

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 6 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) (Specialist Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Corne Nortje (CN) (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)

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Mr Yaseen George (YG) (Admin Assistant)
Ms Nosiphiwo Tafeni (NT) (Admin)

Legal Advisor

Visitors

Ms Lize Malan
Mr Clive Theunissen

Observers

3 Apologies

Ms Penelope Meyer
Ms Muneerah Solomon (MS)
Ms Ayanda Mdludlu (AM)

Absent

None

4. Approval of Agenda

- 4.1 27 February 2023. The Committee resolved to approve the agenda with minor edits and additions. CM moves to adopt the agenda and KB seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1 13 February 2023. The Committee resolved to approve the minutes. CM moves to adopt the agenda and TZ seconds.
- 5.2 27 February 2023. The Committee resolved to approve the minutes. CM moves to adopt the agenda and RG seconds.
- 5.3 27 February 2023 confidential minutes. The Committee resolved to approve the minutes. CH moves to adopt the agenda and CN seconds.

6. Disclosure of conflict of interest

- 6.1 None

7. Confidential matters

- 7.1 None

8. Standing Items

- 8.1 **Site inspections undertaken**
- 8.2 **Proposed Site Inspection**
- 8.3 **Site Inspection Reports**
- 8.4 **Preparation for the upcoming Committee meetings**
- 8.4.1 Council 7 March 2023

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Remainder of Farm 256, Portion 3, De Waal Wine Farm, Stellenbosch Kloof Road, Stellenbosch, S34-
Restoration and repairs
Case No: HWC22121202SJ1214**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 28 February 2023.
- Graded IIIA
- Outside HPO
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Heritage Foundation 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

**11.2 Proposed additions and alterations on Erf 1485, 6 Secluse Lane, Simonstown, S34-A&A
Case No: 21102607TZ0817E**

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 28 February 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Simons Town Historical Society has no objections.
- The Committee notes that work has been completed.

DECISION

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

TZ

**11.3 Proposed minor works on Erf 16533, Coetzenberg Homestead, Stellenbosch, S34-A&A
Case No: HWC23012004TZ0207**

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 02 March 2023
- Minor works application
- Graded PHS

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.

TZ

**11.4 Proposed additions and alterations on Erf 1818, 9 Rooikrans Avenue, Grassy Park, S34-A&A
Case No: 22052007TZ1201**

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 02 March 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.

TZ

**11.5 Proposed additions and alterations on Erf 303, 12 Rochester Road, Sea Point, S34-A&A
Case No: HWC23011208TZ0116**

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 2 March 2023.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Sea Point For All and Sea Point does not support the proposal.
- Fresnaye and Bantry Bay Residents and Ratepayers Association does not support the proposal.
- Referred to BELCOM for their expertise.

HELD OVER

Referred to BELCOM on 16 March 2023.

TZ

**11.6 Proposed additions and alterations on Erf 69472, Flat 49, Block 5 Dennekamp, Kenilworth, S34-A-A
Case No: HWC23012710TZ**

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 02 March 2023
- Graded NCW
- Outside HPO
- The Committee notes that work has been completed.

DECISION

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

TZ

**11.7 Proposed additions and alterations on Erf 86282, 10 Main Road, Muizenberg, S34-A&A
Case No: HWC23020305TZ0207**

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on
- Graded IIIC
- Inside HPO
- CoCT supports the proposal
- Kalk Bay and St James Residents and Ratepayers Association and Muizenberg Historical Society did not comment within the 30-day commenting period.

DECISION

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

TZ

**11.8 Proposed additions and alterations on Erf 888, 52 Kloof Nek Street, Tamboerskloof, S34-A&A
Case No: HWC23020304TZ0208**

Mr Thando Zingange introduced the item.

DISCUSSION

- Information received on 02 March 2023
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- City Bowl 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.

TZ

**11.9 Proposed additions and alterations on Erf 96, 33 Stephanstraat, Velddrif, S34-A-A
Case No: HWC23012006TZ**

Under investigation – case officer to confirm if work has been completed. Additional streetscape images required.

TZ

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

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 23 February 2023.
- 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.

CM

11.11 Proposed additions and alterations on Erf 15396, Point Village, Mossel Bay, S34-A&A Case No: HWC23090205CM0209

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

Under investigation.

CM

11.12 Proposed additions and alterations on Erf 21902, 12th Street, Kensington, S34-A&A Case No: HWC22110908CM0112

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 28 February 2023.
- 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.

CM

11.13 Proposed additions and alterations on Erf 867, The Lord Nelson Inn, 58 St Georges Street, Simons Town, S34-A&A Case No: HWC22122201CM0207

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 23 February 2023
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Simons Town Historical Society supports the proposal.
- The application falls outside the ambit of the Simons Town Architectural Advisory Committee's Terms of Reference.

DECISION

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

CM

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

Ms Stephanie Barnardt-Delport introduced the item on behalf of Ms Ayanda Mdludlu.

DISCUSSION

- Information received on 28 February 2023
- SAHRA confirmed that the feature as isolate stone tool scatter.
- 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

**11.15 Proposed school on La Motte, Robertsvlei Road, Franschhoek, Cape Winelands, S38(4)-NID
Case No: HWC23021607SB0217**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The site is within the Franschhoek rural/cultural landscape.
- No previous studies have been done in the area.
- The site is situated in the moderate (green) palaeo-sensitive area on the SAHRIS map.
- 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

**11.16 Palaeontological Walkdown Assessment for the Proposed Khangela Emoyeni and Umsinde Wind Energy Facility and Associated Grid Infrastructure, Near Murraysburg, Western Cape, S38(8) - walkdown
Case No: SB0214**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 23 February 2023
- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 15 March 2023.

SB

**11.17 Proposed Training Facility, Conference Facility, Visitors' Facilities and Functions Venue:
Portion 1 Of Farm 1558 Salmonsvei Paarl: La Fut Vineyard
Case No: 22040411NK0405E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 15 March 2023.

SB

**11.18 Proposed additional structures on Portion 2 of Farm 1669, Paarl, S38(8)-NID
Case No: HWC23021404SB0215**

Ms Stephanie Barnardt-Delport introduced the item.

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

DISCUSSION

- Information received on 1 March 2023
- The site is situated in the low (blue) palaeo-sensitive area on the SAHRIS map.
- The site is located within the graded II landscape although ear marked for this type of development.
- None of the historical werfs are visible from the site and won't have visual impact.
- 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

**11.19 Proposed upgrade of the Distillery Bridge on RE-183, Stellenbosch, 35(4) permit report
Case No: 20092307SB0106E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 23 February 2023
- The close out report fulfilment of the conditions of the Section 35 permit issued for the upgrading of the Distillery Road Bridge.
- The committee notes that there was a failure to adhere to permit conditions in the early stages of work, the archaeologist was only appointed after demolition of the bridge and embankments was largely completed.
- The inspection of the banks and cobbles revealed no evidence for the presence of artefactual material, layers have been disturbed overtime therefore impact to archaeological resource as low.

DECISION

The Committee resolved to endorse the report with the recommendations;

1. This report be endorsed as fulfilling the requirements of the archaeological permit issued in terms of S35(4) of the NHRA (No 25 of 1999);
2. That HWC should be notified if any other heritage resources, including palaeontological material, archaeological material, graves, or human remains, be encountered, work must cease, and they

must be reported to Heritage Western Cape immediately

SB

11.20 Proposed alterations and additions Erf 55022, 9 Doris Road, Claremont, S34-A&A
Case No: HWC23012301KB

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 1 March 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Upper Claremont 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

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

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 1 March 2023.
- HOMs graded IIIB
- Outside HPO
- The Committee notes that work has been completed.

DECISION

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

CM

11.22 Proposed redevelopment of the site on Erven 1641- 1645, George, S38(4)-NID
Case No: HWC23021504SB0215

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 1 March 2023
- HWC has confirmed that given that there is landscaping and building work, Section 38 process is to be followed.
- 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

**11.23 Proposed alterations and additions Erf 20723 & 20724, 1-12 Zion Street, Paarl, S34-A&A
Case No: 21030406KB0305E**

Ms Khanyisile Bonile introduced the item.

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

DISCUSSION

- Information received on 2nd of March 2023
- Graded IIIA
- Inside Paarl Special Character Protected Area Overlay Zone.
- Drakenstein Heritage Foundation supports the proposal.
- Paarl300 does not support the proposal.
- Drakenstein Municipality does not support the proposal.

FURTHER REQUIREMENTS

1. Applicant to submit plans what work has been completed and what must still be completed.

KB

**11.24 Proposed alterations and additions Erf 96660, Main Road, Newlands (minor works), S34 A&A
Case No: HWC2211207KB1130**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 1 March 2023
- Minor works application
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

KB

**11.25 Proposed Pipeline on various Farms Along The R328, Mossel Bay, S38(8)-HIA
Case No: HWC22110201AM1102**

Ms Corne Nortje introduced the item on behalf of Ms Ayanda Mdludlu.

DISCUSSION

- Information received on 2 March 2023.
- The HIA was heard at HOMS on 20 February whereby the committee endorsed the Phase 1 HIA as Interim Comment and await the final submission of the integrated HIA for Final comment.
- The HIA was circulated for consultation on 23 February.
- The municipality just acknowledged the submission for comment
- Heritage Mossel Bay supports the HIA and recommendations.

DECISION

The Committee resolved to endorse the HIA as meeting the requirements of Section 38 (3) of the NHRA with the following recommendations;

1. Work adjacent to the Brandwag Cemetery must be sure to avoid the perimeter wall;

2. A fossil chance finds procedure must be included in the EMPr and any chance finds of fossils must take cognisance of this procedure and the finds should be reported; and
3. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The findings would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution

AM

**11.26 Proposed minor works on Erf 15306, 33 Lochner Street, Strand, S34-Minor Works
Case No: HWC22110908CM0112**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 23 February 2023
- Graded NCW
- Outside HPO
- CoCT declined their opportunity to comment.

FURTHER REQUIREMENTS

Helderberg Renaissance Foundation comment required.

RG

**11.27 Proposed consolidation of Erven 474_re, 477, 1532, 1529 &1544, Wetton, S38(1)-NID,
Case No: HWC23021307RG0204**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 28 February 2023.
- Site is in excess of 5000m²
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

RG

**11.28 Proposed additions and alterations on Erf 645, 100 Dorp Street, Stellenbosch, S27-A&A
Case No: HWC23021405RG0215**

Mr Robin George introduced the item.

DISCUSSION

- Information received on 3 March 2023
- Inside Historic core of Stellenbosch
- Stellenbosch Heritage Foundation did not comment within the 30-day commenting period.
- Stellenbosch Interest Group objects to certain parts of the proposal.

HELD OVER:

Referred to HOMs on 13 March 2023. All parties to be invited.

RG

12. NEW MATTERS

12.1 Proposed additions and alterations on Erf 645, 100 Dorp Street, Stellenbosch, S27-A&A Case No: HWC23021405SJ0224

Item removed – RG duplication

SJ

12.2 Proposed additions and alterations on Erf 740, 25 Caledon Street, George, S34-Minor Works Case No: HWC22112404SJ0224

INCOMPLETE APPLICATION:

Full section 34 application required.

SJ

12.3 Proposed additions and alterations on Erf 13942, 79 Fairview Avenue, Woodstock, S34-A&A Case No: HWC23022309SJ0224

Under investigation.

SJ

12.4 Proposed redevelopment on Erven 284,297, 288 and 289, Sea Point, S38(4)-HIA Case No: 22030411NK0322E

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 15 March 2023.

SJ

12.5 Proposed total demolition on Erf 144382, 3214-RE, 3216, 10 Orphan Street, Cape Town, S38(4)-NID Case No: HWC23022006SJ0223

Ms Sneha Jhupsee 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. Built environment fabric assessment
4. Townscape study
5. Heritage design indicators

SJ

**12.6 Proposed additions and alterations on Erf 2119, 38 Bird Street, Stellenbosch, S34-Minor Works
Case No: HWC23021410SJ0227**

Item removed – item already dealt with by MS.

SJ

**12.7 Proposed total demolition on Erf 2561, 11 Forest Road, Oranjezicht, S34-TD
Case No: HWC23022206SJ0227**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Citybowl Residents and Ratepayers Association supports the proposal.
- CoCT supports the proposal.

DECISION

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

SJ

**12.8 Proposed additions and alterations on Erf 725, 36 Prince Edward Mansions, S34-A&A
Case No: HWC23022401SJ0227**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association has no objections
- Seapoint For All supports the proposal.

DECISION

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

SJ

**12.9 Proposed additions and alterations on Erf RE 4283, 10 Ventor Road, Durbanville, S34-Minor Works
Case No: HWC23022305SJ0227**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Minor works application
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.

DECISION

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

12.10 Proposed additions and alterations on Erf 125032, 133 Bree Street, Cape Town, S34-A&A
Case No: HWC23021508TZ0215

Mr Thando Zingange introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB

DECISION

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

TZ

12.11 Proposed additions and alterations on Erf 4108, 243 Bree Street, Cape Town, S34-A&A
Case No: HWC23021407TZ0215

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded IIIC
- 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.

TZ

12.12 Proposed additions and alterations on Erf 442, 29 Brompton Street, Bantry Bay, S34-A&A
Case No: HWC23021514TZ0216

INCOMPLETE APPLICATION:

Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association comment required.

TZ

12.13 Proposed additions and alterations on Erf 48498, 61 Weltevreden Avenue, Rondebosch, S34-A&A
Case No: HWC23021324TZ0215

INCOMPLETE APPLICATION

Images of where the proposed work will take place

TZ

12.14 Proposed additions and alterations on Erf 504, 6 Zomerlust Road, Bergvliet S34-A&A
Case No: HWC23021321TZ0216

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded NCW

DECISION

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

TZ

- 12.15 Proposed additions and alterations on Erf 88365, 7 Westray Road, St James, S34-A&A**
Case No: HWC23021509TZ0216

INCOMPLETE APPLICATION

Kalk Bay Historical Association comment required.

TZ

- 12.16 Proposed additions and alterations on Erf 937, 2 Scholtz Road Three Anchor Bay, S34-A&A**
Case No: HWC23021403TZ0216

INCOMPLETE APPLICATION

Greenpoint Residents and Ratepayers Association comment required.

TZ

- 12.17 Proposed additions and alterations on Erf 1038, 187 Beach Road, Sea Point, S34-A&A**
Case No: HWC23021601TZ0224

Mr Thando Zingange introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB

DECISION

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

TZ

- 12.18 Proposed additions and alterations on Erf 2814, 42 Wallace Street, Goodwood, S34-A&A**
Case No: HWC22072905TZ0224

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

12.19 Proposed additions and alterations on Erf 690, 27 Avenue Le Sueur, Fresnaye, S34-A&A
Case No: HWC23022002TZ0224

Mr Thando Zingange introduced the item.

DISCUSSION

- Graded IIB
- Outside HPO
- CoCT does not support the proposal.
- Sea Point Fresnaye and Bantry Bay Residents and Ratepayers Association and Simon van der Stel Foundation does not support
- Referred to BELCom for their expertise

HELD OVER:

Referred to BELCom on 16 March 2023.

TZ

12.20 Proposed additions and alterations on Erf 69472, Unit 10 Dennekamp, Unit 13, 359 Main Road, Kenilworth, S34-A&A
Case No: HWC23021705TZ0221

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

12.21 Proposed additions and alterations on Erf 69472, 60 Dennekamp, Unit 73, 359 Main Road, Kenilworth, S34-A&A
Case No: HWC23021707TZ0222

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

**12.22 Proposed additions and alterations on Erf 69472, Unit 7, 359 Main Road, Kenilworth, S34-A&A
Case No: HWC23021703TZ0221**

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

**12.23 Proposed additions and alterations on Erf 69472, Unit 8, Dennekamp, 359 Main Road, Kenilworth, S34-A&A
Case No: HWC23021702TZ0221**

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

**12.24 Proposed additions and alterations on Erf 69472, Unit 9, 359 Main Road, Kenilworth, S34-A&A
Case No: HWC23021703TZ0221**

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

- 12.25 Proposed additions and alterations on Erf 69472, Unit 12, Dennekamp, 359 Main Road, Kenilworth, S34-A&A**
Case No: HWC23021708TZ0222

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

- 12.26 Proposed additions and alterations on Erf 11663, 92 Sixth Avenue, Grassy Park, S34-A&A**
Case No: HWC23022111CN0223

Ms Corne Nortje introduced the item.

DISCUSSION

- Minor works application
- HOMs graded IIIC
- Outside HPO

DECISION

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

CN

- 12.27 Proposed additions and alterations on Erf 193, 12 Saunders Road, Bantry Bay, S34-A&A**
Case No: HWC23021709CN0223

INCOMPLETE APPLICATION:

External and streetscape images and Sea Point for All comment required.

CN

- 12.28 Proposed additions and alterations on Erf 287, 165 Voortrekker Road, Velddrif, S34-A&A**
Case No: HWC23022207CN0223

INCOMPLETE APPLICATION:

Full section 34 application, locality plan, streetscape images, SG diagram and Bergriver Municipality comment required.

CN

- 12.29 Proposed additions and alterations on Erf 3938, 24 Waveren Street, Ruyterwacht, S34-A&A**
Case No: HWC23022211CN0223

Ms Corne Nortje 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.

CN

12.30 Proposed additions and alterations on Erf 4907, Bo Lang Street, Paarl - Uitkyk Manor House, S34-A&A Case No: HWC23022706CN0227

Ms Corne Nortje introduced the item.

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

DISCUSSION

- Minor works application
- Graded IIIA
- Outside HPO
- Inside study area of the Paarl Farms Land Use Policy Study (February 2005) and subject to the policies arising from this study.

DECISION

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

CN

12.31 Proposed additions and alterations on Erf 78, 10C Milner Road, Tamboerskloof, S34-A&A Case No: HWC22030404CN0223

INCOMPLETE APPLICATION:

Streetscape images, City Bowl Ratepayers' and Residents' Association comment and application to confirm if work has started/been completed.

CN

12.32 Proposed additions and alterations on Erven 2380, 25447, 2381, 127 Main Street, Paarl, S27-A&A Case No: HWC23022010CN0223

Ms Corne Nortje introduced the item.

Mr Clive Theunissen was present and took in the discussion.

DISCUSSION

- Graded PHS
- Inside Paarl Special Character Protected Area Overlay Zone
- Drakenstein Municipality has no objections.
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation 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.

CN

**12.33 Proposed additions and alterations on RE of Erf 1279, 8 Glengariff Road, Three Anchor Bay, S34-A&A
Case No: HWC23022304CN0223**

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded NCW
- 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.

CN

**12.34 Proposed additions and alterations on RE of Erf 2157, 9 George Street, Strand, S34-A&A
Case No: HWC23022208CN0223**

Ms Corne Nortje introduced the item.

DISCUSSION

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

DECISION

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

CN

**12.35 Proposed additions and alterations on RE of Erf 70557, 2 Athlone Road, Plumstead, S34-A&A
Case No: HWC23022204CN0223**

INCOMPLETE APPLICATION:

Application form and streetscape images required.

CN

**12.36 Proposed alterations and redevelopment of the site on Re Farm 1592, Paarl (Adara Palmiet Valley Estate), S38(4)-HIA
Case No: 22042902CM0509E**

Ms Cecilene Muller introduced the item.

Mr Clive Theunissen was present and took in the discussion.

DISCUSSION

- Referred to IACom for their expertise

HELD OVER:

Referred to IACom on 15 March 2023. All parties to be invited.

CM

12.37 Proposed additions and alterations on Erf 39829, 37 Old Oak Road, Ridgeworth, Bellville, S34-A&A
Case No: HWC23022201CM0224

INCOMPLETE APPLICATION:

External, internal and streetscape images and stamped coloured up plans required.

CM

12.38 Proposed additions and alterations on Erf 617, 16 Fir Avenue, Bantry Bay, S34-A&A
Case No: HWC23022101CM0227

INCOMPLETE APPLICATION:

Annotated streetscape images and SFA comment required.

CM

12.39 Proposed additions and alterations on Erf 65238-RE, 109 Rosmead, Kenilworth, S34-A&A
Case No: HWC23022702CM0227

The Committee does not deem the work to be minor in nature.

INCOMPLETE APPLICATION:

Full section 34 application required.

CM

12.40 Proposed additions and alterations on Erf 70295, 5 St Mary Road, Plumstead, S34-A&A
Case No: HWC23021711CM0221

Ms Cecilene Muller introduced the item.

DISCUSSION

- 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.

CM

12.41 Proposed additions and alterations on Erf 81, 6 Dirkie Uys Street, Gaansbaai, S34-A&A
Case No: HWC23022004CM0221

INCOMPLETE APPLICATION:

External, internal and streetscape images, municipal comment and clearer locality map required.

CM

- 12.42 Proposed rezoning on Erven 17764 and 17765 19-21 Old Kommetjie Road, Kommetjie Church, Fish Hoek, S38(4)-NID**
Case No: HWC23021722CM0221

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.

CM

- 12.43 Proposed additions and alterations on Erven 9412, 60, 88 and portion 89, High field Street, Cape Town, S34-A&A**
Case No: HWC23021715CM0224

Letter of no trigger to the NHRA to be issued.

CM

- 12.44 Proposed total demolition on Erf 154729, White Road, Retreat, S34-TD**
Case No: HWC23021505KB0222

INCOMPLETE APPLICATION:

CoCT comment and internal images required.

KB

- 12.45 Proposed additions and alterations on Erf 217, 6 Wilhelmina Street, Franschoek, S34-A&A**
Case No: HWC23011611KB0227

Under investigation.

KB

- 12.46 Proposed additions and alterations on Erf 421, Uitsig Street, Langebaan, S34-A&A**
Case No: HWC23022205KB0222

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Saldhana Municipality referred the application to HWC to comment.

DECISION

The Committee resolved to undertake a site inspection.

KB

- 12.47 Proposed additions and alterations on Erf 54852, 12 Linda Road, Claremont, S34-A&A**
Case No: HWC23022210KB0222

INCOMPLETE APPLICATION:

Upper Claremont Residents and Ratepayers Association comment and more images required.

KB

12.48 Proposed additions and alterations on Erf 56777, 6 Talana Road, Claremont, S34-A&A
Case No: HWC23022106KB0222

Ms Khanyisile Bonile introduced the item.

DISCUSSION

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

12.49 Proposed additions and alterations on Erf 8260, 4 Rose Way, Constantia, S34-A&A
Case No: HWC23021503KB0227

INCOMPLETE APPLICATION:

Internal and streetscape images required.

KB

12.50 Proposed total demolition on Erf 83355, White Road, Retreat, S34-TD
Case No: HWC23021506KB0222

INCOMPLETE APPLICATION:

CoCT comment and internal images required.

KB

12.51 Proposed total demolition on Erf 83744, White Road, Retreat, S34-TD
Case No: HWC23021414KB0222

INCOMPLETE APPLICATION:

CoCT comment and internal images required.

KB

12.52 Proposed additions and alterations on Erf 1140, 13 Finchley Road, Camps Bay, S34-A&A
Case No: HWC23021717RG0221

Under investigation- case officer to investigate further.

RG

12.53 Proposed additions and alterations on Erf 1174, 112 Beach Road, Strand, S34-TD
Case No: HWC23022308RG0223

INCOMPLETE APPLICATION:

Demolition plan, internal and external images required.

RG

12.54 Proposed additions and alterations on Erf 1447, 55 Nieuwe Street, Prince Albert, S34-A&A
Case No: HWC23022103RG0221

INCOMPLETE APPLICATION:

Application, title deed, coloured up plans, internal, external and streetscape images, municipal comments, Simon van De Stel Foundation (Southern Cape) comments required.

RG

12.55 Proposed additions and alterations on Erf 2511, 7 Spaanschemat River Road, Constantia, S34-A&A
Case No: HWC23022301RG0227

INCOMPLETE APPLICATION:

Streetscape images, Friends of Constantia Valley Greenbelt comment required.

RG

12.56 Proposed additions and alterations on Erf 26693, 46 Lower Wrensch Road, Observatory, S34-A&A
Case No: HWC23021502RG0221

Under investigation – a meeting to be set up

RG

12.57 Proposed additions and alterations on Erf 363, 30 High Level Road, Greenpoint, S34-A&A
Case No: HWC23022104RG0223

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Greenpoint Residents and Ratepayers Association has stated that they cannot support the application until the applicant has appointed a heritage consultant to oversee the work which of some has taken place and that a close out report is done.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 16 March 2023.

RG

12.58 Proposed additions and alterations on Erf 50450, 13 Malcolm Road, Rondebosch, S34-A&A
Case No: HWC22121906RG0221

INCOMPLETE APPLICATION:

Stamped plans, CoCT comment and SG Diagram required.

RG

12.59 Proposed additions and alterations on Erf 538, 7 McKinley Road, Claremont S34-A&A
Case No: HWC23022209RG0223

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

12.60 Proposed additions and alterations on Erf 86446, 11 Belvedere Road, Muizenberg, S34-A&A Case No: HWC23021719RG0221

Mr Robin George introduced the item.

DISCUSSION

- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- Muizenberg Conservation Society 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

12.61 Proposed additions and alterations on Erf 903, 88 St Georges Street, Simonstown, S27-A&A Case No: HWC23022008RG0227

INCOMPLETE APPLICATION:

Streetscape images and Simons Town Historical Society comments required.

RG

12.62 Proposed micro-process winery with a tasting facility and farm shop, a training facility, a conference and other visitors' facilities and a functions venue, Paarl, S38(4)-NID Case No: 22040411NK0405E

Item removed - duplication

SB

12.63 Proposed filming on Pinnacle Point Cave, Mossel Bay, S27-Filming on a Provincial Heritage Site Case No: HWC23022402SB0224

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The filming permit is to be overseen by professional archaeologist
- The committee noted that there will be no impact to heritage resource.

DECISION

The Committee resolved to approve the filming permit.

SB

12.64 Proposed filming on Erf 15391, 1 Pinnacle Point, Mossel Bay, S27-Filming on a Provincial Heritage Site Case No: HWC23022402SB0224

Item removed - duplication

12.65 Proposed residential development on Erf 1486, Vermont, Hermanus, S38(8)-NID
Case No: HWC23021701SB0222

INCOMPLETE APPLICATION:

Completed NID form required.

12.66 Proposed telecommunications mast on Erf 126421, Muizenberg, Muizenberg, S38(4)-NID
Case No: HWC23022203SB0222

Ms Stephanie Barnardt-Delport introduced the item.

Mr Philip Smith was present and took part in the discussion

DISCUSSION

- The committee noted that the site is in urban area however there are several heritage buildings in the area. However, this proposal will not have a direct impact on these buildings.
- Furthermore, the mitigation methods applied to the mast is sufficient.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

12.67 Proposed residential development on Erf 20733, Blue Downs, S38(4)-NID
Case No: HWC23012003SB0223

INCOMPLETE APPLICATION:

Completed NID form required.

12.68 Proposed development of additional structures on Erf 1796, Wellington, S38(4)-NID
Case No: HWC23022302SB0223

Ms Stephanie Barnardt-Delport introduced the item.

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

DISCUSSION

- The site is situated in proposed Blouville Heritage Protection Overlay Zone.
- The cultural landscape of outstanding significance with a historic scenic route
- The site is situated in the moderate (green) palaeo-sensitive area on the SAHRIS map.
- Very little is known about the site archaeologically.
- Drakenstein municipality note that there have been several illegal works taking place on the site.
- 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. Visual Impact Assessment on the cultural landscape

2. Desktop Palaeontological Impact Assessment
3. Desktop Archaeological Impact Assessment
4. Chronological development of the site

SB

12.69 Proposed construction of a dam along with associated infrastructure, Citrusdal, Cederberg, West Coast, S38(8)-NID

Case No: HWC23022202SB0224

INCOMPLETE APPLICATION:

Completed NID form required.

SB

12.70 Proposed residential development on Portions 8 and 10 Farm 654, Somerset West, S38(8)-NID

Case No: HWC22102611SB0222

Under investigation. Case officer to investigate further.

SB

12.71 Proposed development of a new school on Erf 4464, Adriaans Avenue, Asla Park, KwaNonqaba, Mossel Bay, S38(8)-NID

Case No: HWC23012702CM0221

Ms Cecilene Muller 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. Desktop Palaeontological Impact Assessment
2. Desktop Archaeological Impact Assessment

CM

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

KB adopted and CN supported.

15. CLOSURE 13:35

16. DATE OF NEXT MEETING

6 March 2022

Chairperson.....

Secretariat:

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners	ASAPA - Association of Southern African Professional Archaeologists
AHP - Agulhas Heritage Society	ABHC - Associated Bibbeys Hoek Conservancy (Knysna)
BKCA -Bo-Kaap Civic Association	BELCOM - Built Environment and Landscapes Committee
BKYM - Bo-Kaap Youth Movement	CBCRA -Camps Bay Clifton Ratepayers Association
CIBRA - City Bowl Ratepayers ' & Residents Association	CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CoCT – City of Cape Town	CTHF - Cape Town Heritage Foundation
CTHT – Cape Town Heritage Trust	CRRA - Constantia Ratepayers & Residents Associations
CRM - Cultural Resources Management	CMP – Conservation Management Plan
DRHCA - De Rust Heritage Conservation Association	DWCA - De Waterkant Civic Association
Docomomo South Africa	DHF - Drakenstein of Heritage Foundation
DHS -Durbanville Heritage Society	EMPr - Environmental Management Program
EHM – Environmental Heritage Management department	FHRA -Franschhoek Heritage and Ratepayer Association
FoBCA - Friends of Blaauwberg Conservation Area	FoCVGB - Friends Of Constantia Valley Green Belts
FE - Friends Of Elim	GBRM - Great Brak River Museum
GLCA - Greater Lynfræe Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA - Harfield Village Association	HRF - Helderberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO – Heritage protect overlay
HBRRA - Hout Bay & Ratepayers And Residents Association	HWC – Heritage Western Cape
HIA - Heritage Impact Assessment	IACom - Impact Assessment Committee
ILASA - Institute for Landscape Architecture in South Africa	IGIC - Inventories, Gradings and Interpretations Committee
KBHA - Kalk Bay Historical Association	KHS - Kommetjie Heritage Society
KBSJRR - Kalk bay-St James Ratepayers & Residents Association	MGHS - McGregor Heritage Society
LKID - Lower Kenilworth Improvement District	NHC - Napier Heritage & Conservation
MHCS - Muizenberg Historical Conservation Society	NASDB - Nelspoort Agency of Sustainable Development body
NCW – Not Conservation Worthy	NHRA - National Heritage Resources Act (No. 25) of 1999
NEMA - National Environmental Management Act (No. 107 of 1998)	NRA - Newlands Residents Association
NID - Notification of Intent to Develop	OCA - Observatory Civic Association
NCOA - Noetzie Conservancy Owners Association	OHAC - Overstrand Heritage and Aesthetics Committee
OH - Oudshoorn Heritage	PPP - Public Participation Process
Paarl300 Foundation	PHCT - Pniel Heritage And Cultural Trust
PRRA - Pinelands Ratepayers & Residents Association	RMCA - Rosebank and Mowbray Planning & Architectural Committee
PACF - Prince Albert Cultural Foundation	SAHRIS - South African Heritage Resources Information System
SAHRA - South African Heritage Resources Agency	SPFA - Sea Point For All Group
SRHS - Salt River Heritage Society	Simon Van Der Stel Foundation Southern Cape
SFB - Sea Point,Fresnaye & Bantry Bay Ratepayers & Residents Association	SHC - Stanford Conservation Trust & Stanford Heritage Committee
Simon van der Stel Foundation Cape Town	SIG - Stellenbosch Interest Group
STHS - Simon's Town Historical Society	SHA - Swellendam Heritage Association
SHF - Stellenbosch Heritage Foundation	OWVS - Old Wynberg Village Society
SHCT - Stillbaai Heritage Conservation Trust	TVHF - Tulbagh Valley Heritage Foundation
GHT - George Heritage Trust	UCRRA - Upper Claremont and Residents and Ratepayers Association
RVRA - Rustenburg Valley Residents Association	WERRA - Walmer Estate Ratepayers and Residents Association
TRHCS - Touws River Heritage and Conservation Society	Ward 2 Forum
VASSA - Vernaclar Architecture Society of South Africa	WCC - Whale Coast Conservation
WUECAG - Walmer/University Estate Conservation Action Group	WRA - Woodstock Residents Association
WCAC - West Coast Aboriginal Council	WECA - Wynberg East Civic Association
WAAC - Woodstock Aesthetic Advisory Committee	
WHCS - Worcester Heritage & Conservation Society	
WRRRA - Wynberg Residents and Ratepayers Association	