

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Tuesday, 17 January 2023 at 10:00,
Protea Assurance Building, Greenmarket Square**



1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 10:00 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Ms Waseefa Dhansay (WD) (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)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)

Members of Staff

Ms Nosiphiwo Tafeni (NT) (Secretary)
Ms Zikhona Signoya (ZS) (Admin Assistant)

Legal Advisor

Ms Penelope Meyer

Visitors

Mr Jonathan Kaplan
Ms Ursula Rigby

Observers

None

3 Apologies

Mr Robin George
Ms Aneeqah Brown
Mr Thando Zingange

4. Approval of Agenda

- 4.1 17 January 2023. The Committee resolved to approve the agenda with minor edits and Additions. CM moves to adopt the agenda and CH seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1 9 January 2023. The Committee resolved to approve the agenda with minor edits and Additions. CM moves to adopt the agenda and SJ seconds.

6. Disclosure of conflict of interest

- 6.1 None

7. Confidential matters

8. Standing Items

- 8.1.1 Site inspections undertaken**
Refer to item 8.1.2

- 8.1.2 Site Inspection Reports**
Unauthorised work on Erf 2993, 16 Whittford Street, Bo-Kaap
MS gave the report

8.1.3 Proposed Site Inspections

8.4 Preparation for the upcoming Committee meetings

- 8.4.1 IACom_18 January 2023**
Cases and agenda have been reviewed and prepared for the meeting.

8.5 Interim and Close out Reports

8.6 Incomplete Applications

Incompletes listed under items.

9. Administrative Matters

- 11.1 Proposed additions and alterations on Erf 80863, 2 Rand Road, Healthfield, S34-A&A**
Case No: HWC22110202CH1122

Ms Chane Herman introduced the item.

DISCUSSION

- Information received 19 December 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.

11.2 Proposed additions and alterations on Erf 223,10 Ophthamnus Avenue, Westcliff, Hermanus, S34-A&A
Case No: HWC22111709CM1118

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received 10 January 2023
- Graded NCW
- Overstand Municipality supports the proposal.

DECISION

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

CM

11.3 Proposed upgrade of DR1285 on Elgin Valley Road, Farm Krabbe Fonteyn No. 464. Including Portions 48, 49 & 51 Farm Kromme Rivier No. 446. Including Portion 18. Farm De Hoop No. 466. Including Portions 1, 2, 4, 7, 8, 10 & 11. Farm No. 465. Including Portions 1, 3, 6, 9, 10, 17, 18 & 22. Farm No. 447, Farm No. 1038S38(8)-NID
Case No: HWC22120207CM1201

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 9 January 2023
- Images of various sections and elements of the road upgrade were provided.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

CM

11.4 Proposed additions and alterations on Erf 26083, 35 Wesley Road, Observatory, S34-A&A
Case No: HWC22101901MS1107

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received 10 January 2023
- Graded IIIC
- CoCT supports the proposal

DECISION

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

MS

**11.5 Proposed total demolition on Erf 754,10 Crescent Road, Pinelands, S34-Total Demolition
Case No: HWC22112411MS1125**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received 9 January 2023
- CoCT supports the proposal in principle.
- Pinelands Ratepayers and Residents Association does not support the proposal as it stands.
- Graded IIIC

FURTHER REQUIREMENTS

The Committee is of the view that the existing structure does not warrant retention, however given its location within a declared HPO, further assessment is required in terms of the replacement structure. The committee requires a heritage report consisting of heritage design indicators in order to clarify any replacement structure on site. This report is to be submitted to HWC for assessment and approval.

MS

**11.6 Proposed additions and alterations on Erf 1705,7 Glen Esk Road, Pinelands, S34-A&A
Case No: 22102802MS1028**

Item removed from the agenda.

MS

**11.7 Proposed rezoning, subdivision and development on Erf 2278, Wilderness, S38(4)-NID
Case No: 22092911AM1003E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received 13 December 2022.
- The site has low palaeo sensitivity
- A statement from the appointed environmental practitioner notes no visible signs of cultural or archaeological material on the project.
- 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

**11.8 Proposed vegetation clearing and expansion of current agricultural activities on Farm No 717
and portions 2 and 4 of Farm 1595, Stellenbosch, S38(8)-NID
Case No: HWC22101205AM1012 (new case number to be issued due to this being a resubmission)**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- The site has low palaeo sensitivity.
- It is not anticipated that the proposal will negatively impact on any scenic routes or resources, nor will the proposed activity negatively impact on the significance of the identified cultural landscape.
- Application with amendments was resubmitted as per Appeals Committee's ruling on 5 December.
- 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

**11.9 Proposed rezoning on RE of Erf 2063, Hoogte Road, Wilderness, S38(4)-NID
Case No: 22020807CN0210E**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received 9 January 2023
- The site has low palaeo sensitivity.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

CN

**11.10 Proposed additions and alterations on Erf 571, 17 Sydney Street, Green Point, S34-A&A
Case No: 22020807CN0210E**

Ms Corne Nortje gave the report.

DISCUSSION

- Information received on 30 December 2022.
- Graded IIIB
- The site falls outside HPO
- CoCT did not comment within the 30 day commenting period.
- 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.

CN

**11.11 Proposed total demolition of Erf 814, 1 Atholl South Road, Camps Bay, S34-TD
Case No: HWC22112905MS1129**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received 11 January 2023
- Graded NCW
- Outside HPO
- CoCT support the proposal
- Camps Bay Ratepayers supports the proposal.

DECISION

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

MS

11.12 Proposed additions and alterations on Erf 160566, 29 Coronation Road, Woodstock, S34-A&A
Case No: 21110493XM0314E

HELD OVER:

Referred to HOMs on 18 January 2023.

TZ

11.13 Proposed additions and alterations on Erf 88259,22 Main Street, St James S34-A&A
Case No: 21072007KB0825E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on the 9th of January 2023.
- Graded IIIB
- CoCT supports the proposal.

DECISION

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

KB

11.14 Proposed housing development Erf 9459 Plettenberg Bay, S38(8)-HIA
Case No. 21090309NK0217E

Ms Natalie Kendrick introduced the item.

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

DISCUSSION

- Item was heard on the 10th of October, we requested to see the VIA that was done for the project
- This was received on the 14th of December and the findings of the VIA incorporated into the HIA
- A few ESA stone tools were found however they were graded as being low significance and non-conservation worthy
- No paleontology was found, and there are no structures older than 60 years old
- The cultural landscape is dominated by ongoing development, mainly upmarket residential housing.
- The visual sensitivity is rated as being high, and the visual intrusion is rated as being moderate to high. The development will be clearly noticeable but will partially fit into its surroundings and is compatible with the particular qualities of the area
- Recommendations are for chance fossil finds procedure and the following: Monitoring of excavations for building foundations and services, must be conducted during the Construction Phase. Monitoring can be undertaken by the Environmental Control Officer (ECO), who must be trained by a professional archaeologist prior to commencing these activities. Two or three site visits a year must be conducted by a professional archaeologist. Annual monitoring reports must be presented to Heritage Western Cape (HWC) throughout the Construction Phase of the project (4 development phases are envisaged). A final Close Out Monitoring report must be submitted to HWC. The recommendations from the VIA are for mitigation. These are page 5 of HIA and 49 of the VIA

FINAL COMMENT

The Committee resolved to endorse the HIA as meeting the requirements of Section 38 (3) and the Environmental acceptability on page 5 of the Heritage Impact Assessment: Report Hilland Env. Erf 9459 Plettenberg Bay – HIA prepared by ACRM, Jonathan Kaplan (April 2022):

- 1.No archaeological mitigation is required prior to construction activities commencing
- 2.Monitoring of excavations for building foundations and services, must be conducted during theConstruction Phase of every phase of development. Monitoring can be undertaken by theEnvironmental Control Officer (ECO), who must be trained by a professional archaeologist priorto these activities commencing. Monitoring reports must be presented to Heritage WesternCape (HWC) throughout the Construction Phase of the project (4 development phases areenvisaged).
- 3.A final Close Out Monitoring report must be submitted to HWC for each phase of development. In case of the unlikely event of fossil bones in the surficial cover sands/soil, it is recommended that a protocol for finds of potential fossil material, the Fossil Finds Procedure (FFP), is included in the Environmental Management Plan (EMP) for the Construction Phase of the project.

Endorsement of the recommendations of the Visual Impact Assessment (Appendix B - page 49)

NK

11.15 Proposed residential development on, Remainder of Farm Vyf Brakkefontein No. 220, Hartenbosheuwels (Erven 23253 And 22979), Mossel Bay, S38(8)-NID Case No: HWC22111607NK111

Ms Natalie Kendrick introduced the item.

DISCUSSION

- The matter was heard on the 28th of November. This NID was previously approved, however the plans have changed so they have submitted a new NID. We asked for the VIA that was done previously as the applicant is recommending a new VIA to assess the impact of the changes. The VIA was submitted on the 5th of January
- The change to the plans are densification and some 2 story buildings.
- The VIA states the visual intrusion would be low to moderate, the development would blend in well with the surroundings to the north, east, west and cumulative impact post mitigation is low, and significance rating of the impact after mitigation as being medium-high
- The development has already started therefore the character of the site has already been changed from undeveloped to developed
- The changes are for section of the development that was low density to divided into smaller properties, however it follows the densification of the previously approved development.

DECISION

Since there is no reason to believe that there will be an impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

NK

11.16 Proposed alterations and additions Erf 66079, 9 Lonsdale Road, Wynberg, S34-A&A Case No: 22092801KB0928E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received 9th January 2023
- Inside HPO
- Graded IIIC
- WRRRA supports the proposal.

DECISION

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

KB

11.17 Proposed additions and alterations on Erf 867, 13 Varsity Street, Tamboerskloof, S34-A&A

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received 11 January 2023
- Graded IIIC
- Outside HPO
- The Committee notes that work has commenced.

DECISION

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

MS

12. NEW MATTERS

12.1 Proposed additions and alterations on 222 Main Road, Rondebosch, S34-A&A Case No: HWC22121305TZ1215

HELD OVER:

Referred to HOMs on 18 January 2023.

TZ

12.2 Proposed additions and alterations on 24 Hillside Road, Fish Hoek, S34-A&A Case No: HWC22120210TZ1215

HELD OVER:

Referred to HOMs on 18 January 2023.

TZ

12.3 Proposed total demolition of Erf 8, The Meadows, Camps Bay, S34-Total Demolition Case No: HWC22121309TZ1215

HELD OVER:

Referred to HOMs on 18 January 2023.

TZ

12.4 Proposed minor works on Erf 10453, 19 Hares Avenue, Salt River, S34-A&A Minor Works Case No: HWC22112901TZ1201

HELD OVER:

Referred to HOMs on 18 January 2023.

TZ

- 12.5 Proposed additions and alterations on Erf 1818, 9 Rooikrans Avenue, Grassy Park, S34-A&A**
Case No: 22052007TZ1201
- HELD OVER:**
Referred to HOMs on 18 January 2023.
- TZ
- 12.6 Proposed additions and alterations on Erf 48511, 64 Palmboom Road, Newlands, S34-A&A**
Case No: HWC22113012TZ1201
- HELD OVER:**
Referred to HOMs on 18 January 2023.
- TZ
- 12.7 Proposed additions and alterations on Erf 351, 10 Oliver Road, Sea Point, S34-A&A**
Case No: HWC22120810TZ1209
- HELD OVER:**
Referred to HOMs on 18 January 2023.
- TZ
- 12.8 Proposed additions and alterations on Erf 55860, 5 Bishoplea Road, Claremont, S34-A&A**
Case No: HWC22102601TZ1209
- HELD OVER:**
Referred to HOMs on 18 January 2023.
- TZ
- 12.9 Proposed additions and alterations on Erf 65, 16 Magnolia Crescent, Thornton, S34-A&A**
Case No: HWC22112401TZ1201
- HELD OVER:**
Referred to HOMs on 18 January 2023.
- TZ
- 12.10 Proposed additions and alterations on Erf 66556, 66 Church Street, Wynberg, S34-A&A**
Case No: HWC22112414TZ1201
- HELD OVER:**
Referred to HOMs on 18 January 2023.
- TZ
- 12.11 Proposed additions and alterations on Erf 92737, 20 Talma Road, Muizenberg, S34-A&A**
Case No: HWC22113006TZ1201
- HELD OVER:**
Referred to HOMs on 18 January 2023.
- TZ

12.12 Proposed additions and alterations on Erven 6702, 20 Lochner Road, Constantia, S34-A&A
Case No: HWC22120807TZ1209

HELD OVER:

Referred to HOMs on 18 January 2023.

TZ

12.13 Proposed additions and alterations on Portion 7 of Erf 191, The Farm Keurboomen, Swellendam, S34-A&A

Case No: HWC2121210TZ1215

HELD OVER:

Referred to HOMs on 18 January 2023.

TZ

12.14 Proposed additions and alterations on Erf 115889, 12 Rhodes Avenue, University Estate, S34-A&A

Case No: HWC22121203SJ1213

INCOMPLETE APPLICATION:

Walmer Estate Conservation Action Group and Walmer Estate and Ratepayers and Residents association comments required.

SJ

12.15 Proposed additions and alterations on Erf 44958, 17 Old Farm Road, Rondebosch, S34-A&A

Case No: HWC22121201SJ1213

INCOMPLETE APPLICATION

Photos required of the outbuilding internal and external

SJ

12.16 Proposed restoration and repairs on De Waal Wine Farm, Stellenbosch Kloof Road, Remainder of Farm 256, Portion 3, Stellenbosch, S27-Minor Works: Restoration and repairs

Case No: HWC22121202SJ1214

INCOMPLETE APPLICATION:

The Committee does not deem the work to be minor in nature and requires the S27 application process to be undertaken.

SJ

12.17 Proposed additions and alterations on Erf 11716, 20 Rose Street, Hoog-en-Droog, Paarl, S34-Minor Works

Case No: HWC22113003SJ1207

INCOMPLETE APPLICATION:

The Committee does not deem the work to be minor in nature and requires a S34 application process to be undertaken.

SJ

- 12.18 Proposed additions and alterations on Erf 1412, 11 George Rex Drive, The Heads, Knysna, S34-A&A**
Case No: 22062902SJ1207

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- It falls within the Urban Conservation Area.
- Emergency Works application form not appropriate.

DECISION

Approved subject to the submission of a S34 application form.

SJ

- 12.19 Proposed additions and alterations on Erf 149298, 42 Hans Strijdom Avenue, S34-Alteration**
Case No: HWC22112906SJ1207

INCOMPLETE APPLICATION:

CIBRA comment required.

SJ

- 12.20 Proposed additions and alterations on Erf 1719, Riviersonderend High School, 22 Voortrekkerweg, Riviersondorend, Swellendam S34-Maintenance**
Case No: HWC22120212SJ1207

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO

DECISION

The committee resolved to approve the application as not negatively impacting the heritage resource.

SJ

- 12.21 Proposed additions and alterations on Erf 235, Bergzicht Training Centre, 31 Du Toit Street, S34-Minor Works: Maintenance**
Case No: HWC22120801SJ1213

Ms Sneha Jhupsee introduced the item.

UNDER INVESTIGATION

Case officer to establish the nature of the work and if any work has commenced or not.

SJ

- 12.22 Proposed additions and alterations on Erf 394, 40 Queens Road, Sea Point, S34-Minor Works**
Case No: HWC22120601SJ1207

INCOMPLETE APPLICATION:

The Committee does not deem the work to be minor in nature and requires a S34 application process to be undertaken.

SJ

12.23 Proposed additions and alterations on Erf 50596, 34 Stanford Road, Claremont, S34-A&A
Case No: HWC22120610SJ1207

INCOMPLETE APPLICATION

GLCA comments required.

SJ

12.24 Proposed minor works on Erf 91473, Cogill Road, Wynberg, S34-Minor Works

Case No: HWC22112812SJ1213

INCOMPLETE APPLICATION:

Photographs required.

SJ

12.25 Proposed additions and alterations on Erf 948, 16 Cedar Drive, Thornton, S34-A&A

Case No: HWC22120104SJ1207

Ms Sneha Jhupsee introduced the item.

DISCUSSION

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

DECISION

The Committee resolved to approve the proposal as not negatively impacting the heritage resource.

SJ

12.26 Proposed rethatching on Erf 2725, 5 Park Street, Clanwilliam, S27-Minor Works: Maintenance

Case No: HWC22122104SJ1222

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded PHS

FURTHER REQUIREMENTS

The Committee does not deem the work to be minor in nature and requires a S27 application process to be undertaken.

Case officer to seek clarity on south-east bathroom window repair, as it is not like-for-like.

SJ

12.27 Proposed additions and alterations on Erf 10893, 8 Dalton Road, Fish Hoek, S34-A&A

Case No: HWC22112207NK1212

Ms Natalie Kendrick introduced the item.

DISCUSSION

- The work has been completed. A room was built to join the house and the main quarters. It is at the back of the house and not visual to the street
- The house is NCW and not in an HPOZ

DECISION

S51 letter to be issued. HWC does not condone illegal work.

12.28 Proposed additions and alterations on Erf 253, 6 Fairway Avenue, Camps Bay, S34-A&A
Case No: HWC22121916NK1219

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Graded NCW outside of an HPOz
- Previously approved but the project was paused

DECISION

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

NK

12.30 Proposed additions and alterations on Erf 671, 25 Sydney Street, Green Point, S34-A&A
Case No: HWC22120812MS1214

INCOMPLETE APPLICATION

Green Point Ratepayers and Residents' Association comments required.

MS

12.31 Proposed additions and alterations on RE Far 64, Amalienstein Primary School, S34-A&A
Case No: HWC22120804MS1214

Ms Muneerah Solomon introduced the item.

DISCUSSION

- HOMs graded NCW.
- Simon van der Stel Foundation supports.
- Kannaland Municipality 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.

MS

12.32 Proposed additions and alterations on Erf 10205, 18 Connaught Street, Parow, S34-A&A
Case No: HWC22112314MS1202

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded NCW
- Outside HPOZ
- CoCT supports the proposal

DECISION

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

MS

12.33 Proposed additions and alterations on Erf 12193, 192 Main Road, Hermanus, S34-A&A
Case No: HWC22120808MS1208

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIA
- Overstrand Heritage and Aesthetics Committee strongly opposes the replacement of hardwood windows and doors in conservation worthy dwelling.
- Whale Coast Conservation did not respond within 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on the 25 of January 2023.

MS

12.34 Proposed additions and alterations on Erf 170615, 52 Main Road, Kalk Bay, S34-A&A
Case No: HWC22121903MS1219

Ms Muneerah Solomon introduced the item.

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

DISCUSSION

- Graded IIIA
- Inside HPO
- CoCT supports
- Kalk Bay & St. James Residents' and Ratepayers Association and Kalk Bay Historical Society supports.

DECISION

The Committee resolved to approve the proposal for remedial and maintenance work on condition that:

1. Work be monitored by a suitably qualified architect with heritage experience.
2. Lime mortars to be used where existing.
3. Aluminum window installed in the annex portion be replaced with timber.
4. Close out report to be completed within 30-days of practical completion.

MS

12.35 Proposed additions and alterations on Erf 46892, 20 Avoca Road, Rondebosch, S34-A&A
Case No: HWC22120109MS1202

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports
- Greater Lynfrae Civic Association had no objection.

DECISION

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

MS

12.36 Proposed additions and alterations on Erf 545, 59 Donkin Street, Klein Karoo, S34-A&A
Case No: HWC22112813MS1208

INCOMPLETE APPLICATION

Full application required

MS

12.37 Proposed additions and alterations on Erf 67288, 5 Sea View Road, Wynberg, S34-A&A
Case No: HWC22121204MS1221

INCOMPLETE APPLICATION

Tittle deed, internal photographs and SG diagram required.

MS

12.38 Proposed additions and alterations on Erf 98828, 10 Ayton Street, Rondebosch, S34-A&A-MW
Case No: HWC22113010MS1202

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded
- Outside HPO
- CoCT supports the proposal.

DECISION

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

MS

12.39 Proposed additions and alterations on Erf 82, 31 Long Street, Vorentoe Primary School, Groot Brakriver, S34-A&A
Case No: HWC22120809MS1214

INCOMPLETE APPLICATION

Simon Van de Stel Foundation comments required.

MS

12.40 Proposed additions and alterations on Erf 122206, 14 Typhoon Street, Windermere, S34-A&A
Case No: HWC22120611KB1206

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT support

DECISION

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

KB

**12.41 Proposed minor works on Erf 13004, Corner Taillefer and Main Street, Paarl, S34-A&A, Minor works
Case No: HWC22120806KB1215**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Located inside special character of Paarl.

DECISION

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

KB

**12.42 Proposed additions and alterations on Erf 1682, 21 10th Street, Hermanus, S34-A&A
Case No: HWC22120108KB1206**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- OHAC supports the proposal

DECISION

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

KB

**12.43 Proposed additions and alterations on Erf 22209, 3 Hurley Road, Mowbray, S34-A&A
Case No: HWC22121209KB1215**

INCOMPLETE APPLICATION

RAMPAC comments and additional photographs required

KB

12.44 Proposed additions and alterations on Erf 2546, 165 Upper Canterbury Road, Cape Town CBD, S34-A&A

Case No: HWC22120605KB1206

INCOMPLETE APPLICATION:

CoCT stamp plans required. Case officer to clarify if work has commenced.

KB

**12.45 Proposed additions and alterations on Erf 3792, 1 Risedale Street, Paarl, S34-A&A
Case No: HWC22113011KB1206**

INCOMPLETE APPLICATION

Drakenstein Municipality comments required.

KB

**12.46 Proposed additions and alterations on Erf 586, 2 Hoop Street, De Rust, S34-A&A permit extension
Case No: HWC22120105KB1202**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- The Committee noted the previous permit dated 13 December 2019.
- Graded NCW
- Oudtshoorn Municipality supports the proposal.
- Oudtshoorn Erfanis Committee supports the proposal.

DECISION

The Committee resolved to grant a permit extension for an additional three years.

KB

**12.48 Proposed additions and alterations on Erf 69472, Unit 2, Dennekamp Apartments,
Kenilworth, S34-A&A
Case No: HWC22120502KB1206**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

HWC does not condone illegal work. Section 51 letter to be issued.

KB

**12.50 Proposed additions and alterations on Erf 87664, 25 Bournemouth Road, Muizenberg, S34-A&A
Case No: HWC22120501KB1206**

INCOMPLETE APPLICATION

Muizenberg Historic Conservation Society required.

KB

**12.51 Proposed total demolition on Erf 89729, Duignam Road, Kalk Bay, S34-Total Demolition
Case No: HWC22121904KB1220**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Inside HPO
- CoCT and Kalk Bay Ratepayers Conservation Society support.

FURTHER REQUIREMENTS

The Committee is of the view that the existing structure does not warrant retention, however given its location within a declared HPOZ, further assessment is required in terms of the replacement structure. The Committee requires a heritage report consisting of heritage design indicators in order to clarify any replacement structure on site. This report is to be submitted to HWC for assessment and approval.

12.52 Proposed additions and alterations on Erf 96042, 3 Kloof Nek Road, Gardens, S34-A&A
Case No: HWC22112811KB1215

Ms Khanyisile Bonile introduced the item.

DISCUSSION

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

DECISION

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

KB

12.53 Proposed additions and alterations on Erf 102, 3 Princess Road, Fresnaye, S34-A&A
Case No: HWC22121404CM1219

Ms Cecilene Muller introduced the item.

DISCUSSION

- Not graded.
- Outside an HPOZ
- CoCT support the minor works application of the upgrade to a boundary wall.

DECISION

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

CM

12.54 Proposed additions and alterations on Erf 148000, Prospur Shopping Centre, Plumstead, S34-A&A
Case No: 22062804CM1208

INCOMPLETE APPLICATION

Internal images required.

CM

12.55 Proposed additions and alterations on Erf 2633-RE, 19 Unie Street, Strand, S34-A&A
Case No: HWC22120505CM1208

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPOZ
- CoCT and Heldeberg Renaissance Foundation supports the application.

DECISION

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

CM

12.56 Proposed additions and alterations on Erf 511, 23 Civic Way, Matroosfontein, S34-A&A
Case No: HWC22121905CM1219

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded NCW
- CoCT supports the application to extend the carport.

DECISION

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

CM

12.57 Proposed additions and alterations on Erf 614, 30 Dawlish Court, 8 Hall Road, Sea Point, S34-A&A
Case No: HWC22121908CM1219

INCOMPLETE APPLICATION:

Comments are required from the Simon van der Stel Foundation, Sea Point Fresnaye & Bantry Bay Ratepayers & Residents Association, Sea Point for All Group's comments. Approval from the body corporate for changes to the windows and streetscape images are required.

CM

12.58 Proposed additions and alterations on Erf 7415, 9 Oxford Street, Goodwood, S34-A&A
Case No: HWC22120607CM1219

INCOMPLETE APPLICATION

Locality plan and streetscape images required.

CM

12.59 Proposed additions and alterations on Erf 915, 10 Kingsway Road, Pinelands, S34-A&A Minor Works
Case No: HWC22121306CM1219

Ms Cecilene Muller introduced the item.

DISCUSSION

- The built form is graded as IIIB
- CoCT and the Pinelands Ratepayers and Residents Association supports the minor works application.

DECISION

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

CM

12.60 Proposed additions and alterations on Erf 1039, 10 Somerset Street, Swellendam, S34-A&A
Case No: HWC22120203CH1205

INCOMPLETE APPLICATION

Swellendam Heritage Association comments and images required.

CH

12.61 Proposed total demolition on Erf 178310, 22 Upper Bebington Avenue, Bishopscourt, S34-TD
Case No: HWC22120204CH1205

Ms Chane Herman introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT did not comment within the 30-day commenting period.

DECISION

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

CH

12.62 Proposed total demolition on Erf 3379-RE, 26 Soetvlei Avenue, Constantia, S34-TD
Case No: HWC22121913CH1219

Ms Chane Herman introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal
- Constantia Ratepayers and Residents Association did not comment within 30 day commenting period.
- Friend of Constantia Greenbelt did not comment within the 30-day commenting period.
- Nine interested and affected parties objected to the proposal.
- Referred to BELcom for their expertise.

HELD OVER:

Refer to BELCom 25th January 2023

CH

12.63 Proposed additions and alterations on Erf 36150, 99 Comet Road, Surrey Estate, S34-A&A
Case No: HWC22120205CH1205

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

**12.64 Proposed additions and alterations on Erf 3641, 9 Colesburg Road, Ruyterwacht, S34-A&A
Case No: HWC22122105CH1222**

Ms Chane Herman introduced the item.

DISCUSSION

- Ungraded
- 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

**12.65 Proposed additions and alterations on Erf 470, 12 Church Street, Prince Albert, S34-A&A
Case No: HWC23010301CH0103**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Prince Albert Cultural Foundation supports the proposal.
- Simon van der Stel Foundation: Southern Cape supports the proposal.
- The Committee notes work has commenced.

DECISION

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

CH

**12.66 Proposed additions and alterations on Erf 51136, 47 St Michaels Road, Claremont, S34-A&A
Case No: HWC22120111CH1205**

Ms Chane Herman introduced the item.

DISCUSSION

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

**12.67 Proposed additions and alterations on Erf 54169, 13 Dunluce Avenue, Claremont, S34-A&A
Case No: HWC22121401CH1222**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC

- Outside HPO
- CoCT supports the proposal.
- The 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

12.68 Proposed minor works on Erf 703-RE, 115 Main Road, Somerset West Town Hall, Somerset West, S34-Minor Works

Case No: HWC22120506CH1205

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO

DECISION

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

CH

12.69 Proposed additions and alterations on Erf 70791, 41 Tiverton Road, Plumstead, S34-A&A

Case No: HWC22120211CH1205

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Plumstead Ratepayers Association supports the proposal.

DECISION

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

CH

12.70 Proposed minor works on Erf 95, 36 Culemborg Street, Brackenfell, S34-A&A Minor Works

Case No: HWC22120208CH1205

INCOMPLETE APPLICATION:

CoCT comments and full S34 application form required.

CH

**12.71 Proposed additions and alterations on Erf 179064, 16 Park Road, Rondebosch, S34-A&A
Case No: HWC22121205AM1215**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- City of Cape Town supports the proposal.
- Silwood Ratepayers' Association support

DECISION

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

AM

**12.72 Proposed Additions and Alterations on Erf 48569, 79 Kildare Road, Newlands, S34-A&A
Case No: 22072101MS1208**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIA
- Inside HPOZ.
- CoCT supports.
- Newlands Residents' Association has no objection.

DECISION

The Committee resolved to approve the proposal on condition that:

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

MS

**12.73 Proposed additions and alterations on Erf 476, 26 Flower Street, Hermanus, S34-A&A
Case No: HWC22120201MS1202**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Not graded
- Outside HPO

DECISION

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

MS

**12.74 Proposed Educational Facility on a Portion of The Remainder of Erf 464, George, S38(8)-NID
Case No: HWC22111402NK1114**

Ms Natalie Kendrick introduced the item.

DISCUSSION

- The site has low palaeo sensitivity.
- A site visit has been conducted, no known archaeology
- Previously disturbed by aviation activity
- No built environment
- Low visual impact, and no cultural impact

DECISION

Since there is no reason to believe that there will be an impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

NK

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

CM adopted and MS supported.

15. CLOSURE

16. DATE OF NEXT MEETING

18 January 2022

Chairperson.....

Secretariat:

HERITAGE WESTERN CAPE SITE INSPECTION REPORT



HM: CAPE TOWN METROPOLITAN/ BO-KAAP/ ERF 2993

Erf and Address: Erf 2993, 16 Whittford Street, Bo-Kaap

Registered owner: Unknown

Grading: IIIc, Inside HPOZ

Nature of Application: Unauthorised work (already completed)

Date of site visit: 11 January 2023

HWC Representative/s: Muneerah Solomon (Heritage Officer)

Met on Site by: N/A

Locality Map:

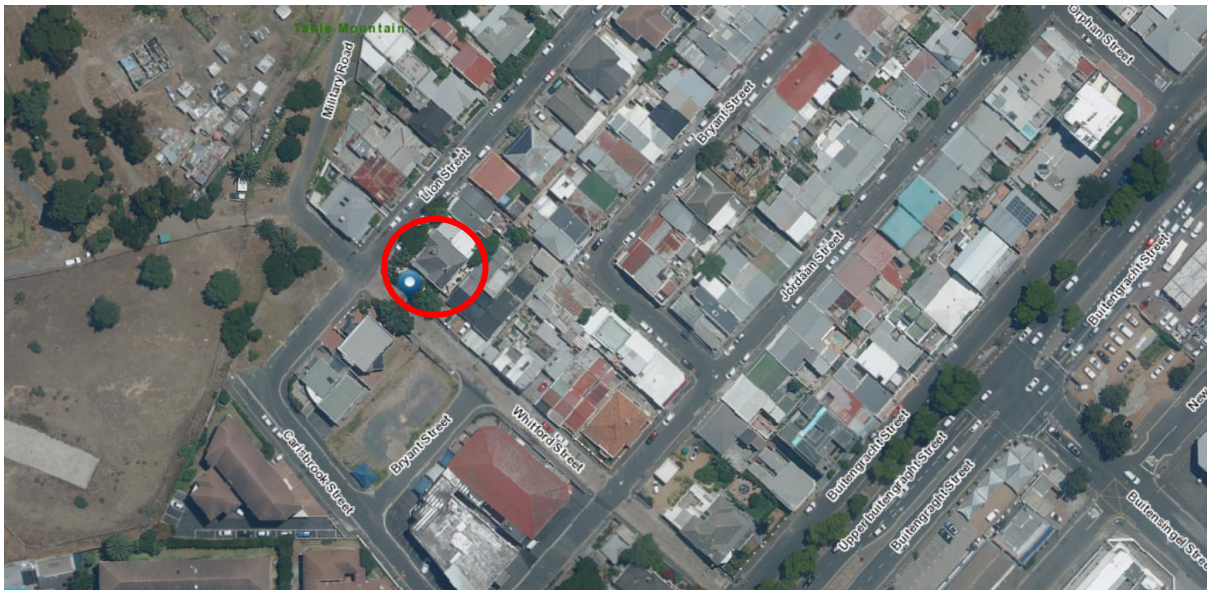


Figure 1. Site locality from City Viewer.

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Approved HOCs Minutes, 17 January 2023

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
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ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Reason for Site Inspection:

On the 10th of January 2023, Heritage Western Cape (HWC) was informed about the unauthorised work that took place at Erf 2993, 16 Whittford Street, Bo-Kaap.

Findings and Discussion:

Upon visiting the site, it was confirmed that all external work had already been completed. Internal access could not be granted as the site, which is a residential property, has now been converted into a boutique hotel without the necessary approval from the local municipality (City of Cape Town) as well as HWC.

Additionally, the site has a grading of IIIc and is located within the declared heritage protected overlay zone of Bo-Kaap consisting of high socio-historical significance and association with the Muslim community of Cape Town.

The property, according to the City Map viewer, is late 19th century residential densification as well as a good architectural example of a Victorian villa. The interface with the streetscape is poor however, the property contributes to the historic layering of the streetscape.

The owner of the property was contacted and could only avail himself for a site inspection two weeks later.

Recommendations:

The owner should submit a full Section 34 application to HWC to inform the authority about the unauthorised/illegal work that has taken place without approval.

Report prepared by: Muneerah Solomon (HWC Heritage Officer)

Date: 17 January 2023

.....
Colette Scheermeyer
Deputy Director

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ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

ANNEXURE A:

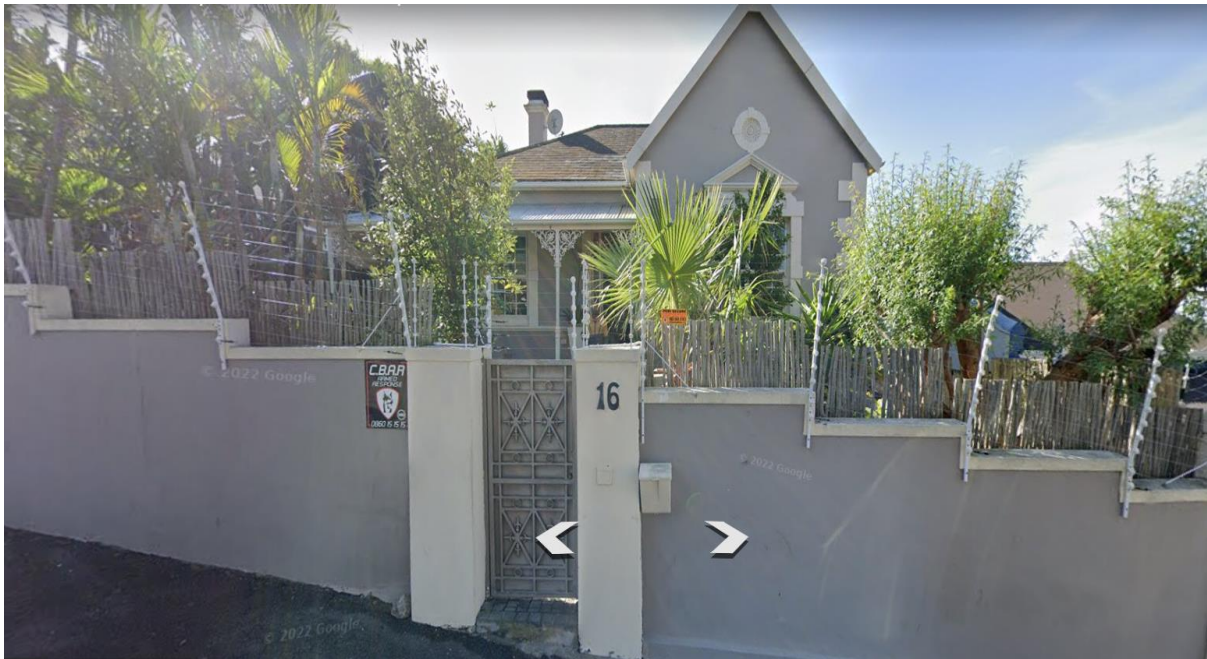


Figure 2. Google Earth image (2022)



Figure 2. Front view of the property taken 11/01/2023 indicating paint work already completed.

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Figure 3. Google Earth image of garage door



Figure 4. Unauthorised paint work to garage door.

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Figure 5,6,7,8 (below) extracted from the hotel website:



Images indicating internal and external completed work.



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Heritage Western Cape



Figure 9. Streetview c/o site located on Whitford and

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