage resources, was presented by AM.
- The revised nomination now serves as a joint submission by the Green Point Residents' and Ratepayers Association and the City of Cape Town.
- DG indicated that a decision from HWC regarding the revised nomination is required in order to inform the CoCT and to take further steps as may be necessary within the context of the formal nomination process.
- The committee accepted, notwithstanding the Common's rich, varied and interesting history, that the sport and recreational significances is the Common's primary significance today.

Three of the committee members argued that the parts of the Common currently occupied by and dominated by sporting facilities did warrant a Grade II grading. The fourth did not.

DECISION

The Committee resolved that map option C (excluding the Helen Bowden nurses' home precinct in the east and including the square area opposite Green Point Lighthouse at the north-west corner connecting the Common to the beachfront) be recognised as a Grade II heritage resource. The Committee requested that the applicants submit a detailed heritage management plan in order for the process to proceed to a decision on nomination.

JW

13.4 Erf 57742. The Werdmuller Centre, Claremont

The nominator (Ms Wolff for Docomomo) and property owner (Mr Nixon) were present and took part in discussion. The heritage consultant, the architectural team, and several I&APs including Professor Todeschini attended the meeting.

It was noted that:

- The property owner had responded in a letter dated 20 May 2016 to the nomination with very detailed information to substantiate their opinion that the historical and architectural significance of the buildings are exaggerated and that the opportunity to create a sustainable project will be adversely affected by declaring the whole site a PHS. The current development proposal has been lodged with HWC and the phase I heritage report, proposed gradings, proposed demolitions and design recommendations are supported by the IACom. Therefore there is no need to formally protect the site.
- Neither assigning Grade II status nor formally protecting the site as a PHS is a 'preservation order' and appropriate developments can still take place as long as they do not adversely impact heritage significance.
- The applicant and Docomomo agreed that they would discuss the proposals as they were developed.
- The complex was in a very poor condition because it had not ever had an economically sustainable use/occupancy.
- The primary significance of the complex is derived from its architectural excellence.
- The IACom's reference to differing significances of differing parts of the complex is at odds with the IGICom's view. It is also of concern that the IACom implies that the site is of less merit because, in its view, few people regard the complex as significant.
- The IACom was constrained to ensure that any alterations/additions not reduce the significance of the complex to less than Grade II.
- The process of dealing with the nomination should follow the decision-making regarding the redevelopment.

DECISION

The Grade II status of the Werdmuller Centre complex stands.

JW

13.5 Portion 85, Farm Blomboschfontein 495

It was noted that Council is still formulating wording for the gazette notice.

JW

13.6 Erf 175134, Rex Trueform Factory Complex

Ms Titlestad made representation on behalf of the owner.

It was noted that:

- The complex was nominated and approved in 2012 and the property owner has no objection to the nomination.
- Notice of the declaration was received from HWC on 24 June 2016 and a response prepared on behalf of Rex Trueform. HWC has drafted a gazette notice but the owner has not yet had sight of this document, which would have to be approved by the Company Board.
- The owner therefore requested that further time is allowed for the procedural steps to be duly followed.

DECISION

The matter has been postponed until mutual agreement has been reached between the relevant parties regarding the wording of the draft gazette notice.

13.7 Erven 2641 and 2643, Mount Prospect, Constantia

It was noted that the property owner received notice of the meeting three days beforehand and had not had sight of the nomination documents. The matter was deferred.

JW

13.8 The Auwal Masjied, 39 Dorp Street

QS recused herself for this item. In the absence of a quorum, it was agreed that this matter should be confirmed by email.

The nomination was presented by Ms Samie on behalf of the Muslim Judicial Council and the Auwal Masjied.

It was noted that:

- The high significance of the Masjied has long been recognised (including by the CoCT and SAHRA) in terms of cultural, sacred, historical, associational

criteria and the establishment of Islam at the Cape. There is an agreement between DAC and the MJC that all matters related to Muslim sites should be overseen by the MJC.

- The Auwal Masjied Council supports the nomination as a PHS but the Bo-Kaap Civic does not support the application as it is of the opinion that it is of national significance and should be graded Grade I.
- The Committee encourages the Bo-Kaap Civic to engage with all parties in making proposals to nominate sites of significance.
- The MJC should consider the possibility of a serial nomination of sites of significance.

DECISION

The Committee supported the nomination of Auwal Masjied, Dorp Street to be graded as a Grade II heritage resource and that the process of formal designation should follow.

JW

14. DE-PROCLAMATION OF EXISTING PROVINCIAL HERITAGE SITES.

14.1 None

15. OTHER MATTERS

15.1 Baboon Point Lotto Money

Ms Lavin reported at the last IGIC meeting that work on signage will commence. The draft wording is now with APM Committee for comment and will be circulated to IGIC for approval by e-mail.

CS

15.2 PROVISIONAL PROTECTION

Kaba-Aye World Peace Pagoda, Portion Farm Lemoenshoek, Farm 24, Barrydale.

The applicant, represented by Mr Smith and Ms Titlestad, and the property owner, represented by Mr le Roux and Mr Neuhoff, were present and took part in the discussion. Members of the Barrydale community attended the meeting.

It was noted that:

- The current request (s.29) is to provisionally protect the Peace Pagoda while its eligibility for nomination as a PHS is further assessed.
- Mr Le Roux stated that the property-owner did not have enough time to prepare for the meeting and the legal advisor was not able to be present, but agreed to respond to the presentation.
- The Peace Pagoda is one of a series of monuments erected round the world, gifted to South Africa by Burmese Buddhist monks, but for various reasons the structure ended up being built on private rather than public land, and that property has undergone a series of sales since its erection.
- The Municipality at the time the pagoda was built did not require building plans or formal approvals.
- A labyrinth has since become part of the experience of visiting the pagoda and the site was open to the public.
- The community of Barrydale, local and overseas visitors and tourists have utilised the site on a regular basis for over 15 years. Community representatives (including members of Barrydale Council in 2000) submitted a written petition during the meeting.
- The property-owner would like to demolish or remove the structure. They do not agree that it is a heritage resource. They do, however, agree that further consultation and negotiation is desirable and that in the interim they would undertake not to damage the structure.

RECOMMENDATIONS

- The Committee recommended that further consideration is required so as to assess whether the Peace Pagoda is a heritage resource.
- It recommended that HWC advises all interested parties to articulate the significance of the Peace Pagoda as a type, and to define the extent of a potential heritage resource (such as inclusion of the labyrinth).
- The heritage claimants must submit relevant documentation, expressing in detail the perceived cultural significance of the structure / site, to the property owner and interested persons within one month, for comment.
- The supplementary information and updated report should reach HWC within two months.
- It is also recommended that HWC requests the owners to confirm in writing that in the interim they undertake to leave the site intact and not allow damage to the structure or labyrinth.

16. DATE OF NEXT IGIC MEETING: 17 November 2016

17. CLOSURE: 15h00