

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING**

**Held on Monday, 11 July 2022, via Microsoft Teams, scheduled for 08:30**

---



**1. OPENING AND WELCOME**

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

**2. ATTENDANCE**

**Members of Committee**

Ms Waseefa Dhansay (WD) (Assistant Director)  
Ms Cecilene Muller (CM) (Senior Heritage Officer)  
Mr Robin George (RG) (Heritage Officer)  
Ms Corne Nortje (CN) (Heritage Officer)  
Ms Natalie Kendrick (NK) (Heritage Officer)  
Mr Thando Zingange (TZ) (Heritage Officer)  
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)  
Ms Chane Herman (CH) (Heritage Officer)  
Ms Khanyisile Bonile (KB) (Heritage Officer)  
Ms Ayanda Mdludlu (AM) (Heritage Officer)  
Ms Sneha Jhupsee (SnJ) (Heritage Officer)

**Members of Staff**

Ms Aneeqah Brown (AB) (Secretary)  
Ms Nosipiwo Tafeni (NT) (Back-up Secretary)  
Mr Reagon Fortune (RF) (Admin Assistant)

**Legal Advisor**

Ms Penelope Meyer

**Visitors**

Ms Avril Jason  
Mr Stuart Burnett

**Observers**

None

**3 Apologies**

Ms Muneerah Solomon

**Absent**

None

#### **4. Approval of Agenda**

**4.1** 11 July 2022. The Committee resolved to approve the agenda with minor edits. KB moves to adopt the agenda and AM seconds.

#### **5. Approval of Minutes of the Previous Meeting**

**5.1** 4 July 2022. The Committee resolved to approve the minutes with minor edits. KB moves to adopt the and SJ seconds.

#### **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** Erven RE.272, 275, 444, 445, 447, 964, 965 and 1936, Philippi, Schaapkraal (CN)

- A site inspection was undertaken by CN, CH and SJ on 5 July after receiving a complaint from the public. The site inspection report will be tabled at HOMS on 18 July.

##### **8.2 Proposed Site Inspection**

**8.2** Botriver Hotel (KB)

- A stop works has previously been issued; however, work continues on site and a site inspection will be conducted on 15 July 2022. A report back will be provided thereafter.

##### **8.3 Site Inspection Reports**

##### **8.4 Preparation for the upcoming Committee meetings**

**8.4.1** BELCom\_12 July 2022

**8.4.2** Appeals\_13 July 2022

##### **8.5 Interim and Close out Reports**

**8.5.1** None

##### **8.6 Incomplete Applications**

**8.6.1** Incomplete items listed under items.

#### **9. Administrative Matters**

**9.1** Meerendal- NHRA Trigger Query

- The Committee is of the opinion that the proposed additional structure triggers Section 34 of the NHRA and an application is required for permitting by HWC.

## **9.2 Archaeological sensitive areas (SB)**

### **9.2.1 Erf 90, 14 General Jansens Street, Blaauwbergstrand**

- The structure is not older than 60 years, there is no trigger in terms section 34 of the National Heritage Act.
- The following condition to be included in the municipality approval
- HWC recommends that archaeologist to monitor any earth-moving activities
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately. Section 35 permit application must be submitted by appointed archaeologist.
- HWC accidental finds to be included

### **9.2.2 Erf 1116, 10 Hamerkop Road, Melkbosch**

- The structure is not older than 60 years, there is no trigger in terms section 34 of the National Heritage Act.
- The following condition to be included in the municipality approval
- HWC recommends that archaeologist to monitor any earth-moving activities
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately. Section 35 permit application must be submitted by appointed archaeologist.
- HWC accidental finds to be included

### **9.3 Feedback from CoCT meeting 6 July 2022 (WD)**

The committee reviewed the commetng process by the CoCT

## **10. Discussion of the agenda**

### **MATTERS TO BE DISCUSSED**

## **11. MATTERS ARISING**

### **11.1 Proposed residential development on Erf 3101, 14 Nuwe Vlei Street, Paarl, S38(4)-NID Case No: 22042617CM0519E**

Ms Cecilene Muller introduced the item.

#### **DISCUSSION**

- Information received on 6<sup>th</sup> and 23<sup>rd</sup> of June 2022.
- Site inspection was undertaken on 21 June 2022 (CM, RG).
- There is no reason to believe that heritage resources will be impacted on.

#### **DECISION**

The Committee resolved that no further studies are required.

**CM**

**11.2 Proposed Overberg wind energy facility, South of Swellendam, S38(8)- NID  
Case No: 22041402CM0504E**

Ms Cecilene Muller introduced the item.

**DISCUSSION**

- Referred from APM to HOMs to issue a final comment.

**DECISION**

The Committee resolved to approve the HIA prepared by ACO Associates dated June 2022 and the recommendation on page 47-48 with the following recommendations:

***Paleontology***

1. • The EAP and ECO must be informed of the very high paleontological significance of the WEF area.
2. • The Chance Find Protocol in the PIA (Groenewald, 2022) designed to record all unexpected fossils associated with the geological formations on site must be implemented during the lifetime of the WEF and must be included as part of the EMPr for this project.
3. • If fossils are exposed during the lifetime of the project, a suitably qualified paleontological specialist must be appointed to collect them and to upgrade the "Chance Find Protocol" document, if required.
4. • Fossils finds must be reported immediately to HWC.
5. • Recommendations contained in the PIA must be approved by HWC for inclusion in the EMPr for the project.

***Archaeology***

1. • Each identified archaeological site within the WEF boundary (J003 – J009, G001) must be buffered by 50 m and these buffers declared no-go areas during the construction of the WEF.
2. • If any archaeological material or human burials are uncovered during development, then work in the immediate area must be halted.

***Cemeteries and Graves***

1. • If any human burials are uncovered during the course of development, then work in the immediate area must be halted, and the remains made safe but left in situ. The finds must immediately be reported to the project archaeologist and HWC, arrangements must be made for an inspection to assess how the find/s will be dealt with.

Finds will need to be reported to HWC and may require inspection and mitigation by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

**CM**

**11.3 Proposed additions and alterations on Erf 14123, 38 Michau Street, Strand, S34-A&A  
Case No: 21082611CN1206E**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 27 June 2022
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Heldeberg Renaissance Foundation had no objections.

**DECISION**

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

CN

**11.4 Proposed additions and alterations on Erf 8584, 7 14<sup>th</sup> Avenue Boston, Bellville, S34-A&A  
Case No: 22060609CN0609E**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 23 & 28 June 2022
- 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.

CN

**11.5 Proposed boundary wall on RE of Farm 668, 28 Springfield Road, Phillipi, S38(4)-NID  
Case No: 22060301CN0607E**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 5 July 2022.
- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

CN

**11.6 Proposed open cast mine on Portion 6 of the Farm Kleinfontein, S38(8)-NID (DMRE)  
Case No: 22031411CN0531E**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 30 June 2022.
- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

CN

**11.7 Proposed additions and alterations on Portion 19 of Farm No. 113, 270 Voortrekker Road, Veldrif,  
S34-A&A  
Case No: 22060906CN0610E**

Ms Corne Nortje introduced the item.

## DISCUSSION

- Information received on 24 June & 7 July 2022.
- HOMs graded NCW.
- Unknown HPO status
- Berg river Municipality supports the proposal.
- Veldrift Heritage Foundation supports the proposal.

## DECISION

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

CN

### 11.8 Proposed additions and alterations on Erf 172, 35 Mutley Road, Sea Point, S34-A&A Case No: 22030204CH0601E

Ms Chane Herman introduced the item.

## DISCUSSION

- Information received on 6 July 2022.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal
- Sea Point For All supports the proposal.
- Sea Point, Fresnaye and Bantry Bay Residents and Ratepayers Association did not comment on the application with reason they strongly disagree with the process of first completing work and then applying to legalise it.

## FURTHER REQUIREMENTS

1. Revised plans depicting what work has started and what work must still be completed.

CH

### 11.9 Proposed additions and alterations on Erf 50618, 9 Ranelagh Road, Rondebosch, S34-A&A Case No: 21102601CH0613E

Ms Chane Herman introduced the item.

## DISCUSSION

- Information received on 6 July 2022.
- Ungraded
- CoCT 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.

CH

### 11.10 Proposed total demolition on Erf 670, 59 Strathmore Road, Camps Bay, S34-TD (permit extension) Case No: 22061303CH0623E

Ms Chane Herman introduced the item.

## DISCUSSION

- Information received on 6 July 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

#### **DECISION**

The Committee resolved to approve the permit extension.

CH

#### **11.11 Proposed residential estate on Portion 2 of the farm Calais, Paarl, S38(8)-NID Case No: 22021102SB0221E**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- The proposed development is for 3 storey residential development,
- The site is located inside the Drakenstein Heritage area,
- The committee noted that the site within Cultural landscape.
- According to the SAHRIS palaeo-map, the site is in the blue(low) palaeo-sensitive area.
- The site is currently entirely vacant with exception of two small dwellings on site, the site is inside of Urban Edge however outside urban area.
- There is reason to believe that heritage resources might be impacted.

#### **DECISION**

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

1. Visual Impact Assessment and impacts to cultural landscape.

SB

#### **11.12 Proposed residential development on Portion 1 remainder of Farm 1592 and Farm 1553, Klein Drakenstein, S38(8)-NID Case No: 20220419SB0419E**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Information received on 4 July 2022.
- Site was surveyed by archaeologist; the committee notes the finds and the impact to archaeology is low.
- The site is located inside the Drakenstein Heritage area,
- The committee noted that the site is on the edge of the Cultural landscape.
- According to the SAHRIS palaeo-map, the site is in the blue(low) and green(med) palaeo-sensitive area.
- The site is inside of Urban Edge.
- There is no reason to believe that heritage resources will be impacted on.

#### **DECISION**

The Committee resolved that no further studies are required. Chance finds protocol to be included.

SB

**11.13 Proposed additions and alterations on Erf 2927, 61 Bloem Street, Bo-Kaap, S34-A&A  
Case No: 21092714SJ1115E**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Information received on 5 July 2022.
- Graded IIIA
- Inside HPO

**DECISION**

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

**SJ**

**11.14 Proposed additions and alterations on ERF 1392, 34 Kretzen Street, Blanco, George, S34-A&A  
Case No: 21072903AM1005E**

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- Information received on 28 June 2022.
- Graded IIIB
- Inside HPO
- George Municipality did not comment in 30 days, however, is said to have supported according to the motivational letter.
- Simon van De Stel supports the proposal.
- George Heritage Trust did not comment within the 30-day commenting period.
- The Committee notes that work has commenced.

**DECISION**

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

**AM**

**11.15 Proposed additions and alterations on Farm 1815, Weltevrede Farm, Paardeberg, Paarl, S34-A&A  
Case No.: 22021601RG0222E**

Mr Robin George introduced the item.

**DISCUSSION**

- Information received on the 9<sup>th</sup> of July 2022.
- Graded IIIC
- Inside the Paardeberg Heritage Overlay Zone.
- Drakenstein Heritage Foundation did not comment within the 30-day commenting period.
- Paarl300 did not comment within the 30-day commenting period.
- Drakenstein Municipality has no objections.

**DECISION**

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

**RG**



**11.16 Proposed Additions and Alterations on Erf 1518, 4 Highbury, 42 Davenport Road, Vredehoek – S34-A&A**

**Case no:** 22020306MS0224E

Ms Sneha Jhupsee introduced the item on behalf of MS.

**DISCUSSION**

- Held over from BELCom.

**DECISION**

The Committee resolved to approve the application as meeting the requirements of BELCom.

**MS**

**12. NEW MATTERS**

**12.1 Proposed clearance of vegetation on Portions 5 and 15 of Farm 80, Wellington, S38(4)-NID  
Case No:** 22051206AM0629E

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**AM**

**12.2 Proposed subdivision for industrial use on Remainder of Farm 547, Vergenoed, S38(8)-NID  
Case No:** 22051207AM0629E

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**AM**

**12.3 Prospecting mining rights application, HIA and AIA reports for Widouw prospecting right, Vanrhynsdorp, S38(8)-HIA**

**Case No:** 21092903AM0103E

Ms Ayanda Mdludlu introduced the item.

**DISCUSSION**

- Referred to APM for their expertise.

**HELD OVER:**

Referred to APM on 6 July 2022.

**AM**

**12.4 Proposed extension of existing permit on Erf 15746, 333 Lower Main Road, Observatory, S34-A&A  
Case No: 22041205CH0627E**

Ms Chane Herman introduced the item.

**DISCUSSION**

- Previous permit dated 15 May 2019.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

The Committee resolved to approve the permit extension for an additional three years.

CH

**12.5 Proposed total demolition on Erf 20746, 166-170 Main Road, Paarl, S34-Total Demolition  
Case No: 22062704CH0630E**

Ms Chane Herman introduced the item.

**DISCUSSION**

- Ungraded
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality did not comment within the 30-day comment period, however Mr Clive Theunissen confirmed on 7 July 2022 that an application in respect to the Section 34 application was heard at the Municipality's ACTAEM meeting on 6 July 2022. A revised comment will be provided by the Municipality and include the special area requirements.
- Drakenstein Heritage Foundation supports the proposal and states that the replica of the historic arch detracts from the architecture of the new building and should be removed.
- Paarl300 supports the proposal.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 27 July 2022. The revised Drakenstein Municipality's comment to be heard in the BELCom meeting.

CH

**12.6 Proposed additions and alterations on Erf 58507, 7 Bell Road, Claremont, S34-Minor Works  
Case No: 22062706CH0627E**

Ms Chane Herman introduced the item.

**DISCUSSION**

- Minor works application
- Graded IIIC
- 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

**12.7 Proposed additions and alterations on Erf 66980, 7 Lonsdale Road, Wynberg, S27-A&A  
Case No: 22050402CH0630E**

Ms Chane Herman introduced the item.

**DISCUSSION**

- Graded PHS
- Inside HPO
- CoCT supports the proposal.
- Wynberg Residents and Ratepayers Association supports the proposal.
- Old Wynberg Village Society supports the proposal.

**DECISION**

The Committee resolved to approve the application on condition that;

1. Work be monitored by a suitably qualified architect with heritage experience.
2. Close out report to be submitted within 30 days of practical completion.

CH

**12.8 Proposed additions and alterations on Erf 71723, No 22 Ophir Road, Plumstead, S34-A&A  
Case No: 22062217CH0627E**

Ms Chane Herman 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.

CH

**12.9 Proposed additions and alterations on Erf 131, 21 Lincoln Way, Meadowridge, S34-A&A  
Case No: 22063007CM0701E**

Ms Cecilene Muller 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.

CM

**12.10 Proposed total demolition on Erf 2231, Newton West, Wellington, S34-Total Demolition  
Case No: 22062710CM0701E**

Ms Cecilene Muller introduced the item.

## **DISCUSSION**

- Graded NCW
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 supports the proposal.
- The previous re-development for the site Section 38 application, HOMs issued a no further studies.

## **DECISION**

The Committee resolved to approve the application as there is insufficient heritage to warrant retention.

CM

### **12.11 Proposed additions and alterations on Erf 2248, 23 Ladies Mile Road, Constantia, S34-A&A Case No: 22061508CM0701E**

Ms Cecilene Muller introduced the item.

## **DISCUSSION**

- Graded NCW
- CoCT supports the proposal.
- Constantia 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.

CM

### **12.12 Proposed additions and alterations on Erf 65828, Kenilworth, S34-A&A Case No: 22060908CM0701E**

## **INCOMPLETE APPLICATION**

Full section 34 application required.

CM

### **12.13 Proposed addition chicken houses on Portion 5 of Farm 48, Klein Steenboks Rivier, Caledon, S38(8)-NID Case No: 22060823CM0701E**

Ms Cecilene Muller introduced the item.

## **DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

## **DECISION**

The Committee resolved that no further studies are required.

CM

### **12.14 Proposed additions and alterations on Erf 1109, 13 Glen Crescent, Oranjezicht, S34-A&A Case No: 22062802KB0630E**

Ms Khanyisile Bonile introduced the item.

## **DISCUSSION**

- Graded IIIA
- Inside HPO
- CoCT supports the proposal.
- Citybowl 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.

KB

**12.15 Proposed additions and alterations on Erf 3297, Kollege Street, Wellington, S34-A&A  
Case No: 22040713KB0630E**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- Minor works application

**DECISION**

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

KB

**12.16 Proposed additions and alterations on Erf 43415, 19 Staff Street, Rondebosch, S34-A&A  
Case No: 22062408KB0630E**

**INCOMPLETE APPLICATION:**

Internal, external and contextual photographs required.

KB

**12.17 Erf 26078, NEMA S24 Ratification Shell Garage, Paarl, S38(8)-NID  
Case No: 22062912NK0629E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

NK

**12.18 Erf 4795, NEMA S24 Ratification Shell Garage, Century City Montague Gardens, S38(8)-NID  
Case No: 22062908NK0629E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

NK

**12.19 Erf 5419, NEMA S24 Ratification Shell Garage, Canal Walk Montague Gardens, S38(8)-NID  
Case No: 22062907NK0629E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

NK

**12.20 Erf 73630, NEMA S24 Ratification Shell Garage, Plumstead, S38(8)-NID  
Case No: 22062909NK0629E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

NK

**12.21 Erf 80998, NEMA S24 Ratification Shell Garage, Bergvliet, S38(8)-NID  
Case No: 22062905NK0629E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

NK

**12.22 Erven NEMA S24 Ratification Shell Garage, Erf 24458 and 24459, Maitland, S38(8)-NID  
Case No: 22062906NK0629E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

NK

**12.23 Erven NEMA S24 Ratification Shell Garage, Erf 9755 and 9756, Zoo Park Kraaifontien S38(8)-NID  
Case No: 22062913NK0629E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**NK**

**12.24 Farms NEMA S24 Ratification Shell Garage, 596 and 6031, Hermanus, S38(8)-NID  
Case No: 22062911NK0629E**

Ms Natalie Kendrick introduced the item.

**DISCUSSION**

- There is no reason to believe that heritage resources will be impacted on.

**DECISION**

The Committee resolved that no further studies are required.

**NK**

**12.25 Proposed additions and alterations on Erf 372, 24 Braemar Road, Green Point, S34-A&A  
Case No: 22062011RG0628E**

Mr Robin George introduced the item.

**DISCUSSION**

- HOMs graded IIIC
- Inside HPO
- City of Cape Town supports the application.
- Greenpoint Residents and Ratepayers Association had no objections but note that work has started.
- Applicant was asked to cease work immediately and submit plans for work still to be done.

**DECISION**

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

**RG**

**12.26 Proposed additions and alterations on Erf 47009, Flat 31 Woodlands Park, Rondebosch, S34-Minor Works  
Case No: 22062702RG0628E**

Mr Robin George introduced the item.

**DISCUSSION**

- Minor works application
- Graded IIIB
- Outside HPO

**DECISION**

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

**RG**

**12.27 Proposed additions and alterations on Erf 50512, 10A Stanford Road, Rondebosch, S34-A&A  
Case No: 21081004RG0628E**

Mr Robin George introduced the item.

Ms Avril Jason was present and took part in the discussion.

**DISCUSSION**

- HOMs graded NCW.
- Outside HPO
- City of Cape Town supports the proposal.
- Greater Lynfrae Civic Association does not support the proposal.
- All parties were invited for this item.
- The Committee notes that work commenced.

**FURTHER REQUIREMENTS**

1. Plans depicting what work has taken place and what work must still be undertaken.

**RG**

**12.28 Proposed total demolition on Erf 710-RE, 3 Leicester Grove, Green Point, S34-Total Demolition  
Case No: 22062307RG0628E**

Mr Robin George introduced the item.

Mr Stuart Burnett was present and took part in the discussion.

**DISCUSSION**

- Graded IIIC
- Inside HPO
- City of Cape Town supports the demolition.
- Greenpoint Residents and Ratepayers Association had no objections and requested that HWC re-examine its jurisdiction in HPO's to prevent heritage loss.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 27 July 2022.

**RG**

**12.29 Proposed additions and alterations on Erven 2144 & 2147, 13 Drama Street, Somerset West, S34-A&A  
Case No: 22053104RG0628E**

Mr Robin George introduced the item.

**DISCUSSION**

- Graded NCW
- Outside HPO
- City of Cape Town supports the proposal.
- Heldeberg Renaissance Foundation supports the proposal.

**DECISION**

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

**RG**



**12.30 Proposed extension of a raceway on Erf 6 & Rem of Riet Valley 2258, Mossel Bay, S38(8)-NID  
Case No: 22052006SB06030E**

Under investigation. Case officer to engage with applicant.

SB

**12.31 Proposed additions and alterations on Erf 46710, 9 Kingsbury Park, Rondebosch Cape Town  
Case No: 22053915SB0527E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- HOMs graded NCW
- Outside HPO
- The Committee notes that work has commenced.

**FURHTER REQUIREMENTS**

1. Clarity required if work has commenced or not.

SB

**12.32 Proposed additions and alterations on Erf 149294-RE Moorings 4, Portswood Road,  
S27-A&A (Minor works)  
Case No: 22042908SB0701E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Minor works application
- Graded PHS

**DECISION**

The Committee resolved to approve the application on condition that;

1. Work be monitored by a suitably qualified architect with heritage experience.
2. Close out report to be submitted within 30 days of practical completion.

SB

**12.33 Proposed additions and alterations on Erf 149294-RE, Moorings 5, Portswood Road,  
S27-A&A (Minor works)  
Case No: 22042909SB0628E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Minor works application
- Graded PHS

**DECISION**

The Committee resolved to approve the application on condition that;

1. Work be monitored by a suitably qualified architect with heritage experience.
2. Close out report to be submitted within 30 days of practical completion.

SB

**12.34 Proposed Development of Erf 1897, Blue Downs (1:50 000 3318DC Bellville), S38(8)-Workplan Case No: 110818JL12**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- The application is for full mitigation in advance of development,
- The committee noted that there were previous finds of human remains on site.

**DECISION**

The Committee resolved to endorse the workplan application prepared by Dr Graham Avery dated June 2022

SB

**12.35 Proposed additions and alterations on Erf 35608, 8 Voorjaar Street, Surrey Estate, S34-A&A Case No: 22062001SN0630E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Graded NCW dating to pre-1953
- Outside HPO
- The Committee notes that work has commenced.

**DECISION**

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

SB

**12.36 Proposed additions and alterations on Erf 9518, 82 10<sup>th</sup> Avenue Boston, Bellville, S34-A&A (Minor works) Case No:22063004SB0630E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Minor works application
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee does not deem the application as minor.

**DECISION**

The Committee resolved to approve the application on condition that;  
1. The full Section 34 application form be submitted.

SB

**12.37 Proposed Consolidation, Subdivision And Rezoning of Erven 4139, 4140, 4141, 4142 4143, 4144, & 4145 (Erf 3997) Still Bay West, S38(8)-HIA Case No: 201111303SB1119E**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Still Bay Heritage Conservation Trust have no objections on the proposed development,
- The study has identified no impacts to archaeological resources, Erf 3997 is quite severely degraded and is not a sensitive archaeological landscape
- No other heritage resource was identified in the study

#### **DECISION**

The Committee resolved to approve the HIA prepared by ACRM dated July 2022 and the recommendation on page 16 to 17 with the following recommendations:

1. No archaeological mitigation is required prior to any construction excavations commencing. Heritage Impact Assessment, proposed housing development on Erf 3997 Still Bay West 17
2. No archaeological monitoring is required during construction excavations.
3. Should any buried shell midden deposits, or unmarked human remains be uncovered during construction activities these must be immediately reported to the ECO and the archaeologist who will inform Heritage Western Cape. Burials must not be disturbed until inspected by a professional archaeologist.
4. The Chance Fossil Find Procedure must be included in the Environmental Management Plan for the development (Appendix B).

**SB**

#### **12.38 Proposed additions and alterations on Erf 1064, 11 Caledon Street, Stanford, S31-A&A Case No: 22042914TZ0627E**

Mr Thando Zingange introduced the item.

#### **DISCUSSION**

- Graded NCW
- Inside HPO
- Overstrand Heritage Aesthetic Committee supports the proposal but raised concerns on the boundary wall.
- Stanford Heritage Trust raised concerns on the boundary walls and windows.
- Referred to BELCom for their expertise.

#### **HELD OVER:**

BELCOM on 27 July 2022.

**TZ**

#### **12.39 Proposed additions and alterations on Erf 14647, 38 Hillside Road, Fishhoek, S34-A&A Case No: TZ0629E**

#### **INCOMPLETE APPLICATION**

New application form, contextual photos, CoCT comment and PoP required.

**TZ**

#### **12.40 Proposed additions and alterations on Erf 216, 48 Forest Way, Glencairn, S34-A&A Case No: 22062220TZ0627E**

Mr Thando Zingange introduced the item.

#### **DISCUSSION**

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Simons Town Historical Society supports the proposal.

**DECISION**

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

TZ

**12.41 Erf 23, Klipdale**  
**Case No: TZ0627E**

**INCOMPLETE APPLICATION:**

Full application required.

TZ

**12.42 Proposed additions and alterations on Erf 3747, Cabriere Street, Franschhoek, S34-A&A**  
**Case No: 22030803TZ0629E**

**INCOMPLETE APPLICATION:**

Full section 34/27 application and comments from I&APs required.

TZ

**12.43 Proposed additions and alterations on Erf 742, 2 Garfield Road, Oranjezicht, S34-A&A**  
**Case No: 22052502TZ0627E**

Ms Thando Zingange introduced the item.

**DISCUSSION**

- HOMs graded IIIB.
- Outside HPO
- 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.

TZ

**12.44 Proposed additions and alterations on Erf 8451, 13 1st Avenue, George, S34-A&A**  
**Case No: 22062012TZ0629E**

Ms Thando Zingange introduced the item.

**DISCUSSION**

- Graded IIIB
- Outside HPO
- George Municipality did not comment within the 30 day commenting period.
- Simon van Der Stel Heritage Foundation did not comment within the 30 day commenting period.
- George Heritage Association did not comment within the 30 day commenting period.

**DECISION**

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

TZ

**12.45 Proposed additions and alterations on Erf 8465,3 8<sup>th</sup> Avenue, Boston Bellville, S34-A&A  
Case No: 22062207TZ0627E**

Ms Thando Zingange 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.

**TZ**

**12.46 Proposed Extension of Mossdustria and The Establishment of a Raceway on Erf 6, Mossdustria and The Remainder of Rietvalley 225/8, Mossel Bay, S38(8)-NID  
Case No: 22052006SB0630E**

Item removed from the agenda.

**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: 12:00**

**16 DATE OF NEXT MEETING**

**18 July 2022**

**Chairperson.....**

**Secretariat: .....**