

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 22 March 2023 at 08:30,
Via Microsoft Teams**



1. OPENING AND WELCOME

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Mr Jonathan Windvogel (JW) (Chairperson)
Ms Cecilene Muller (CM) (Senior 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 Khanyisile Bonile (KB) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)

Members of Staff

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

Legal Advisor

Ms Penelope Meyer

Visitors

Ms Nicolene Visser
Ms Anne-Marie Fick
Mr Simon Wayne
Mr RM Mokgatle
Mr Clive Theunissen

Observers

3 Apologies

None

Absent

None

4. Approval of Agenda

- 4.1 22 March 2023. The Committee resolved to approve the agenda with minor edits and additions. CM moves to adopt the agenda and CN seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1 13 March 2023. The Committee resolved to approve the minutes. CM moves to adopt the agenda and CN seconds.

6. Disclosure of conflict of interest

7. Confidential matters

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 2378, 19 Geriva Mansion, 27-29 St. James Street, Vredehoek (SB) - 13 March 2023

8.1.2 Erf 421, Uitsig Street, Langebaan (KB, SB and CM) - 14 March 2023

8.1.3 Erf 8209, Small Craft Harbour, Saldanha Bay (SB, CM and KB) - 14 March 2023

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.4 Preparation for the upcoming Committee meetings

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

9.1 Close Out Report: Erf 54613, Herschel High, Herschel Road, Claremont (SJ)

- The Committee resolved to endorse the close out report as meeting all the requirements.

9.2 Close Out Report: Erven 45714 & 45714, Rondebosch Library (SJ)

- The Committee resolved to endorse the close out report as meeting all the requirements.

9.3 SDP amendment on Erven 3464, 3465 & 3466 Hawston (CN)

- The Committee resolved to endorse the amendment of the SDP, as the proposal is substantially in accordance with what was previously approved by HWC in 2009.

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed additions and alterations on Erf 64777, 106 Rosmead Avenue, Kenilworth, S34-A&A
Case No: HWC23011815CH0123**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 27 January and 15 March 2023.
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Harfield Village 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.

CH

**11.2 Proposed additions and alterations on Erf 115887, 38 Florence Avenue, Observatory, S34-A&A
Case No: HWC23021415CN0217**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 8 March 2023
- Graded IIIB
- Inside HPO
- CoCT supports the proposal but notes the unauthorized work.
- OCA supports the proposal but notes the unauthorized work.

FURTHER REQUIREMENTS

Applicant to submit a heritage statement to assess the impact to the graded IIIB resource

CN

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

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 14 March 2023
- Graded IIIC
- Inside HPO
- CoCT does not support the proposal.
- OCA supports the proposal but notes the unauthorized work.

FURTHER REQUIREMENTS

Applicant to submit a heritage statement to assess the impact to the graded IIIC resource and HPO status.

CN

**11.4 Proposed additions and alterations on Erf 41590, Drommedaris Road, Paarl, S34-A&A
Case No: HWC23012310CN0130**

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 10 & 14 March 2023.
- HOMs graded NCW
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- Paarl300 supports the proposal.
- DHF 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 additions and alterations on Erf 1140, 13 Finchley Road, Camps Bay, S34-A&A
Case No: 22012712CH0223E**

Mr Robin George introduced the item.

DISCUSSION

- Clarification for the application was received on 10 March 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- CRRA has no objections.

DECISION

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

RG

**11.6 Proposed additions and alterations on Erf 43174, 7 Merino Road, Rondebosch East, S34-A&A
Case No: HWC22112418RG1128**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 14 March 2023.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes work has been completed.

DECISION

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

RG

**11.7 Proposed additions and alterations on Erf 69086, 42 Kent Road, Wynberg, S34-A&A
Case No: HWC23090215RG0302**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 1 February 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- WECA supports the proposal

DECISION

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

RG

**11.8 Proposed additions and alterations on Erf 153673, 79 Chamberlain Road, Woodstock, S34-A&A
Case No: HWC23011816RG0123**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 16 March 2023
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- WRRRA had no objections
- WAAC 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.

RG

**11.9 Proposed total demolition on Erf 64873, 81 Rosmead Avenue, Kenilworth, S34-Total Demolition
Case No: HWC23021515SJ0216**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 10 March 2023.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

SJ

11.10 Proposed additions and alterations on Erf 11716, 20 Rose Street, Hoog-en-Droog, S34-A&A
Case No: HWC22102104SJ1021

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 8 March 2023.
- Graded IIIB
- Inside Special Character Area Overlay Zone of Paarl.
- Paarl300 supports the proposal.
- Drakenstein Municipality has no objections.

DECISION

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

SJ

11.11 Proposed total demolition on Erf 19858, 70 Berlyn Street, Paarl, S34-TD
Case No: 21062312KB0623E

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 15 March 2023.
- Ungraded
- DHF supports the proposal.

DECISION

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

TZ

11.12 Proposed additions and alterations on Erf 442, 28 Brompton Street, Bantry Bay, S34-A&A
Case No: HWC23021514TZ0216

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 16 March 2023.
- 3C and outside HPO
- SFA supports the proposal
- SFB supports the proposal

DECISION

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

TZ

11.13 Proposed additions and alterations on Erf 960, 57 Mosselbank Street, Paternoster
Case No: HWC22092814TZ

Under investigation

More external images are required and confirmation whether the building is older than 60 years.

**11.14 Proposed additions and alterations on Erf 3785, 71 Dr Euvrard Street, Malmesbury (Kannaland Speelskool). S34-A&A
Case No: HWC23021316MS0216**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 15 March 2023
- Graded IIIB
- Swartland Municipality supports the proposal.
- Friends of Blaauwberg Conservation Area noted the unauthorised work.
- The Committee notes work has been completed.

DECISION

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

MS

**11.15 Proposed additions and alterations on Erf 72596, 51 Woodley Road Plumstead, S34-A&A
Case No: HWC23090211MS0213**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 10 March 2023.
- 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

**11.16 Proposed additions and alterations on Erf 2290, 551 Main Road, Paarl, S34-A&A
Case No: HWC22112903MS0228**

Item removed from the agenda

MS

**11.17 Proposed partial demolition, additions and alterations on Erf 57286, 10 Ripelby Road, Claremont, S34-
Case No: 21080211XM0818E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 9 March 2023.
- Graded IIIC
- Outside HPO
- CoCT does not support the proposal.
- UCRRA does not support the proposal.
- The matter was heard at BELCom on 22 February 2023.

DECISION

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

MS

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 13920, 63 Roberts Road, Woodstock, S34-A&A Case No: HWC23030701CH0308

INCOMPLETE APPLICATION:

Woodstock Ratepayers and Residents Association and Woodstock Aesthetic Advisory Committee comments required.

CH

12.2 Proposed additions and alterations on Erf 169, Link Road, Camps Bay, S34-A&A Case No: HWC23030107CH0313

INCOMPLETE APPLICATION:

Camps Bay, Clifton Residents and Ratepayers Association comment required.

CH

12.3 Proposed total demolition on Erf 216,34 Stadler Street, Bloubergstrand, S34-TD Case No: HWC23030905CH0313

Ms Chane Herman introduced the item.

DISCUSSION

- Graded Potential IIIC
- Outside HPO
- CoCT supports the proposal.
- Friends of Blaauwberg Conservation Area supports the proposal.
- Cape Town Heritage Foundation did not comment within the 30-day commenting period.
- The Committee noted the objections from two Interested & Affected Parties.
- Referred to BELCom for their expertise

HELD OVER:

Referred to BELCom on 26 April 2023.

CH

12.4 Proposed additions and alterations on Erf 3792, 1 Risedale, Paarl, S34-A&A Case No: HWC23030204CH0308

Mr Clive Theunissen was present and took part in the discussion.

Ms Chane Herman introduced the item.

DISCUSSION

- HOMs graded NCW
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- Paarl300 supports the proposal.

- Drakenstein Heritage Foundation has objections.
- The application was tabled at BELCom in February 2023 and has subsequently been approved.
- The Committee notes that the current application is to have the correct drawings dated November 2022 stamped.

DECISION

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

CH

12.5 Proposed minor works on Erf 40931, 20 Main Road, Paarl, S34-A&A

Case No: HWC23030705CH

Mr Clive Theunissen was present and took part in the discussion.

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application for maintenance and repairs
- Graded IIIA
- Inside Special Character Area Overlay Zone of Paarl.

DECISION

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

CH

12.6 Proposed additions and alterations on Erf 534, 5 Belvedere Road, Oranjezicht, S34-A&A,

Case No: HWC23030106CH0308

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- City Bowl Ratepayers Association supports the proposal.

DECISION

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

CH

12.7 Proposed total demolition on Erf 79, Co Dirkie Uys and Voortrekker Road, Gansbaai, S34-Total Demolition

Case No: HWC230213525CH0313

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- Overstrand Heritage and Aesthetics Committee supports the proposal.

DECISION

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

CH

**12.8 Proposed additions and alterations on Erf 10244, 35 Market Street, Parow Valley, S34-A&A
Case No: HWC23031309CN0314**

Ms Corne Nortje introduced the item.

DISCUSSION

- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes work has been completed.

DECISION

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

CN

**12.9 Proposed additions and alterations on Erf 14157, 61 Balfour Road, Woodstock, S34-A&A
Case No: HWC22120602CN0314**

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- WAAC supports the proposal.
- WRRRA has no objections.

DECISION

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

CN

12.10 Proposed alterations, restoration and partial demolition on Erf 16379, 22 Van Riebeeck Street, Stellenbosch, S34-A&A

Case No: HWC23030710CN0314

Mr Simon Wayne was present and took part in the discussion.

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIA
- Inside historic core of Stellenbosch
- Stellenbosch Municipality supports the proposal.
- SIG does not support the proposal
- SHF did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise

HELD OVER:

Referred to BELCom on 26 April 2023.

CN

**12.11 Proposed additions and alterations on Erf 1989, 1 Segal Close, De Plaat, Velddrif, S34-A&A
Case No: HWC23030303CN0314**

Ms Corne Nortje introduced the item.

DISCUSSION

- HOMs graded IIIC
- Outside HPO
- Bergriver Municipality noted an approval is required from HWC.
- Veldrif Heritage supports the proposal.

DECISION

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

CN

**12.12 Proposed alterations and maintenance on Erf 5096, 4 Lang Street, Great Brak River, S34-A&A
Case No: HWC23011001CN0314**

Mr RM Mokgatle was present and took part in the discussion.

Ms Corne Nortje introduced the item.

DISCUSSION

- HOMs graded IIIC
- Outside HPO
- Mossel Bay Heritage supports the proposal (comment was received before work started)
- The Committee notes work has been completed.

DECISION

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

CN

**12.13 Proposed additions and alterations on Erf 70547, 5 Selby Road, Plumstead, S34-A&A
Case No: HWC23022105CN0314**

Ms Corne Nortje introduced the item.

DISCUSSION

- 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.

CN

12.14 Proposed additions and alterations on Erf 989, 10 Weder Street, Greyton, S34-A&A
Case No: HWC22120816CN0314

Ms Corne Nortje introduced the item.

DISCUSSION

- Minor works application
- HOMs graded NCW
- Outside HPO
- Greyton Conservation Society supports the proposal.

DECISION

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

CN

12.15 Proposed total demolition on RE of Erf 291, 32 Selbourne Road, Kraaifontein, S34-TD
Case No: HWC23022813CN0314

INCOMPLETE APPLICATION:

Durbanville Heritage Society comment required.

CN

12.16 Proposed additions and alterations on Erf 1200, 95 Forest Drive, Pinelands, S34-A&A
Case No: HWC23011608MS0310

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- PRRA supports the proposal.

DECISION

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

MS

12.17 Proposed additions and alterations on Erf 1487, 8 Hofmeyer Road, Oranjezicht, S34-A&A
Case No: HWC23030305MS0313

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- CIBRA stamped the plans.

DECISION

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

- MS
- 12.18 Proposed additions and alterations on Erf 2714, Unit 15 Uitzicht Flats, Oranjezicht, S34-A&A**
Case No: HWC23022303MS0310
- INCOMPLETE APPLICATION:**
CoCT comment, POA, all images and locality map required.
- MS
- 12.19 Proposed additions and alterations on Erf 4828, 7 Primrose Street, Paarl, S34-A&A**
Case No: HWC23030201MS0310
- INCOMPLETE APPLICATION:**
Additional internal, external and streetscape images required.
- MS
- 12.20 Proposed additions and alterations on Erf 6249, 6 Charnwood Close, Constantia, S34-A&A**
Case No: HWC23020307MS0310
- INCOMPLETE APPLICATION:**
CRRRA comment required.
- MS
- 12.21 Proposed additions and alterations on Erf 7649, 51 Hillside Road, Fish Hoek, S34-A&A**
Case No: HWC23030708MS0310
- Ms Muneerah Solomon introduced the item.
- DISCUSSION**
- Graded NCW
 - Outside HPO
 - CoCT supports the proposal.
 - KSJRRRA notes the application falls outside their commenting area.
- DECISION**
The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources.
- MS
- 12.22 Proposed additions and alterations on Erf 855, 287 Beach Road, Sea Point, S34-A&A**
Case No: HWC23030901MS0310
- INCOMPLETE APPLICATION**
Updated application and conservation body comments required.
- MS
- 12.23 Proposed additions and alterations on Erf 867, 19 Regent Road, Sea Point, S34-A&A**
Case No: 22070709MS0313
- INCOMPLETE APPLICATION:**
CoCT and SFA comments and more internal images required.
- MS

**12.24 Proposed additions and alterations on Erf 10487, 4B Beach Road, Woodstock, S34-Minor Works
Case No: HWC23031306RG0313**

Ms Claire Abrahamse was present

Mr Robin George introduced the item.

DISCUSSION

- Minor works application
- Ungraded
- Outside HPO

DECISION

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

RG

**12.25 Proposed additions and alterations on Erf 1128, 36 Ludlow Road, Vredehoek, S34-A&A
Case No: HWC23030810RG0308**

INCOMPLETE APPLICATION:

CoCT comment and plan required.

RG

**12.26 Proposed additions and alterations on Erf 253, 6 Fairways Avenue, Camps Bay, S34-Emergency Permit
Case No: HWC23030906RG0308**

INCOMPLETE APPLICATION:

Full Section 34 application, CoCT and Camps Bay, Clifton Residents and Residents Association comments, Title deed, internal photos, streetscape photos and in the SG diagram.

RG

**12.27 Proposed total demolition on Erven 37, 38 & 39, 33 Van Breda Street, Agulhas, S34-Total Demolition
Case No: HWC23030809RG0308**

Under investigation – Case officer to investigate further.

Applicant to clarify if work is additions/alterations, total or partial demolition and plans to be colored up. Municipality and Agulhas Heritage Society and Conservation Society comments required.

RG

**12.28 Proposed demolition on Erf 4682, 14 Neethling Street, Stellenbosch, S34-TD
Case No: HWC23030805RG0308**

Mr Robin George introduced the item.

DISCUSSION

- Ungraded
- Stellenbosch Municipality supports the proposal.
- SIG supports the proposal.
- SHF supports the proposal.

DECISION

The Committee resolved to approve the application, for the outbuilding only, as there is insufficient heritage to warrant retention.

**12.29 Proposed additions and alterations on Erf 50682, 8 St Patricks Road, Claremont, S34-A&A
Case No: HWC23031304RG0313**

Mr Robin George introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- GLCA does not support
- The Committee notes work has been completed.

DECISION

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

RG

**12.30 Proposed additions and alterations on Erf 5741, 65 Herbert Street, Oakdale, S34-A&A
Case No: HWC23021516RG0313**

INCOMPLETE APPLICATION:

Streetscape images and clarity if work has been completed required.

RG

**12.31 Proposed additions and alterations on Erf 633, 25 Belmont Avenue, Oranjezicht, S34-A&A
Case No: HWC230902016RG0316**

Mr Robin George introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Inside HPO

DECISION

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

RG

**12.32 Proposed DBF South Solar Energy Facility on remainder Farm 89, Doringboomsfontein
Farm 213, Hartebeeste Vleis Berg Portion 2 of Farm 212, Adjacent Klipplaats
Portion 2 of Farm 40, Ryers Vlei, Beaufort West, S38(8)-NID
Case No: HWC23031006SB0310**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The project may have a visual impact to the farm complex
- Archaeological resource may be impacted
- Possible impact to palaeontological resources
- The Committee is of the opinion 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. Visual Impact Assessment
3. Paleontological Impact Assessment

SB

12.33 Proposed fence on Farm 90 portion 6, Stellenbosch, S38(4)-NID

Case No: HWC23030808SB0313

INCOMPLETE APPLICATION

Completed NID application form required.

SB

12.34 Proposed mixed use development on Erf 864, 2294 and 1898 Blue downs, S38(8)-NID

Case No: HWC23030907SB0313

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The site is situated in the of Low (blue shading) to medium (green shading) palaeontological sensitivity (SAHRIS map)
- The committee notes that human remains have been said to come from the parent illegal sand mine. In the 1983 and 1979 topographic maps of the area mark "graf" in this location but the 1958 map shows "Kerkhof."
- The Committee is of the opinion 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. Desktop Paleontological Impact Assessment

SB

12.35 Proposed Mura 1-4 PV Facilities, Beaufort West Magisterial District, Western Cape and Victoria West, S38(8)- HIA

Case No: 22101902AM1019E

HELD OVER

Until public consultation period has concluded.

SB

12.36 Proposed Beau Valley Solar Energy Facility on Portion 1 of Farm 89, Doringboomsfontein , Beaufort West, S38(8)-NID

Case No: HWC23030306SB0310

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The project may have a visual impact to the farm complex
- Archaeological resource may be impacted
- Possible impact to palaeontological resources

- The Committee is of the opinion 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. Visual Impact Assessment
3. Paleontological Impact Assessment

SB

12.37 Proposed development on Remainder Farm 141, Blaauwberg, S38(8)-NID Case No: HWC23031301

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The site is currently largely vacant land
- John Pether has confirmed that there is no impact to paleontological resource.
- The committee had concerns about the visual impact, however, could not identify the heritage resource.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.38 Proposed Ilanga Emoyeni Pv2 Solar Energy Facility, Murraysburg Magisterial District, Western Cape, S38(8)-HIA Case no: 22102002AM1020E

Under investigation – clarity if the consultation process has concluded or not.

SB

12.39 Proposed Mura Electrical Grid Infrastructure, Beaufort West Magisterial District, Western Cape And Victoria West Magisterial District, S38(8)-HIA Case no: 22101903AM1019E

HELD OVER

Untill public consultation period has concluded.

SB

12.40 Proposed New Hotel Development on Erf 149294-Re, Proposed Hotel, Quay 7, East Pier Precinct, V&A Waterfront, S38(4) - NID Case no: HWC23022810SJ0227

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 19 April 2023.

SJ

12.41 Proposed Maintenance on Erf 1804, 16 Van Riebeeck Street, Stellenbosch, S34-Minor Works
Case no: HWC23030902SJ0310

Ms Nicolene Visser and Ms Anne-Marie Fick were present and took part in the discussion.

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Minor works application
- Graded IIIA
- Inside historic core of Stellenbosch

DECISION

The Committee resolved to approve the application on condition that;

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

SJ

12.42 Proposed additions and alterations on Erf 2349, 7 Fulham Road, Camps Bay, S34-A&A
Case No: HWC22112815SJ0310

Ms Sneha Jhupsee 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.

SJ

12.43 Proposed additions and alterations on Erf 87560, 6 Dartmouth Road, Muizenberg, S34-A&A
Case No: HWC23031303SJ0314

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Muizenberg Historical Society supports the proposal.

DECISION

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

SJ

12.44 Proposed additions and alterations on Erf 963, 14 Chesterfield Road, Oranjezicht, S34-A&A
Case No: HWC23031003SJ0314

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded NCW
- 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.

SJ

12.45 Proposed Restoration on Erven 45713 and 45714, Rondebosch Library, 4 Hall Street, Rondebosch, S34-Restoration

Case No: HWC23031005SJ0314

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIA
- Outside HPO
- CoCT supports the proposal

DECISION

The Committee resolved to approve the application on condition that;

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

SJ

12.46 Proposed additional structures on Remainder of Farm 705, Agter Paarl, Drakenstein, Cape Winelands, S38(4)-NID

Case No: HWC23031310SJ0314

INCOMPLETE APPLICATION:

Completed Section 38 application form required.

SJ

12.47 Proposed additions, alterations and restoration on Portion 17 Marshden 577, Navarre Farm Complex, Stellenbosch, S34-Minor Works

Case No: HWC23031305SJ0314

INCOMPLETE APPLICATION:

Full Section 34 application required; all conservation body comments required.

SJ

12.48 Proposed maintenance and restoration on Erf 156096-Re, Bishops Diocesan College, 65 Campground Road, Rondebosch, S34-Minor Works
Case No: HWC23031511SJ0316

Ms Karen Dugmore Strom was present.

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Minor works application
- Graded IIIA
- Outside HPO

DECISION

The Committee resolved to approve the application on condition that;

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

SJ

12.49 Proposed additions and alterations on Erf 32527, 5 Hawkins Avenue, Epping, S34-A&A
Case No: HWC23030703TZ0314

Mr 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

12.50 Proposed additions and alterations on Erf 45439, Apartment 6, Halevery Holt Apartment, S34-A&A
Case No: HWC23030203TZ0313

Under investigation- case officer to confirm if work has been completed and date stamped streetscape images (not Google images) required.

TZ

12.51 Proposed additions and alterations on Erf 56725, 2 Princess Avenue, Bishops Court, S34-A&A
Case No: HWC23031001TZ0313

INCOMPLETE APPLICATION:

SG diagram and title deed required.

TZ

**12.52 Proposed additions and alterations on Erf 70393, 7 St Joseph's Road, Timour Hall Plumstead, S34-A&A
Case No: HWC23030904TZ0313**

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded NCW
- CoCT supports the proposal.

DECISION

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

TZ

12.53 Proposed total demolition on Erf 7821, 196 Main Road, Somerset West, S34-TD

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

**12.54 Proposed additions and alterations on Erf 216, 36 Stadler Street, Bloubergstrand, S34-A&A
Case No: HWC23030905CH0313**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Friends of Blaauwberg Conservation Area did not comment within the 30-day commenting period.
- The Committee notes two objections from Interested & Affected Parties.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 26 April 2023.

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

15. CLOSURE

Chairperson.....

Secretariat:

Annexure A – HWC Heritage Officer Meetings**Abbreviations****APHP** - Association of Professional Heritage Practitioners**AHP** - Agulhas Heritage Society**BKCA** -Bo-Kaap Civic Association**BKYM** - Bo-Kaap Youth Movement**CIBRA** - City Bowl Ratepayers ' & Residents Association**CoCT** – City of Cape Town**CTHT** – Cape Town Heritage Trust**CRM** - Cultural Resources Management**DRHCA** - De Rust Heritage Conservation Association**Docomomo** South Africa**DHS** -Durbanville Heritage Society**EHM** – Environmental Heritage Management department**FoBCA**- Friends of Blaauwberg Conservation Area

FE - Friends Of Elim

GLCA- Greater Lynfræ Civic Association**GPRRA** - Green Point Ratepayers & Residents Association**HVA**- Harfield Village Association**HMB** - Heritage Mossel Bay**HVTA** - Hex Valley Tourism Association**HBRRA** - Hout Bay & Ratepayers And Residents Association**HIA** - Heritage Impact Assessment**ILASA** - Institute for Landscape Architecture in South Africa**KBHA** - Kalk Bay Historical Association**KBSJRR** - Kalk bay-St James Ratepayers & Residents Association**LKID** - Lower Kenilworth Improvement District**MHCS** - Muizenberg Historical Conservation Society**NCW** – Not Conservation Worthy**NEMA** - National Environmental Management Act (No. 107 of 1998)**NID** - Notification of Intent to Develop**NCOA** - Noetzie Conservancy Owners Association**OH** - Oudshoorn Heritage**Paarl300** Foundation**PRRA** - Pinelands Ratepayers & Residents Association**PACF** - Prince Albert Cultural Foundation**SAHRA** - South African Heritage Resources Agency**SRHS** - Salt River Heritage Society**SFB** - Sea Point,Fresnaye & Bantry Bay Ratepayers & Residents Association

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STHS - Simon's Town Historical Society**SHF** - Stellenbosch Heritage Foundation**SHCT** - Stillbaai Heritage Conservation Trust**GHT** - George Heritage Trust**RVRA**- Rustenburg Valley Residents Association**TRHCS** - Touws River Heritage and Conservation Society**VASSA** - Vernaclar Architecture Society of South Africa**WUECAG** - Walmer/University Estate Conservation Action Group**WCAC** - West Coast Aboriginal Council**WAAC** - Woodstock Aesthetic Advisory Committee**WHCS** - Worcester Heritage & Conservation Society**WRRRA** - Wynberg Residents and Ratepayers Association**ASAPA** - Association of Southern African Professional Archaeologists**ABHC** - Associated Bibbeys Hoek Conservancy (Knysna)**BELCOM** - Built Environment and Landscapes Committee**CBCRA** -Camps Bay Clifton Ratepayers Association**CSDBOA** - Clifton-On-Sea & District Bungalow Owners Association**CTHF** - Cape Town Heritage Foundation**CRRA** - Constantia Ratepayers & Residents Associations**CMP** – Conservation Management Plan**DWCA** - De Waterkant Civic Association**DHF** - Drakenstein of Heritage Foundation**EMPr** - Environmental Management Program**FHRA** -Franschhoek Heritage and Ratepayer Association**FoCVGB** - Friends Of Constantia Valley Green Belts**GBRM** - Great Brak River Museum**GVHAG**- Greater Vredehoek Heritage Action Group**GCS** - Greyton Conservation Society**HRF** - Helderberg Renaissance Foundation**HOMs** - Heritage Officers Meeting**HPO** – Heritage protect overlay**HWC** – Heritage Western Cape**IACom** - Impact Assessment Committee**IGIC** - Inventories, Gradings and Interpretations Committee**KHS** - Kommetjie Heritage Society**MGHS** - McGregor Heritage Society**NHC** - Napier Heritage & Conservation**NASDB** - Nelspoort Agency of Sustainable Development body**NHRA** - National Heritage Resources Act (No. 25) of 1999**NRA** - Newlands Residents Association**OCA** - Observatory Civic Association**OHAC** - Overstrand Heritage and Aesthetics Committee**PPP** - Public Participation Process**PHCT** - Pniel Heritage And Cultural Trust**RMCA** - Rosebank and Mowbray Planning & Architectural Committee**SAHRIS** - South African Heritage Resources Information System**SPFA** - Sea Point For All Group

Simon Van Der Stel Foundation Southern Cape

SHC - Stanford Conservation Trust & Stanford Heritage Committee**SIG** - Stellenbosch Interest Group**SHA** - Swellendam Heritage Association**OWVS** - Old Wynberg Village Society**TVHF** - Tulbagh Valley Heritage Foundation**UCRRA**- Upper Claremont and Residents and Ratepayers Association**WERRA** - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC- Whale Coast Conservation**WRA** - Woodstock Residents Association**WECA** - Wynberg East Civic Association