

Our Ref:



an agency of the
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za
South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4637 | Cape Town | 8001
www.sahra.org.za

Enquiries: Gcobani Sipoyo
Tel: 021 465 2198
Email: gsipoyo@sahra.org.za
CaseID: 22048

Date: Tuesday August 22, 2023
Page No: 1
PermitID: 4205

PERMIT: Alteration, Additions, Conservation

In terms of Section 27(18) of the National Heritage Resources Act (Act 25 of 1999)

Permit Holder: Mr Francois Nortje
Osmond Lange Architects + Planners
1st floor, Tyger Terraces 2, 5 D J Wood St, Bellville

Site: Iziko Bokaap Museum (Bokaap)

Thank you for submitting your application for a permit for the "*proposed repairs to damaged areas of the building's roof structure, roof covering, roof waterproofing and related interior damage due to roof leaks. Roof repairs proposed on Erf 115963, Iziko Bo-Kaap Museum at 71 Wale Street, Cape Town City Centre, Cape Town, Western Cape. See drawing A.02, under Section 27(18) of the National Heritage Resources Act No. 25 of 1999.*

The following documents were duly assessed by the Built Environment Unit:
IZIKO BO-KAAP MUSEUM - Section 27 Heritage Statement.pdf

ANNEXURE A - Iziko EXISTING BUILDING CONDITION REPORT Bo Kaap_compressed.pdf

ANNEXURE B - Iziko CONSERVATION MANAGEMENT PLAN Bo Kaap.pdf

ANNEXURE C - As-Built Drawings Iziko BO-KAAP MUSEUM.pdf

ANNEXURE D - ROOF SPECS 2023_03_09_Iziko_Roofs_All-Bo-Kaap.pdf

ANNEXURE E - Iziko FIVE YEAR MAINTENANCE REPORT Bo Kaap.pdf

Title Deed_Erf 115963_Cape Town_BO-KAAP MUSEUM.pdf

ANNEXURE F - Bo-Kaap museum waterproofing report.pdf



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The documentation was found to be comprehensive. The recommendations contained in ZIKO MUSEUMS | 5-YEAR MAINTENANCE PLAN such as the Routine Building Maintenance Schedule are duly endorsed. The REPAIR AND MAINTENANCE PROTOCOLS are duly endorsed and all additional information such as superseded drawings and as-built drawings should form part of the closing report.

Therefore, SAHRA Built Environment Unit grants the permit for the following: "*proposed repairs to damaged areas of the building's roof structure, roof covering, roof waterproofing and related interior damage due to roof leaks. Roof repairs proposed on Erf 115963, Iziko Bo-Kaap Museum at 71 Wale Street, Cape Town City Centre, Cape Town, Western Cape. See drawing A.02, under Section 27(18) of the National Heritage Resources Act No. 25 of 1999,*" provided that all heritage-related principles are duly followed and all applicable laws adhered to.

1. If **Francois Nortje: Osmond Lange Architects + Planners** is not to be present on the site at all times then SAHRA must be provided with the names and qualifications of the authorised representatives.

2. The activities will consist of:

- **All relevant excavations and preparation of site for construction**
- **Removal and disposal of all waste material related to construction**
- **The building of the structure and making good according to documentation**

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3. All waste material and leftover equipment will be removed from the site once the **construction** has been completed, and the site will be left in the manner it was found (save for the new action).

4. The landowner must be consulted before any intervention and (permit holder) or a representative of the landowner should be on site on the first day of the action.

5. It is understood that the **Francois Nortje: Osmond Lange Architects + Planners** will photograph the affected area prior to the **construction** and again after the **construction** has been completed and submitted to SAHRA with **as built drawings highlighting any revisions**.

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6. A final report on the results of the activities in the form of a closing report should be submitted to SAHRA by **no later than 30 days after final completion of works by the contractor on site.**

7. It is the responsibility of the permit holder to obtain permission from the landowner for each visit, and to ensure that she has an understanding with the landowner concerning: the number of visitors and workers; speed limits on access roads; possible prohibitions on off-road driving; size, type and number of vehicles permitted; possible prohibitions on trespassing beyond the site; disturbing fauna, flora or substrate; appropriate hours of visiting and working on the site; use of firewood, electricity and water; lighting fires and the prevention of uncontrolled fires and any fencing necessary to protect livestock. Conditions of access imposed by the landowner must be observed.

8. SAHRA 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. SAHRA reserves the right to cancel this permit by notice to the permit holder.

10. This permit is subject to a general appeal and may be suspended should an appeal against the decisions be received by SAHRA within 14 days from the date of the permit. SAHRA may not be held responsible for any costs or losses incurred in the event of the suspension or retraction of this permit.

This permit is valid from
22/08/2023 to 22/08/2026

Gcobani Sipoyo
Heritage Officer
South African Heritage Resources Agency

Roof repairs to Iziko Bo-Kaap Museum

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Ben Mwasinga
Manager: Built Environment Unit
South African Heritage Resources Agency

Additional Info:

Please note that this permit may be suspended should an appeal against the decisions be received by SAHRA within 14 days from the date of the permit. SAHRA 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/621606>