



**MINUTES OF THE HERITAGE OFFICERS' COMMITTEE  
MEETING  
HELD ON FRIDAY, 04 OCTOBER 2024  
TIME: 09H00 – 14H00**

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| <b>1.</b>   | <b>Opening and Welcome</b><br>The Chairperson, Mrs Sandisiwe Qashane officially opened the meeting at 09h00 and welcomed everyone present.   |  |
| <b>2.</b>   | <b>Attendance:</b><br>Ms Sandisiwe Qashane (SQ) (Acting Deputy Head)<br>Mr Philani Ndabezitha (PN) (Acting Specialist Heritage Officer)<br>Ms Celeste Rossouw (CR) (Senior Heritage Officer)<br>Mr Siyabonga Mbatha (SM) (Heritage Officer)<br>Ms Sphephelo Dube (SD) (Heritage Officer)<br>Ms Nokubonga Dlamini (ND) (Heritage Officer)<br>Ms Sindisiwe Khumalo (SK) (Heritage Officer)<br>Ms Khanyi Zondi (KZ) (Admin Officer) |  |
| <b>3.</b>   | <b>Apologies</b><br>Ms Cheryl Moodley (CM) (Legal Officer)   |  |
| <b>4.</b>   | <b>Approval of Agenda</b><br>The agenda was adopted with the amendments<br>CR moved to adopt seconded by SD  |  |
| <b>5.</b>   | <b>Approval of Minutes of the Previous Meeting</b><br>The minutes of the previous meeting on the 26 September 2024 was adopted.  |  |
| <b>6.</b>   | <b>Disclosure of conflict of interest</b><br>None  |  |
| <b>7.</b>   | <b>Confidential matters</b><br>None  |  |
| <b>8.</b>   | <b>Standing Items</b><br>None  |  |
| <b>8.1.</b> | <b>Legal Matters</b><br>None   |  |
| <b>8.2.</b> | <b>Site Inspections undertaken</b><br>8.2.1. 75 Jaco Jackson Road, Durban- CR and SK<br>8.2.2. 560 Anton Lembede Street, Durban - CR and SK  |  |

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|             | 8.2.3. 120 Abrey Road, Kloof, Durban - CR and SK  |  |
| <b>8.3.</b> | <b>Site Inspection reports</b><br>None  |  |
| <b>8.4.</b> | <b>Proposed Site Inspections</b><br>8.4.1. Bergville Homestead<br><br>8.4.2. Ladysmith Municipality/Survey<br><br>8.4.3. 310 Burger Street, Pietermaritzburg<br><br>8.4.4. Fort Nonqayi, eShowe   |  |
| <b>8.5.</b> | <b>Interim and Close Out Reports</b><br>None  |  |
| <b>8.6.</b> | <b>Administrative Matters</b><br><br><b>8.6.1 District site visit</b><br>The chairperson reminded the committee that they should submit their planning for districts site visits.<br><br>She encouraged them to consult with the municipality before the visit and they were reminded to work with heritage inspectors that were trained.<br><br><b>8.6.2. Slido</b><br>The chairperson noted that HOSA emphasised that the Slido must be used during HOC meetings.<br>KZ noted that the Slido is used however the applicants are not responding on messages.<br>When the agenda is sent, there is a phrase that is explaining how the Slido App works. |  |
| <b>8.7.</b> | <b>Nominations</b><br>8.7.1. KwaCeza – SD nothing to report<br>8.7.2. Inkosi Sihayo Ngobese – nothing to report in the absence of JP<br>8.7.3. Kwa Dlamahlahla- the service provider had been appointed, and he is therefore, in progress with the nomination dossier   |  |
| <b>8.8.</b> | <b>APP matters</b><br><b>8.8.1. Site markers</b><br>(a) Kwa Maphumulo (INKosi Meseni) (NS, CR, PN and SK, SD, SM) nothing to report<br><br>(b) KwaCeza (PN, SK) nothing to report   |  |

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|  | <p>(c) Zazini and Lokothwayo Ngema (ND)- nothing to report</p> <p><b>8.8.2. Site Surveys</b></p> <p>(a) Alfred Duma and surrounding areas</p> <p>I. Ladysmith CBD</p> <p>II.Ladysmith industrial area</p> <p>III.Buffer zone around the city</p> <p>PN reported that he would arrange to meet with municipality team on the 14 October 2024.</p> <p><b>8.8.3. Conservation Management Plans</b></p> <p>(a) KwaCeza (CR and SM) nothing to report</p> <p>(b) KwaDlamahlahla house and Cemetery (JP, SM, NS) nothing to report</p> <p>(c) Manaye Hall (PN) nothing to report</p> <p>The committee noted that the meeting to discuss APP matters would be held on the 20 October 2024</p> <p><b>8.8.4. Grade 1 nominations</b></p> <p>Awaiting HOSA to issue the list.</p> |  |
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## 9. Matters Arising

| No.  | Case   | Case Officer    |
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| 9.1. | <p>Unauthorised Additions and Alterations on Portion 1 of Erf 764 being at 2 Morling Street, Howick, s37</p> <p>Case number: SAH24/23568 &amp; 24/286</p> <p>CR presented the case.</p> <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p> <p>The committee noted that a site visit was conducted on the 20 September by HOSA, SQ and ND. It was resolved to condone the application.</p> <p><b>DICISION</b></p> | Celeste Rossouw |

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|      | <ul style="list-style-type: none"> <li>• The committee resolved to grade the property Grade IIIB.</li> <li>• The committee resolved to condone the application.</li> </ul>  |                 |
| 9.2  | <p>Proposed Additions and Alterations on Portion 1 of Erf 764 being at 2 Morling Street, Howick, s37<br/>Case number: SAH24/23568 &amp; 24/287</p> <p>CR presented the case.</p> <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>• The committee noted that a site visit was conducted on the 20 September by HOSA, SQ and ND. It was resolved to approve the application.</li> </ul> <p><b>DICISION</b></p> <ul style="list-style-type: none"> <li>• The committee resolved to grade the property Grade IIIB.</li> <li>• The committee resolved to approve the application for work still outstanding like landscaping.</li> </ul> | Celeste Rossouw |
| 9.3. | <p>Unauthorised Additions and Alterations on Rem of Erf 1511 Wentworth being at 715 Marine Drive, Durban, s37<br/>Case number: SAH24/23131 &amp; 24/188</p> <p>CR presented the case.</p> <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>• The committee noted that the applicant had submitted the required Form I and the applicable fee however the drawings had not been separated for illegally</li> </ul>  | Celeste Rossouw |

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|      | <p>conducted work and work still outstanding.</p> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>• The applicant was required to submit a separated drawings for the work that had been done on the main house and the work still outstanding for the new outbuilding.</li> <li>• The applicant was required to submit Form A dealing with work still outstanding on the outbuilding.</li> </ul>   |                 |
| 9.4. | <p>Proposed Additions and Alterations on Rem of Erf 1511 Wentworth being at 715 Marine Drive, Durban, s37<br/>Case number: SAH24/23131 &amp; 24/188</p> <p>CR presented the case</p> <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>• The committee noted that the applicant had submitted the required Form I and the applicable fee however the drawings for illegal work done on the main house and work outstanding for the outbuilding, was not separated.</li> </ul> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>• The applicant was required to submit a separated drawings for the work that had been done on main house and</li> <li>• Another drawing for the work still outstanding on the outbuilding.</li> <li>• The applicant had to submit Form A dealing with the new work.</li> </ul> | Celeste Rossouw |
| 9.5. | <p>Proposed construction of the Equarand Substation on 0.27 hectares of land within the Equarand Development Node located in Newcastle on ERF - 17410. Oak Avenue in Newcastle, s41<br/>Case number: SAH24/22499 &amp; 24/009</p>   | Sphephelo Dube  |

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|      | <p>SD presented the case.</p> <p><b>DISCUSSION</b><br/>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>• The committee noted that the applicant had submitted the additional documentation that was requested.</li> <li>• The Heritage Impact Assessment indicated that there was no heritage resources found in the area. Therefore, the committee had no objection to the proposed development.</li> </ul> <p><b>DECISION</b></p> <ul style="list-style-type: none"> <li>• It was noted that the public participation was done through newspaper article. However, there was no proof uploaded on the case.</li> <li>• The committee resolved not to object to the development within the chance-find protocols (for any archaeological find, operations must stop, and the Institute must be informed) and mitigation measures including a chance finds protocol for possible fossils.</li> <li>• No objection comment will only be issued when the public consultation newspaper advert has been uploaded on the case on Sahris.</li> </ul> |                |
| 9.6. | <p>Proposed Development on Erf 5179, being at 120 Abrey Road, Kloof, Durban, s41<br/>Case number: SAH24/16261 &amp; 24/023</p> <p>SD presented the case.</p> <p><b>DISCUSSION</b><br/>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>• The committee noted that the applicant had submitted the required new form A</li> </ul>   | Sphephelo Dube |

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|      | <p>application as the previous application lapsed.</p> <ul style="list-style-type: none"> <li>• A clarification on the proposed development was required to determine the trigger.</li> <li>• The committee conducted a site inspection on 30 September 2024 and noted that the work had already commenced, therefore, a rectification application was required together with the applicable fee.</li> </ul> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>• The applicant was required to submit form I application.</li> </ul>  |                 |
| 9.7  | <p>Proposed Additions and Alterations on Erf 5179, being at 120 Abrey Road, Kloof, Durban, s41<br/>Case number: SAH24/16261 &amp; 24/292<br/>SD presented the case</p> <p><b>DISCUSSION</b><br/>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>• The committee noted that the applicant had submitted the required new form A application as the previous application had lapsed.</li> <li>• The committee conducted a site inspection on and noted that the work had already begun since old entrance building was demolished and a new entrance security building was built, therefore a rectification application was required together with the applicable fee.</li> </ul> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>• The applicant was required to submit form I.</li> </ul> | Sphephelo Dube  |
| 9.8. | <p>Unauthorised Additions and Alterations on Lot 882 Durban and Lot 208 Durban being at 118/120/124 Florida Road, Windermere, Berea, Durban</p>   | Celeste Rossouw |

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|      | <p>Case number: SAH24/23420 &amp; 24/256</p> <p>CR presented the case</p> <p><b>DISCUSSION</b><br/>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>• The committee noted that the applicant had submitted the revised drawings however the setback was only done on the northwest elevation where the new serving deck was added and not on the Roco Mama's side where a covered seating area was added with a masonry wall projecting too far past the bay window, obscuring the view from the street.</li> <li>• The visual impact of the addition on Florida Road 118, Roco Mama's was too extreme, and setback was needed.</li> </ul> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>• The applicant was required to revise the drawings to setback the counter between the bay windows.</li> <li>• The architect was required to revise the drawings to ensure that the masonry wall is set back on Roco Mama's side or the southeastern elevation of the house on 118 and 120 Florida Road.</li> <li>• Light, permeable material must be used for the covering of any seating area.</li> <li>• The committee would conduct a site inspection on the 07 October 2024 for further assessment on the boundary wall.</li> </ul> |                   |
| 9.9. | <p>Proposed Candover Clinic in uPhongolo Local Municipality of Zululand District, s41<br/>Case number: SAH24/23352 &amp; 24/028</p> <p>ND presented the case</p> <p><b>DISCUSSION</b><br/>Amongst other things, the following was discussed:</p>   | Nokubonga Dlamini |



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|       | <ul style="list-style-type: none"> <li>• The committee noted that the applicant had submitted his motivation regarding the exemption of the proposed development from conducting a full public participation process.</li> <li>• The applicant has however, consulted with the families and people who have identified a grave and that these families have submitted consent letters agreeing for the grave to be relocated and interred.</li> <li>• The committee noted that the identified grave was less than 60 years old.</li> <li>• The committee recommended that a 5-meter buffer zone was imposed around all identified significant trees during the development.</li> <li>• A site development plan was required showing the identified graves and the buffer around the trees and the development footprint of the site. This will ensure that impact on the identified heritage resources is mitigated and/or properly managed.</li> </ul> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>• The applicant was required to submit site development plans and maps to identify the parameters and the distance between the resources.</li> </ul> |                  |
| 9.10. | <p>Unauthorised Additions and Alterations Portion 1 of Erf 691 being at 142 Eastview Road, Parkhill, Durban, s37<br/>Case Number: SAH23/ 22565 &amp; 23/301</p> <p>SQ presented the case.</p> <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>• The committee noted that the applicant had submitted photographs that the committee had requested.</li> </ul>  | Sandisiwe Matole |

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|  | <ul style="list-style-type: none"> <li>The committee assessed the property and found that it did not have significant heritage features worthy of conservation.</li> </ul> <p><b>DECISION</b></p> <ul style="list-style-type: none"> <li>The committee resolved to grade the property Not Conservation Worthy (NCW).</li> <li>The committee resolved to condone the application.</li> </ul> |  |
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## 10. New Matters

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|       | <p>Renewal of expired Permit for Demolition on Erf 1282 being at 33 Kinmount Avenue, Hillary, Durban , s37<br/>Case number: SAH24/23636 &amp; 24/291</p> <p>SK presented the case.</p> <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>The committee noted that the application is a proposal for the renewal of a demolition permit that has expired.</li> <li>The committee assessed the property and found that it has significant heritage features worthy of conservation.</li> </ul> <p><b>DECISION</b></p> <ul style="list-style-type: none"> <li>The committee resolved to approve and grade the property IIC.</li> <li>The committee resolved to approve the application.</li> </ul> | Sindi Khumalo      |
| 10.2. | <p>Proposed conversion of Dingeka Technical School to a fully-fledged technical high school, Upper Umkomaas Location NO2. 16416, s41<br/>Case number: SAH24/23549 &amp; 24/035.</p> <p>PN presented the case.</p>   | Philani Ndabezitha |

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|       | <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>The committee noted that they had no objection on the proposed development.</li> </ul> <p><b>DECISION</b></p> <ul style="list-style-type: none"> <li>The committee resolved not to object to the development within the standard limits (for any archaeological find, operations must stop, and the Institute must be informed) and mitigation measures including a chance finds protocol for possible fossils.</li> </ul>  |                 |
| 10.3. | <p>Proposed conversion of Nombika Secondary School to fully – fledged Technical high school with upgrades and additions on rem of farm Umvoti location NO. 4667, s41<br/>Case number: SAH24/23548 &amp; 24/036</p> <p>CR presented the case.</p> <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>The committee noted that the development footprint is less than 5000sqm the application does not trigger section 38.</li> <li>It was not clear how old the building was therefore the applicant was required to confirm the age of the school.</li> </ul> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>The applicant was required to confirm the age of the buildings. A referral letter will be sent.</li> </ul> | Celeste Rossouw |
| 10.4. | <p>Proposed conversion of Mvaba High School to fully – fledged technical high school with upgrades and additions on ERF 742, Inanda M, eThekweni, s41<br/>Case number: SAH24/23547 &amp; 24/037<br/>SD presented the case</p> <p><b>DISCUSSION</b></p> <p>Amongst other things, the following was discussed:</p>  | Sphephelo Dube  |

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|       | <ul style="list-style-type: none"> <li>The committee noted that the development footprint is less than 5000sqm the application does not trigger section 38.</li> <li>The application was required to submit Form A triggered by Sections 37.</li> </ul> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>The applicant was required to submit Form A.</li> </ul>  |                   |
| 10.5. | <p>Proposed Mabibi Water Supply Scheme, s41<br/>Case number: SAH24/23255 &amp; 24/038</p> <p>ND presented the case.</p> <p><b>DISCUSSION</b><br/>Amongst other things, the following was discussed:</p> <ul style="list-style-type: none"> <li>The committee noted the development was not in a highly sensitive area</li> <li>The development is touching the Isimangaliso</li> <li>It was noted that public participation was still on progress</li> <li>No heritage resources would be impacted</li> <li>The ward councillor and the local traditional authority had been consultant</li> </ul> <p><b>FURTHER REQUIREMENTS</b></p> <ul style="list-style-type: none"> <li>The applicant was required to submit the proof of public participation, and any feedback received.</li> </ul> | Nokubonga Dlamini |

## 11. OTHER MATTERS

### 11.1. Weekly Report by Case Officers on projects

SD reported that she visited Jozini municipality since the municipality wanted Amafa to advise on a node tourism development project of heritage sites.

- They visited Ghost Mountain. It was noted that an assessment report was done before on some heritage close to or on this mountain, by the previous Amafa employer, Mrs. Hester Roodt.
- CR was to share the report to SD.
- They undertook a visit to the grave of King Dingane.

### 11.1.2. Africa 24 conference

ND reported that there would be a conference that is arranged by the ICOMOS on the 14 November 2024. Members were urged to apply.

### 11.2. GENERAL

None

## 12. ADOPTION OF RESOLUTIONS AND DECISIONS

| No.  | Case   | Case Officer   |
|------|--|----------------|
| 9.1. | Unauthorised Additions and Alterations on Portion 1 of Erf 764 being at 2 Morling Street, Howick, s37<br>Case number: SAH24/23568 & 24/286   | IIIB: Condoned |
| 9.2  | Proposed Additions and Alterations on Portion 1 of Erf 764 being at 2 Morling Street, Howick, s37<br>Case number: SAH24/23568 & 24/287   | IIIB: Approved |
| 9.3. | Unauthorised Additions and Alterations on Rem of Erf 1511 Wentworth being at 715 Marine Drive, Durban, s37<br>Case number: SAH24/23131 & 24/188  | Referred       |
| 9.4. | Proposed Additions and Alterations on Rem of Erf 1511 Wentworth being at 715 Marine Drive, Durban, s37<br>Case number: SAH24/23131 & 24/188  | Referred       |
| 9.5. | Proposed construction of the Equarand Substation on 0.27 hectares of land within the Equarand Development Node located in Newcastle on Erf 17410. Oak Avenue in Newcastle, s41<br>Case number: SAH24/22499 & 24/009. | No objection   |
| 9.6. | Proposed Development on Erf 5179, being at 120 Abrey Road, Kloof, Durban, s41<br>Case number: SAH24/16261 & 24/023.  | Referred       |
| 9.7  | Proposed Additions and Alterations on Erf 5179, being at 120 Abrey Road, Kloof, Durban, s41<br>Case number: SAH24/16261 & 24/292.  | Referred       |
| 9.8. | Unauthorised Additions and Alterations on Lot 882 Durban and Lot 208 Durban being at 118/120/124 Florida Road, Windermere, Berea, Durban.  | Referred       |
|      | Proposed Candover Clinic in uPhongolo Local Municipality of Zululand District, s41<br>Case number: SAH24/23352 & 24/028.   | Referred       |

## 10. New Matters

|       |  |                 |
|-------|--|-----------------|
| 10.1. | Renewal of expired Permit for Demolition on Erf 1282 being at 33 Kinmount Avenue, Hillary, Durban, s37<br>Case number: SAH24/23636 & 24/291  | III C: Approved |
| 10.2. | Proposed conversion of Dingeka Technical School to a fully-fledged technical high school, Upper Umkomaas Location NO2. 16416, s41<br>Case number: SAH24/23549 & 24/035                                 | No objection    |
| 10.3. | Proposed conversion of Nombika Secondary School to fully – fledged Technical high school with upgrades and additions on rem of farm Umvoti location NO. 4667, s41<br>Case number: SAH24/23548 & 24/036 | Referred        |
| 10.4. | Proposed conversion of Mvaba High School to fully – fledged Technical high school with upgrades and additions on ERF 742, Inanda M, eThekweni, s41<br>Case number: SAH24/23547 & 24/037                | Referred        |
| 10.5. | Proposed Mabibi Water Supply Scheme, s41<br>Case number: SAH24/23255 & 24/038  | Referred        |

## 13. CLOSURE

The meeting closed at  
1h30

## 14. DATE OF NEXT MEETING

The next meeting was scheduled for the 09 October 2024

Adopted: 04 October 2024

Chairperson:



Celeste Rossouw



Secretariat: Khanyi Zondi

