

# DISTRICT SIX PHASED REDEVELOPMENT: PERMIT CLOSE OUT REPORT FOR PREPARATORY WORKS

HWC REF: 22020116AM0214E

Permit report submitted in terms of Section 35 of the NHRA (1999) for

INVASIVE SITE PREPARATION WORKS ON SEVERAL PARCELS AND VARIOUS ERVEN AHEAD OF REDEVELOPMENT, DISTRICT SIX, CAPE TOWN



S35 PERMIT REPORT

19 August 2022

Prepared by Rennie Scurr Adendorff for Delta BEC on behalf of Department of Agriculture, Land Reform and Rural Development

permit report



RENNIE|SCURR|ADENDORFF  
ARCHITECTURE . INTERIOR DESIGN . HERITAGE . ARCHAEOLOGY







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## 1.0. BACKGROUND

### 1.1. Purpose of Report

Katie Smuts of Rennie Scurr Adendorff has been appointed by Delta BEC to provide archaeological services pertaining to the proposed redevelopment of several erven in District Six. (Figure 1 and Figure 2)

Preparatory work for this redevelopment required the excavation of test holes across the three sites currently proposed for redevelopment to ascertain the make up of the overburden as well as the levels and composition of natural ground beneath them. Due to the high heritage significance associated with District Six, a permit application was submitted to Heritage Western Cape in terms of Section 35 of the National Heritage Resources Act in order to undertake this work with adequate archaeological oversight. The permit for monitoring of the work was granted on 22 March 2022 (Annexure A), and the work was undertaken on 17-19 May 2022.

This submission reports back on the work undertaken, and serves as the closeout report for this permit.



Figure 1. Locality Map, location indicated in red (RSA, 2022).



Figure 2. All development areas, with the various parcels indicated (RSA, 2022).

### 1.2. Process to Date

A previous application was submitted by RSA in terms of Section 35 of the National Heritage Resources Act (No. 25 of 1999) in 2020 (Annexure B). This permit application pertained only to archaeological monitoring of the removal of the rubble for the purposes of site clearance on the land now identified as Phase 5 of this project (formerly Parcel N). The work was undertaken in June 2020, and a closeout report was submitted and endorsed by HWC in December 2020.

Further to this, while the wider redevelopment project currently underway is subject to an impact assessment process in terms of Section 38 of the NHRA (), the archaeological component has been extracted from that process and undertaken as a Section 35 permitting process. While archaeological impacts are still being considered in the HIA for this project, this has facilitated the expediting of archaeological permitting to allow for ground clearing to take place in advance of full approvals being granted for the development. It should be noted that, while the permit was issued for this work (Annexure C), site clearing has not, to date, been undertaken.



### 1.3. Study Methodology

- The engineering team was provided with a site sensitivity map to derive the locations of proposed test holes away from areas defined as sensitive in the wider HIA and site levelling S35 applications;
- On site monitoring was undertaken during excavation of the test holes;
- Historical maps were loaded onto a GIS App (QField) to allow for realtime, on site correlation between features on the ground and mapped structures and features;
- Digital photographs were taken of each test hole;
- Soil profiles were recorded by the engineers;
- Detailed planning was not undertaken, and no artefactual material was retrieved or retained from the exercise.

### 1.4. Limitations

The heritage consultant was appointed prior to any development proceeding on site. As extensive prior work has been done in the wider area, as well as more specifically in and around the development area (Halkett and Hart 1996a, 1996b; Halkett, 2013, 2015; Malan 2003; Patrick, 2007) and the consultant's own involvement in earlier work on Parcel N (RSA, 2020a, 2020b) the consultant has been in a position to plan and guide the layout and specifics of the proposed test excavations without limitations.

No limitations were encountered beyond the general difficulties of performing archaeological monitoring of mechanical excavation, particularly on a site that had been subject to previous demolitions.

### 1.5. Statement of Independence

Neither Katie Smuts nor Rennie Scurr Adendorff has any legal ties to Delta BEC, SRK, or other professionals involved in this proposal. There is no financial gain tied to any positive comment or outcome. Professional fees for the compilation of this report are paid by the applicant, but are not linked to any desired outcome.

## 2.0. SITE DESCRIPTION

Ten parcels of land are earmarked for development in terms of the phased redevelopment of District Six. The parcels of land lie between Philip Kgosana Drive at the south and Nelson Mandela Boulevard at the north, covering much of what was, historically, District Six (Figure 1 and Figure 2).

Parcel H is largely flat and currently vacant. This parcel lies immediately north west of the entrance to historic Zonnebloem Farm, and the alignment of the terminal end of Hanover Street is still visible through this parcel.

### 2.1. Phase 4

Phase 4 is located between New Hanover Street and Constitution Street, west of Vogelgezang Street (Figure 3). Historically, Parcel P was bounded by Blythe Street to the west, Eckard Street to the north and Plymouth Road to the south, with the eastern extent intersecting St Leger Street. The parcel comprises Erf 177646, and measures 28 955.84m<sup>2</sup>. Upper Ashley Street Preparatory School lies over Constitution Street to the south. To the west of Erf 177646 is the Phase 3 development (Block Q2).



Figure 3. Phase 4 (RSA, 2022)



Erf 177646, together with Block Q2, would appear to have been extensively altered to facilitate the creation of a sports field, probably in the mid-late 1990s. Cut and fill levelled the area, a steep embankment was created along Keizersgracht (now New Hanover), and the natural ground level was cut away at the southern extent of the site to below historic levels. Recent illegal dumping (since 2014) has accelerated this transformation which itself has been exacerbated by the recent removal of fill material and levelling of site.

## 2.2. Phase 5

This parcel lies between Constitution Street and Justice walk and comprises erven 10010-RE, which constitutes the majority of the parcel, as well as erven 115744, 117884-RE, 177362, 117695, 117891, 117892, 117893, 117894, 117895, 117896, 117897 and 117898 (Figure 4). The parcel measures 31 924.79m<sup>2</sup>. Historically this parcel was bounded to the east by Horstley Street, to the south by Upper Constitution, west by Smart, and north by Roos Streets. The site slopes steeply south to north, with good preservation of the historic street system throughout.



Figure 4. Phase 5 (RSA, 2022)

The site was subject to initial rubble removal for site clearing, undertaken in terms of the S.35 monitoring permit (Annexure B). This activity has revealed remnant wall nibs, foundations, floor slabs, some with intact floor tiles, and kerb stones, as well as evidence for extensive terracing north-south and east-west across site.

## 2.3. Phase 6

The Phase 6 parcel comprises two components, Parcels K1 and K2 (Figure 5). These parcels lie between Cauvin Road and Christiaan Street and both straddle Heere Street (historically Portsmouth Road). The affected erven are 115705-RE, 115706, 115707, 115708. Parcel K1 is 23 943.59m<sup>2</sup>, while Parcel K2 is 26 946.59m<sup>2</sup>. These parcels occupy a prominent site that slopes 35m to the north east.



Figure 5. Phase 6 (RSA, 2022)



### 3.0. SHORT HISTORY OF THE DEVELOPMENT PARCELS

The areas closer to Hanover Street, historically, were more built up than those higher up the slopes, away from the centre of District Six. In c.1860, according to the Snow plan of the City, only a handful of structures were located across the area, including some on Phase 4, predominantly aligned along Hanover Street itself, one on Phase 5 and several on Phase 6 (Figure 6).

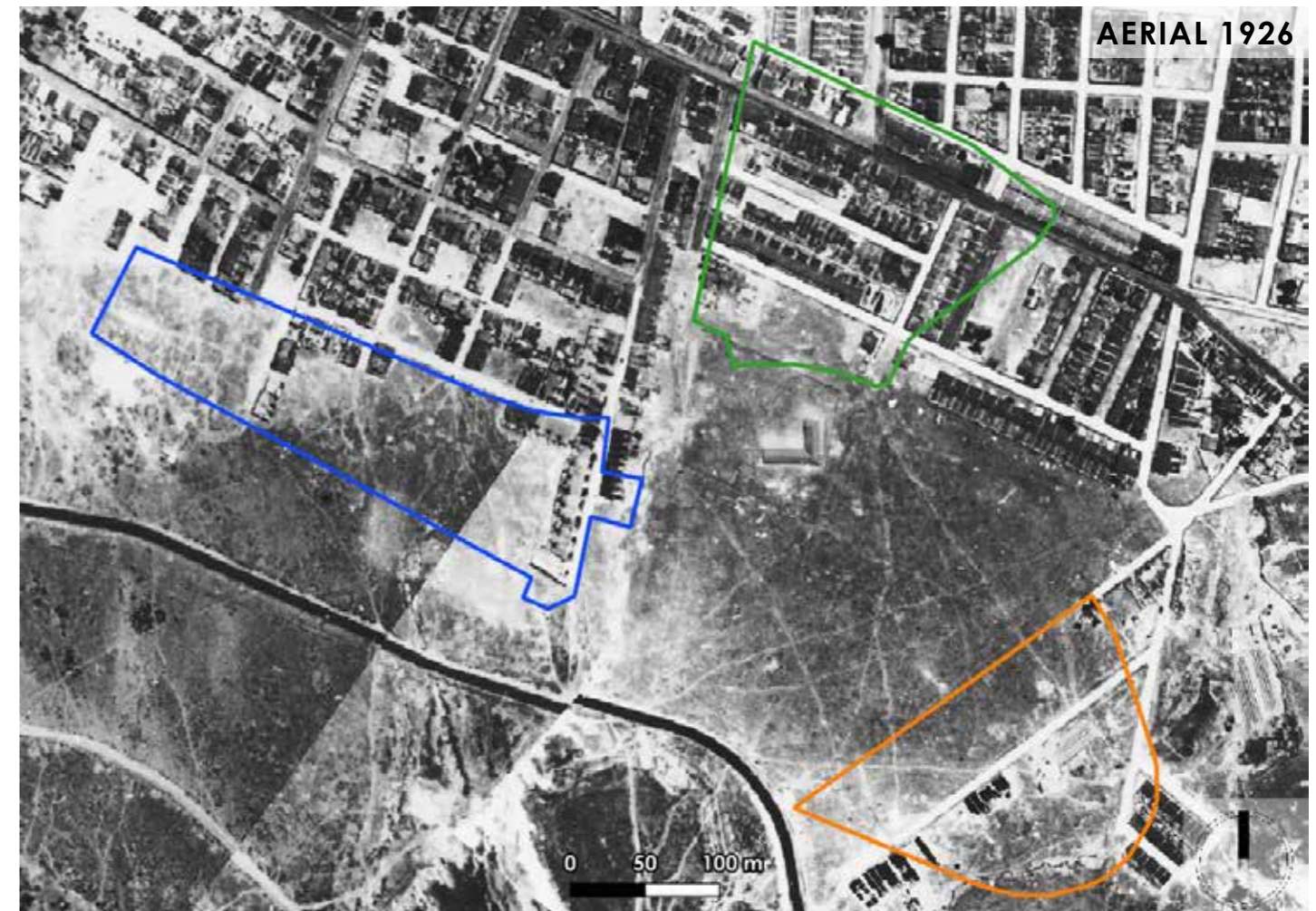
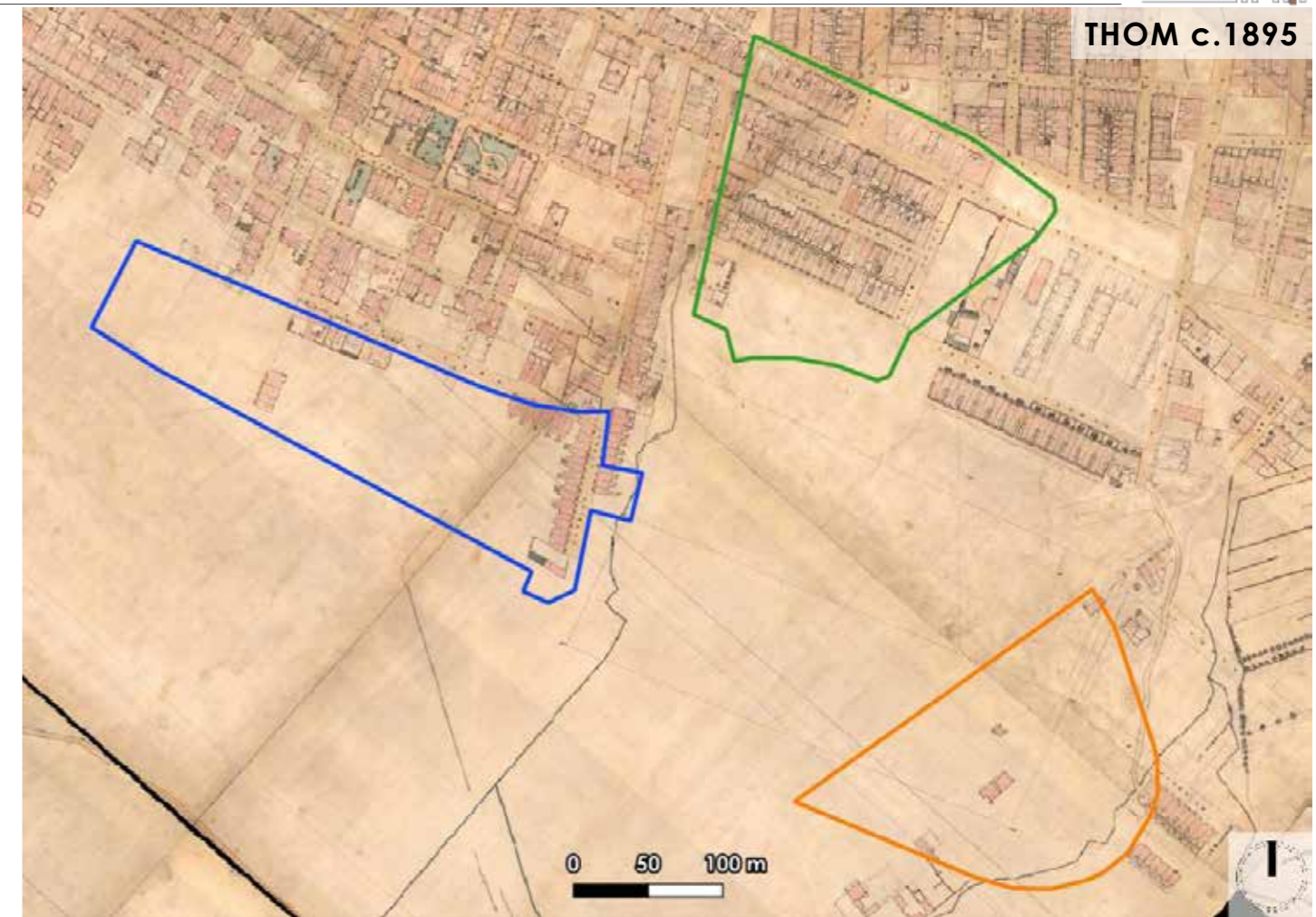
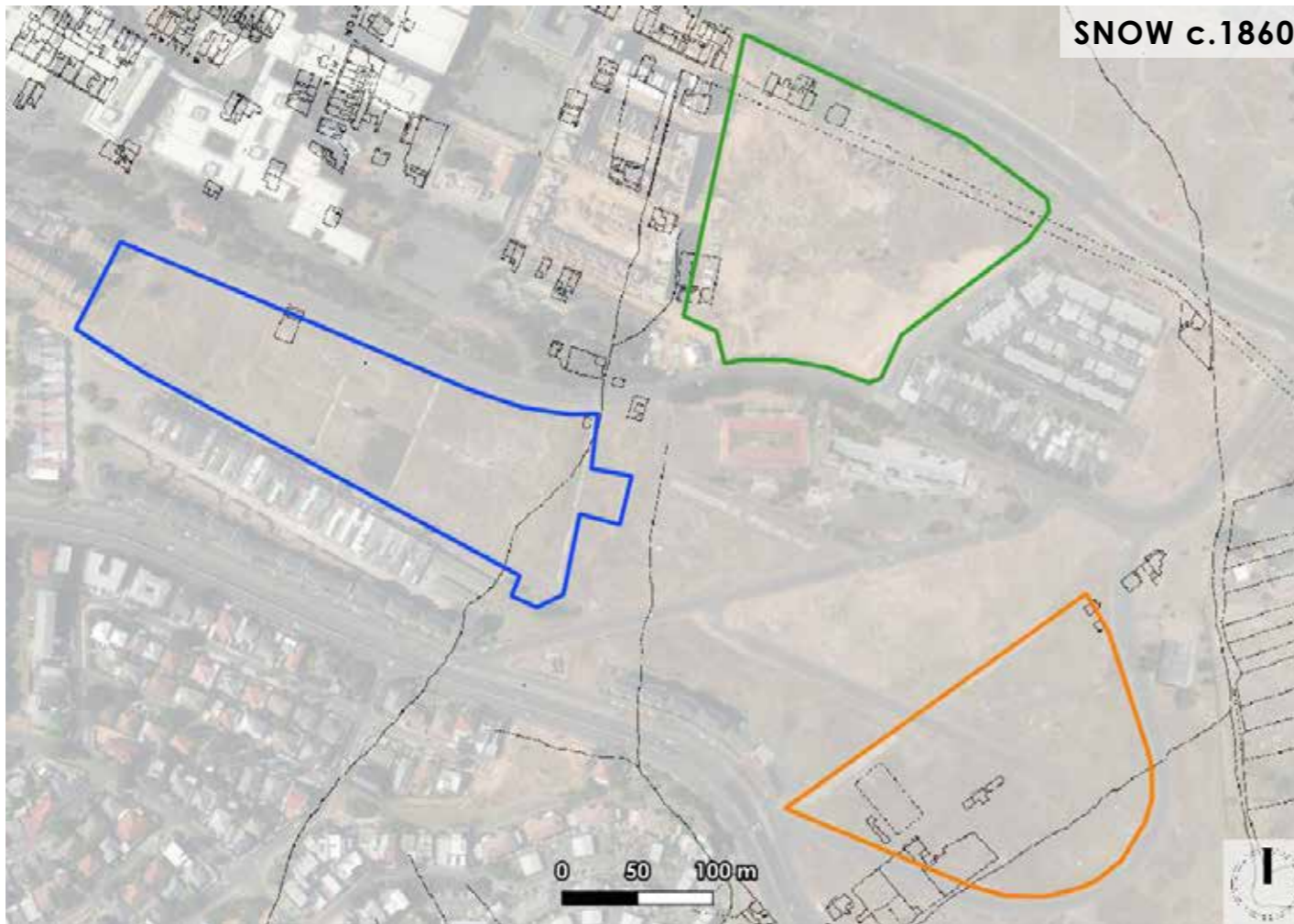


Figure 6. Overlays showing the development of the parcels through time: Snow c. 1860 (above), Thom c1895 (top right) and the 1926 aerial (bottom right) (RSA, 2022)

By the time of Thom's survey in 1895, this picture had changed dramatically, with the northern portion of Phase 4 entirely built up. Further up the slopes, development had proceeded on Phase 5 at the intersection of Upper Horstley and Roos, as well as along Lewis Street and at the intersection of Lewis and Roos. Some structures remain visible in Phase 6, though fewer than were evident on the Snow plan.

Aside from some infill along Lewis Street in Phase 5, this remains unchanged until the late 1920s, as evidenced in the 1926 aerial imagery of District 6. By the time of the municipal survey of the late 1950s, all sites were densely developed.



## 4.0. IDENTIFIED HERITAGE SENSITIVITIES

### 4.1. Heritage Resources Identified

District Six was identified as a Grade I heritage resource in 2004 by SAHRA, but has never been formally proclaimed as a National Heritage Site. HWC and SAHRA determined 2012 that HWC was the responsible management authority until such time as the site was formally declared an NHS in terms of Section 27 of the NHRA (No. 25 of 1999), and SAHRA remains a commenting authority on applications within the graded area submitted in terms of Sections 34, 35 and 38 of the NHRA.

None of the development areas is graded, nor contains any graded resources, although in the immediate vicinity, gradings are attached to standing buildings and remnant religious sites and structures.

Known resources identified as highly significant were initially identified for the purposes of this work (Figure 7), and these were further refined during the research and compilation undertaken for the site levelling permit application and the wider redevelopment HIA.

At the time the site work was undertaken, then, the sites of significance were identified as:

- Phase 4
  - Area of 17-23 Blythe Street (updated from 21-23 following further refinement of research as part of the HIA process)
  - 273-297 Hanover Street (updated from 273-284)
  - AME Church and Bethel Institute Site (updated from AME site only)
  - Avalon Cinema Block
  - NOTE: The EOAN Group property has been excluded from this group as the site falls outside of the erf boundary of Erf 177646, and the vicinity of the site is not considered to hold high archaeological significance.
- Phase 5
  - Hotel Tafelberg
- Phase 6
  - 43-45 Chatham Road
  - Chatham Road Outbuilding site
  - 25-31 Chatham Road
  - House Annette

## 5.0. DESCRIPTION OF WORK UNDERTAKEN

### 5.1. Phase 4

Twelve test pits (P1 to P12) were excavated across Erf 177646 using a 20 ton track excavator; the pits were excavated down to near refusal (i.e. deposit that cannot be excavated) or to the practical maximum reach of the excavator. Holes were excavated at selected and accessible locations across site, avoiding those areas identified and mapped as archaeologically sensitive (Figure 8, Figure 9 and Figure 10). The test pits were profiled according to accepted geotechnical practice and representative soil samples were recovered for soil classification purposes.

The test pits revealed fill covers to a depth of 1.5m to more than 4.2m below surface. This fill, including building rubble, concrete, poorly fired clay bricks and clay, represents the demolition layers of the historic built fabric of District Six as well as various episodes of dumping. While layering was visible in the test holes, it was not possible to ascribe these to discrete depositional events.

The natural deposit below the fill comprised Malmesbury Group shale - heavily weathered, and generally present as clayey residual soil - and greywacke at highly variable depths below surface. The Malmesbury Group is overlain by a relatively thick layer (1.5m to 3.0m) of naturally transported soil comprising slightly clayey fine to medium sand (hill-wash) and/or coarse gravelly colluvium, with several massive sandstone boulders.

### 5.2. Phase 5

Fourteen test pits (N1 to N14) were excavated across Phase 5 (Figure 8, Figure 9 and Figure 11), generally terminating within boulder colluvial/talus material at a depth of less than about 2.5m below surface (excavation refusal).

Here test pits showed fill at a depth of 0.2m to more than 1.8m below surface, with the reduced fill quantity reflecting the site clearance that was undertaken in 2020.

The area is underlain by Malmesbury group shale and greywacke at depths greater than about 2.5m below surface. The shale is likely to be highly weathered here too, but may grade into soft rock shale. Overlaying the Malmesbury group deposits are in situ colluvial soils consisting predominantly of closely packed sandstone gravel and cobbles within a slightly clayey sand matrix. Scattered very large sandstone boulders occur within the profile.



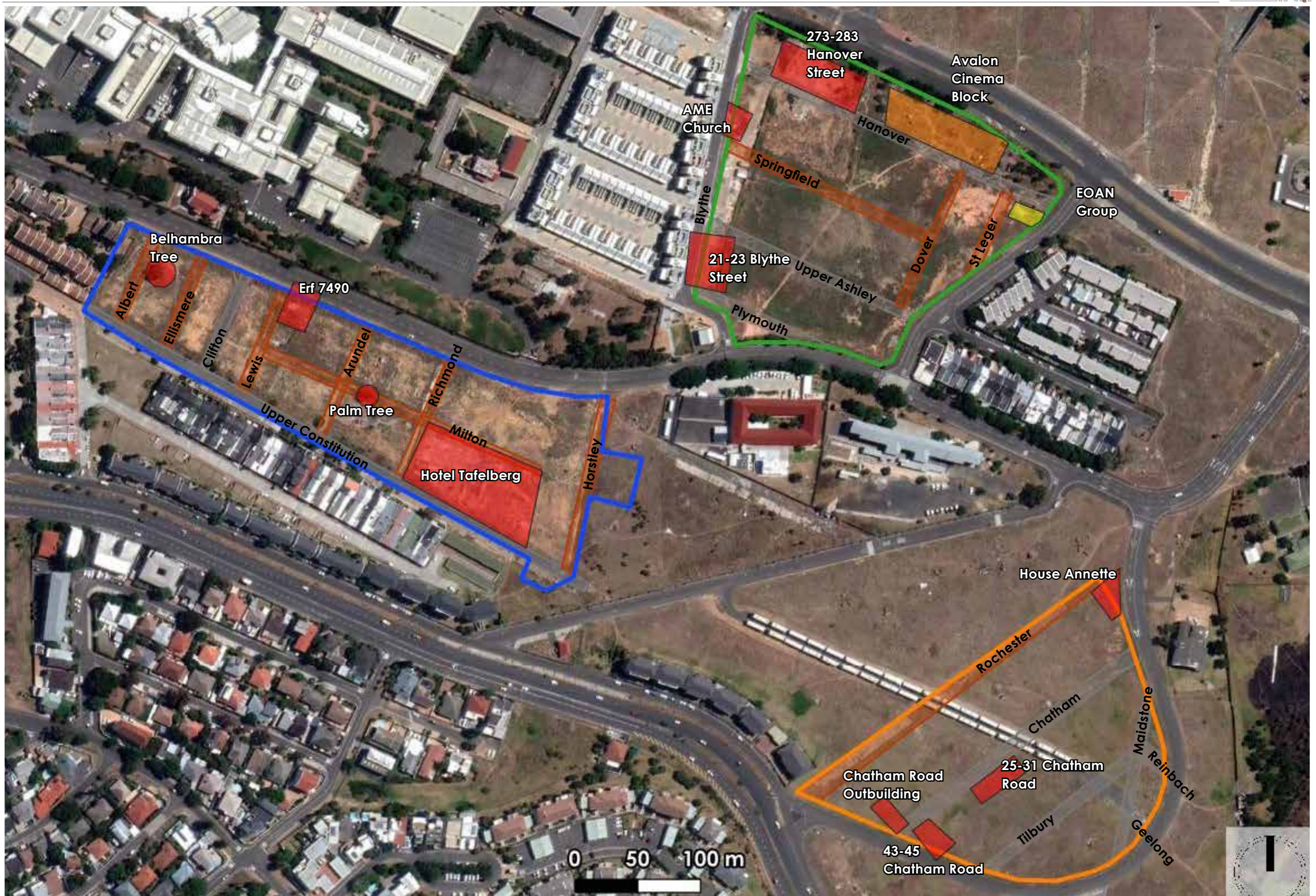


Figure 7. Sensitivity mapping of archaeological sensitivity derived from historic overlays, with sensitivities based on expected or known areas of old fabric or sites or features of social significance; red indicates areas of highest significance, orange moderate and yellow lowest. Historic road alignments are indicated, brown for concrete or cobbled surfaces, and grey for tar (RSA, 2022).



### 5.3. Phase 6

Thirteen test pits (K2-1 to K2-13) were excavated across Phase 6 (Figure 8, Figure 9 and Figure 12), with excavation refusal generally occurring within boulder colluvial/talus material or within very stiff/very soft rock Malmesbury Group shale.

Fill derived from demolition covers the site to a variable depth of about 0.6m to more than 3.6m below surface, and here includes ceramic building material, concrete foundations and slabs, low fired bricks and plastic, as well as some large sandstone boulders.

In this area, again, the natural deposit below the fill comprised heavily weathered shale occurring as clayey residual soil, and greywacke of the Malmesbury group, present at highly variable depths below surface. The Malmesbury Group is overlain by a layer (0.4m to more than 2.0m) of naturally transported soil comprising slightly clayey fine to medium sand (hill-wash) and/or coarse gravelly colluvium, with several massive sandstone boulders.



Figure 8. Location and distribution of test holes across all three parcels (RSA from SRK, 2022)





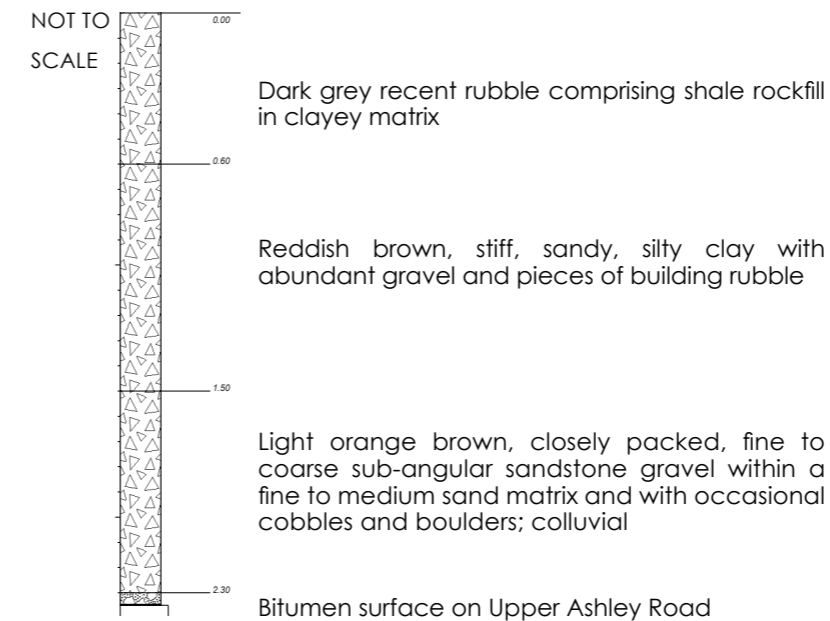
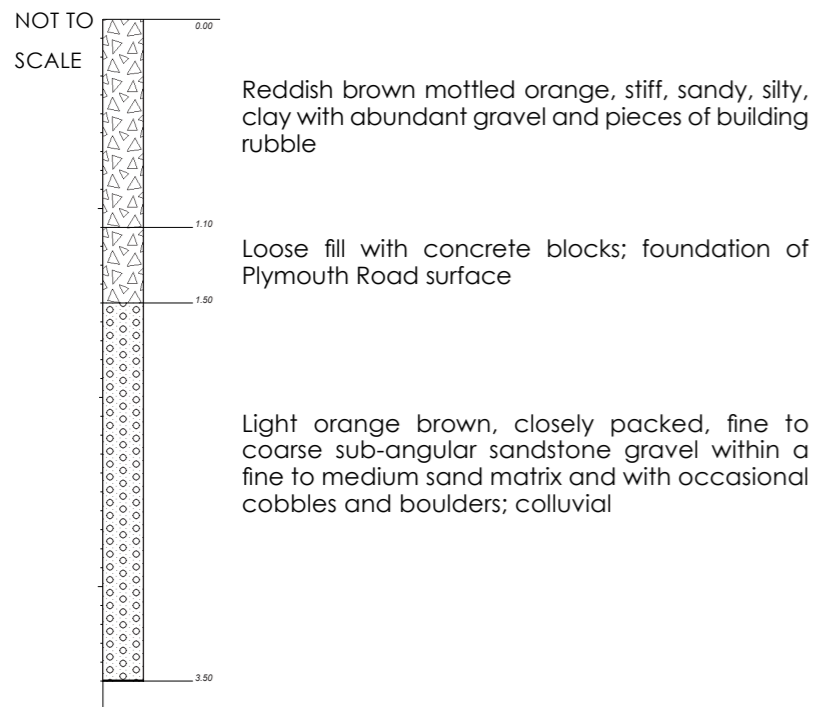
Figure 9. Overlay of geotechnical test holes on the sensitivity mapping for all three parcels (RSA, 2022)





Figure 10. Location of geotechnical test holes and sensitivity mapping overlaid on 1957 City Survey Map for Phase 4 (RSA, 2022)



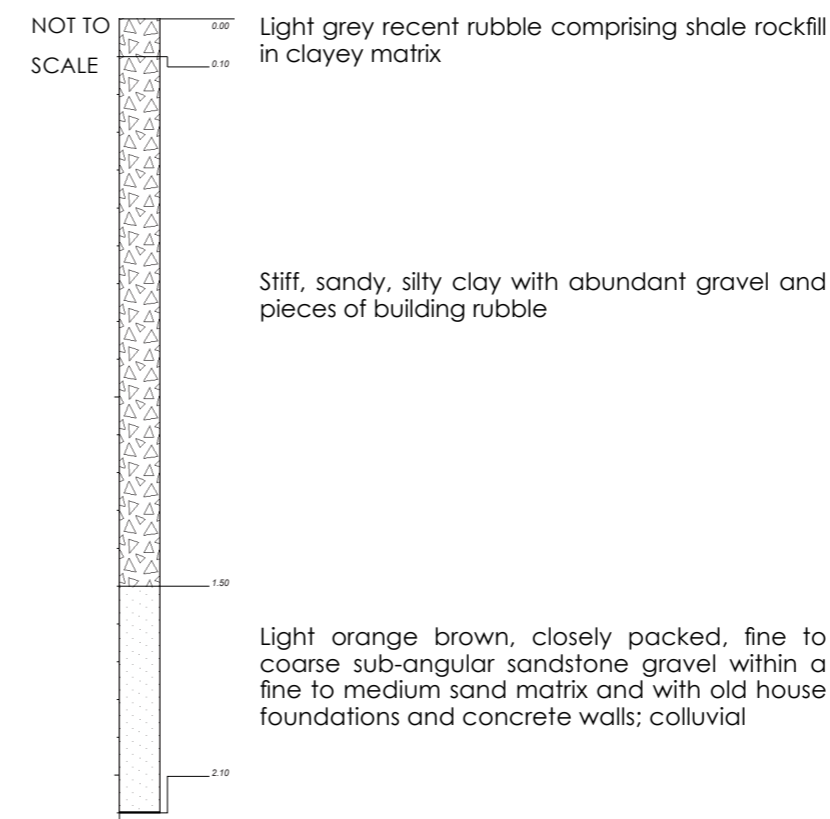
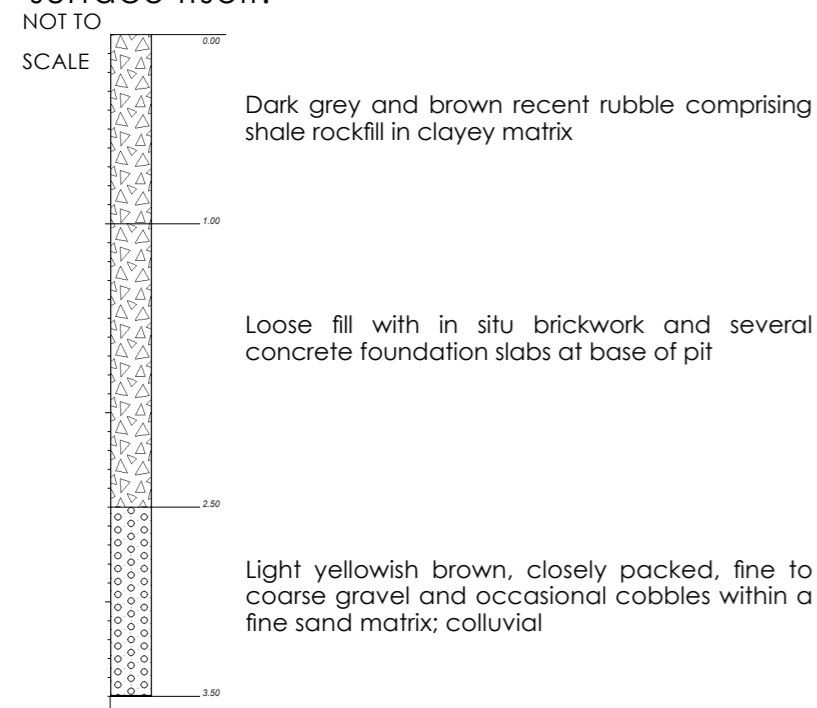


**P1**

P1 contained demolition rubble to a depth of 1.1m which overlay fill for Plymouth Road, although no evidence was recorded here for the tarred road surface itself.

**P3**

P3 contained recent fill to a depth of 0.6m, overlaying demolition rubble to a depth of 2.3m that showed stratification into two distinct layers as determined by the colour and content of the fill. The lowest level reached in this test pit was the tarred surface of Upper Ashley Street, at a depth of 2.35m.



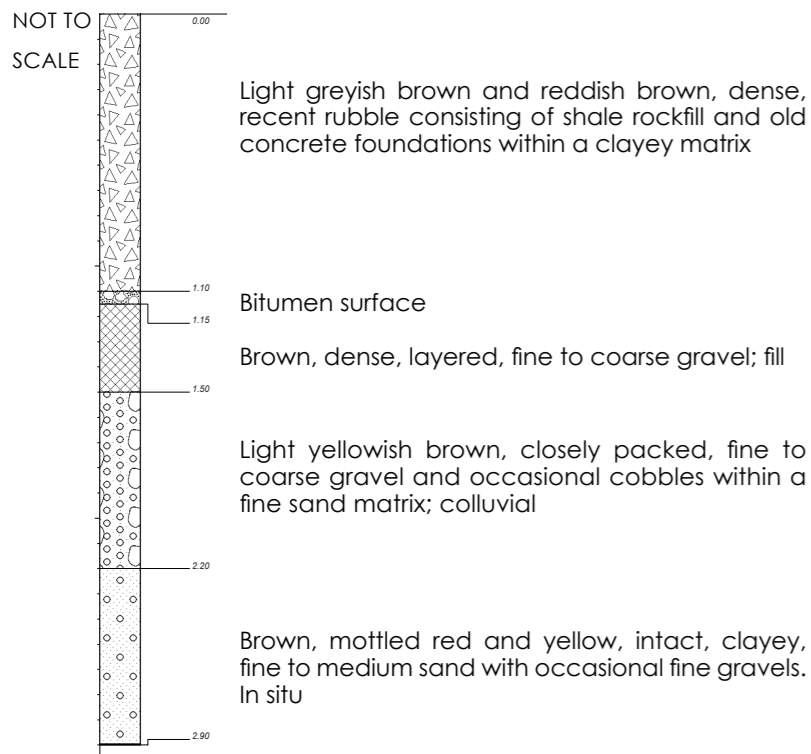
**P2**

P2 contained a recent rubble to a depth of 1m. Demolition rubble and intact structural elements, deriving from the northern extent of the dwelling at 19 Plymouth Road (brick walling and concrete foundation slabs), were encountered between 1m and 2.5m below surface level. This test pit possibly shows the demolition rubble truncated down to intact basement levels, with the subsequent fill being brought in from elsewhere.

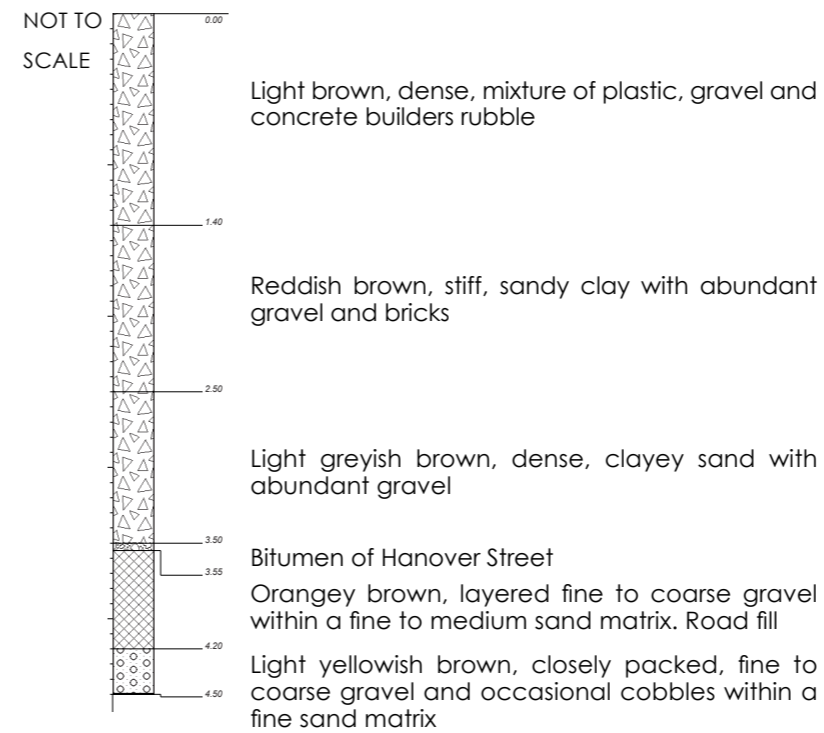
**P4**

P4 contained recent fill, to 0.1m, with a demolition layer extending some 1.4m below that. This deposit overlay foundation levels - southern extent of 9 Dover Street - and concrete walling, within a matrix of colluvial deposits.

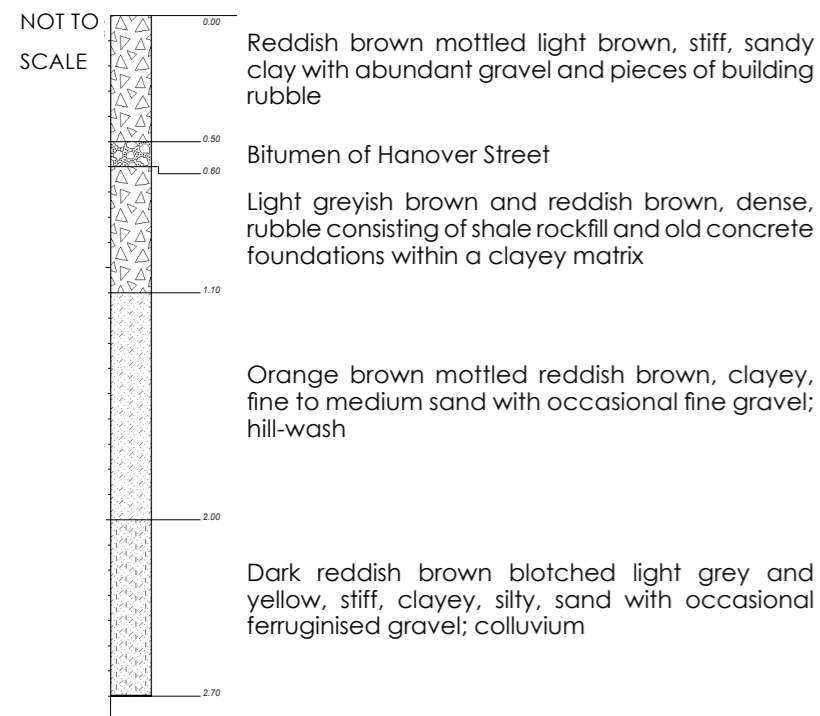




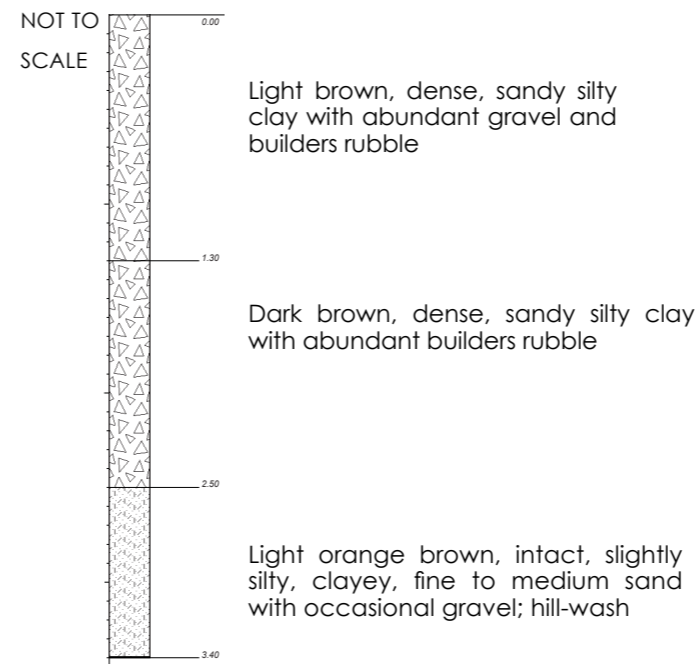
**P5**  
 This test pit revealed recent fill to 1.1m below surface with the concrete foundations either part of that transported fill or redeposited demolition rubble. A tarred surface (St Leger is cobbled, so possibly this represents a yard or similar) was present between 1.1m and 1.15m in the location of 2 St Leger, overlaying fill matrix laid on natural deposits.



**P7**  
 This test pit revealed recent fill to 1.4m below surface, with further demolition rubble below that to a depth of 2.5m. Below the demolition rubble was a layer of sand and gravel overlaying the tarred surface of Hanover Street at 3.5m deep. A fill layer underlay Hanover Street at this point, extending to 4.2m deep, with colluvial deposit below that.

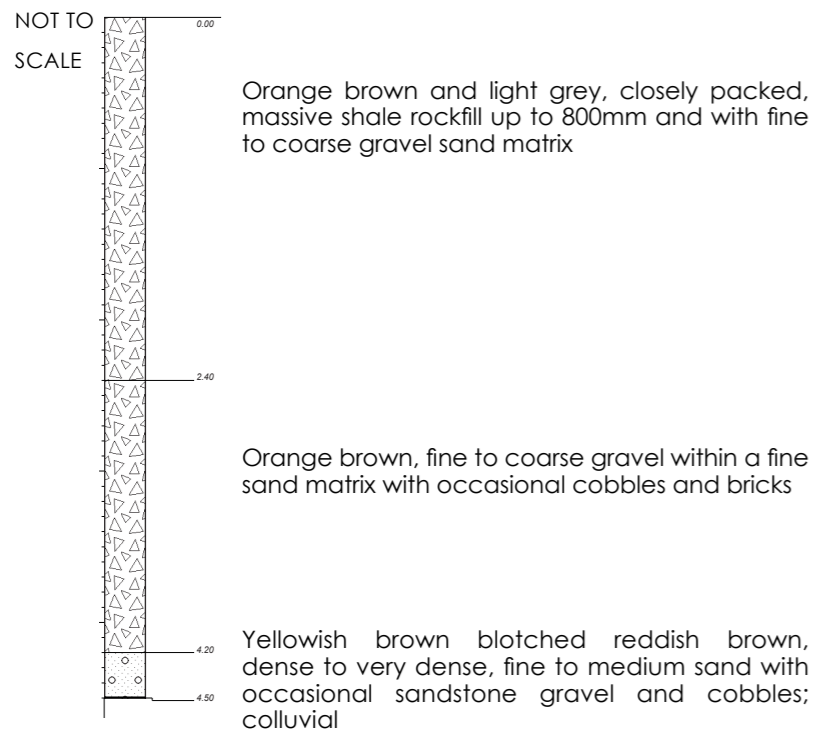


**P6**  
 P6 contained demolition rubble to a depth of 0.5m, overlying the tarred surface of Hanover Street which was laid on a bed of rubble, rather than the more homogenised fills seen elsewhere. Below the fill layer were two strata of natural deposit.



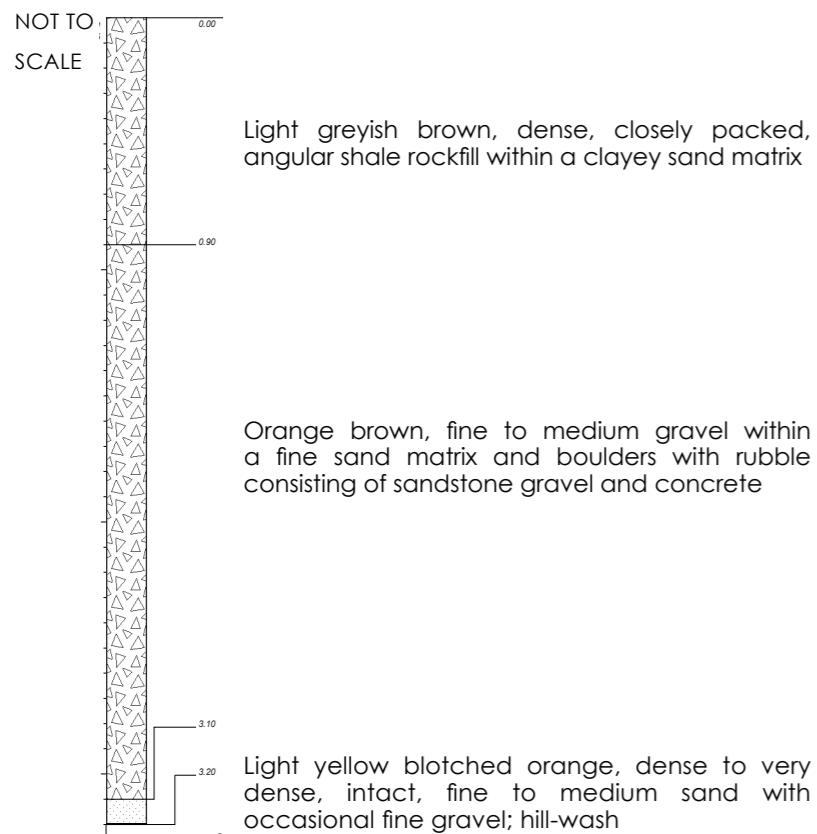
**P8**  
 P8 contained recent rubble to 1.3m below surface, with a layer of demolition rubble below that to the depth of 2.5m. The rubble layer overlay natural deposits.





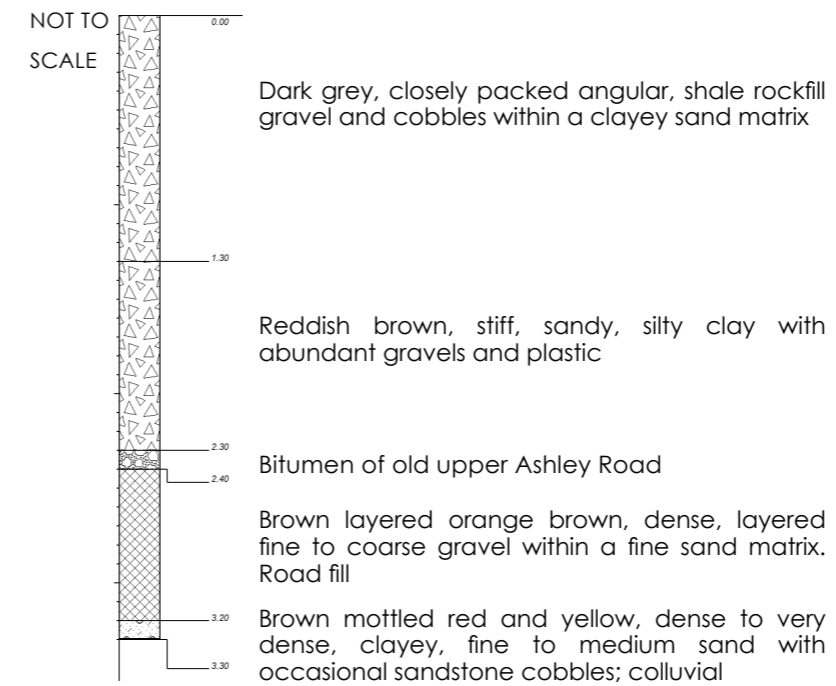
**P9**

This test pit revealed recent fill to 2.4m below the surface, with demolition rubble below that to 4.2m. The demolition layer directly overlay natural deposits.



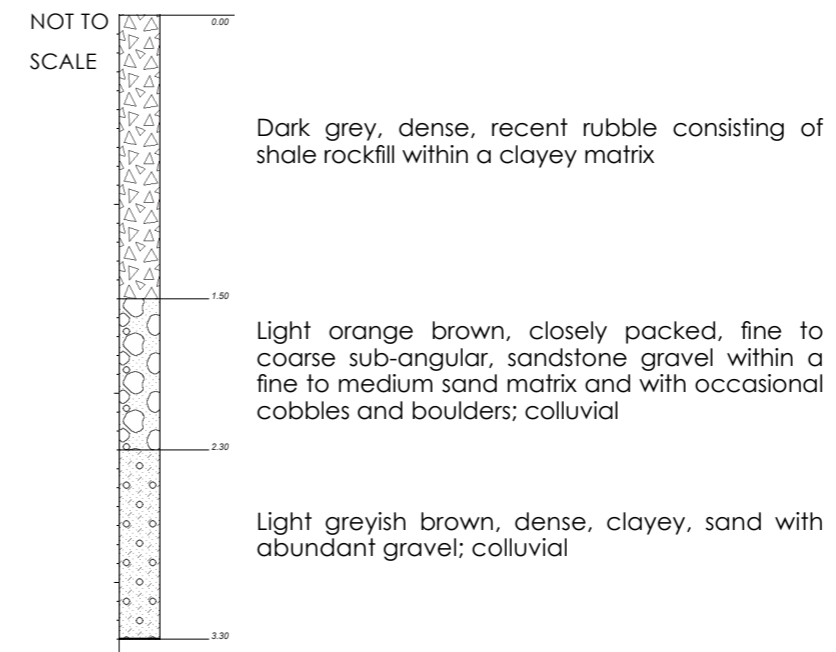
**P10**

P10 contained recent rubble down to 0.9m, with an extensive rubble layer below that contained frequent concrete chunks extending to 3.1m deep. Below this rubble layer was natural deposit.



**P11**

This test pit revealed recent rubble to a depth of 1.3m, with further modern rubble do a depth of 2.3m. These layers overlay the tarred surface of Upper Ashley which was laid on 0.7m of fill overlaying natural deposits.



**P12**

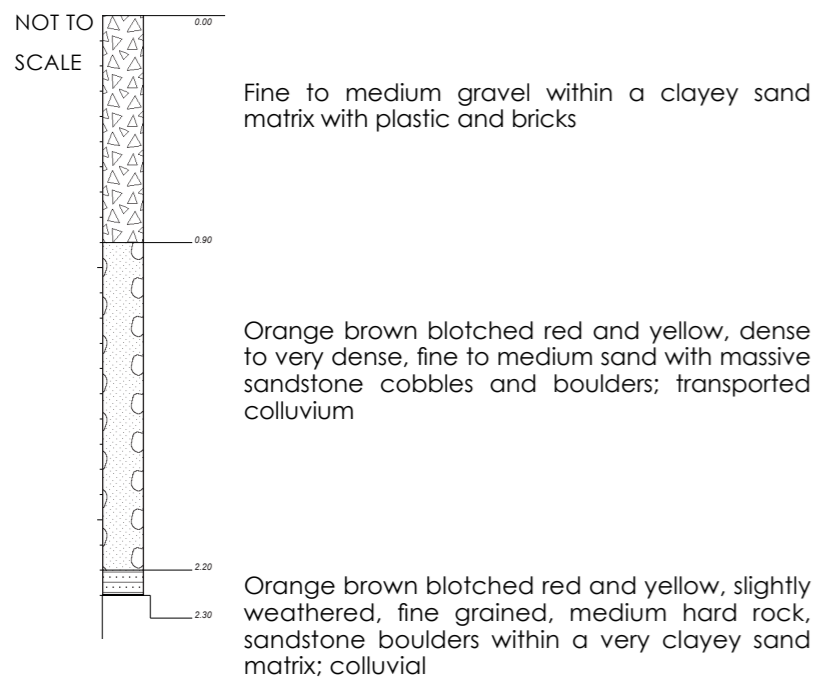
P12 contained 1.5m of recent rubble overlaying natural levels.





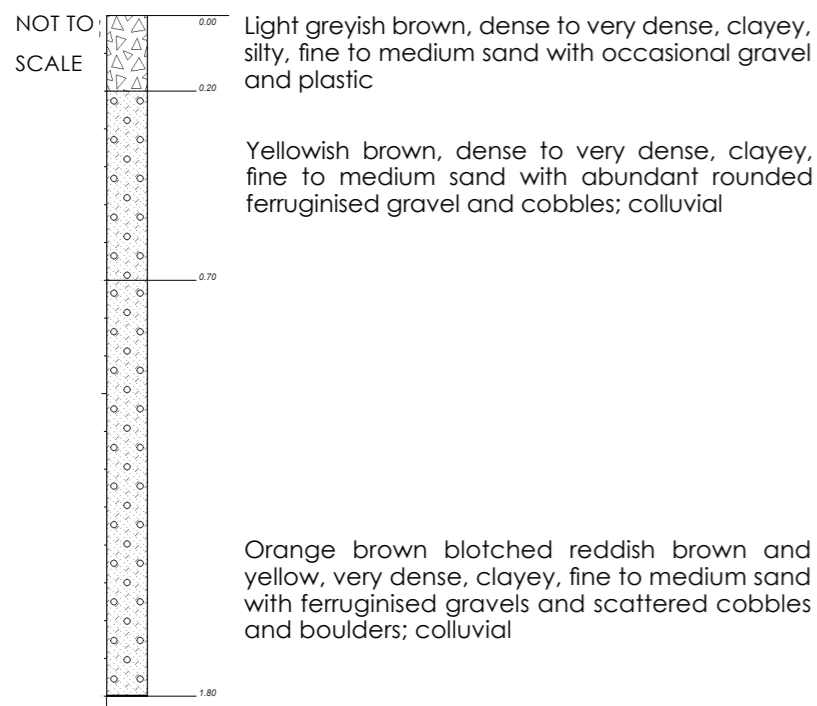
Figure 11. Location of geotechnical test holes and sensitivity mapping overlaid on 1957 City Survey Map for Phase 5 (RSA, 2022)





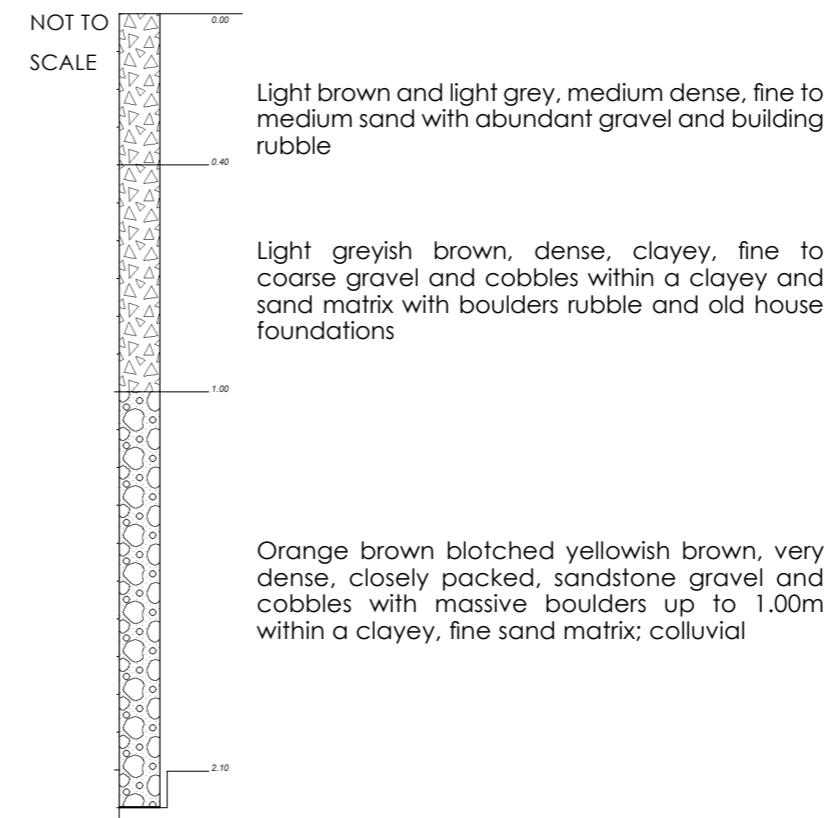
**N1**

N1 contained disturbed demolition rubble to a depth of 0.9m overlaying natural deposits.



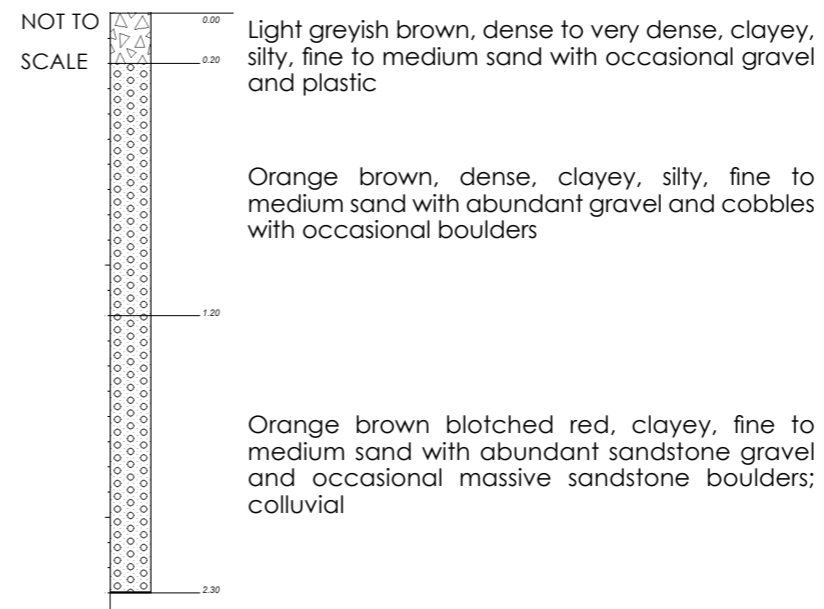
**N2**

N2 contained disturbed demolition rubble to a depth of 0.2m overlaying natural deposits.



**N3**

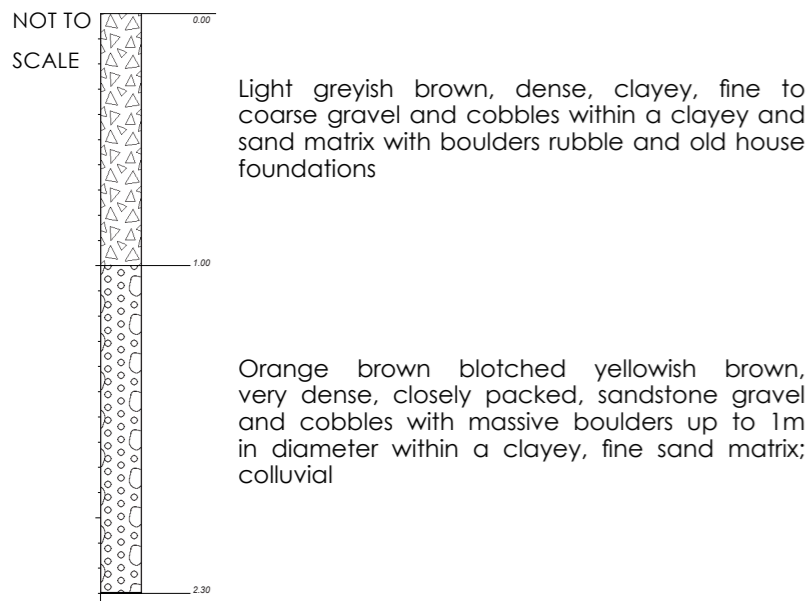
N3 contained disturbed demolition rubble to a depth of 0.4m overlaying further rubble and in situ house foundations to a depth of 1m - at 17 Milton Street - below which were natural deposits.



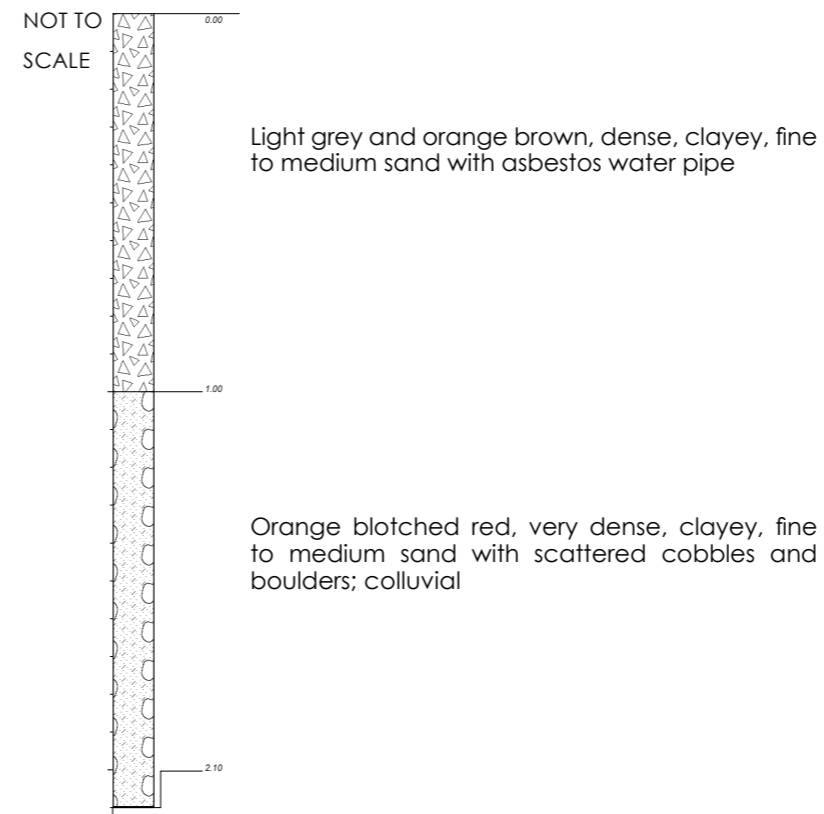
**N4**

N4 contained disturbed demolition rubble to a depth of 0.2m overlaying natural deposits.

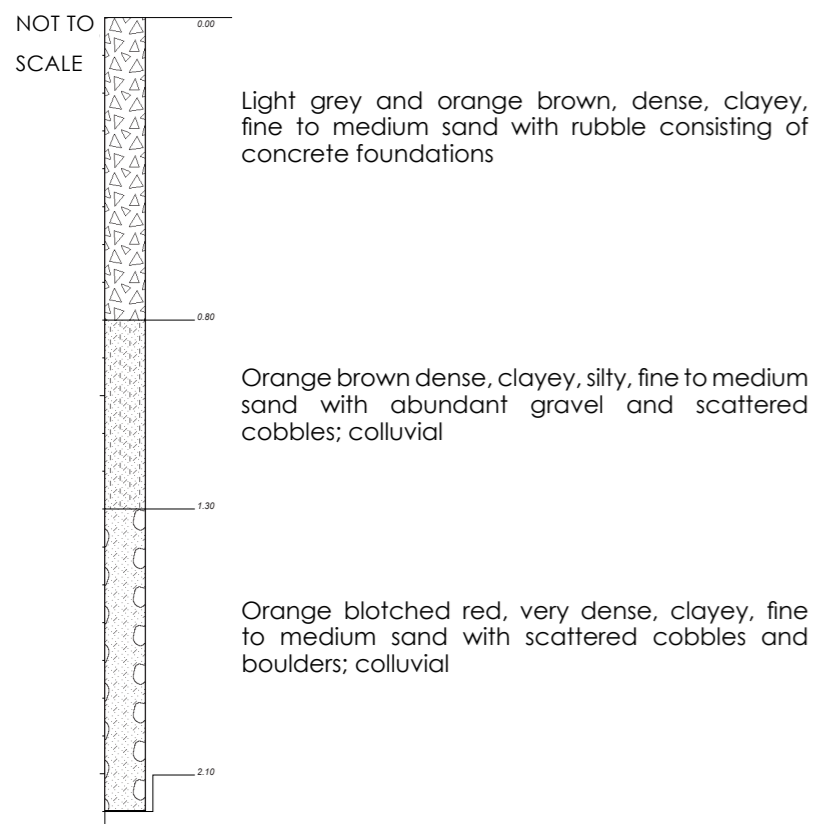




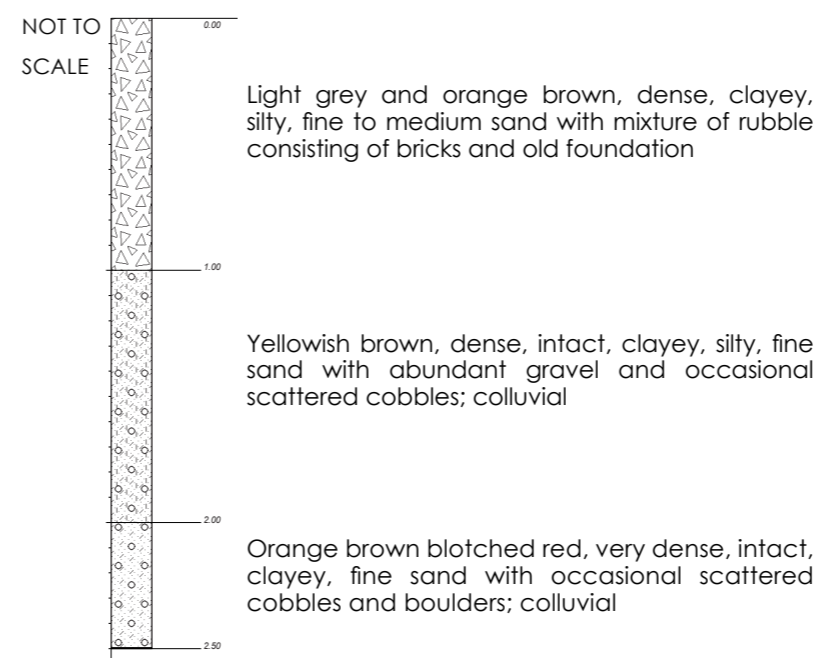
**N5**  
N5 contained disturbed demolition rubble, intact walling and house foundations to a depth of 1m - at 8 Milton - overlaying natural deposits.



**N7**  
N7 contained disturbed demolition rubble to a depth of 1m overlaying natural deposits.

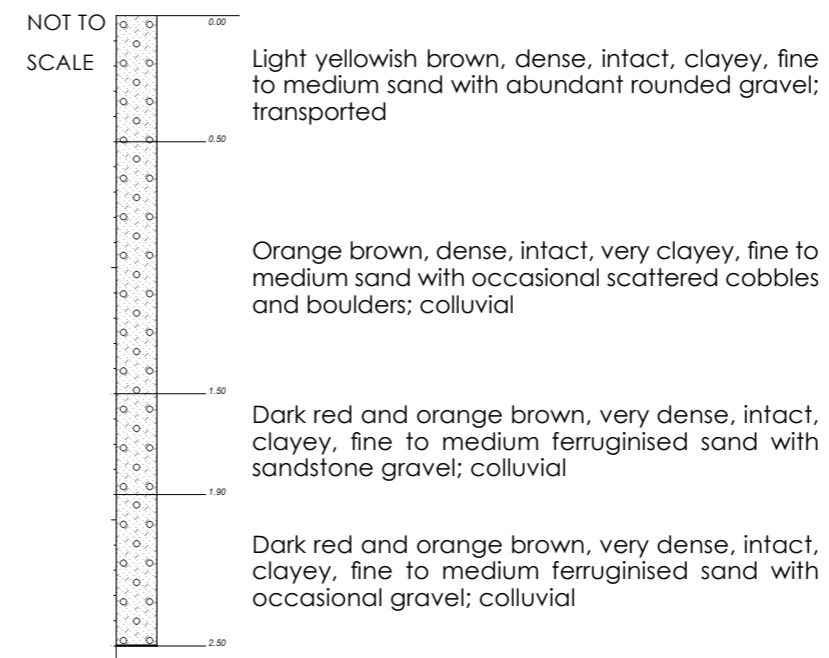
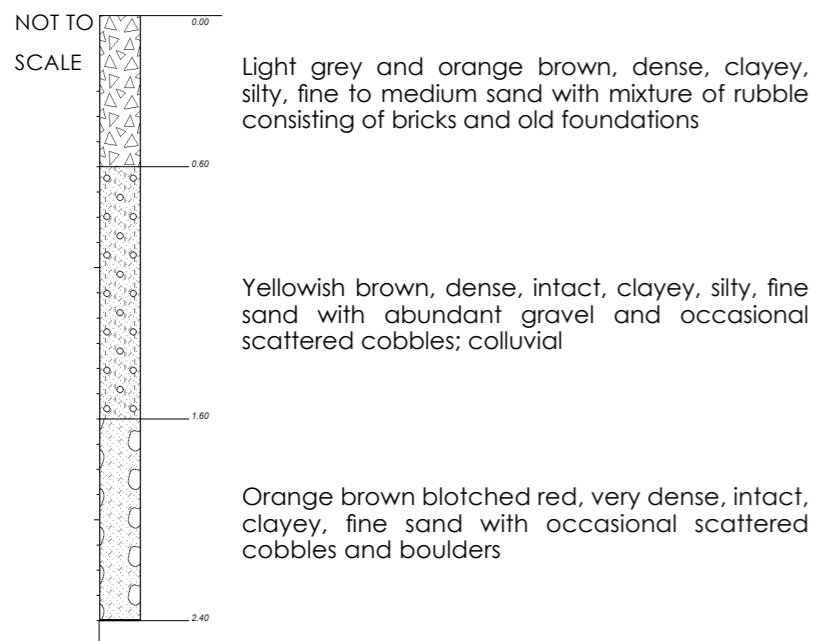


**N6**  
N6 contained disturbed demolition rubble and concrete foundations to a depth of 0.8m - at 3-5 Milton - overlaying natural deposits.



**N8**  
N8 contained disturbed demolition rubble to a depth of 1m overlaying natural deposits.



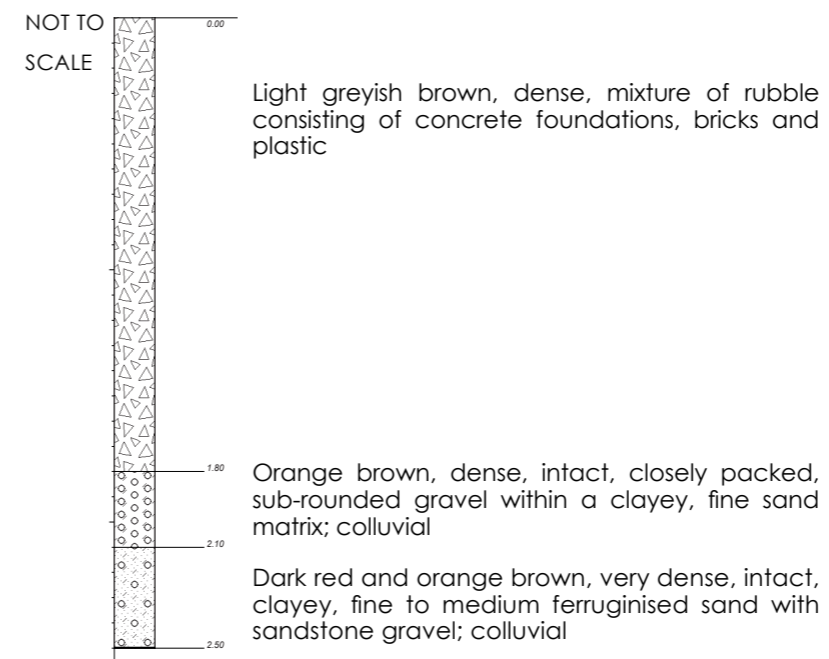
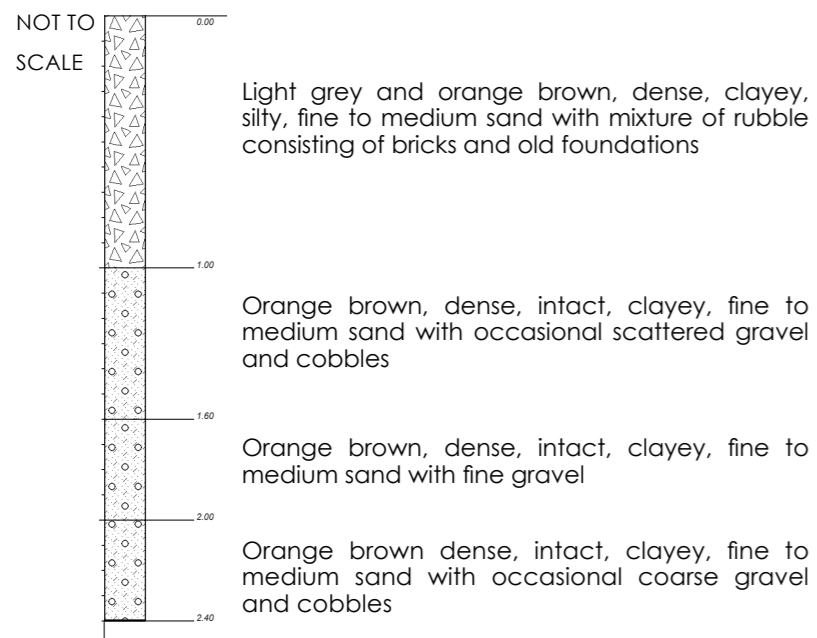


**N9**

N9 contained disturbed demolition rubble to a depth of 0.6m overlaying natural deposits.

**N11**

N11 contained disturbed demolition rubble to a depth of 0.5m overlaying natural deposits.



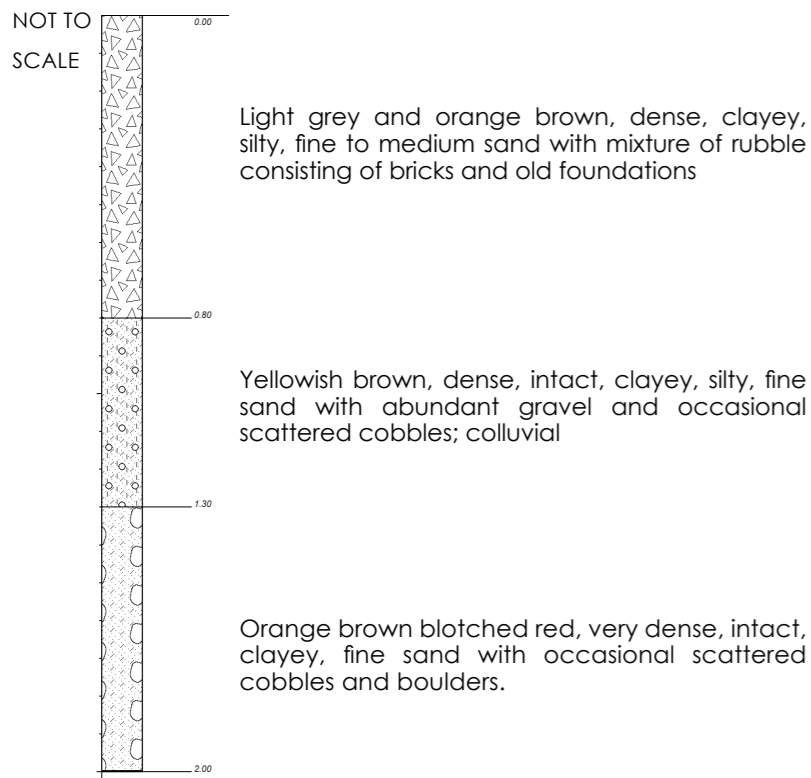
**N10**

N10 contained disturbed demolition rubble to a depth of 1m overlaying natural deposits.

**N12**

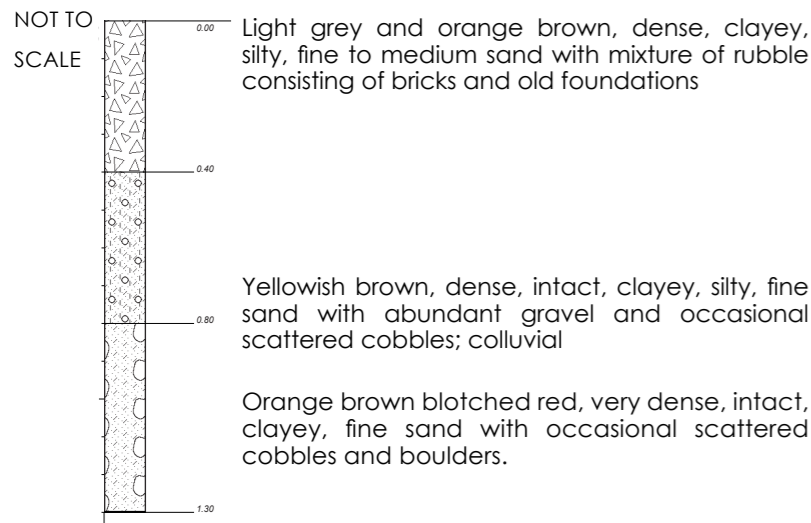
N12 contained disturbed modern fill and demolition rubble to a depth of 1.8m overlaying natural deposits.





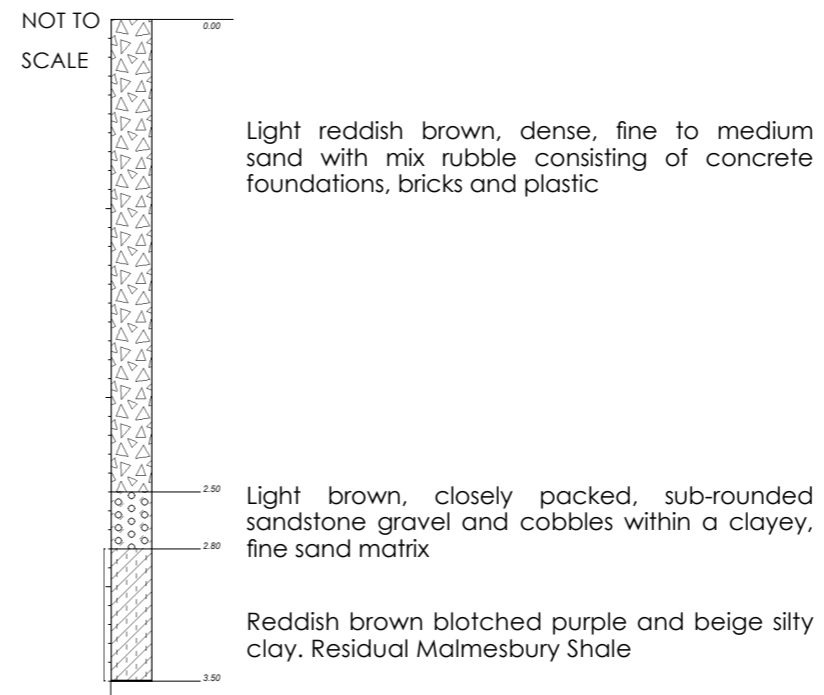
**N13**

N13 contained disturbed demolition rubble to a depth of 0.8m overlaying natural deposits.



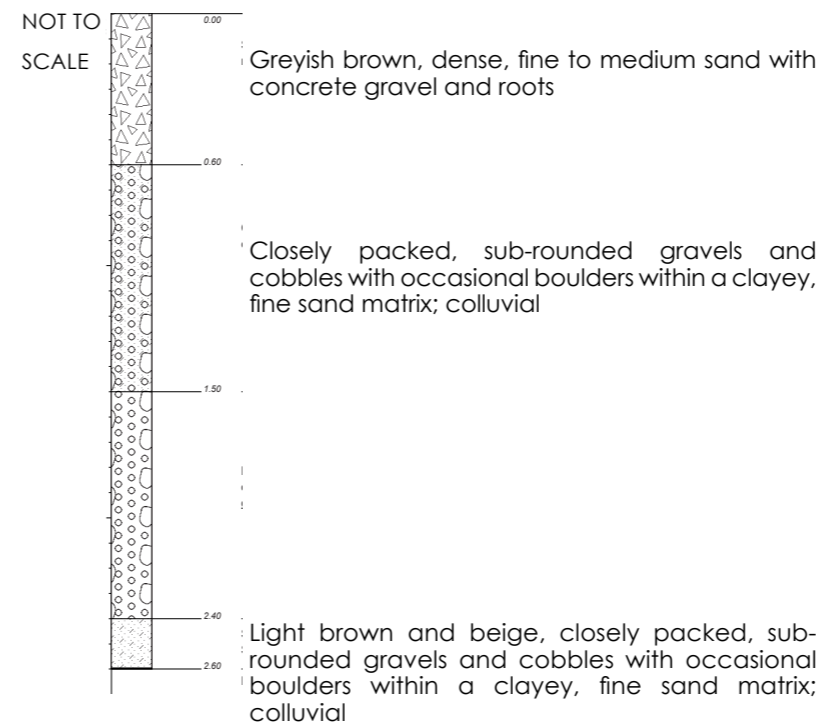
**N14**

N14 contained disturbed demolition rubble to a depth of 0.4m overlaying natural deposits.



**K1**

K1 contained demolition rubble to a depth of 2.5m overlaying natural deposits.



**K2**

K2 contained recent rubble to a depth of 0.6m overlaying natural deposits.



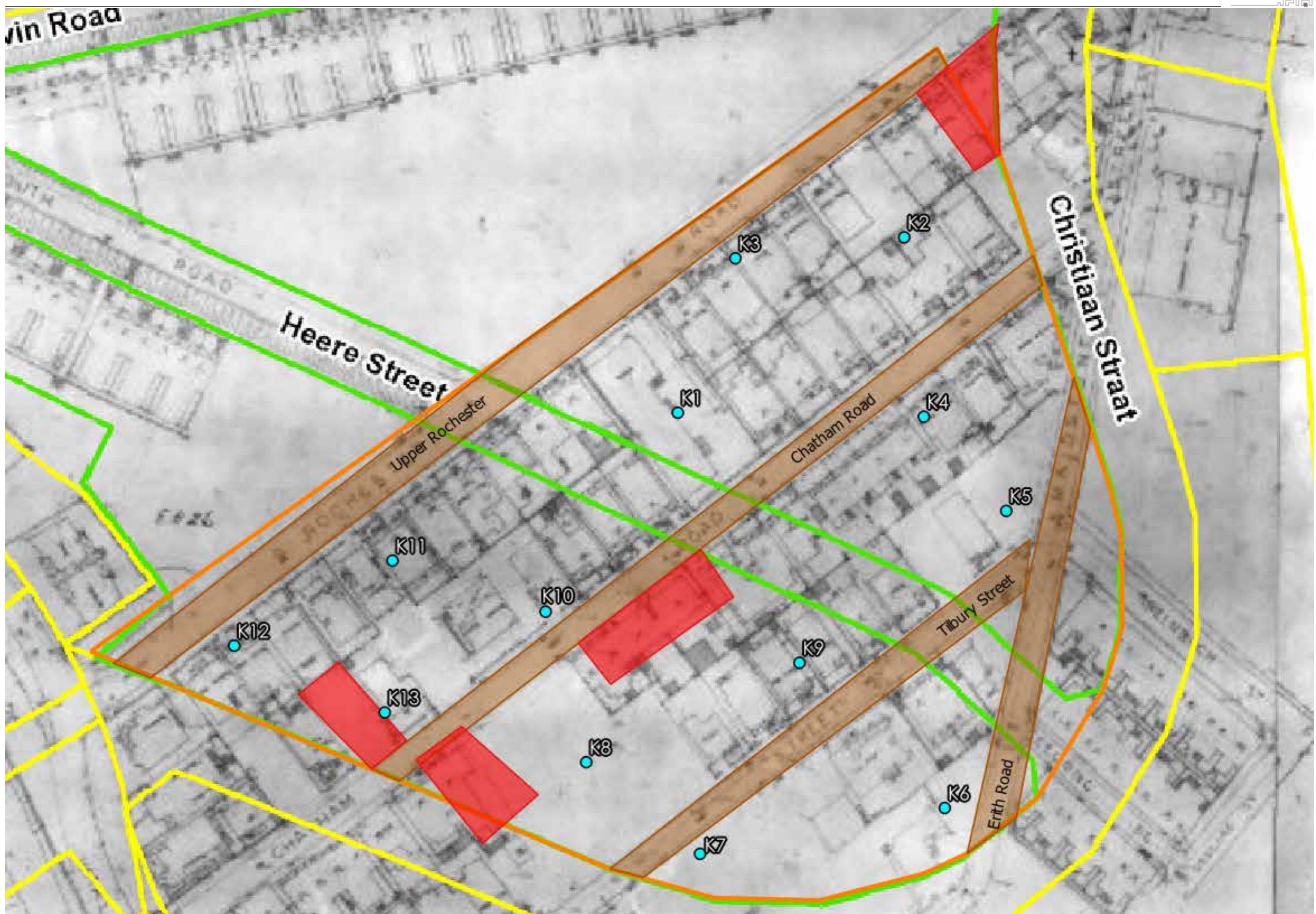
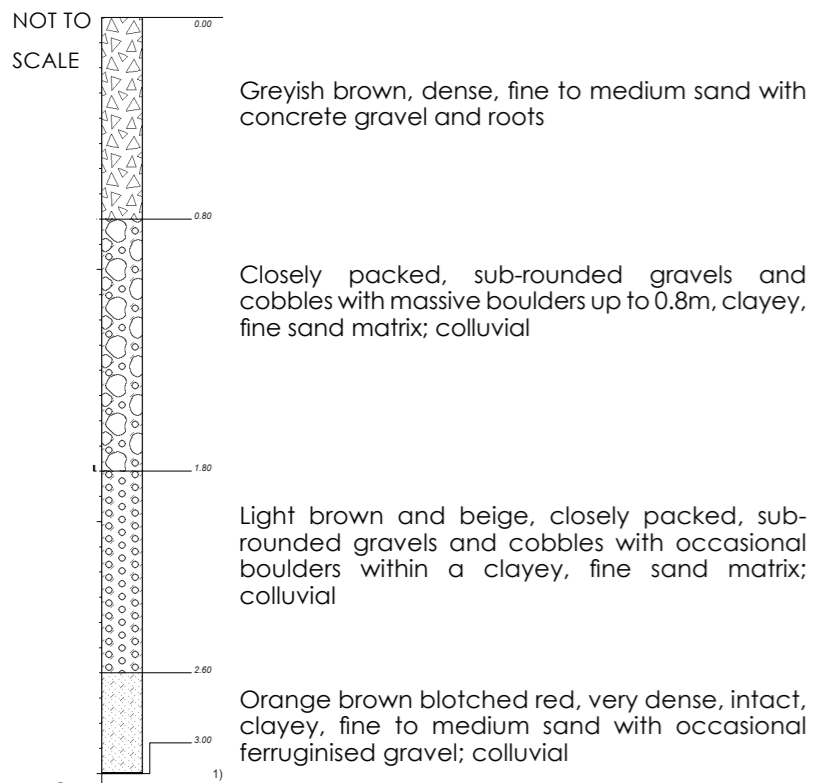
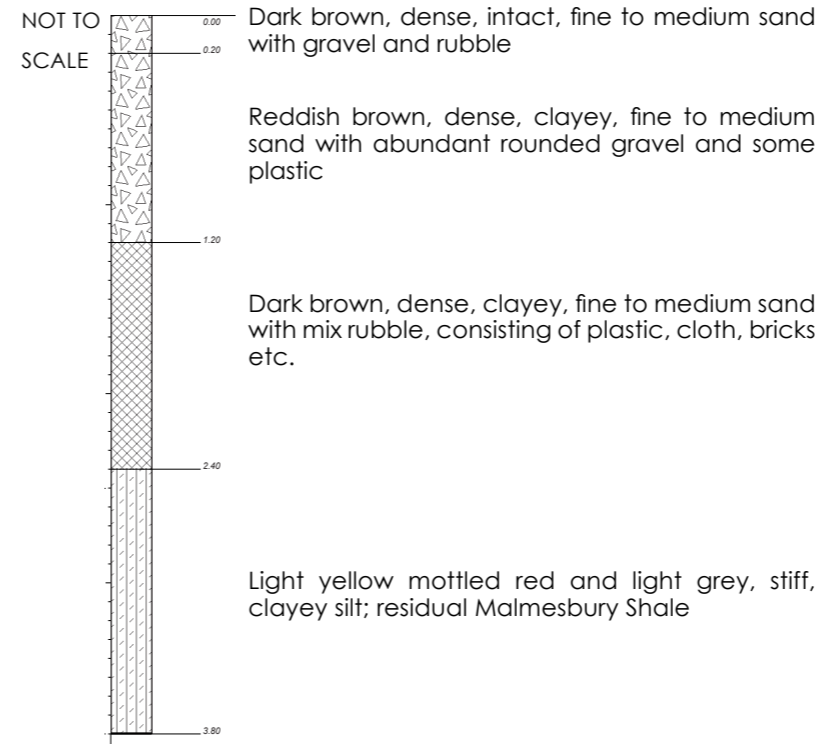


Figure 12. Location of geotechnical test holes and sensitivity mapping overlaid on 1957 City Survey Map for Phase 6 (RSA, 2022)

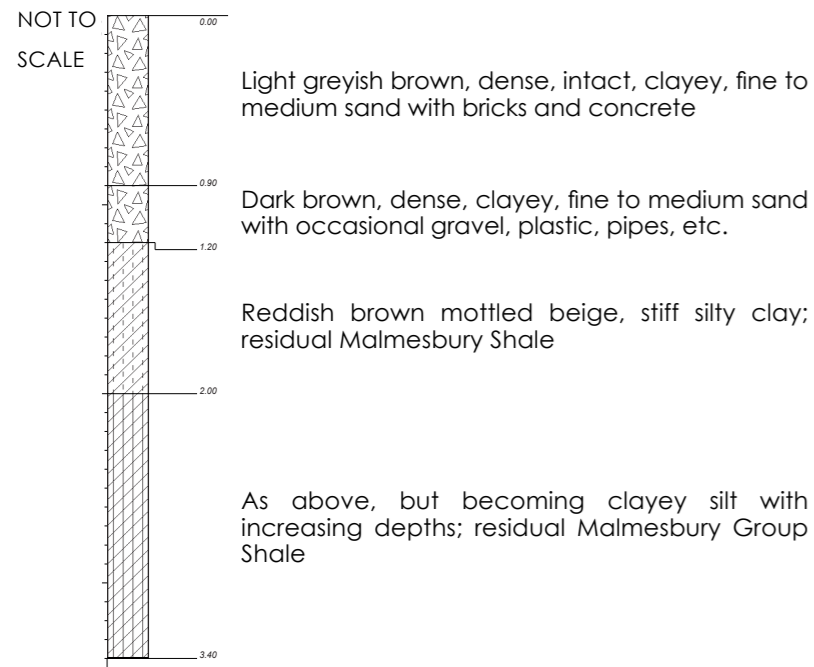




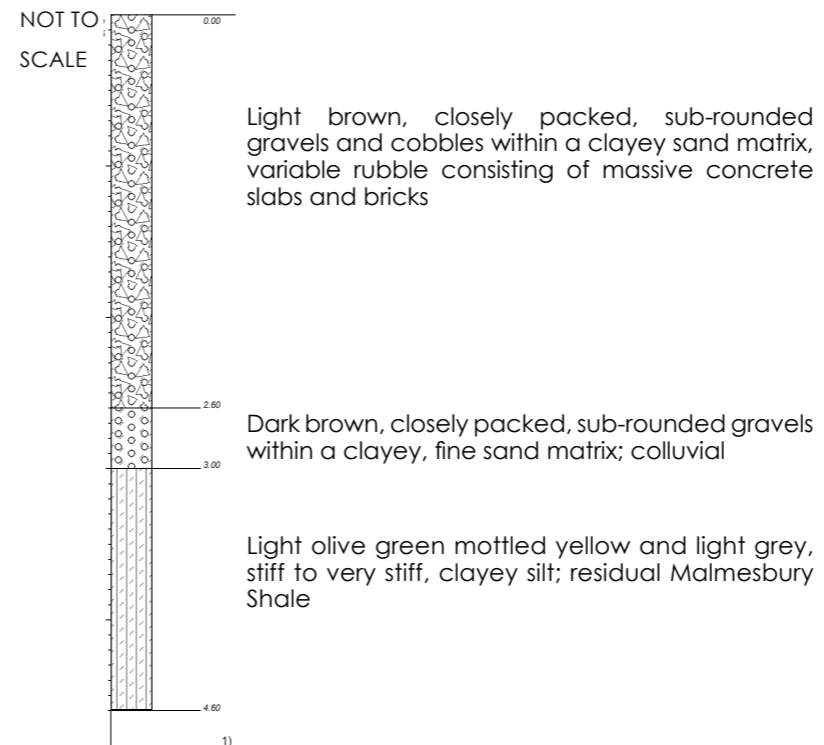
**K3**  
K3 contained mixed recent and demolition rubble to a depth of 0.8m overlaying natural deposits.



**K5**  
K5 contained disturbed soil to 0.2m and two disturbed rubble layers, one to a depth of 1.2m, and a second to 2.4m with natural deposits below.

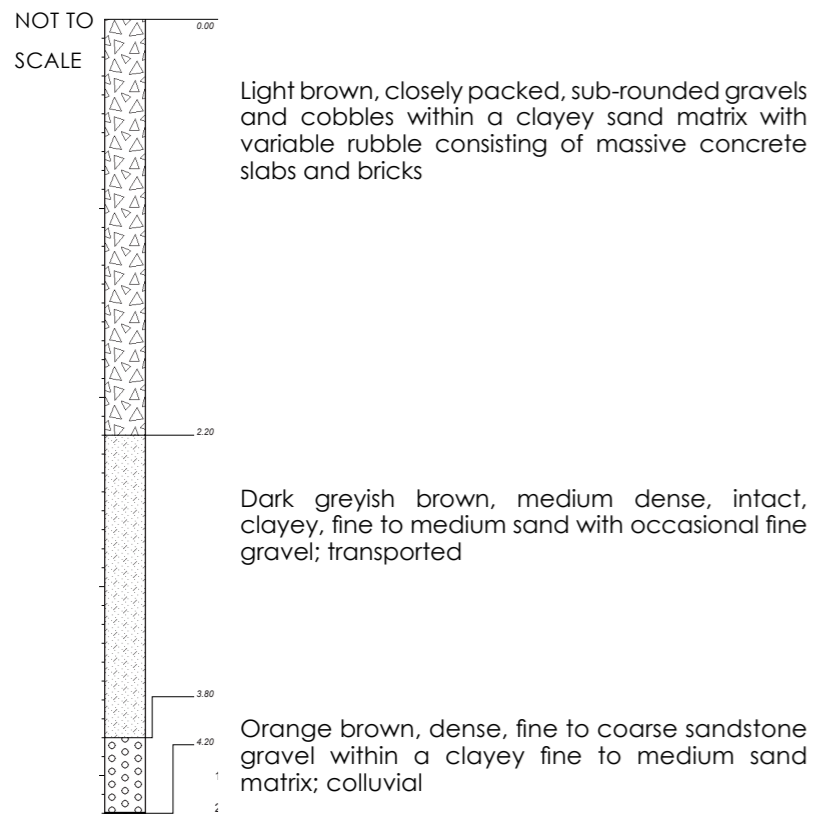


**K4**  
K4 contained disturbed demolition rubble to a depth of 0.9m overlaying a layer of recent rubble to a depth of 1.2m with natural deposits below.



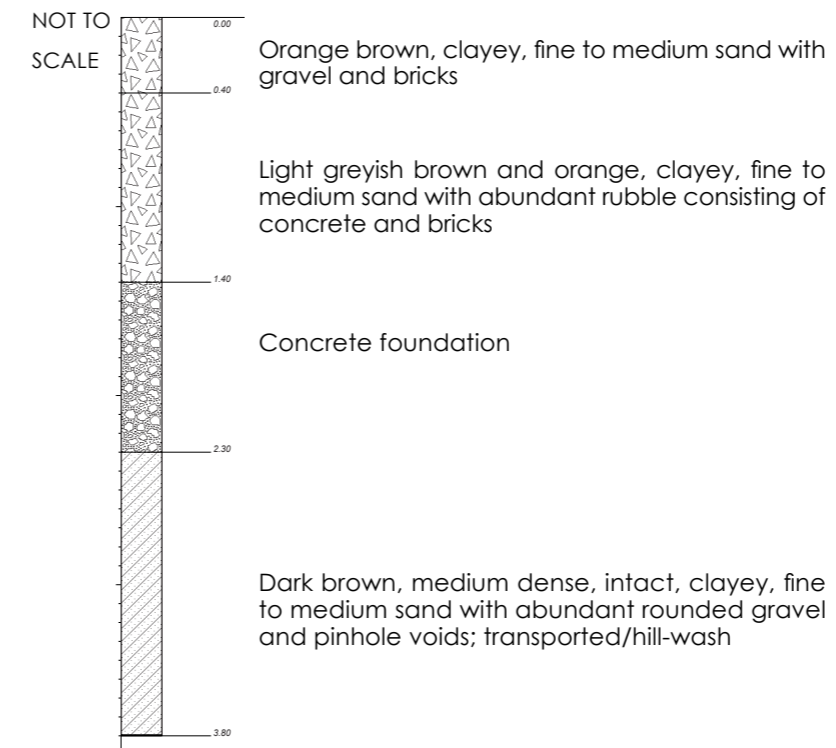
**K6**  
K6 contained demolition rubble to a depth of 2.6m overlaying natural deposits.





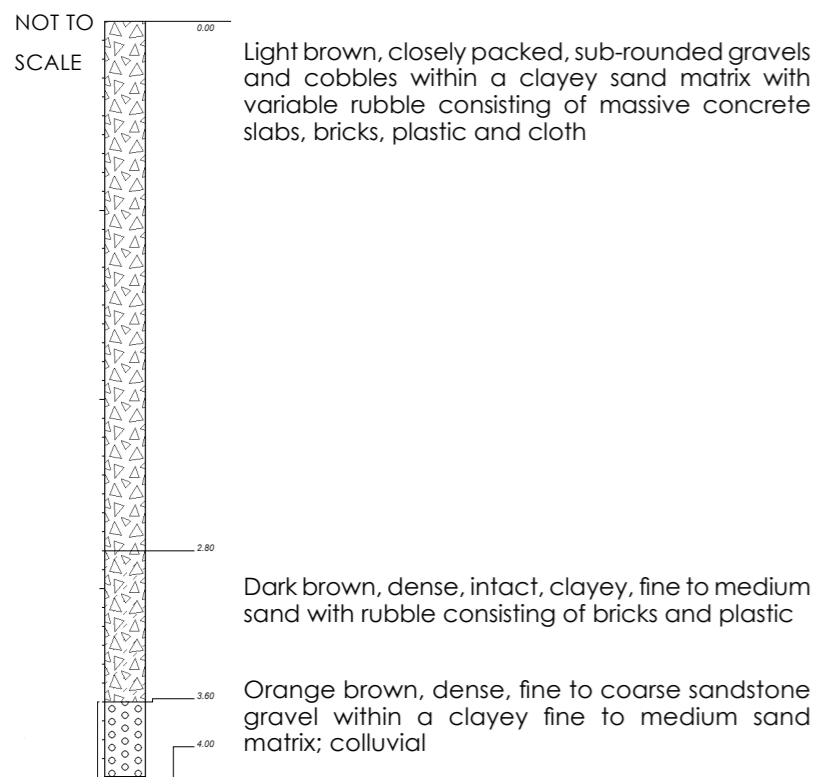
**K7**

K7 contained demolition rubble to a depth of 2.2m overlaying possible hill-wash and natural deposits below.



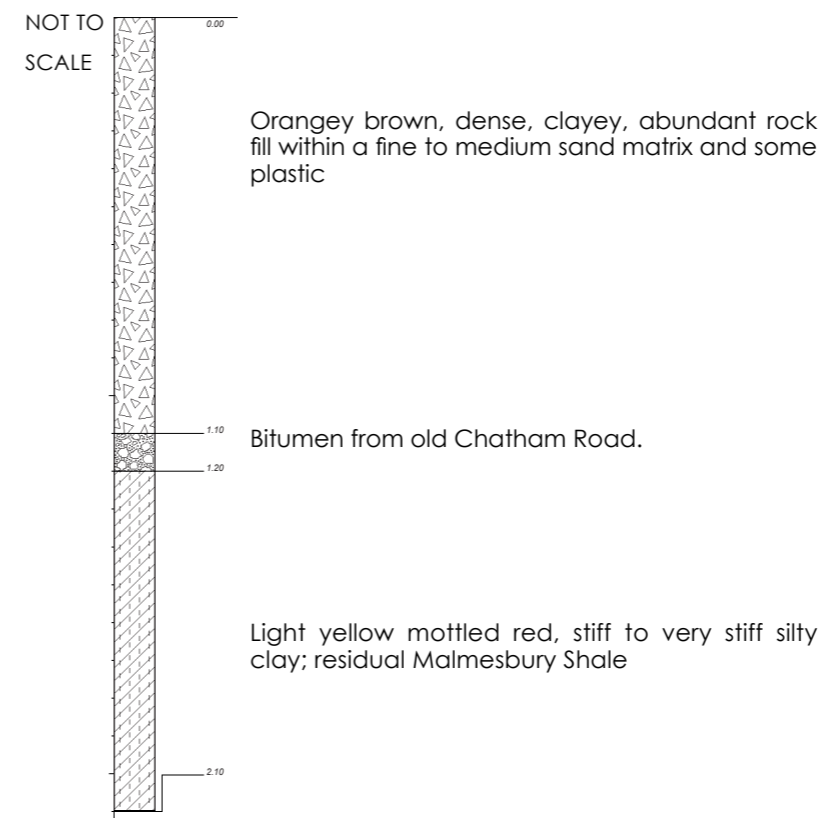
**K9**

K9 contained two demolition rubble layers measuring 0.4m and 1m each, with a thick concrete foundation between 1.4m and 2.3m - at Multe Red, Tilbury Street - overlaying natural deposits below.



**K8**

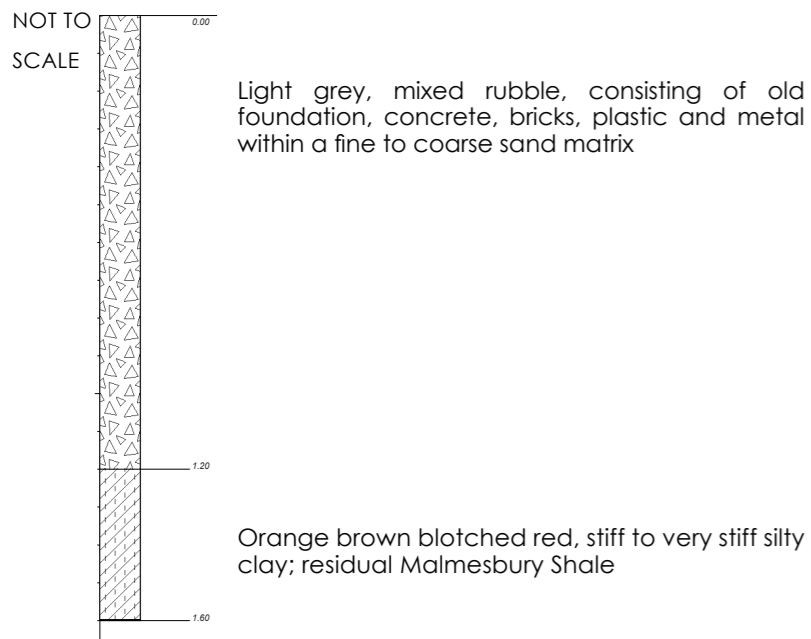
K8 contained disturbed demolition rubble to a depth of 2.8m overlaying a further layer of demolition rubble to 3.6m with natural deposits below.



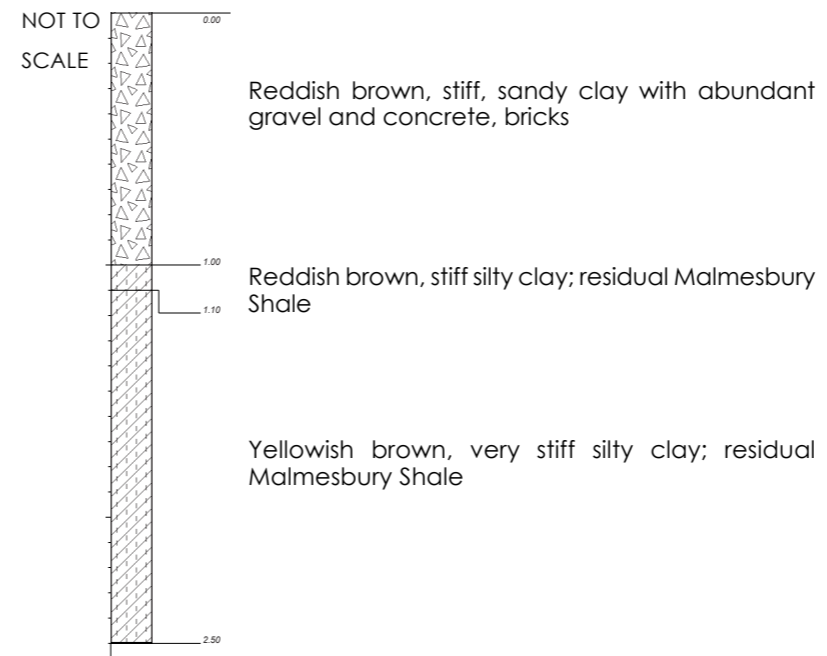
**K10**

K10 contained a disturbed demolition layer to 1.1m overlaying the tarred surface of Chatham Road; the road was laid directly on the natural clay below.

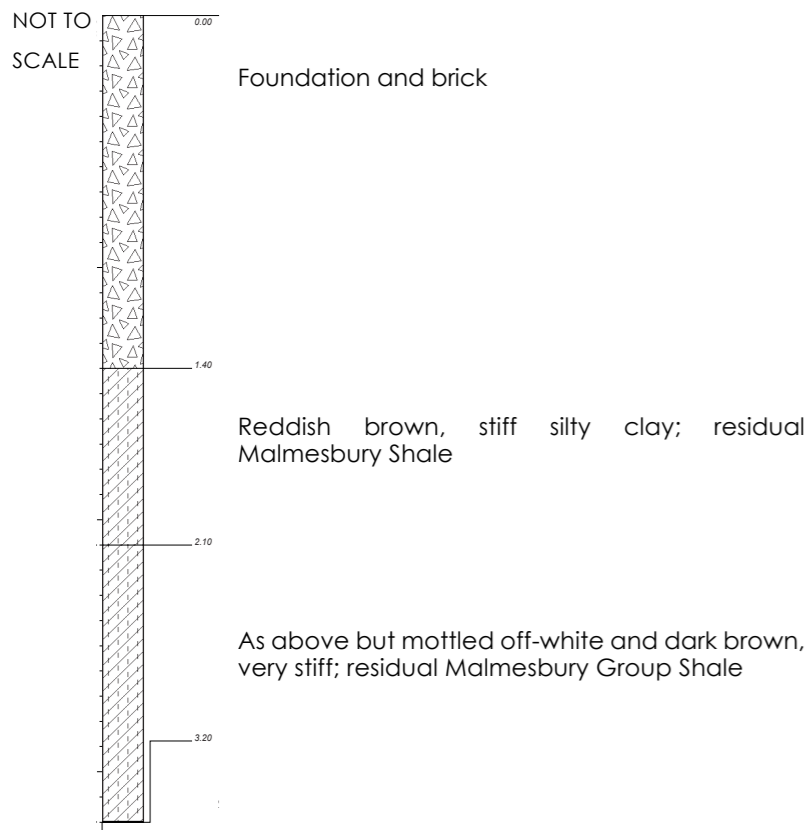




**K11**  
K11 contained disturbed demolition rubble to a depth of 1.2m with natural deposits below.



**K13**  
K13 contained disturbed demolition rubble to a depth of 1m with natural deposits below.



**K12**  
K12 contained demolition rubble to a depth of 1.4m with natural deposits below.



## 6.0. DISCUSSION

While the work undertaken revealed vastly different conditions across the three subject areas as well as between each test hole, some general observations can be made.

All three parcels show extensive disturbance through time, with Phase 6 deposits seeming to indicate quite extensive churning of deposits, and Phase 4 evidence for clear recent dumping over and above the disturbance effected during demolition.

The test pits show how very deep the demolition and later dumping fill is across Phases 4 and 6, with demolished fabric as deep as 3.6m (K8), and intact road surfaces at 2.3m (P3, P11) in some places, and 3.5m in others (P7). In Phase 5, where nearly 20 000m<sup>3</sup> of overburden was removed in 2020, the impacts of this clearing is plainly apparent, with the overburden almost entirely truncated, and the upper deposits extensively disturbed.

While no cobbled road surfaces were tested, where holes cut into historic road surfaces, it can be seen that most tarred roads remain intact, at least partly, although in varying states of deterioration. Some distinct differences in road fill are evidenced across the parcels as well, in the case of the two pits that intersected Hanover Street, within individual roads.

## 7.0. CONCLUSION

The geotechnical test pitting has served as a useful extension of the surficial clearing work undertaken in 2020 on what is now Phase 5, and extending that exploration of the overburden into the below ground levels. This confirms the findings of the HIA (RSA, in prep) that the archaeology largely conforms to expectations derived from historical mapping overlays.

The highly sensitive areas, as identified during the HIA process (RSA, in prep) and the site levelling permit application (RSA, 2022), were successfully avoided, and the testing could be satisfactorily concluded.

## 8.0. RECOMMENDATIONS

- This report should be endorsed as fulfilling the requirements of the close out report required in terms of the S35 permit issued by HWC;

## LIST OF FIGURES

- Figure 1. Locality Map, location indicated in red (RSA, 2022).
- Figure 2. All development areas, with the various parcels indicated (RSA, 2022).
- Figure 3. Phase 4 (RSA, 2022)
- Figure 4. Phase 5 (RSA, 2022)
- Figure 5. Phase 6 (RSA, 2022)
- Figure 6. Overlays showing the development of the parcels through time: Snow c. 1860 (above), Thom c1895 (top right) and the 1926 aerial (bottom right) (RSA, 2022)
- Figure 7. Sensitivity mapping of archaeological sensitivity derived from historic overlays, with sensitivities based on expected or known areas of old fabric or sites or features of social significance; red indicates areas of highest significance, orange moderate and yellow lowest. Historic road alignments are indicated, brown for concrete or cobbled surfaces, and grey for tar (RSA, 2022).
- Figure 8. Location and distribution of test holes across all three parcels (RSA from SRK, 2022)
- Figure 9. Overlay of geotechnical test holes on the sensitivity mapping for all three parcels (RSA, 2022)
- Figure 10. Location of geotechnical test holes and sensitivity mapping overlaid on 1957 City Survey Map for Phase 4 (RSA, 2022)
- Figure 11. Location of geotechnical test holes and sensitivity mapping overlaid on 1957 City Survey Map for Phase 5 (RSA, 2022)
- Figure 12. Location of geotechnical test holes and sensitivity mapping overlaid on 1957 City Survey Map for Phase 6 (RSA, 2022)

## REFERENCES

- Halkett, D. & Hart, T. 1996. Phase 1 archaeological assessment of open state land in District Six. Prepared for the Transitional Metropolitan Substructure of Cape Town. Cape Town: Archaeology Contacts Office.
- Halkett, D. 2013. Proposed Construction Management Guidelines for Conservation of Heritage Resources: District Six, Phase 3, Site Q. Prepared for the National Department of Rural Development and Land Reform. Cape Town: ACO Associates.
- Halkett, D. 2015. A Report on the Archaeological Monitoring of Bulk Earthworks on Phase 3, Site Q in District Six. Prepared for the National Department of Rural Development and Land Reform. Cape Town: ACO Associates.
- RSA. In prep. District Six Phased Redevelopment Heritage Impact Assessment



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Submitted in Terms of Section 38(4) of the NHRA (1999) Redevelopment of Erf 177646 as Part of Restitution Process, District Six, Cape Town, 8 August. Prepared for Department of Land Reform and Rural Development. Cape Town: Rennie Scurr Adendorff Architects.

RSA. 2022. Archaeological Permit Application for Site Levelling Submitted in Support of a Permit Application in Terms of Section 35 of the NHRA (1999) for Site Levelling on Several Parcels and Various Erven ahead of Redevelopment, District Six, Cape Town, March. Prepared for Department of Land Reform and Rural Development. Cape Town: Rennie Scurr Adendorff Architects.

RSA, 2020a. Archaeological Permit Application for Monitoring Rubble Removal, Submitted in Support of a Permit Application in Terms of Section 35 of the NHRA (1999) for District Six Phase Four Development on Parcels P and N, District Six, Cape Town, Erven 177646, 10010 and 117891-117898, March. Prepared for Delta BEC. Cape Town: Rennie Scurr Adendorff Architects.

RSA. 2020b. Report on Archaeological Monitoring of Rubble Removal, Submitted in Terms of Section 35 of the NHRA (1999) for District Six Phase Four Development on Parcel N, District Six, Cape Town, Erven 177646, 10010 and 117891-117898, 25 November. Prepared for Delta BEC. Cape Town: Rennie Scurr Adendorff Architects.

SRK. 2022. District Six Housing Land Parcels P, N and K2 Geotechnical Investigation. July. Prepared for Element Consulting Engineers. Cape Town: SRK Consulting.



# ANNEXURES



PAGE 1 OF 2

**Our Ref:** HM/ CAPE TOWN METROPOLITAN/ DISTRICT SIX/ 115705RE, 115706, 115707, 115708, 10010RE, 115744, 117884RE, 177362, 117695, 117891, 117898 & 153779  
**Case No.:** 22020116AM0214E  
**Enquiries:** Ayanda Mdludlu  
**E-mail:** ayanda.mdludlu@westerncape.gov.za  
**Tel:** 021 483 5959



Katie Smuts  
 katie@archrsa.com

PERMIT

CASE NUMBER: 22020116AM0214E

Issued in terms of Section 35(4) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

*This permit is valid for three years from the date of issue*

Your application for proposed analysis, dating of material and excavation on various erven in District Six, Cape Town was tabled at the Heritage Officers' Meeting Committee (HOMs) meeting held on the 15 March 2022.

**This permit is issued for:**

**Proposed Action:** Archaeological monitoring of geotechnical testing and excavation  
**Site:** Erven 115705RE, 115706, 115707, 115708, 10010RE, 115744, 117884RE, 177362, 117695, 117891, 117898 & 153779, District Six, Cape Town

**Conditions applicable to this Permit:**

1. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
2. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
3. A final report, in both digital and hardcopy format, MUST be submitted to HWC on or before **31 March 2025**. An extension to this permit can be granted on submission of a progress report (if work was initiated) and a letter stating reasons for the extension. HWC reserves the right to withhold further permits if progress is not deemed satisfactory.
4. All material collected and excavated, as well as field notes and records, will be curated by the Iziko.
5. Reprints of all published papers or copies of theses or reports resulting from this work must be lodged with HWC.
6. If a published report has not appeared within three years of the lapsing of this permit, the report in terms of the permit will be made available to researchers on request.
7. It is the responsibility of the permit holder to obtain permission from the landowner for each visit, and conditions of access imposed the landowner must be observed.
8. HWC shall not be liable for any losses, damages or injuries to persons or properties as a result of any activities in connection with this permit.
9. HWC reserves the right to cancel this permit by notice to the permit holder.

PAGE 2 OF 2

**Our Ref:** HM/ CAPE TOWN METROPOLITAN/ DISTRICT SIX/ 115705RE, 115706, 115707, 115708, 10010RE, 115744, 117884RE, 177362, 117695, 117891, 117898 & 153779  
**Case No.:** 22020116AM0214E  
**Enquiries:** Ayanda Mdludlu  
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Katie Smuts  
 katie@archrsa.com

Issued in terms of Section 35 of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)

APPLICATION FOR A PERMIT FOR PROPOSED ANALYSIS, DATING OF MATERIAL AND EXCAVATION ON VARIOUS ERVEN IN DISTRICT SIX, CAPE TOWN IN TERMS OF SECTION 35 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 22020116AM0214E

The matter above has reference.

This matter was discussed at the at tabled at the Heritage Officers' Meeting (HOMs) meeting held on the 15 March 2022.

**DECISION**

The Committee approved the permit extension by Rennie Scurr Adendorff for Department of Agriculture, Land Reform and Rural Development dated 14 February 2022.

**NOTE:**

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- an export permit must be applied for from SAHRA in respect of any archaeological or palaeontological material that will be exported.
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

.....  
 Colette Scheermeyer  
 Deputy Director

www.westerncape.gov.za/cas

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**REGISTERED POST**

**Our Ref:** HM/CAPE TOWN METROPOLITAN/DISTRICT SIX/D6 RUBBLE REMOVAL  
**Case No.:** 20012914SB0131E  
**Enquiries:** Andrew September  
**E-mail:** [andrew.september@westerncape.gov.za](mailto:andrew.september@westerncape.gov.za)  
**Tel:** 021 483 9543  
**Date:** 04 March 2020



Katie Smuts  
 34 Caledon Street  
 Stanford  
 7210

**PERMIT**

**CASE #: 20012914SB0131E**

**Issued in terms of Section 35(4) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)**

*This permit is valid for three years from the date of issue*

**This permit is issued for:**

The following decision has been made via email dated the 3<sup>rd</sup> March 2020 as per the Archaeology, Palaeontology and Meteorites Committee decision made on the 5<sup>th</sup> February 2020:

**Proposed Action:** Proposed rubble removal

**Site:** Parcel N & P, Erven 10010, 117891, 117893, 117894, 117985, 117896, 117897 and 117898, District Six, Cape Town

**Conditions applicable to this Permit:**

1. The archaeologist must monitor earthmoving in the areas where there is likely to be remaining fabric;
2. The old street plan and the site of the AME Church should be loaded to a hand-held GPS receiver to facilitate management during the earthmoving phase;
3. The archaeologist must establish the positions of all roads on site and ensure that remaining fabric is preserved in situ. Test holes (dug by mechanical excavator) may be required in the course of the bulk earthworks in sensitive areas to ascertain depth, type of fabric, degree of intactness etc. of significant heritage resources. Until a decision is made with respect to which roads are to be memorialised, all roads with preserved fabric are to be retained;
4. Areas of likely sensitivity (including, but not limited to AME Church and north east section of Parcel P, and intersection of Roos and Lewis Streets in Parcel N) must be assessed carefully on site such that means of excavation can be determined to minimize the possibility of accidental damage to intact and/or significant features;
5. If intact, significant fabric is found (roads, AME Church or similar), careful mechanical excavation will be required to clear most of the overburden, and then cleaned more carefully (either mechanically or by hand) to preserve surfaces and road edging.
6. Roads and significant religious sites to be retained must be identified in the HIA and decisions with respect to which are preserved meets the satisfaction of all role players;
7. The archaeologist should recover (and preserve the provenance of if possible) any artefactual material contained in the overburden and rubble layers that in the opinion of the archaeologist, may be used in the process of memorialisation. The final repository of the material must be established;
8. Due to the logistics and type of material removed during the earthmoving, it will in all likelihood be impractical to sieve the rubble and overburden to recover artefactual material. If higher densities of, or unusual material are encountered, the archaeologist may request some soil to be stockpiled until it can be processed carefully;
9. Granite "kerb stones/steps" are the most recognisable and durable items in the fill and we focussed specifically on isolating and collecting those items. The provenance of the items is again problematic but they are likely to represent the remains of roads and steps destroyed elsewhere in District Six
10. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
11. A final report, in both digital and hardcopy format, MUST be submitted to HWC on or before 04 March 2022. An extension to this permit can be granted on submission of a progress report (if work was initiated) and a letter stating reasons for the extension. HWC reserves the right to withhold further permits if progress is not deemed satisfactory.
12. Reprints of all published papers or copies of theses or reports resulting from this work must be lodged with HWC
13. If a published report has not appeared within three years of the lapsing of this permit, the report in terms of the permit will be made available to researchers on request.
14. It is the responsibility of the permit holder to obtain permission from the landowner for each visit, and conditions of access imposed the landowner must be observed.

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**REGISTERED POST**

**Our Ref:** HM/CAPE TOWN METROPOLITAN/DISTRICT SIX/D6 RUBBLE REMOVAL  
**Case No.:** 20012914SB0131E  
**Enquiries:** Andrew September  
**E-mail:** [andrew.september@westerncape.gov.za](mailto:andrew.september@westerncape.gov.za)  
**Tel:** 021 483 9543  
**Date:** 04 March 2020



15. HWC shall not be liable for any losses, damages or injuries to persons or properties as a result of any activities in connection with this permit.
16. HWC reserves the right to cancel this permit by notice to the permit holder.

**NOTE:**

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14 day appeal period.**
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- an export permit must be applied for from SAHRA in respect of any archaeological or palaeontological material that will be exported.
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

Dr. Mxolisi Dlamuka  
**Chief Executive Officer, Heritage Western Cape**

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PAGE 1 OF 2

Our Ref: HM/ CAPE TOWN METROPOLITAN/ DISTRICT SIX/ ERF 177646  
 Case No.: 21121706AM0214E  
 Enquiries: Ayanda Mdludlu  
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 Tel: 021 483 5959



Katie Smuts  
 katie@archrsa.com

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
 In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape  
 Provincial Gazette 6061, Notice 298 of 2003

**NOTIFICATION OF INTENT TO DEVELOP: HOUSING REDEVELOPMENT ON ERF 177646, DISTRICT SIX, CAPE TOWN, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 21121706AM0214E**  
 The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers' Meeting held on 15 March 2022.

You are hereby notified that, since there is reason to believe that the proposed housing redevelopment on erf 177646 District Six, Cape Town will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides

- (3) *The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:***
- (a) *The identification and mapping of all heritage resources in the area affected;*
  - (b) *an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;*
  - (c) *an assessment of the impact of the development on such heritage resources;*
  - (d) *an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;*
  - (e) *the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;*
  - (f) *if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and*
  - (g) *plans for mitigation of any adverse effects during and after the completion of the proposed development.*

(Our emphasis)

This HIA must in addition have specific reference to the following:

- Visual impact assessment,
- Archaeological impact assessment,
- Socio-historical study, and
- Heritage design indicators for the development within the wider redevelopment.

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PAGE 2 OF 2

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 katie@archrsa.com

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
 In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape  
 Provincial Gazette 6061, Notice 298 of 2003

The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

Please note, should you require the HIA to be submitted as a Phased HIA, a written request must be submitted to HWC prior to submission. HWC reserves the right to determine whether a phased HIA is acceptable on a case-by-case basis.

If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as Reasonable time and that these times are factored into the project timeframes.

HWC reserves the right to request additional information as required.  
 Should you have any further queries, please contact the official above and quote the case number.

.....  
 Colette Scheermeyer  
 Deputy Director

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**Our Ref:** HM / CAPE TOWN METROPOLITAN / DISTRICT SIX /ERF 177646(PHASE 4, FORMERLY PARCEL P); ERVEN 10010 AND 117891-117898 (PHASE 5, FORMERLY PARCEL N) AND ERVEN 115705-RE, 115706, 115707, 115708 (PHASE 6, FORMERLY PARCEL K2)  
**Case No.:** 22061326SB0617E  
**Enquiries:** Stephanie Barnardt  
**E-mail:** Stephanie.Barnardt@westerncape.gov.za  
**Tel** 021 483 5959



**Katie Smuts**  
 katie@archrsa.com

**PERMIT**

**CASE NUMBER:** 22061326SB0617E

**Issued in terms of Section 35(4) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)**

*This permit is valid for three years from the date of issue*

Your application for proposed excavation and disturbance was tabled at the Heritage Officers' Meeting Committee (HOMs) meeting held on 27 June 2022.

**Proposed Action:** Analysis, Collection, Remove from original position, excavation and disturbance of site  
**Site:** Erf 177646(Phase 4, formerly Parcel P); Erven 10010 and 117891-117898 (Phase 5, formerly Parcel N) and Erven 115705-RE, 115706, 115707, 115708 (Phase 6, formerly Parcel K2), District Six

**Conditions applicable to this Permit:**

1. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
2. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
3. A final report, in both digital and hardcopy format, MUST be submitted to HWC on or before **3 July 2025**
4. An extension to this permit can be granted on submission of a progress report (if work was initiated) and a letter stating reasons for the extension. HWC reserves the right to withhold further permits if progress is not deemed satisfactory.
5. All material collected and excavated, as well as field notes and records, will be curated by the Iziko Museums.
6. Reprints of all published papers or copies of theses or reports resulting from this work must be lodged with HWC.
7. If a published report has not appeared within three years of the lapsing of this permit, the report in terms of the permit will be made available to researchers on request.
8. It is the responsibility of the permit holder to obtain permission from the landowner for each visit, and conditions of access imposed the landowner must be observed.
9. HWC shall not be liable for any losses, damages or injuries to persons or properties as a result of any activities in connection with this permit.
10. HWC reserves the right to cancel this permit by notice to the permit holder.

**NOTE:**

- This decision is subject to an **appeal period of 14 working days**. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature
- Appeals are to be submitted to [HWC.Appeals@westerncape.gov.za](mailto:HWC.Appeals@westerncape.gov.za)
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date, and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- **Work may NOT be initiated during this 14-day appeal period.**
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- An export permit must be applied for from SAHRA in respect of any archaeological or palaeontological material that will be exported.
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

Should you have any further queries, please contact the official above and quote the case number.

.....  
 Nuraan Vallie  
 Acting Deputy Director

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)



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