

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](mailto: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](http://www.sahra.org.za)

Enquiries: Ben Mwasinga  
Tel: 0214652198  
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CaseID: 11518

Date: Thursday November 16, 2017  
Page No: 1

PermitID: 2640

## PERMIT: Demolition

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

Permit Holder: Mr Reuben Phasha  
Constitution Hill  
The Old Fort Complex  
11 Kotze Street  
Braamfontein

Site: Constitution Hill Precinct (9/2/228/0035)

SAHRA Built Environment Unit was made aware of the developmental intentions on the site as well as the overall loading of heritage resources contained within the Constitution Hill Precinct. What became clear from the deliberations is that all information pertaining to the demolition permit had to be taken into consideration on whether the appropriate course of action was to indeed, demolish the existing semi-detached warder's cottage. SAHRA does agree with the findings contained in the reports that the dilapidated state of the building has progressed so far therefore recovery of the existing structure is not possible.

### Decision:

From the overall submission and supporting documentation, SAHRA has **no objection to the demolition** of the **Constitution Hill:Old Warders Houses** provided that all conditions of the permit conditions are duly followed and all heritage related principles are adhered to according to the ambit of the National Heritage Resources Agency Act No. 25 of 1999. Should you have any further enquiries concerning said permit please do not hesitate to contact the office of the Built Environment Unit: Mr Gcobani Sipoyo at [gsipoyo@sahra.org.za](mailto:gsipoyo@sahra.org.za) & Ben Mwasinga at [bmwasing@sahra.org.za](mailto:bmwasing@sahra.org.za) Built Environment Unit Manager.

This permit is issued to **Applicant: Mr. Reuben Phasha: Constitutional Hill** for demolition of the Old warders Houses on Constitution Hill National Heritage Site.

Therefore SAHRA approves in principle the demolition of provided that all heritage principles contained in the National Heritage Resources Act No. 5 of 1999. Provided that the following has been done:



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- Key stakeholders have been notified of the demolition
  - The City and Provincial Heritage Authorities are made aware that this demolition has already been approved by relevant authorities and this serves as an endorsement of that decision.
  - A construction Management plan has to be submitted and a new application lodged on SAHRIS before any further construction takes place. Along with the following conditions shall be adhered upon execution of the permit:
  -
1. If **Mr. Reuben Phasha: Constitutional Hill** is not to be present on the site at all times then SAHRA must be provided with the names and qualifications of the authorized 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**
  3. All waste material and left over 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 **Mr. Reuben Phasha: Constitutional Hill** 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**.
  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 contractor on site**.
  7. It is the responsibility of the permit holder to obtain permission from the landowner for each visit, and

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to ensuring 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  
**27/10/2017 to 27/10/2020**

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

# Demolition Of the Old Warders House

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## 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: <http://www.sahra.org.za/node/406838>