

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 28th August at 08:30,
Via MS Teams**



1. OPENING AND WELCOME

The Chairperson, Ms. Sneha Jhupsee officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Ms. Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms. Corne Nortje (CN) (Heritage Officer)
Ms. Ayanda Mdludlu (AM) (Heritage Officer)
Ms. Muneerah Solomon (MS) (Heritage Officer)
Ms. Sneha Jhupsee (SJ) (Heritage Officer)
Mr. Robin George (RG) (Heritage Officer)
Ms. Khanyisile Bonile (KB) (Heritage Officer)
Ms. Chane Herman (CH) (Heritage Officer)

Members of Staff

Ms. Xola Mwandle (XM) (Secretary)
Ms. Nosiphiwo Tafeni (NT) (Secretary)
Mr. Yaseen (YG)(Admin)

Legal Advisor

Ms. Naushina Rahim

Visitors

Observers

3. Apologies

Ms. Penelope Meyer

Absent

None

4. Approval of Agenda

- 4.1 28th August 2023. The Committee resolved to approve the agenda with minor edits. MS moves to adopt the agenda and CH seconds.

5. Approval of Minutes of the Previous Meeting

5.1 Minutes dated 11 August 2023

The Committee reviewed the minutes dated 11th August 2023 and resolved to approve with minor edits. MS adopts and CH supports.

5.2 Minutes dated 14 August 2023

The Committee reviewed the minutes dated 14th August 2023 and resolved to approve with minor edits. RG adopts and CN supports.

5.3 Minutes dated 21 August 2023

Held over.

6. Disclosure of conflict of interest

None

7. Confidential matters

None

8. Standing Items

None

8.1. Site inspections Undertaken

8.1.1. Erf 1928, 11 Manor Avenue, Bergvliet – PHS (CN & WD)

The committee notes the site inspection that was undertaken on 24 August. The site inspection report will be tabled at next week's HOMS.

8.1.2 Erf 5571, 8 23rd Street, Shelly Point Estate, St Helena Bay (AM & SB)

- Site inspection was undertaken on Thursday, 24th of August.
- HWC previously undertook a site inspection to the site when the human remains were initially uncovered, early this year.
- During this site inspection an attempt was made to secure the human remains, however the methods of securing did not last. Evident in the cranium, that was initially still enacted, unfortunately rolled down and cracked and broke from the last site inspection.
- The reason for the delay was the result of the First Nation taking a long time on agreeing to a date for the cleansing ceremony.
- On arrival, the human remains were in a very dire state, an emergency exhumation was executed to prevent further loss of damage to the human remains. It was noted that the left side of the individual was missing and may have been removed by accident during the initial excavation for the house supporting wall extension.

8.1.3 Erf 9699, Perlemoen Crescent, Britaania Reef Estate (AM & SB)

- Site inspection was undertaken on Thursday, 24th of August.
- It was noted that the Human remains are secure in site
- Formal application has been submitted to HWC

8.2. Proposed Site Inspections

None

8.3. Site Inspection Reports

8.3.1 Erven 96233 & 96234, 7 Glenville Terrace, Gardens: Section 27 (HWC23080112SJ0808)

HOMs support the recommendations as per the site report.

8.3.2 Erven 96142, 96141 & 95750, 8, 10 and 16 Scott Street, Gardens (RG0)

Report for noting.

8.4 Preparation for upcoming Committee meetings

8.5 Interim and Close out Reports

8.6 Incomplete Applications

8.7 Archaeological Matters

8.7.1 House Michaels, Erf 567, 42 Pikkewyn Road, Blaauwbergstand (SB)

- Request from the CoCT for a comment from HWC regarding a proposed additions to a structure, which is not older than 60 years and does not trigger Section 34 Application, however in an archaeological sensitive area.
 - It was noted there was a request for additional information such as photographs, which was not received at the time of the meeting.
 - However, from the aerial imaginary first structure appeared in 1996.
 - Adjacent is NWC Structures
 - The proposal is for a new braai area, storeroom, lean structure and pool.
 - The committee's only concern was to the area, however noted that it is a small, heavily disturbed area, and it is unlikely that archaeological resources of significance be found during the development.

RESPONSE:

1. HWC review the plans and the location of the site, although it is in an archaeological sensitive area, it is unlikely that archaeological material will be uncovered, development may proceed.
2. If any archaeological material or evidence of burials is discovered before or during any earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately. Section 35 permit application must be submitted by an appointed archaeologist.
3. HWC accidental finds to be included.

8.7.2 Erf 8209 (Ptn of Erf 3460), Small Craft Harbour, Port Captains Office, Saldanha Bay

- It was note that the cleansing ceremony will take place on the Wednesday, 30 August 2023
 - HWC waiting for feedback from the appointed archaeologist

8.7.3 Marina Residence Human Remains

8.8 Illegal Works Database (Stop works order)

9 Administrative Matters

9.1 Erf 48745, 48746 & 48747, Newlands, S38-NID (email enquiry regarding applicable application) (CH)

- The initial NID was submitted to HWC for the demolition of the structures across three Erven for a proposed residential development.
- On 13 February 2023, HOMS requested an HIA with various specialist studies (VIA, AIA, screening report, townscape and socio-historical study).
- The applicant informed the case officer that the developer intends to change the scope of work by retaining and renovating the structure on Erf 48745 and to demolish the structures on Erf 48746 and Erf 48747.

- The Committee was of the opinion that the demolish will change the character of the site and can be explored within the HIA.
- The developer may proceed with a Section 34 application for interim maintenance/renovation work to the structure on Erf 48745.

9.2 Circular DEA&DP 0004/2023 Renewable Energy Practice Notes

- Noted by the committee.

10 Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed partial demolition on Erf 9684, Corner Hout and St Georges Street, S34-Partial Demolition, Case No: HWC23041111KB0418

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 22 August 2023
- Graded IIIB
- Falls inside HPOZ
- CoCT supports the proposal
- CIBRA supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. With monitoring and a closeout report within 30-days of practical completion.

KB

11.2 Proposed Total Demolition on Erf 52827, Claremont High School, Barkley House, 7 Molteno Road, Claremont: S34-Total Demolition Case No: HWC23081001KB0815

Ms Khanyisile Bonile introduced the item.

Heidi Boise was present and took part in the discussion.

DISCUSSION

- Information received on 22 August 2023
- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal
- It was noted by the applicant that a section 34 application was submitted to determine potentials for the site.
- The case officer is to issue a formal letter regrading the further requirements below.

FURTHER REQUIREMENTS

1. HOMs has resolved to request a Section 38(4) NID application as well as an updated documents reflecting information regarding the submitted SDP.
2. The committee requires clarity on the intention of development of the site, holistically in the form of the SDP.
3. The documentation is to include a detailed photographic analysis of the site and it's context.
4. Once an outcome to the Section 38(4) NID application is determined, the applicant may move forward with the Section 34 total demolition application, if applicable.

KB

11.3 Proposed additions and alterations on Erf: 1186, 29 Hove Road, Camps Bay, S34-A&A. Case No: HWC23071904KB0724

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 23 August 2023
- Graded NCW
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

KB

11.4 Proposed additions and alterations on Erf 28063, 7 Winchester Road, Observatory: S34-A&A Case No: HWC23073106KB0815

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received 21 August 2023
- Graded IIIB
- Falls inside HPOZ
- CoCT does not support the proposal
- OCA does not support the proposal

FURTHER REQUIREMENTS

Heritage statement required.

KB

11.5 Proposed additions and alterations on Erf 26650, 12 Low Street, Observatory, S34-A&A. Case No: HWC23061507KB062

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 22 August 2023
- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal
- OCA support the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

**11.6 Proposed additions and alterations on Erf 1218, 5 Buxton Avenue, Gardens, S34-A&A.
Case No: HWC23061914KB0620**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 22 August 2023
- Graded IIIC
- Falls inside HPOZ
- CoCT supports the proposal
- CIBRA supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

**11.7 Proposed minor works on Erf 866, Unit 14, Creswell Court, 267 High Level Road, Sea Point: S34-Minor Works.
Case No: HWC23080404KB0808**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 21 August 2023
- Graded NCW
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

**11.8 Proposed additions and alterations on Erf 19664, 91 Da Gama Street, Brooklyn.S34-A&A,
Case No: HWC23070705KB0724**

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

Streetscape photos and CoCT comment required.

KB

**11.9 Proposed additions and alterations on Erf 307, 40 Kingsgate, Building No.1, Unit 53, 301 Beach Road, Sea Point West: S34-A&A.
Case No: HWC23072702KB0806**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 26th August 2023
- Graded IIIC
- Falls inside HPOZ

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

**11.10 Proposed total demolition on Erf: 66930, 36 Cogill Road, Wynberg.S34- Demolition & addition.
Case No: HWC23071809KB0724**

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

CoCT comment required.

KB

**11.11 Proposed additions and alterations on Erf 1223,5 Park Road, Woodstock S34-A&A.
Case No: HWC23011204KB**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 17 August 2023
- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal
- WRA supports the proposal with conditions

FURTHER REQUIREMENTS

Under investigation-Case officer to request dated evidence of consultation.

KB

11.12 Proposed minor works on Erf 71371, 2 Atherstone Road, Plumstead: S34-Minor Works.
Case No: HWC23072801KB0809

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

All photos required

KB

11.13 Proposed additions and alterations on Erf 306, 306 Schaapkraal Road, Philippi, S34-A&A (TZ)
Case No.: HWC22122203TZ0116

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 22 August 2023
- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal and notes that the pergola structure has already been completed.
- The applicant submitted revised drawings indicating the as-built pergola structures and confirming that all additions and alterations are still to be completed.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

11.14 Proposed additions and alterations on Erf 498, 529B Main Road, Paarl, S34-A&A
Case No.: HWC23040510CH

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 23 August 2023
- Not Graded
- Falls inside the Special Character Protected Area Overlay Zone of Paarl
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.
- Paarl300 Foundation support the proposal.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

11.15 Proposed removal of five Eucalyptus trees on Erf 665, 8 Weyers Avenue, Durbanville, S27-Emergency

Case No.: HWC23012309CH0130

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 14 August 2023
- Graded PHS
- Falls outside of an HPOZ
- HOMs took a decision on 30 January 2023 for the retention of the five Eucalyptus trees and endorsed the maintenance recommendations made by the arborist, Mr. Matthew Kleinenberg (GTIMS Arboriculture Consulting (PTY) LTD).
- The decision of HOMs was appealed and tabled before the Appeals Committee on 12 April 2023. The appeal (for the removal of the trees) was conditionally upheld on condition that a landscape plan be prepared and submitted to HWC for approval prior to the removal of the trees.
- The landscape plan submitted is for seven Wild Plum or White Stinkwood trees to be planted where the existing trees are located.

DECISION

The Committee resolved to endorse the landscape plan prepared by Van Biljon Barnardo Architects and approve the application as the proposal does not negatively impact on heritage resources.

CH

11.16 Proposed minor works on Erf 969, 22 Church Street, Corner of Church and Populier Street, Pacaltsdorp, George, S27-minor works

Case No.: HWC23081102CH0815

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 22 August 2023
- Graded PHS
- Minor works application submitted for the re-thatching of the existing roof and internal maintenance and repairs due to water damage.
- The existing stop works order issued on 8 August 2023 is to be lifted.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources on condition that a Close Out Report be submitted to HWC within 30 days of practical completion.

CH

11.17 Proposed additions and alterations on Erf 148191, 77 Arnold Street, Observatory, S34-A&A

Case No.: HWC23072708KB0731

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 23 August
- Graded IIIC
- Falls inside HPOZ
- OCA supports the proposal

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

KB

11.18 Proposed total demolition on Erf 34, 29 Main Road, Misty Cliffs, S34-TD Case No: HWC23011102RG0209

Ms Robin George introduced the item.

DISCUSSION

- Information received on 22 August 2023
- Not Graded
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

The committee resolved to supports the proposal as there is insufficient heritage significance to warrant retention.

RG

11.19 Proposed additions and alterations on Erf 46978, 10 Rouwkoop Avenue, Rondebosch, S34-A&A Case No: HWC23072508RG0731

Ms Robin George introduced the item.

DISCUSSION

- Information received on 21 August 2023
- Graded IIIC
- Falls inside HPOZ
- CoCT supports the proposal
- GLCA supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

RG

11.20 Proposed additions and alterations on Erf 11827, Taal Monument, Gabbema Doordrif Street, Paarl, S27-A&A, Case No: HWC23060706RG0614

Ms Robin George introduced the item.

DISCUSSION

- Information received on 18 August 2023
- Graded PHS
- Falls inside HPOZ
- Drakenstein municipality supports the proposal
- DHF and Paarl 300 support the proposal

DECISION

1. The committee is supportive of the proposed interventions. In order for Heritage Western Cape (HWC) to issue a permit, the following is required:
2. The applicant is to appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work
3. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
4. A letter of appointment to be signed by the applicant and consultant
5. Once the above has been fulfilled, HWC will provide the required permit.

RG

11.21 Proposed partial demolition on Erf 23884, 9 Camp Road, Maitland, S34-Partial Demolition, Case No: HWC23072002RG0806

Ms Robin George introduced the item.

DISCUSSION

- Information received on 23 August 2023
- Graded IIIC
- Falls outside HPOZ

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

RG

11.22 Proposed additions and alterations on Erf 3474, 7 Kloof Street, Mossel Bay, S34-A&A, Case No: HWC22050308RG0705

Ms Robin George introduced the item.

DISCUSSION

- Information received on 27 August 2023
- Not Graded
- Falls outside HPOZ
- Heritage Mossel Bay supports the proposal

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

**11.23 Proposed additions and alterations on Erf 76830, 116 Rotherfield Road, Plumstead, S34-A&A,
Case No: HWC23072807RG0802**

Ms Robin George introduced the item.

DISCUSSION

- Information received on 28 August 2023
- Graded NCW
- Falls outside HPOz
- CoCT supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

RG

**11.24 Proposed additions and alterations on Erven 33, 37-38-39 Van Breda Street, Agulhas, S34-A&A,
Case No: HWC23030809RG0308**

Ms Robin George introduced the item.

DISCUSSION

- Information received on 24 August 2023
- Graded IIIB
- Falls outside HPOZ
- Cape Agulhas municipality supports the proposal

DECISION

Under investigation. SJ to take over case.

RG

**11.25 Proposed additions and alterations on Erf 38861, 1Kanonier Rd. Kanonberg House, Tygerberg/Bellville, S34-
Case No:20070706CM1024**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on
- Graded NCW
- Falls inside HPOZ

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. On condition that an updated CMP be submitted.

CM

11.26 Proposed additions and alterations Erf 12166, 104 Queens Road, Woodstock, Cape Town.S34-A&A

Case No: HWC23071902SJ0724

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 24 August 2023
- Graded IIIB
- Falls inside HPOZ
- CoCT supports the proposal
- WRRRA supports the proposal
- WAAC did not provide comment within 30-day.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SJ

**11.27 Proposed additions and alterations Erf 1220, 25 Rottingdean Road, Camps Bay, Cape Town.S34-A&A
Case No:** HWC23072005SJ0724

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 21 August 2023
- Graded NCW
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SJ

**11.28 Proposed maintenance and repairs on Erf 95165, Iziko Slave Lodge, Corner of Adderley and Wale Streets, Cape Town, S27-Restoration
Case No:** HWC23062715SJ0703

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 24 August 2023
- Graded PHS
- Falls inside HPOZ

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The committee endorsed the appointment of Avril Paterson (Osmond Lange Architects) to monitor the proposed work.

SJ

**11.29 Proposed additions and alterations on Erf 149979, 18 Campbell Road, Observatory, S34-A&A
Case No:** HWC23021413CN0217

Ms Corne Nortje introduced the item.

DISCUSSION

- Further requirements received on 17 August 2023
- HOMS previously requested the applicant to submit a heritage statement to assess the impact of the unauthorised work on the graded IIC resource and HPO status.
- Graded IIC
- Falls inside HPOZ
- CoCT does not support the proposal
- OCA supports the proposal

HELD OVER:

The committee referred the application to BELCOM on 20 Sept 2023 for their expertise and for BELCOM to assess the design indicators as recommended in the heritage report.

CN

11.30 Proposed additions and alterations on Erf 1383, 37 Ambleside Road, Pinelands, S34-A&A-Minor Works

Case No: HWC23060206CN0627

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 21 August 2023
- Not Graded
- Falls outside HPOZ

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

11.31 Proposed additions and alterations on Erf 7276, 11 Joubert Street, Vasco Estate, Goodwood, S34-A&A

Case No: HWC23072407CN0726

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 1 and 22 August 2023
- Graded NCW
- Falls outside HPOZ
- CoCT supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

11.32 Proposed additions and alterations on RE of Erf 45233, 7 Silwood Road, Rondebosch, S34-A&A-Minor Works

Case No: HWC23052203CN0613

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 10, 14 and 23 August 2023
- Graded IIIB
- Falls inside HPOZ

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

11.33 Proposed total demolition on Erf 314, 81 Beach Road, Gordons Bay, S34-TD

Case No: HWC23071013CN0718

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 23 August 2023
- Not Graded
- Falls outside HPOZ
- CoCT supports the proposal
- HRF does not support the proposal

DECISION

The committee resolved to support the proposal as there is insufficient heritage significance to warrant retention.

CN

11.34 Proposed additions and alterations on Erf 953, 8 Francis Road, Pinelands, S34-A&A

Case No: HWC23052509CN0531

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 24 August 2023
- Graded NCW
- Falls outside HPOZ
- CoCT supports the proposal
- PRRA supports the proposal

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued

CN

11.35 Proposed additions and alterations on Erf 125006, 7 Dundonald Road, Woodstock, S34-A&A

Case No: HWC23080106MS0808

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 22 August 2023
- Graded IIIB
- Falls inside HPOZ
- CoCT supports the proposal
- WRRRA and WAAC support the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

- 11.36 Proposed additions and alterations on Erf 2772 & 2773, 6 Gladiola Way / Cnr 6 Arum Avenue, Kommetjie: S34-A&A**
Case No: HWC23080406SB0815

MS

Ms Stephanie-Anne Barnardt introduced the item.

DISCUSSION

- Information received on 24 August 2023
- Graded IIIB
- Falls inside HPOZ
- CoCT supports the proposal
- KHS did not comment within 30-day

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

SB

- 11.37 Proposed additions and alterations on Erf 96141, 10 Scott Street, Gardens: S34-A&A**
Case No: HWC23062808SB0815

Ms Stephanie-Anne Barnardt introduced the item.

DISCUSSION

- Information received on August 2023
- Graded IIIB
- Falls inside HPOZ
- It was previously requested that the CV be supplied of a suitable qualified architect.
- However, an email was received on 23 August with the list of heritage projects undertaken by Drucon Building & Roofing Cc. The committee was satisfied with the builders' experience.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The committee endorsed the appointment of Drucon Building & Roofing Cc to monitor the proposed work.

12. NEW MATTERS

12.1 Proposed prospecting right on Farm PTN 2 of Farm 1006 Meerust, Near Paarl, Franchhoek.S.38(4)-NID Case No: 23080407AM0822

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- **Palaeontology**- A consultation with John Pether states that the site is of low palaeosensitivity.
- **Archaeology**- a field assessment in January 2023 revealed no stone tools or any historical remains, though various Kaplan reports have noted isolated Early Stone Age resources.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

12.2 Proposed trenching, directional drilling road crossings and installations of 11KV MV cable from Somerset West MS to Wedgewood SS and Chris Nissen SS, Somerset West.S.38(4) Case No: HWC23071205AM0822

Ms Ayanda Mdludlu introduced the item.

INCOMPLETE APPLICATION

Site photos required

AM

12.3 Proposed development of the Klipfontein Regional Public Hospital on Erven 101921 & 111291, Corner of Turfhall & Duinefontein, Manenberg. S38(4)-NID Case No: HWC23081803AM0822

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- **Anticipated Impacts on Heritage Resources:** hospital will provide 640 beds and 40 consulting rooms. Existing school buildings will be demolished. The site has been an existing school since 1968.
- **Palaeontology**- low palaeosensitivity
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

12.4 Proposed water pipeline on Erf 1-Re & 1499, Laingsburg. S38(8)-NID Case No: HWC23081810AM0822

Ms Ayanda Mdludlu introduced the item.

INCOMPLETE APPLICATION

Title deed, SG diagram and application form required

AM

**12.5 Proposed additions and alterations on Erf 9666 Absa Bank, 80 Beach Road, Strand: S34-A&A
Case No: HWC23073104AM0816**

Item was removed from the agenda.

AM

**12.6 Proposed additions and alterations on Erf 1173, 385 Main Street, Paarl, S34-A&A,
Case No: HWC23081709CH0822**

Ms Chane Herman introduced the item.

DISCUSSION

- Not Graded
- Falls within the Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- DHF noted the unauthorized work and supported the proposal.
- The Paarl 300 Foundation does not support the proposal with reason that the work had already been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CH

**12.7 Proposed maintenance on Erf 1621, 124 York Street, George, S27-Maintenance.
Case No: HWC23042401CH0822**

Ms Chane Herman introduced the item.

INCOMPLETE APPLICATION

Motivation letter/ letter stating the scope of work is required

CH

12.8 Proposed minor works on Erf 1705, Unit 402 Rockaways, 255 Main Road, Three Anchor Bay, S34-Minor Works.

Case No: HWC23081508CH0822

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- The Committee notes that the work applied for has already been completed.
- The minor internal work did not negatively impact the significance of the heritage resource.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

12.9 Proposed total demolition on Erf 28176, 57 Strubens Road, Observatory, S34 – total demolition, Case No: HWC22031103CH0822

Ms Chane Herman introduced the item.

INCOMPLETE

Application held over pending the submission of a demolition plan or plan indicating the structure to be demolished

CH

12.10 Proposed additions and alterations on Erf 3649, 9 Campbell Street, Hout Bay, S34-A&A. Case No: HWC23081603CH0822

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ
- CoCT supports the proposal
- HRRRA supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

12.11 Proposed minor works on Erf 494-RE, 32 Beach Road/Miller Street, Gordons Bay, S34-minor works. Case No: HWC23080307CH0822

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Falls outside HPOZ

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

12.12 Proposed additions and alterations on Erf 7746, 5 Midhurst Way, Constantia, S34-A&A, Case No: HWC23073108CH0822

Ms Chane Herman introduced the item.

INCOMPLETE APPLICATION

Streetscape photographs, Constantia Ratepayers and Residents Association comments and Friends of Constantia Valley Greenbelt comments required

12.13 Proposed additions and alterations on Erf 147918, Unit 35, 8 Hopeville Street, Gardens, S34-A&A-Minor Works

Case No: HWC23081812CN0822

Ms Corne Nortje introduced the item.

INCOMPLETE APPLICATION

Revised application form, locality plan and streetscape photos required

CN

12.14 Proposed additions and alterations on Erf 2437, 76 Cradock Street, George, S34-A&A

Case No: HWC23072503CN0822

Ms Corne Nortje introduced the item.

INCOMPLETE APPLICATION

Title deed, company resolution, internal photos, external photos, streetscape photos, George Municipality comments, George Heritage Trust comments, SVDSF comment required

CN

12.15 Proposed additions and alterations on Erf 7281, 11 Laborie Street, Paarl, S34-A&A

Case No: HWC23081708CN0822

Ms Corne Nortje introduced the item.

DISCUSSION

- Not Graded
- Drakenstein municipality supports the proposal
- DHF and Paarl 300 support the proposal
- HOMS graded Not Conservation Worthy

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

12.16 Proposed additions and alterations on Erf 967, 33 Long Street, Malmesbury, S34-A&A

Case No: HWC23071106CN0822

Ms Corne Nortje introduced the item.

DISCUSSION

- Not Graded
- Falls inside HPOZ
- Swartland municipality acknowledged receipt of application to HWC.
- FoBCA did not provide comment within 30 days.

- HOMS graded the main dwelling IIIB and the outbuilding IIIC

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

CN

- 12.17 Proposed rezoning on Erven 1064, 2623, RE-2744, 2755, 2761, 7395, 10860, 10861 and 10862, 19 Constantia Road, Groot Constantia Wine Estate, Constantia, S27-A&A
Case No: HWC23081702CN0822**

Ms Corne Nortje introduced the item.

INCOMPLETE APPLICATION

- Internal and streetscape photos required

CN

- 12.18 Proposed additions and alterations on RE of Erf 1056, 100 Bay Road, Green Point, S34-A&A
Case No: HWC23080809CN0822**

Ms Corne Nortje introduced the item.

INCOMPLETE APPLICATION

- Tittle deed and coloured up plans required

CN

- 12.19 Proposed minor works on Erf 1446, 130 Ocean View Drive, Sea Point, S34-Minor Works.
Case No: HWC23081703KB0822**

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

- Streetscape photos required, title deed

KB

- 12.20 Proposed additions and alterations on Erf 1562, 275 High Level Road, Sea Point, S34-A&A.
Case No: HWC23081603KB0822**

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

- Streetscape photos, title deed required, SG diagram, externals, locality plan, SFBRRR comment

KB

- 12.21 Proposed minor works on Erf 2468, Unit 20, 2 Forest Hill, Oranjezicht, S34-Minor Works.
Case No: HWC23081802KB0822**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Falls outside HPOZ

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.

KB

12.22 Proposed minor works on Erf 26156, 5 Howe Street, Observatory, S34-Minor Works.

Case No: HWC23081602KB0822

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

- SG Diagram, external and Streetscape photos, title deed, and full set of plans required.

KB

12.23 Proposed minor works on Erf 3011, 32 Derwent Road, Oranjezicht, S34-Minor Works.

Case No: HWC23080810KB0822

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

- Streetscape photos required

KB

12.24 Proposed additions and alterations on Erf 31861, 2 Kingston Road, Mowbray, S34-A&A.

Case No: HWC23081505KB0822

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

- Internal and external photos required

KB

12.25 Proposed additions and alterations on Erf 43250, 22 Anglesey Road, Rondebosch East, S34-A&A.

Case No: HWC23080409KB0822

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

- New Application form and streetscape photos required

KB

**12.26 Proposed additions and alterations on Erf 97785, 49 Palmboom Road, Newlands, S34-A&A.
Case No: HWC23081505KB0822**

Ms Khanyisile Bonile introduced the item.

INCOMPLETE APPLICATION

- All photos and NRA comment required

KB

**12.27 Proposed additions and alterations on Erf 179601, 13 Bushwood Road, Mowbray. S34-A&A.
Case No: HWC23070510MS0822**

Ms Muneerah Solomon introduced the item.

INCOMPLETE APPLICATION

- Streetscape photos required

MS

**12.28 Proposed Permit Extension on Erf191, 12 Broadwalk Street, Pinelands, S34-Permit Extension.
Case No: HWC23062103MS0822**

Ms Muneerah Solomon introduced the item.

INCOMPLETE APPLICATION

- All photos, locality and conservation body comments and formal CoCT comment required.

MS

**12.29 Proposed additions and alterations on Erf 4523, Alexander Street, Paarl, S34-A&A.
Case No: HWC23081707MS0822**

Ms Muneerah Solomon introduced the item.

INCOMPLETE APPLICATION

- Streetscape photos required

MS

**12.30 Proposed additions and alterations on Erf 556, 21 Gilmour Hill Road, Tamboerskloof, S34-A&A.
Case No: HWC23081010MS0822**

Ms Muneerah Solomon introduced the item.

INCOMPLETE APPLICATION

- Additional photos required

MS

12.31 Proposed total demolition on Erf 80, Portion of 464-Re, CJ Langenhoven Road, George. S34-Total Demolition

Case No: HWC23080714MS0822

Ms Muneerah Solomon introduced the item.

INCOMPLETE APPLICATION

- Municipal and conservation body comments, SG diagram, locality map, annotated/contextual photos, coloured-up plans required.

MS

12.32 Proposed additions and alterations on Erf 50309, 8 Colinton Road, Newlands, S34-A&A.

Case No: HWC23081403MS0822

Ms Muneerah Solomon introduced the item.

INCOMPLETE APPLICATION

- NRA comments required

MS

12.33 Proposed minor works on Erf 44201, HW Pearson Building, 8 University Avenue North, UCT Upper Campus, Rondebosch, S34-Minor Works.

Case No: HWC23081701MS0822

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded PHS
- Falls outside HPOZ

COMMENT

The committee is supportive of the proposed interventions. In order for Heritage Western Cape (HWC) to issue a permit, the following is required:

- The applicant is to appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work.
- HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work.
- A letter of appointment to be signed by the applicant and consultant.

MS

12.34 Proposed additions and alterations on Erf 93 & 665, Church Street, Tulbagh, S27-A&A,

Case No: HWC23081501SJ0822

Ms Sneha Juphsee introduced the item.

INCOMPLETE APPLICATION

- Municipality comment and streetscape photos, confirm address from applicant

SJ

- 12.35 Proposed additions and alterations on Erf 743-RE, 744, 745-RE, 746, 758, 759 & part of 748, 749, 750-RE & 758, "Block 30" (CCT Masterplan), 21 – 29 Mechau Street, Cape Town, S38(4)-NID.
Case No: HWC23060204SJ0822**

Ms Sneha Jhupsee introduced the item.

INCOMPLETE APPLICATION

- Documents required.

SJ

- 12.36 Proposed additions and alterations on Erf 216, 32 Maynard Street, Gardens, S34-A&A.
Case No: HWC23081006SB0822**

Ms Stephanie-Anne Barnardt introduced the item.

INCOMPLETE APPLICATION

- Internal photos required

SB

- 12.37 Proposed consolidation of Erven 22479, 20097 & 20096, 24, 28 & 30 Lauda Road, Milnerton. S38(4)-NID. Case No: HWC23081704SB0822**

Ms Stephanie-Anne Barnardt introduced the item.

INCOMPLETE APPLICATION

- A completed NID form required with recommendation.

SB

- 12.38 Proposed minor works on Erf 468, 12 Bird Street, Beaufort West, S34-Minor Works.
Case No: HWC23081811SB0822**

Ms Stephanie-Anne Barnardt introduced the item.

INCOMPLETE APPLICATION

- Committee agreed that minor work application however require streetscape photos required

SB

- 12.39 Portion 1 of Farm 1529, Proposed new Steel structure workshop on Farm 1529, Wellington. S38(4)-NID.
Case No: SB0822**

Ms Stephanie-Anne Barnardt introduced the item.

INCOMPLETE APPLICATION

- New NID Application Form required

SB

**12.40 Proposed SDP amendment for residential development on Erven 1376 & 1377, Paarl, S38(8)-NID.
Case No: HWC23081503SB0822**

Ms Stephanie-Anne Barnardt introduced the item.

DISCUSSION

- It was noted that HOMS requested an HIA. This decision was overturned by the appeals committee.
- The proposed development has changed, and the amended SDP was reviewed.
- The proposed development site currently exists as open unused space and is surrounded by residential areas/estates including the entrance to the Val de Vie Estate is located on the southern boundary of the property.
- The site has been severely transformed
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

CN moves and MS seconds.

15. CLOSURE 13:30

16. DATE OF NEXT MEETING

4 September 2023

Chairperson.....

Secretariat:

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners
AHP - Agulhas Heritage Society
BKCA - Bo-Kaap Civic Association
BKYM - Bo-Kaap Youth Movement
CIBRA - City Bowl Ratepayers' & Residents Association
CoCT – City of Cape Town
CTHT – Cape Town Heritage Trust
CRM - Cultural Resources Management

ASAPA - Association of Southern African Professional Archaeologists
ABHC - Associated Bibbys Hoek Conservancy (Knysna)
BELCOM - Built Environment and Landscapes Committee
CBCRA - Camps Bay Clifton Ratepayers Association
CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CTHF - Cape Town Heritage Foundation
CRRA - Constantia Ratepayers & Residents Associations
CMP – Conservation Management Plan

DRHCA - De Rust Heritage Conservation Association
Docomomo South Africa
DHS -Durbanville Heritage Society
EHM – Environmental Heritage Management department
FoBCA- Friends of Blaauwberg Conservation Area
FE - Friends Of Elim
GLCA- Greater Lynfræ Civic Association
GPRA - Green Point Ratepayers & Residents Association
HVA- Harfield Village Association
HMB - Heritage Mossel Bay
HVTA - Hex Valley Tourism Association
HBRRA - Hout Bay & Ratepayers And Residents Association
HIA - Heritage Impact Assessment
ILASA - Institute for Landscape Architecture in South Africa
KBHA - Kalk Bay Historical Association
KBSJRR - Kalk bay-St James Ratepayers & Residents Association
LKID - Lower Kenilworth Improvement District
MHCS - Muizenberg Historical Conservation Society
NCW – Not Conservation Worthy
NEMA - National Environmental Management Act (No. 107 of 1998)
NID - Notification of Intent to Develop
NCOA - Noetzie Conservancy Owners Association
OH - Oudshoorn Heritage
Paarl300 Foundation
PRRA - Pinelands Ratepayers & Residents Association
PACF - Prince Albert Cultural Foundation
SAHRA - South African Heritage Resources Agency
SRHS - Salt River Heritage Society
SFB - Sea Point,Fresnaye & Bantry Bay Ratepayers & Residents Association
SvdSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
SHF - Stellenbosch Heritage Foundation
SHCT - Stillbaai Heritage Conservation Trust
GHT - George Heritage Trust
RVRA- Rustenburg Valley Residents Association
TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernaclar Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association
DWCA - De Waterkant Civic Association
DHF - Drakenstein of Heritage Foundation
EMPr - Environmental Management Program
FHRA -Franschhoek Heritage and Ratepayer Association
FoCVGB - Friends Of Constantia Valley Green Belts
GBRM - Great Brak River Museum
GVHAG- Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Heldeberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO – Heritage protect overlay
HWC – Heritage Western Cape
IACom - Impact Assessment Committee
IGIC - Inventories, Gradings and Interpretations Committee
KHS - Kommetjie Heritage Society
MGHS - McGregor Heritage Society
NHC - Napier Heritage & Conservation
NASDB - Nelspoort Agency of Sustainable Development body
NHRA - National Heritage Resources Act (No. 25) of 1999
NRA - Newlands Residents Association
OCA - Observatory Civic Association
OHAC - Overstrand Heritage and Aesthetics Committee
PPP - Public Participation Process
PHCT - Pniel Heritage And Cultural Trust
RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRIS - South African Heritage Resources Information System
SPFA - Sea Point For All Group
SHC - Stanford Conservation Trust & Stanford Heritage Committee
SIG - Stellenbosch Interest Group
SHA - Swellendam Heritage Association
OWVS - Old Wynberg Village Society
TVHF - Tulbagh Valley Heritage Foundation
UCRRA- Upper Claremont and Residents and Ratepayers Association
WERRA - Walmer Estate Ratepayers and Residents Association
Ward 2 Forum
WCC- Whale Coast Conservation
WRA - Woodstock Residents Association
WECA - Wynberg East Civic Association