

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
Held on Monday, 10 October 2022 via Microsoft Teams, at 8:30



1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer officially opened the meeting at 8:30 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Ms Colette Scheermeyer (CS) (Chairperson)
Ms Cecilene Muller (CM) (Specialist Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)

Members of Staff

Ms Aneeqah Brown-Adams (AB) (Secretary)
Ms Zikhona Sigonya (ZS) (Admin Assistant)

Legal Advisor

Tendered apologies

Visitors

Johan Cornelius
Karin Dugmore-Strom
Gary Gribble
Emmylou Bailey
Uryke Du Preez
Nicolene Visser
Ursula Rigby
Jonathan Kaplan
Claire Abrahamse

Observers

Nicolene Visser
Uryke du Preez

3 Apologies

Ms Penelope Meyer
Mr Thando Zingange

Absent

None

4. Approval of Agenda

- 4.1 10 October 2022. The Committee resolved to approve the agenda with minor edits. CM moved to adopt the agenda and CN second.

5. Approval of Minutes of the Previous Meeting

- 5.1.1 3 September 2022. The Committee resolved to approve the minutes approve with minor edits. AM moved to adopt the approval of the minutes and CM second.

6. Disclosure of conflict of interest

- 6.1 None

7. Confidential matters

- 7.1 None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 170615, 52 Main Road, Kalk Bay

- HOMs noted the verbal report back from MS regarding the site inspection undertaken by MS and NK on 7 October 2022.
- HOMs required that the owner appoints a suitably qualified architect with appropriate heritage expertise to assist with the application and to provide a heritage assessment report on the illegal work done, impacts to IIIA heritage resource and to provide a way forward in terms of proposed heritage mitigations for HWC to consider. HOMs does not agree that such an assessment can be undertaken by the owner, who does not have the required qualifications or heritage expertise to deal with the matter.
- The heritage assessment report must be submitted to HWC by January 2023 and must include the responses from I&APs.
- I&APs have 30 days within which to comment.

8.2 Proposed Site Inspection

None

8.3 Site Inspection Reports

None tabled

8.4 Preparation for the upcoming Committee meetings

8.4.1 Appeals 12 October 2022

8.4.2 BELCom 13 October 2022

8.5 Interim and Close out Reports

None

8.6 Incomplete Applications

Listed under items

9. Administrative Matters

9.1 Farm 168 17 Middel Street, Wuppertal (MS)

- The matter was tabled before BELCom on 12 May 2022, where BELCom has further requirements.
- The applicant submitted revised drawings on 6 October 2022 in response to BELComs further requirements.
- The revised drawings are, however, not adequate and do not respond to the requirements of BELCom.
- HOMs agrees that a letter is to be issued to the applicant noting that the revised drawings do not comply with BELComs further requirements.

9.2 Advice on NID Response: Adara Palmiet Valley, RE/1592, Drakenstein, Paarl (CM)

- HWC provided a response on 15 July 2022 to a NID submitted for Adara Palmiet Valley, requesting a visual impact assessment, and built environment study and a desktop archaeological impact assessment.
- The case officer received a query on 6 October 2022 from Dr Orton on the potential of subsurface Early Stone Age (ESA) material and graves being present based on a phase 1 AIA conducted by ACO Associates on the neighboring property Remainder 1675, Palmiet Valley. Since HWC already provided comment on the NID in terms of archaeology to do a desktop assessment, a further detailed study, i.e., a full archaeological impact assessment is at the discretion of the appointed heritage practitioner. Any HIA must comply with Section 38 (3) of the NHRA which requires the mapping and identification of all heritage resources of the areas affected and the assessment of the significance of such resources.

9.3 Reference numbers

- CS informed the meeting of a change to the HWC reference number for permit applications as advised by Nedbank and CFO Support. The rationale for this is following interaction between CFO support and Nedbank on the number of incorrect permit application fee payments and, consequently reimbursements. It was suggested a predetermined numbering system be put in place to reject incorrect payments on the Nedbank system.
- The suggested numbering system should be a mixture of letters and numbers - the first three must be alpha and the remainder must be numerical. The proposed for example would be HWC22090510.
- The use of the new format of HWC reference numbers will be provided in the HWC scrutiny letters to applicants as of 10 October 2022.
- The Nedbank system is set to kick in as of 1 November 2022 when incorrect reference numbers will automatically be rejected.
- A notice updating the public on this change of reference numbers will be provided this week.

9.4 New application administration

- Application request from applicant to proceed to HOMs directly to officer (SJ) as the application was previously part of another application that was split into two.
- Application must follow due process and be allocated after scrutiny.
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10. Discussion of the agenda

Item 11.2

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed additions and alterations on Erf 377, 77 School Street, Paarl, S34-A&A Case No: 22091309CM0921E

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 4 October 2022.
- Graded NCW
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Paarl300 Foundation provided objections to the proposal in January 2021 which forms part of the previous application submitted by the applicant.
- Drakenstein Heritage Foundation supports the proposal.
- Drakenstein Municipality has no objections to the proposal.

COMMENT

The applicant is required to get a comment from the Paarl300 Foundation, as the comment submitted relates to a previous permit application.

CM

11.2 Proposed total demolition on Erf 688, 32 Belladonna Avenue, Vredehoek, S34-TD Case No: 20220822CM0822E

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 5 October 2022
- Graded IIIC
- CoCT does not support the proposal.
- CIBRA does not support the proposal.

FURTHER REQUIREMENTS

The applicant has not provided proof of consultation with the Greater Vredehoek Heritage Action Group, HOMS requires the email sent to GVHAG as proof of request for comment in order for HOMS to note if the 30-day consultation period has lapsed.

CM

11.3 Proposed Strusibaai Stormwater Infrastructure upgrade on ER 856 and 5178, S38(8)-NID Case No: 22092302NK0923E

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Information received on 4 October 2022.
- The case officer had a meeting with the EAP to discuss the required information related to the NID which was submitted on the same day.
- Initial questions around palaeontological and archaeological sensitivity in the area was discussed with the EAP and the specialist palaeontological report submitted and in an integrated HIA on Erf 856 has provided enough information to allay any concerns regarding impacts to these resources.

DECISION

The Committee resolved that no further studies are required.

NK

11.4 Proposed additions and alterations on Erf 7479, 3 Cambridge Street, Goodwood, S34-A&A Case No: 22071203RG0823E

Mr Robin George introduced the item.

DISCUSSION

- Information received on 5 October 2022
- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal

DECISION

The Committee resolved to approve the application as the proposal does not impact a heritage resource.

RG

11.5 Proposed Kwagga Wind Energy Facility Grid connection, Beaufort West, S38(8)-HIA Case No: 20220518SB0519E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 28 September 2022.
- The proposed layout changes as a result rerouting of the proposed powerline to connect the Kwagga WEF 1, Kwagga WEF 2 and Kwagga WEF 3 directly to the Beaufort West 132 kV-400 kV Linking Station.
- In the documentation, Dr Orton provided feedback, that even with the changes to the layout, in terms of his initial assessment and conclusions, there are no changes to his findings as these remain valid.

REVISED FINAL COMMENT

Report by ASHA Consulting dated 28 September 2022 has been noted with the respect of the revision of the powerline routes for the Kwagga Wind Energy Facility Grid connection. HOMs notes Dr Orton's conclusions and recommendations remain valid despite the layout changes. The Committee duly notes the HIA dated June 2022 and the recommendations on page. 34&35 and the following recommendations:

- A palaeontologist must conduct a preconstruction survey of the final authorised alignment well in advance of construction to determine whether any areas require avoidance or mitigation;
- An archaeologist must conduct a preconstruction survey of the final authorised alignment well in advance of construction to determine whether any areas require avoidance or mitigation;
- If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

SB

11.6 Proposed additions and alterations of portion 274 of era 959, Somerset West, S34-A&A
Case No: 22040106SB0912E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 3 October 2022.
- Graded NCW
- Outside HPO
- From the information submitted to HWC there is no trigger to the NHRA, therefore a NID is not applicable. Additionally, no Section 34 application has not been submitted.

COMMENT

HOMs is of the opinion that the information submitted for review does not constitute a NID application nor does it constitute a Section 34 application. HWC therefore cannot proceed with the matter tabled. Based on information on hand, it would appear that Section 34 may be applicable to illegal work reportedly done to a structure on site that is older than 60 years. In such an instance Section 34 application must be submitted to HWC for the work undertaken for the work undertaken without authorisation. The case office to liaise with the applicant on the submission of a Section 34 application should the reported information be correct.

SB

11.7 Proposed wind farms on Portion 1 of Trakas Kuilen 15, Prince Albert, S38(8)-NID
Case No: 22081801SB0818E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- This matter was previously tabled at HOMs on 1 September 2022 and a decision was made to issue a no further study on the NID.
- The minute of the meeting of 1 September 2022 does not reflect the decision made and ratified at the meeting and therefore requires administrative correction in the current set of minutes.

COMMENT

HOMs upholds the decision previously made on 1 September 2022 in terms of a no further studies for the NID application submitted.

SB

11.8 Proposed additions and alterations of Erf 13677, 103 Upper Balfour Street, Salt River, S34-A&A
Case No: 22031803AM0322E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received on 26 September 2022
- Graded IIIC
- Outside HPO
- CoCT does not support the proposal.
- WAAC supports the proposal with conditions.
- Upper Woodstock Residents Association did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 26 October 2022.

AM

**11.9 Proposed additions and alterations on Erf 1424, 385 Main Road, Sea Point East, S27-A&A-MW
Case No: 220300812MS0927E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 4 October 2022.
- Minor works application
- Graded PHS
- Inside HPO

DECISION

The committee resolved to approve the application with the following recommendations:

1. A close-out report to be submitted within 30 days of practical completion.

MS

**11.10 Proposed additions and alterations on Erf 2035, 9 Ark Street, Riebeeck West, S34-A&A-MW
Case No: 22092308MS0926E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 5 October 2022.
- Minor works application
- Ungraded

DECISION

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

MS

**11.11 Proposed additions and alterations on Erf 60, 587 Waterkant Street, Stillbaai Wes, S34-A&A
Case No: 22092211MS0922E**

HELD OVER:

Referred to HOMs on 17 October 2022.

MS

**11.12 Proposed additions and alterations on Erf 1809, 167 Main Road, Green Point, S34-A&A
Case No: 22083101MS**

HELD OVER:

Referred to HOMs on 17 October 2022.

MS

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 2914, 11 Disa Avenue, Kommetjie, S34-A&A Case No: 22063008AM1003E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Kommetjie Residents and Ratepayers Association supports the proposal.

DECISION

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

AM

12.2 Proposed total demolition on Erf 3069, 44 Batavia Road, Epping, S34-Total Demolition Case No: 22100309AM1003E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The previous application dated 2019 the application for total demolition was approved.

DECISION

The Committee resolved to approve the application as the building has insufficient heritage significance to warrant retention.

AM

12.3 Proposed additions and alterations on Erf 745, 6 Hoek Street, Chapman's Peak, S34-A&A Case No: 22092310AM1003E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Noordhoek Ratepayers Association indicated that they have no comment.

DECISION

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

AM

**12.4 Proposed housing development on Erf 1757, Herzlia Primary School, Constantia, S38(4)-NID
Case No: 21102014AM1003E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Palaeontology- Low palaeosensitivity
- Archaeology- No reports available for this area. Past aerial images have shown extensive land working through agriculture.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.5 Proposed 132kV powerline 132Kv, Emoyeni WEFs, Beaufort West, S38(8)-NID
Case No: 22092204AM0928E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Anticipated Impacts on Heritage Resources: Powerline will be within a 400m corridor. Historical structures have been identified on site; one farmstead is rated as having high heritage significance, four structures were rated as having low heritage significance and one stone packed feature of low heritage significance. These will be buffered for, so no direct impacts occur. Impacts on possible graves is considered minimal.

Palaeontology- Medium to very high palaeosensitivity. A field assessment of the site found weathered, fossiliferous outcrops on the site as well as three small areas that have been noted on the National Palaeontology Database. Impact to these materials is likely.

- Archaeology- Stone Age material scatters are likely present, but no significant sites are expected. Two sites with rock engravings within 400m of the site corridor are rated from low to medium heritage significance. Five MSA & LSA stone tool surface scatters fall within 400m site corridor are rated as having low heritage significance due to them being within heavily eroded and deflated areas. One rock art site is identified 2km away from the site and rated as highly significant. Stone Age artefacts are likely to be affected but the effects are considered minimal as they have been deemed as having low heritage significance.
- There is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA, and which includes the following specialist studies;

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

AM

**12.6 Proposed rezoning Erf 2278, Wilderness, S38(4)-NID
Case No: 22092911AM1003E**

Under investigation

AM

**12.7 Proposed additions and alterations on Remainder of Erf 678, Green Point, S34-A&A
Case No: 22081802AM1003E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Green Point Residents and Ratepayers Association supports the proposal.

DECISION

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

AM

**12.8 Proposed additions and alterations on Erf 14194, 29 Balfour Street, Woodstock, S34-A&A
Case No: 22092903CH0929E**

INCOMPLETE APPLICATION

Woodstock Residents Association comment required.

CH

**12.9 Proposed additions and alterations on Erf 145939, 8 Hiddingh Avenue, Newlands, S34-A&A
Case No: 22092601CH0928E**

Ms Chane Herman introduced the item.

Ms Karen Dugmore Strom and Mr Johan Cornelius was present took part in the discussion.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Newlands Residents Association supports the proposal.
- The Committee noted the verbal inputs by the guests present for this item.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 October 2022.

CH

**12.10 Proposed additions and alterations on Erf 159027, 99-101 Hout Street, Cape Town, S34-A&A
Case No: 22092813CH0929E**

Ms Chane Herman introduced the item.

Ms Emmylou Bailey and Ms Claire Abrahamse was present and took part in the discussion.

DISCUSSION

- Graded IIIA
- Inside HPO

- CoCT supports the proposal but recommends that method statements and specifications should be provided to protect the fabric during construction activities and that a heritage practitioner with suitable experience be engaged to supervise the work and ensure that no part of the existing building will be damaged during the works.
- CIBRA stamped the heritage report.

FURTHER REQUIREMENTS

HOMs supports the proposal in principle and requires the following further information;

1. A method statement detailing the work to be undertaken must be submitted to HWC for approval prior to commencement of any work.
2. A suitably qualified architect with appropriate heritage expertise must be appointed to monitor the work.
3. A close-out to be submitted within 30-days of practical completion.
4. Any work below the current floor level at 99 -101 Hout Street will need to be preceded by an archaeological investigation by a suitably qualified archaeologist.

CH

12.11 Proposed additions and alterations on Erf 47434, 19 Helseldon Road, Rondebosch, S34-A&A Case No: 22092701CH0928E

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.

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 728, 34 Church Street, Somerset West, S34-Minor Works Case No: 22092213CH0929E

Ms Chane Herman introduced the item.

Mr Gary Gribble was present and took part in the discussion.

DISCUSSION

- Minor works application
- Graded IIIC
- Outside HPO

DECISION

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

CH

**12.13 Proposed additions and alterations on Erf 1283, 16 Clifford Avenue, Highlands Estate, S34-A&A
Case No: 22092217CM0928E**

INCOMPLETE APPLICATION

External, internal and streetscape images and SG diagram required.

CM

**12.14 Proposed total demolition on Erf 12929-RE, 9 Belair Drive, Constantia, S34-Total Demolition
Case No: 22092214CM0930E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- Constantia Residents and Ratepayers Association did not comment within the 30-day commenting period.
- Friends of Constantia Valley Greenbelt supports the proposal.
- Simon Van De Stel supports the proposal.

DECISION

The Committee resolved to approve the demolition of the existing structure as there is insufficient heritage significance to warrant retention. Any proposed development on the site is subject to the Section 38 process in terms of the NHRA and will require the submission of a NID.

CM

**12.15 Proposed additions and alterations on Erf 9381-RE, 43 6th Avenue, Bellville, S34-A&A
Case No: 22092606CM0928E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- Further clarity is required on CoCT's comment provided on the application.

FURTHER REQUIREMENTS

1. Streetscape images required.

CM

**12.16 Proposed mixed-use development on Erf No 1144, Velddrif, S38(8)-NID
Case No: 22092708CM0928E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- The proposed mix-use development of approximately 38 hectares located on vacant land within the urban edge of Velddrif.
- Existing buildings and jetties situated on the southwestern section are older than 60 years.
- There is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require an HIA which complies with S38 (3) of the NHRA,

and which includes the following specialist studies;

1. Visual Impact Assessment including an assessment of the cultural landscape

CM

**12.17 Proposed additions and alterations on Erf 28146, 15 Molenvliet Road, Bellville, S34-A&A
Case No: 22092904CM0930E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded NCW
- Inside HPO
- CoCT supports the proposal
- OCA supports the proposal.

DECISION

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

CM

**12.18 Proposed additions and alterations on Erf 13004, Laborie Farm, Paarl, S34-A&A
Case No: 22092710CN1005E**

Ms Corne Nortje introduced the item.

Ms Nicolene Visser and Ms Uryke du Preez was present and observed the item.

DISCUSSION

- Graded PHS
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- Paarl 300 Foundation supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.

DECISION

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

CN

**12.19 Erven 884-892, 9983 and 14633, Strand, Chiappini, Castle and Rose Streets, Cape Town, S38(4)-HIA
Case No: 14072102GT0725E**

Ms Corne Nortje introduced the item.

Ms Claire Abrahamse was present and took part in the discussion.

DISCUSSION

- A S38(4) NID was submitted in July 2014 for the development of the urban block between Strand, Chiappini, Castle, and Rose Streets. An HIA was requested as there was reason to believe that heritage resources would be impacted by the proposed development.
- The original proposal was divided into three sections: A and B – Mixed-use multi-storey development and C – Refurbishment of existing heritage building to establish a retail and office development within the existing building.

- The HIA was submitted in 2015 and approved by HOMS. There was an appeal by Bo-Kaap Civic Association but was later dismissed. Most of the development proceeded throughout the years with archaeological monitoring by ACO.
- Proposal B on the corner of Castle and Rose Streets, whose demolition and replacement were approved within the HIA, was not re-developed. The owners now wish to redevelop this section of the development. The City approved a block of flats as the replacement building in 2020 but has since lapsed and a new application has now been made to the City.
- The new proposal has slight design changes, but the overall envelope remains the same. The changes include fewer openings along Rose Street and more along Castle Street. The entrance will be shifted to a central position and balconies will be constructed on the 1st, 2nd, and 3rd floors. The basement will also not be constructed.
- The new proposal is a refinement on what was previously approved by HWC and that the physical changes are only to the openings and minor structural changes to the facades.

COMMENT

The proposed redevelopment design interventions as supplied are substantially in accordance with the approved HIA dated November 2014 prepared by Claire Abrahamse and Vidamemoria and the decision by HWC dated 28 January 2015 and supported by the Committee.

CN

12.20 Proposed alterations and additions on RE of Erf 194, 331A and 331B Beach Road, Bantry Bay, S34-A&A

Case No: 22090501CN1005E

Ms Corne Nortje introduced the item.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION

- The property is ungraded and located outside an HPOZ. The heritage report recommends a 3B or IIIC grading.
- The proposed work on site has started but not been completed. I requested plans indicating the work that was completed and still to be completed but the applicant indicated that the drawings for the new work can only be authorised for implementation once a decision has been made by HWC. Thus, the recommendations as per the Heritage Report apply. The unauthorised work was also conducted without the Body Corporate's permission.
- A High Court appointed Administrator, via the Body Corporate commissioned the Heritage Report. The report addresses unauthorised work conducted in 2012, 2021 and unauthorised work intended, as part of the recent project now halted by the High Court in 2021. Furthermore, the report evaluates the work already carried out and still proposed, as well as proposing heritage design indicators for future maintenance, alterations and/or additions.
- The work conducted in 2012 included the replacement of a specifically designed front entrance door and security gate at unit 331A, Section 2 which is visible from the ocean facing façade. The work conducted in 2021 include the replacement of 5 windows and a door which are located on the non-public facing facades of unit 331A, also Section 2. The work still intended that was halted include the replacement of three sliding doors and three sliding windows on the ocean facing façade. Future work will include structured maintenance and a management plan.
- The City and Docomomo supports the recommendations made in the heritage report.
- Sea Point, Fresnaye and Bantry Bay Ratepayers and Residents Association stated that they do not comment on unauthorised work.
- Cape Town Heritage Foundation supports the recommendations made in the heritage report but notes specific details to be retained.

- Sea Point for All follows the guidance given from Cape Town Heritage Foundation.
- Simon van der Stel was listed by the City as an I&AP party to be consulted, but they are not registered to provide comment in the area. Comments from them were not obtained.
- Other I&AP that provided comment are the Atlantis Managing Agents, Steer & CO, the owners of 331A and 331B, as well as R&L Architects which Douglas Roberts was the founding member and architect responsible for the 1985 alterations to the building.
- The following are recommendations made in the heritage report:
 1. With regards to unauthorised work completed - It is recommended all work carried out which is visually damaging to the public face of the Atlantis be reversed. The elements which are deemed to be visually damaging are the inappropriate gate, entrance door and security gate at unit 331A.
 2. With regards to unauthorised work planned and not started - It is herein recommended all work carried out which is visually damaging to the public face of the Atlantis be reconsidered.

HELD OVER:

Referred to BELCom on 26 October 2022.

CN

**12.21 Proposed additions and alterations on Erf 190, Voortrekker Street, Merweville, Beaufort West, S34-Minor Works for Maintenance and Repair - Merweville Primary School Boarding House
Case No: 22090505CN1005E**

Ms Corne Nortje introduced the item.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION

- Minor works application
- HOMs graded IIIC
- Outside HPO

DECISION

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

CN

**12.22 RE of 249 and Erf 266, 245 Graaff Reinet Street, Murraysburg , S34- Minor Works for Maintenance and Repair - Murraysburg High School Hostel
Case No: 22090507CN1005E**

Ms Corne Nortje introduced the item.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION

- Minor works application
- HOMs graded IIIC
- Outside HPO

DECISION

The Committee resolved to approve the application with the following conditions;

1. Replacement of material must be like with like;

2. No fiber cement barge boards or PVC barge boards should be utilized on the older buildings.

CN

12.23 Proposed additions and alterations on Erf 911, 1062, 1604 and 1065, 104 Langenhoven Road, Oudtshoorn, S34 Minor Works for Maintenance and Repair - Oudtshoorn School of Skills - Cora Boys Hostel & Soetje Girls Hostel

Case No: 22090506CN1005E

Ms Corne Nortje introduced the item.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION

- Minor works application
- HOMs graded IIIC
- Outside HPO

DECISION

The Committee resolved to approve the application with the following conditions;

1. Replacement of material must be like with like.

CN

12.24 Proposed additions and alterations on Erf 47388, 9 Lavenham Road, Rondebosch, S34-A&A

Case No: 22030126KB0314E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Minor works application
- Graded IIIC
- Inside HPO

DECISION

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

KB

12.25 Proposed additions and alterations on 3 Disa Avenue, Pinelands, S34-A&A

Case No: 22092805KB0930E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO

FURTHER REQUIREMENTS

1. Streetscape images required.
2. Case officer to clarify the completeness of the colored-up plans.

KB

**12.26 Proposed additions and alterations on Erf 171628, 16 Ley Road, St James, S34-A&A
Case No: 22092908KB1003E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIC
- CoCT supports the proposal.
- St James Residents and Ratepayers support the proposal.

DECISION

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

KB

**12.27 Proposed additions and alterations on Erf 50035, 24 Orchard Road, Newlands, S34-A&A
Case No: 22092707KB1003E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

KB

**12.28 Proposed additions and alterations on Erf 66979, 9 Lonsdale Road, Wynberg, S34-A&A
Case No: 22092801KB0928E**

INCOMPLETE APPLICATION:

CoCT comment and streetscape images required.

KB

**12.29 Proposed additions and alterations on Erf 68005, Main Road, Kenilworth, S34-A&A
Case No: 22092706KB0928E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

KB

12.30 Proposed additions and alterations on Erf 1211, 18 Hove Road, Camps Bay, S34-A&A

Case No: 22092906MS0929E

INCOMPLETE APPLICATION:

internal images required.

MS

12.31 Proposed additions and alterations on Erf 2362, 59 Rottingdean Road, Camps Bay, S34-A&A

Case No: 22092808MS0929E

INCOMPLETE APPLICATION:

Internal and external images and formal comment from CoCT heritage required.

MS

12.32 Proposed additions and alterations on Erf 57025, 20 Roosevelt Road, Claremont, S34-A&A

Case No: 22092811MS0929E

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal

DECISION

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

MS

12.33 Proposed additions and alterations on Erf 66374, 26 Cavan Road, Wynberg, S34-A&A

Case No: 22092711MS0929E

INCOMPLETE APPLICATION:

Internal images required.

MS

12.34 Proposed total demolition on Erf 7807, 18 Princess Street, Hout Bay, S34-TD

Case No: 22092905MS0929E

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Hout Bay Residents and Ratepayers Association did not comment within the 30-day commenting period.

DECISION

The Committee resolved to approve the total demolition of the existing structure as there is insufficient heritage significance to warrant retention.

MS

12.35 Proposed total demolition on Erf 78, 25 Plantation Road, George, S34-Total Demolition
Case No: 22090606NK0929E

INCOMPLETE APPLICATION

Annotated images and title deed required.

NK

12.36 Proposed rezoning and sub-division for the establishment of residential housing on, Erf 9459, S38(8)-HIA
Case No: 21090309NK0217E

Ms Natalie Kendrick introduced the item.

Mr Jonathan Kaplan was present and took part in the discussion.

DISCUSSION

- HIA was prepared by Jonathan Kaplan dated April 2022
- Stone tools were identified and recorded, they are of low significance and NCW
- According to consulting paleontologist Dr Francois Durand (2022), the study site is underlain by the conglomerate, sandstone, siltstone, and clay of the Cretaceous to Tertiary-aged Enon Formation and younger deposits that overlie the Ordovician-aged Table Mountain Group sedimentary rocks. An exposure on the southern rim of the site provided a sample of the eroded Enon Formation. No Fossils were found
- No impact to the heritage resources, though the visual impact is rated high. A VIA is being done as part of the NEMA application

INTERIM COMMENT

The HIA as submitted and prepared by ACRM dated April 2022 is not compliant with Section 38 (3) of the NHRA for the following reasons;

Although consultation has been noted within the HIA, it is ongoing and to be included in the final report.

The visual impact assessment must be integrated and supplied within the revised HIA.

NK

12.37 Section 24G Rectification on Erf 1327, McGregor, S38(8)-NID
Case No: 22092802NK0928E

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Airstrip has been built on a farm east of McGregor
- There may have been archaeology on the site and disturbed by the airstrip
- Not enough reason to request a heritage statement to what was lost

DECISION

The Committee resolved that no further studies are required.

NK

12.38 Proposed Tourism development along with associated infrastructure on Portion 37 of 74 Stellenbosch, S38(8)-HIA
Case No: 22042615NK0429E

Ms Natalie Kendrick introduced the item.

Ms Lize Malan was present and took part in the discussion.

DISCUSSION

- HIA prepared by Lize Malan and David Gibbs and dated 22 September 2022
- Kanu is located along the R304 between Stellenbosch and the N1 close to the Koelenhof node. The historic Nooitgedacht farm is located to the south-east of Kanu on the other side of the R304 and the recent Nooitgedacht residential estate is located to the north-east of the farm. The well-known Beyerskoof is located immediately to the south of Kanu.
- The proposed development entails the addition of tourist/visitor facilities on and around the main werf at Kanu, including an exhibition hall and a hotel, increasing the current footprint from 4000m to 10000
- There is an objection from the Stellenbosch Interest Group
- Due to the landscape and building considerations along with the objections I am recommending referring to IACom

HELD OVER:

Referred to IACom on 19 November 2022.

NK

12.39 Sevilla 135 (Bushmans Kloof Wilderness Reserve) - Destructive analysis of ostrich eggshell from Klipfonteinrand 1, for Strontium Isotopes, (⁸⁷Sr/⁸⁶Sr) research, S35-Analysis
Case No: 22092809NK0929E

INCOMPLETE APPLICATION

Need a clear concise description of the methodology.

What percentage of the collection of the ostrich eggshell fragment and beads collection will be used?

NK

12.40 Destructive Analysis of Human Remains Orange River, Namaqualand and Henkries, Bushmanland, S35-Destructive analysis
Case No: 22092907NK0929E

Ms Natalie Kendrick introduced the item.

DISCUSSION:

Amongst others, the following points were raised:

- Proposal is to take a tooth from 2 individuals that have been identified through the pathology on their bones as having leprosy to then do a DNA analysis of the leprosy bacteria
- Dr Campbell's motivation is one that was used in Prestwich place, unknown individuals can have information about them found through analysis that involves destruction to some of their remains, such as isotope analysis - that can tell which region the person was from. The same motivation was used at Sayers Lane. This motivation is a strong one and particularly works for individuals of when it is known where and when they died.
- However, with regards to the individuals in this application it is unknown when and where they died, only that they are thought to be Khoi people. These individuals a part of an unethical collection
- If the destructive analysis could reveal something about these individuals, support of the application could be recommended. However, it is to map the DNA of the leprosy bacteria.

The individuals are already known to have had leprosy. The motivation does not fit this application and do not feel it is strong enough to do further analysis on individuals whose names, and time and place of death are unknown.

- The committee notes there was a positive response from the National Griqua Unity Forum
- The committee had concerns that public participation was not wide enough and queried if enough groups were consulted
- A question was raised whether specialists in this area should be consulted for this application
- The point that studies are needed to provide information on unknown people was raised by a committee member.
- It was noted that the medical history of South Africa has been neglected.
- Dr Campbell's approach to Public Participation was discussed, and what informed her approach was queried. The committee understands that it is not always possible to approach all groups, but questioned whether Public Participation was sufficient for this application
- The committee must investigate the DCAS policy of not keeping human remains as the remains are currently stored in museums.
- The issue of the ethics of destruction of human remains for non-heritage related analysis was raised
- The Committee questioned the placement of this research in terms of benefits to South Africa and South African heritage
- The Committee would like a meeting with Dr Campbell, SB, PM, and the CEO to further resolve this issue.

Under investigation – a meeting to be set up with the applicant to discuss the merits of the proposed research.

NK

12.41 Proposed additions and alterations on Erf 11716, 20 Rose Street, Hoog-en-Droog, Paarl, S34-Restoration

Case No: 22092206RG0928E

Under investigation – case officer to confirm what the proposal is and if it triggers Section 34 of the NHRA. The motivation letter submitted is not sufficient in terms of information to convey the specifics of proposed maintenance activities. HOMs requires a detailed report listing the intended maintenance and repairs and detailing listed – if at all.

RG

12.42 Proposed additions and alterations on Erf 11274, 73 First Avenue, Fish Hoek, S34-A&A

Case No: 22092104RG1003E

Mr Robin George introduced the item.

DISCUSSION

- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal
- Fish Hoek Valley Ratepayers and Residents Association supports

DECISION

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

RG

12.43 Proposed additions and alterations on Erf 162, 8 Piet Retief Street, Riebeek Kasteel, S34-A&A
Case No: 22092702RG0928E

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIC
- Inside historic core of Riebeek Kasteel
- Swartland Municipality supports

DECISION

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

RG

12.44 Proposed additions and alterations on Erf 177, 5 Morton Street, Stanford, S31-A&A
Case No: 22092806RG0928E

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIB
- Inside Stanford Heritage Protected Area
- Overstrand Heritage and Aesthetics Committee supports the proposal
- Stanford Heritage Committee supports the proposal

DECISION

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

RG

12.45 Proposed additions and alterations on Erf 34916, 84 1st Avenue, Belgravia Estate, Athlone, S34-A&A
Case No: 22092909RG1003E

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIC
- Outside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal

DECISION

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

RG

12.46 Proposed additions and alterations on Erf 47035, 61 Rouwkoop Road, Rondebosch, S34-A&A
Case No: 20221003RG1003E

INCOMPLETE APPLICATION:

Streetscape images required.

**12.47 Proposed additions and alterations on Erf 96940, 15 Argyle Road, Rondebosch, S34-A&A
Case No: 22072110RG1003E**

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIC
- Outside Heritage Protection Overlay Zone
- City of Cape Town supports the proposal
- Greater Lynfrae Civic Association supports the proposal.

DECISION

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

RG

**12.48 Prospecting application on Remaining Portion of Bushmans Graaf Water 68, Remaining Portion of Kruispad 72, and Portion of the Remaining Portion of Steenkamps Kraal 70, Matzikama
Case No: 220308SB0516E**

Ms Stephanie Barnardt-Delport introduced the item.

Mr Jonathan Kaplan was present and took part in the discussion.

DISCUSSION

- The field assessment note trace of ESA, MSA and LSA although isolated finds and background scatters of assemblages.
- According to Palaeontological study area is mostly underlain by the Tertiary to Quaternary-aged gravel, sand, and grit of the Kwaggaskop Formation. The formation is unknown but assumed to be sparse and furthermore, the north-western corner of the site is considered to have a low palaeontological sensitivity.
- The consultant has identified no-go area and buffers zone around identified heritage resource.
- No comments were received from the Matzikama Local Municipality
- Prospecting will entail both non-invasive and invasive activities.

DECISION

The Committee resolved to endorse the HIA prepared by ACRM dated July 2022 as meeting the requirements of Section 38 (3) of the NHRA and the recommendations on page 39 of the report;
Archaeology

1.1.1. No mitigation is required prior to drilling operations commencing.

1.1.2. Drilling must take place as close as possible to existing farm roads.

1.1.3. BH01, BH04, and BH08 are deemed 'No Go' areas, unless drilling is done alongside, or within 20m of existing farm roads.

1.1.4. A 40m buffer east of BH11 must be established, where no drilling can take place.

1.1.5. Access roads to borehole sites must be verified by the archaeologist.

1.1.6. Any new or amended borehole locations must be assessed/verified by the archaeologist prior to drilling operations commencing.

1.1.7. Storage areas and temporary camps must be verified by the archaeologist.

1.1.8. A HIA must be conducted if prospecting leads to bulk sampling and/or mining.

Palaeontology

- The Environmental Control Officer (ECO) must follow the Chance Find Procedure in the unlikely event that an exceptional fossil deposit is uncovered in the sandy soils or alluvium (refer to Appendix A).

The above recommendation must be incorporated into the Environmental Management Programme (EMPr) for the proposed project.

SB

**12.49 Proposed development on Erf 25783, Brackengate Business Park, Brackenfell, CT, S38(8)-NID
Case No: 22092910SB0929E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The site is situated in an in the industrial area, no heritage resource on site.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**12.50 Proposed development on Erf 8193, 8208 and 8209, Harbour Road, Saldanha Bay, S38(8)-NID
Case No: 22092912SB0929E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The Port of Saldanha Maintenance department were relocated from their old workshop located inside the Port due a strategic decision.
- The location of the fender maintenance workshop and storage area is the south of Port Control Small Craft Harbour.
- No anticipated impact on any structure.
- No changes along any roads.
- The only known archaeological site is Hoedjiespunt MSA site, the road is wide enough for trucks, therefore no foreseen impact to site.
- According the the palaeontologist, no anticipated impact to palaeontological resource.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**12.51 Proposed ammoglyph recovery from Vergaderingskop Private Nature Reserve, Still Bay, Hessequa, S35-Permit report
Case No: 21042113SB0513E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The patterns on surface descried in the report suggest humans may have created these patterns, contributing to global archaeological record concerning the emergence of early modern human behaviour and complex cognition.

- The resource was recovered successfully and currently been housed in Blombos Museum of Archaeology in Still Bay, Garden Route

COMMENT

HOMs notes the report prepared by Prof Helms *et al.* in terms of the permit 21042113SB0513E issued in July 2021.

SB

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions CM moves to adopt the decisions and resolutions and SJ seconds.

15 CLOSURE: 15:30

16 DATE OF NEXT MEETING: 17 October 2022

Chairperson.....

Secretariat:

APPROVED