

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 30 January 2023 at 08:30,
Via MS 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) (Specialist Heritage Officer)
Ms Zikhona Signoya (ZS) (Admin Assistant)
Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Ms Zikhona Sigonya (ZS) (admin assistant)

Legal Advisor

Visitors

Mr James Hallinan
Mr Clive Theunissen
Ms Carina Wiggill
Ms Jenna Lavin
Mr Ron Martin
Mr Jonathan Kaplan

Observers

None

3 Apologies

Ms Penelope Meyer – legal advisor

Absent

None

4. Approval of Agenda

- 4.1 30 January 2023. The Committee resolved to approve the agenda with minor edits and Additions. MS moves to adopt the agenda and SJ seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1 17 January 2023 The Committee resolved to approve the minutes with minor edits and Additions. MS moves to adopt the agenda and AM seconds.
- 5.2 18 January 2023 The Committee resolved to approve the minutes with minor edits and Additions. CN moves to adopt the agenda and MS seconds.
- 5.3 24 January 2023 The Committee resolved to approve the minutes with minor edits and Additions. CM moves to adopt the agenda and CH seconds

6. Disclosure of conflict of interest

- 6.1 None

7. Confidential matters

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 202, 8 Longmarket Street, Stanford – Stanford Police Station (CH)

- The Committee notes the site inspection undertaken on 26 January 2023.
- The Committee requires a Section 31 application to be submitted to HWC.

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.3.1. Erf 175, Unit 4, St Georges Mansion, 14 Sir George Grey Street, Oranjezicht (CN)

8.3.2. Proposed River Club Electricity Cable, Various Erven and Road Portions, Observatory (CN)

8.4 Preparation for the upcoming Committee meetings

8.4.1 BELCom_ 31 January 2023.

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

9.1 Donkin Street, Beaufort West (RG)

- Case officer to contact the chairperson and legal advisor on a way forward.

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed additions and alterations on Erf 107, 16 Schoolside Road, Meadowridge, S34-A&A Case No: HWC22111407CH1114

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 19 January 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.

CH

11.2 Proposed additions and alterations on Erf 95, 36 Culemborg Street, Brackenfell, S34-A&A Case No: HWC22120208CH1205

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 19 & 23 January 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes the work has been completed.

DECISION

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

CH

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

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 21 January 2023.
- HOMs graded IIIC
- Outside HPO
- Swellendam Municipality supports the proposal.
- Swellendam Heritage Association supports the proposal.

DECISION

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

CH

**11.4 Proposed additions and alterations on Erf 16628, 42 Greef Street, Salt River, S34-A&A
Case No: HWC22110810RG1114**

Item removed from the agenda.

RG

**11.5 Proposed additions and alterations on Erf 3660, 33 de Villiers Street, Strand, S34-A&A
Case No: HWC22112313RG1130**

Mr Robin George introduced the item.

DISCUSSION

- Held over from HOMs on 12 December 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Helderberg Renaissance Foundation supports the proposal.
- The Committee notes the work has been completed.

DECISION

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

RG

**11.6 Proposed subdivision on Erf 5022, St Simon and Jude Catholic Church, Simon's Town, S38-HIA
Case No: 21121308RG0201E**

Mr Robin George introduced the item.

Mr James Hallinan was present and took part in the discussion.

DISCUSSION

- Information for public participation received on 6 December 2022.
- Graded IIIA
- Inside the Forest Hill Heritage Precinct of Simons Town
- DEADP state the development does not trigger any listed activities
- Simons Town Historical Society supports the subdivision
- Simon Liell-Cock has no objections
- The City has no objections but request the development be in accordance with 10 Heritage Related Design Guidelines for Subdivision and Rezoning
- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 15 February 2023.

RG

**11.7 Proposed total demolition on Erven 2466, 2467, 2468, 3 & 5 Daley Street and 2 Beach Street, Mossel Bay, S34-Total Demolition
Case No: HWC22112508CN1128**

Mr Corne Nortje introduced the item.

Ms Carina Wiggill was present and took part in the discussion.

DISCUSSION

- Information received on 20 January 2023.
- Ungraded
- Inside historic core of Mossel Bay
- Heritage Mossel Bay supports the proposal.
- Mossel Bay Municipality noted that an application was submitted to HWC.

DECISION

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

CN

11.8 Proposed consolidation and subdivision for residential dwellings on Erven 17, 18, 19, 247, 252, Hoop Street, De Rust, S38(4)-NID

Case No: HWC22112805CN1219

Mr Corne Nortje introduced the item.

DISCUSSION

- Information received on 23 January 2023.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Protocol for finds to be included.

CN

11.9 Proposed additions and alterations on Erf 10453, 19 Hares Avenue, Salt River, S34-A-A

Case No: HWC22112901TZ1201

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 26 January 2023.
- Graded IIIC
- CoCT supports the proposal.
- The Committee notes the work has been completed.

DECISION

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

TZ

11.10 Proposed additions and alterations on Erf 26313, 9 Ash Street, Observatory, S34-A&A-MW

Case No: HWC23011008MS0110

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 26 January 2023.
- 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.

MS

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

Item removed from the agenda.

MS

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

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 24 January 2023.
- HOMs graded IIIC
- Mossel Bay Municipality supports the proposal.
- Simon van De Stel Foundation 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

11.13 Proposed additions and alterations on Erf 21205, 2 Hawe Square, Windermere, S34-A&A. Case No: HWC22090607CM1017

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 25 January 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.

CM

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

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 20 January 2023.
- Graded NCW
- CoCT supports the proposal.

DECISION

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

CM

**11.15 Proposed additions and alterations on Erf 7076, 5 Highway Road, Fish Hoek, S34-A&A.
Case No: 22081111CM0812E**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 25 January 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.

CM

**11.16 Proposed additions and alterations on Erf 2546, 165 Upper Canterbury Road, Cape Town
CBD, S34-A&A
Case No: HWC22120605KB1206**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 25 January 2023.
- Graded NCW
- 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

**11.17 Proposed minor works on Erf 402, 32 High Level Road, Greenpoint, S34-A&A
Case No: HWC22120604KB0112**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 25 January 2023
- Minor works application
- CoCT referred the application to HWC for comment.
- Greenpoint 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

**11.18 Proposed additions and alterations on Erf 154543, 39 Mawson Avenue, Gardens, S34-A&A
Case No: 22062216AM0329E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received on 24 January 2023.
- Graded IIC
- Outside HPO
- CoCT supports the proposal.

DECISION

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

AM

11.19 Proposed restoration on Erf 2725, 5 Park Street, Clanwilliam, S27-Minor Works: Restoration and maintenance

Case No: HWC22122104SJ1222

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 27 January 2023
- Graded PHS
- Minor works application

DECISION

The Committee resolved to approve the application on condition that;

1. Work 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. NEW MATTERS

**12.1 Proposed residential development on Erf 21281, Aalwyn Way, Mossel Bay, S38(8)-NID
Case No: HWC22110404AM0120**

Under investigation.

AM

- 12.2 Proposed development of 3 new dams, Enlargement of 2 existing dams Cultivation of a total of 424ha of land, 37 tourism offerings (cottages or farm hotel) between 100 and 200sqm each and 2 campsites on Farm Middelburg Portion 8/10, Farm Kruispad Portion 12, Farm Voorspeed Annex Portion 206, Farm De Hex River Portion 18/50, Farm Middelburg Portion RE/10, Farm, Gannasbos Vlakte Portion 51, Farm 299, Farm De Hex Rivier, RE/50, Farm Hex Rivier Portion 54 /50 and Farm 301, Worcester, S38(8)-HIA
Case No: 21121508AM1215E**

Ms Ayanda Mdludlu introduced the item.

Ms Jenna Lavin was present and took part in the discussion.

DISCUSSION

- Desktop Palaeontological Impact Assessment- project area is underlain by shallow sandy soil of the sedimentary rocks of Malmesbury Group associated with weathering. Namibian aged granite to Quaternary aged alluvium and gravels with very low to very high sensitivity for palaeontological heritage have been noted. It is said few excavations will exceed the 1.5m marker into bedrock.
- Archaeological Impact Assessment- field assessment identified MSA artefact scatters dominated by chert and quartzite. Found in fewer numbers, were ESA and LSA artefacts. Artefacts were graded a IIIC and NCW due to the high levels of erosion in the area. Significant archaeological materials and possible rock art were identified near one of the existing dams and proposed area for the cottages. These have been graded IIIB. A ruined stone kraal was identified within the area of proposed cottages and has been graded a IIIC.
- HIA recommendations: No further mitigations were recommended for the stone tools identified. It is recommended that a no-go buffer zone of 50m be established around the rock art site. A 25m no-go buffer zone is recommended for the stone kraal ruins. In areas where excavations will exceed 1.5m in depth, palaeontological monitoring will be required. All other elements of the proposal have been recommended the HWC Chance Finds Procedure.

DECISION

The Committee resolved to approve the HIA.

AM

- 12.3 Removal of indigenous vegetation and establishment of agricultural facilities on Farm No. 717, Portion 2 of Farm No.1595 and Portion 4 of Farm No. 1595, Stellenbosch, S38(8)-NID
Case No: HWC230118809AM0119**

Item already heard on 17 January 2023.

AM

- 12.4 Proposed changes to the existing facility on Erven 32560 and 102119, Epping, S38(8)-NID
Case No: HWC23011011AM0118**

COMMENT:

- The expansion activities will occur within an existing warehouse without any external construction outside the building and therefore does not pose any direct impact to heritage.
Letter of no trigger to the NHRA to be issued.

AM

**12.5 Proposed construction of the George Western Bypass, George, S38(8)-NID
Case No: AM0123**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- 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. Desktop Paleontological Impact Assessment
4. Built environment study
5. Cultural landscape study
6. Socio historical study

AM

**12.6 Proposed minor works on Erf 118198, 4 Arles Hankey Crescent, Brooklyn, S34-MW
Case No: HWC22111406CH020**

Ms Chane Herman introduced the item.

DISCUSSION

- The application was submitted as minor works
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- The Committee notes the work has been completed.

DECISION

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

CH

**12.7 Proposed additions and alterations on Erf 44976, 8 Old Farm Road, Rondebosch, S34-A&A
Case No: HWC23011813CH0118**

Ms Chane Herman introduced the item.

DISCUSSION

- HOMs recommends a grading of 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

12.8 Proposed additions and alterations on Erf 48735, 3 Norfolk Close, Newlands, S34-A&A
Case No: HWC23011201CH0118

Duplicate application- refer to RG item 12.39

CH

12.9 Proposed additions and alterations on Erf 63733, 5 Stellenberg Avenue, Kenilworth, S34-A&A
Case No: HWC23012005CH0123

Ms Chane Herman introduced the item.

DISCUSSION

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

DECISION

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

CH

12.10 Proposed additions and alterations on Erf 64341, 25 Salisbury Road, Kenilworth, S34-A&A
Case No: HWC23011817CH0119

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT notes work has been completed.
- The Committee notes the work has been completed.

DECISION

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

CH

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

INCOMPLETE APPLICATION:

Annotated images, SG diagram and Harfield Village comment required.

CH

12.12 Proposed additions and alterations on Erf 65048, 24 Gibson Road, Kenilworth, S34-A&A
Case No: HWC23010306CH0119

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT had further requirements for annotated photographs and comments from the conservation body. The Committee notes that this information has been included in the Section 34 application.

- Lower Kenilworth Improvement District supports the freestanding pool room and staff quarters. The carport is supported in principle, however there are concerns that the detailing should be more visually recessive and light and that the pitch should be altered. The conservation body does not support the stop enclosure in its current form with reason that the proposed extension (particularly the brick piers, aluminium stacker doors, IBR roof sheeting and pitch) is intrusive and not in keeping with the visual features of the house.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 22 February 2023.

CH

12.13 Proposed tree removal on Erf 665, 8 Weyers Avenue, Durbanville, S27- tree removal Case No: HWC23012309CH

Ms Chane Herman introduced the item.

DISCUSSION

- Graded PHS
- Outside HPO
- The five Eucalyptus trees form part of the sites historical landscape.
- The application before the Committee is as a result of one tree that had fallen over last year, causing damage to a portion of the Church's historic boundary wall.
- The tree removal was briefly discussed as HOMs on 21 November 2022. The Committee agreed that an emergency application could be submitted to HWC along with an arborist report to determine the condition of the trees and to inform if it is advised that the trees be removed.
- The findings of the arborist report recommended that the trees be retained with maintenance measures to reduce the risk probability, size and consequences posed.
- The recommended maintenance as indicated on page 3 of the tree report includes:
 1. Crown cleaning to remove all dead wood that has developed in the canopies.
 2. Crown thinning to reduce wind sail, reduce weight on limbs and remove rubbing branches and co dominant stems.
 3. Crown reduction by 50% in winter to reduce the size of the crown and length of limbs to reduce the probability of failure and reduce wind sail on canopy

DECISION

The Committee supports the retention of the five Eucalyptus trees. The Committee endorsed the tree report dated 5 December 2022 as compiled by Mr. Matthew Kleinenberg and supports the maintenance recommendations made by the arborist.

CH

12.14 Proposed additions and alterations on Erf 974, 17 St Bedes Road, Three Anchor Bay, S34-A&A Case No: HWC22112406CH0120

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Greenpoint 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.

CH

- 12.15 Proposed partial demolition on Nederburg Farm 631 Meaker Street, Paarl, S27-partial demolition
Case No: HWC23011803CH0119**

INCOMPLETE APPLICATION:

Title deed, annotated photographs of all structures on site, plans indicating what work has been completed on site, SG diagram, Paarl300 and Drakenstein Heritage Foundation comments required.

CH

- 12.16 Proposed additions and alterations on Erf 153261, 25 Haig Avenue, Garden Village, S34-A&A
Case No: HWC2301170CM0118**

INCOMPLETE APPLICATION:

Locality map, internal external and streetscape images required.

CM

- 12.17 Proposed additions and alterations on Erf 1740, Leeuwendal Crescent, Oranjezicht, S34-A&A
Case No: HWC23011206CM0119**

INCOMPLETE APPLICATION:

CoCT and Citybowl Residents and Ratepayers Association comment required.

CM

- 12.18 Proposed additions and alterations on Erf 17477, 156 High Street, Oudtshoorn, S34-A&A
Case No: HWC23011812CM0119**

Under investigation. Case officer to investigate further.

CM

- 12.18 Proposed additions and alterations on Erf 5730, 31 Iona Street, Bellville, S34-A&A
Case No: HWC23011103CM0118**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Ungraded
- CoCT supports the proposal.

DECISION

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

CM

- 12.20 Proposed additions and alterations on Erf 8222, 1 Hopwood Street, Plettenberg Bay, S34-A&A
Case No: 22072902CM0119**

INCOMPLETE APPLICATION:

Full application required.

CM

**12.21 Proposed rezoning and subdivision on Portion 23 of Farm No.716, Paarl, S38(4)-NID
Case No: HWC23011704CM0118**

Ms Cecilene Muller introduced the item.

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

DISCUSSION

- 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

**12.22 Proposed Periodic Maintenance of TR16/8 and TR16/9 Murraysburg, S38(8)-NID
Case No: HWC23012302CM0123**

Ms Cecilene Muller introduced the item.

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Protocol for finds to be included.

CM

**12.23 Proposed additions and alterations on Erf 12231, 5 Park Road, Woodstock, S34-A&A
Case No: HWC23011204KB0117**

INCOMPLETE APPLICATION:

Woodstock Aesthetics Advisory Committee and Woodstock Residents and Ratepayers Association comments, motivation and contextual images required.

KB

**12.24 Proposed additions and alterations on Erf 1683, 15 Derwent Road, Gardens, S34-A&A
Case No: HWC23011702KB0117**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIA
- 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

**12.25 Proposed additions and alterations on Erf 527, 3 Marine Drive, Hermanus, S34-A&A
Case No: HWC23011902KB0120**

Under investigation.

KB

**12.26 Proposed additions and alterations on Erf 5457, 90 Dirkie Uys Street, Goodwood, S34-A&A
Case No: HWC23012002KB0120**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

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

DECISION

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

KB

**12.27 Proposed total demolition on Erf 55917, 9 Morris Road, Claremont, S34-A&A
Case No: HWC23011607KB0117**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- Upper Claremont Residents and Ratepayers Association raised concern of the replacement structure.
- CoCT did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 22 February 2023.

KB

**12.28 Proposed additions and alterations on Erf 82, 11 Blackheath, Three Anchor Bay, S34-A&A
Case No: HWC23011912KB0120**

INCOMPLETE APPLICATION

Application form and CoCT comment required.

KB

**12.29 Proposed consolidation rezoning and subdivision - mixed use development on Erf 8917
and 8918, Wellington, S38(4)-NID
Case No: HWC23011703KB0117**

Ms Khanyisile Bonile introduced the item.

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

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

KB

12.30 Proposed additions and alterations on Erf 140740, 1 Blake Street, Observatory, S34-A&A
Case No: HWC23011603MS0116

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT supports the proposal.
- Observatory Civic Association suggests that the original timber ceiling in bedroom 2 be kept.

DECISION

The Committee resolved to approve the application on condition that;

1. The original timber ceiling in bedroom 2 is kept.

MS

12.31 Proposed additions and alterations on Erf 1523, 143 Forest Drive, Pinelands, S34-A&A
Case No: HWC23011608MS0116

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Pinelands Residents and Ratepayers Association noted that they do not comment on the erf.

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 57286, 10 Ripelby Road, Claremont, S34-A&A
Case No: HWC23011207MS0116

INCOMPLETE APPLICATION:

CoCT and Upper Claremont Residents and Ratepayers Association comments required.

MS

12.33 Proposed additions and alterations on Erf 5773, 62 Richmond Street, Goodwood, S34-A&A
Case No: HWC22120101MS0116

Ms Muneerah Solomon introduced the item.

DISCUSSION

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

DECISION

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

MS

12.34 Proposed additions and alterations on Erf 689, Merwehof Hostel, Rietz Street, Robertson, S34-A&A-MW
Case No: HWC23011609MS0116

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Minor works application
- HOMs graded IIIB

DECISION

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

MS

12.35 Proposed maintenance on Erf 95135, Director's House, Company's Garden, S27-Maintenance
Case No: 22072001MS0119H

Ms Muneerah Solomon introduced the item.

DISCUSSION

- The Committee deems the application to be minor in nature.
- Graded IIIA
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. Minor works application form to be submitted to HWC.
2. Work be monitored by a suitably qualified architect with heritage experience;
3. A close-out report to be submitted within 30 days of practical completion.

MS

12.36 Proposed additions and alterations on Erf 1063, 1064 and 1065, 104 Langehoven Road, Oudtshoorn School of Skills, S34-A&A
Case No: HWC23011010MS0116

Ms Muneerah Solomon introduced the item.

DISCUSSION

- HOMs graded NCW
- Oudtshoorn Municipality supports the proposal.
- Heritage Oudtshoorn supports the proposal.
- Simon Van De Stel Foundation noted that the application is outside their district.

DECISION

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

MS

**12.37 Proposed additions and alterations on Erf 1416, 18 Ambleside Road, Pinelands, S34-A&A
Case No: HWC23011705RG0123**

Mr Robin George 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.

RG

**12.38 Proposed additions and alterations on Erf 1581 and rem Erf 1670, 24 Jonkershoek Street, Stellenbosch, S34-A&A
Case No: HWC23011706RG0118**

INCOMPLETE APPLICATION:

Streetscape images required.

RG

**12.39 Proposed additions and alterations on Erf 48735, 3 Norfolk Close, Newlands, S34-A&A
Case No: HWC23011602RG0118**

Mr Robin George introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT did not provide any comment.
- Newlands Residents Association has no objections to the proposal.

DECISION

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

RG

**12.40 Proposed additions and alterations on Erf 66118, 8 Hendon Road, Wynberg, S34-A&A
Case No: HWC23011602RG0118**

Under investigation.

RG

**12.41 Proposed additions and alterations on Erf 681, 8 Tugela Road, Vygeboom, S34-A&A
Case No: HWC23011804RG0118**

Mr Robin George introduced the item.

DISCUSSION

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

- Durbanville Heritage Society supports the proposal.

DECISION

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

RG

12.42 Proposed additions and alterations on Erf 90069, 185 Main Road, Kalk Bay, S34-A&A

Case No: HWC23011913RG0123

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Kalk Bay & St James Residents and Ratepayers Association had no objections.
- Kalk Bay Historical Society had no objections.
- The Committee notes the work has been completed.

DECISION

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

RG

12.43 Proposed additions and alterations on Erf 944, 20 Stockenstrom Street, George, S34-A&A

Case No: HWC23011801RG0118

INCOMPLETE APPLICATION:

Correct application form, George Municipality, Simon Van De Stel and George Heritage Trust comments and internal images and SG diagram required.

RG

12.44 Proposed additions and alterations on Erf 153673, 89 Chamberlain Road, Woodstock, S34-A&A

Case No: HWC23011816RG0123

INCOMPLETE APPLICATION:

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

RG

12.45 Boschendal CMP R310, Dwars River Valley, Stellenbosch, S27-CMP

Case No: 20032005SB0331E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Referred to IACom and BELCom for their expertise.

HELD OVER:

Referred to IACom on 15 February 2023 and BELCom on 22 February 2023.

SB

12.46 Proposed Extension of the Residential, Light Industry and Business Precincts on the western portion of Portion 5 of Farm 742, Stellenbosch S38(8)-HIA
Case No: 20032416JW0331E

HELD OVER:

Held over till the commenting period has concluded.

SB

12.47 Addendum report for the IRT Infrastructure phase 2A, W1, proposed Bus turn around facility, Erf 54756-RE (Section of), Garfield Road, Claremore, Cape Town, S38(4) - HIA
Case No: 16062006WD0928M

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Item heard at IACom in December 2022 were the IACom committee agreed that HOMs can deal with the matter after the public participation is complete.
- No objection was received.

DECISION

The Committee endorsed the HIA prepared by Bridget O'Donoghue dated 19 January 2023 as well as the recommendations of the HIA for authorisation on conditions as follows:

1. The HIA addendum report is accepted by HWC as it meets the requirements of NHRA Section 38(3);
2. The application to develop the IRT W1 infrastructure Bus turn around facility on a section of Erf 54756_RE. Claremont Cape Town as presented in Section 3 is approved by HWC;
3. The CCT ensure the implementation of the following prior to the construction phase:
 - a) Inform the potentially affected businesses located along Garfield Road (Total Energies Petrol Station, Suzuki dealership and Kenilworth Centre) of the timing and activities associated with the construction phase;
 - b) Construction related activities should comply with all relevant CCT building regulations and by-laws;
 - c) Abnormal construction phase related loads should be timed to avoid peak traffic hours.
4. Dust suppression measures should be implemented where applicable and necessary, including wetting of exposed surfaces and construction areas.
5. In the event of human bone being encountered the find-site must be cordoned off immediately and Heritage Western Cape and SA Police Services informed. If it is determined that foul play is involved, the remains will be moved by SAPS forensic services. If the remains are deemed to be archaeological, an archaeologist must apply for an emergency permit and complete the removal. If other finds of archaeological material such as everything from pre-colonial Stone Age scatters to historic dumps and middens and structural remains (bottle glass, animal bone, ash deposits and ceramics), Heritage Western Cape and/or an archaeologist must be informed in order to inspect and mitigate the find.

SB

**12.48 Proposed Redevelopment of Unregistered Erf 17363(A Consolidation of Erven 282, 283, 284, 285, 286, 287, 288, 289, 295 & 299) Alexander And Du Toit Streets, Stellenbosch, S38(4) - HIA
Case No: 21061804SB0621E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 15 February 2023.

SB

**12.49 Proposed additions and alterations on Erf 1060, 13 Plein Street, McGregor, S34-A&A
Case No: HWC23011905TZ0123**

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded IIIC
- Langeberg Municipality supports the proposal.
- McGregor Heritage Trust 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 1695, 28 Rus Street, Oudtshoorn, S34-A&A
Case No: HWC22042603TZ0116**

INCOMPLETE APPLICATION

Simon van de Stel Foundation comment required.

TZ

**12.51 Proposed additions and alterations on Erf 199, 11 Jan van Riebeeck Street, Wellington, S34-A&A
Case No: HWC23011910TZ0123**

Mr Thando Zingange introduced the item.

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

DISCUSSION

- Graded IIIB
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation does not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 22 February 2023. All parties to be invited.

TZ

12.52 Proposed additions and alterations on Erf 303, 12 Rochester Road, Seapoint, S34-A&A
Case No: HWC23011208TZ0116

INCOMPLETE APPLICATION:

Seapoint For All comment required.

TZ

12.53 Proposed additions and alterations on Erf 306, 306 Schaapkraal Road, Phillipi, S34-A&A
Case No: HWC22122203TZ0116

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded IIIC
- CoCT supports the proposal.

FURTHER REQUIREMENTS:

1. Plans depicting what work is completed and what work must still be completed.
2. Streetscape images and site images

TZ

12.54 Proposed additions and alterations on Erf 3284, 71 Kloof-Nek Road, Gardens, S34-A&A
Case No: HWC23011604TZ0116

INCOMPLETE APPLICATION:

Contextual images required.

TZ

12.55 Proposed agricultural infrastructure on Erf 31364, Cecilia Street, Paarl, S38(8)-NID
Case No: HWC23011601TZ0116

Mr Thando Zingange introduced the item.

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

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

TZ

12.56 Proposed total demolition on Portion 17 of Farm 180, Paarl, S34-Total Demolition
Case No: HWC23011610TZ0116

INCOMPLETE APPLICATION:

Paarl300 comment required.

TZ

**12.57 Proposed total demolition on Erf 142521, 49 Military Road, Steenberg, S34-Total Demolition
Case No: HWC23012008CN0123**

Ms Corne Nortje introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT supports the proposal.

DECISION

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

CN

**12.58 Proposed residential development on Erf 19374, Off Plantation Road, Heather Park, George, S38(8)-HIA
Case No: 22060806NK0623E**

Ms Corne Nortje introduced the item.

Mr Ron Martin was present and took part in the discussion.

DISCUSSION

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 15 February 2023.

CN

**12.59 Proposed additions and alterations on Erf 405, 28 Leeuwenvoet Road, Tamboerskloof, S34-A&A
Case No: HWC22121915CN0123**

INCOMPLETE APPLICATION:

Application form, POA, plans, structural engineer report, external, streetscape images, CoCT and conservation body comments required.

CN

**12.60 Proposed total demolition on RE of Erf 3277, 252 Fairfield Road, Eikendal, Kraaifontein, S34-Total Demolition
Case No: HWC23011914CN0123**

INCOMPLETE APPLICATION:

Title deed and as-built plan required.

CN

**12.61 Proposed partial demolition and alterations on RE of Erf 5, 40 Victoria Road, Clifton, S34-A&A
Case No: HWC23011909CN0123**

INCOMPLETE APPLICATION:

Camps Bay and Clifton Residents and Ratepayers Association and Cape Town Heritage Foundation comments required.

CN

**12.62 Proposed emergency permit for Erf 518, 7 Church Street ,(Dutch Reformed Church) Malmesbury, S27-
Emergency permit
Case No: HWC23012305KB0123**

Ms Khanyisile Bonile introduced the item.

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

DISCUSSION

- Graded PHS
- A site inspection to be conducted by Mr Kaplan pertaining to the remaining *in situ* burials.

FURTHER REQUIREMENTS:

The Committee requires a draft reburial plan will be finalized after public consultation is concluded.

KB

**12.63 Proposed extension of Kleinkrans Sand Mine on Farm 191/5, Wilderness, S38(8) - NID
Case No: 22100306SB3001E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Impact to Archaeological and Palaeontological resource to be low.
- No other resource noted on site.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Protocol for finds to be included.

SB

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

CM adopted and KB supported.

15. CLOSURE: 13:45

16. DATE OF NEXT MEETING

6 February 2022

Chairperson.....

Secretariat: