

**APPROVED MINUTES OF THE MEETING OF  
HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
Held on Monday, 19 June 2023 at 08:30,  
Via MS Teams**



**1. OPENING AND WELCOME**

The Chairperson, Ms Chane Herman officially opened the meeting at 08:40 and welcomed everyone present.

**2. ATTENDANCE**

**Members of Committee**

Ms Chane Herman (CH) (Chairperson)  
Ms Corne Nortje (CN) (Heritage Officer)  
Mr Robin George (RG) (Heritage Officer)  
Ms Muneerah Solomon (MS) (Heritage Officer)  
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)  
Ms Waseefa Dhansay (Assistant Director)  
Ms Cecilene Muller (Assistant Director)

**Members of Staff**

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

**Legal Advisor**

Ms Penelope Meyer  
Ms Naushina Rahim

**Visitors**

Ms Bridget O'Donoghue  
Ms Anne-Marie Fick  
Mr. Ashley Lillie  
Mr. Nicholas Baumann  
Ms. Katie Smuts  
Mr. Calhan Williams

**Observers**

**3 Apologies**

Ms Ayanda Mdludlu (AM) (Heritage Officer)  
Ms Khanyisile Bonile (KB) (Heritage Officer)  
Ms Sneha Jhupsee (SJ) (Heritage Officer)

**Absent**

None

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

- 4.1 19 June 2023. The Committee resolved to approve the agenda with minor edits and Additions. MS moves to adopt the agenda and CN seconds.

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

- 5.1 12 June 2023. The Committee resolved to approve the minutes. CN moves to adopt the minutes and RG seconds.

#### **6. Disclosure of conflict of interest**

None

#### **7. Confidential matters**

None

#### **8. Standing Items**

##### **8.1 Site inspections undertaken**

###### **8.1.1 Rhenish Complex, 5 Blom Road, Stellenbosch (CN)**

- The Committee notes the site inspection undertaken on 13 June 2023. Matter to be included on the DTPW database for properties requiring attention and intervention.

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

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

###### **8.3.1 Erf 137777, 73 Wale Street, Bo-Kaap (CN/MS)**

- The Committee notes the unauthorized work undertaken.
- Recommendations:
  - The site inspection was noted at HOMS on 12 June 2023.
  - An email was sent to the owner on 7 June explaining the application process that needs to follow to HWC. The owners need to submit a full Section 27 application to HWC including a heritage statement prepared by a heritage practitioner due to the significance of the site.
  - A stop works was not issued, and no photos were taken in the house due to the situation being of a sensitive nature to the community and the owners.

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

###### **8.4 IACom – 21 June 2023**

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

###### **8.5.1 Distillery Bridge close-out permit report (SB)**

- The report prepared by Rennie Scurr Adendorff Architects dated 8 June 2023 was submitted for the completed demolition of the old Distillery Road Bridge and the construction of a new, wider bridge in Stellenbosch.
- The bridge marks the point, of Bosman's Crossing, where the original wagon route into Stellenbosch from Cape Town.
- A plaque has been placed on remaining pier (only remnants of historical fabric) with the

name of the bridge “Steenenbrug”.

- The Committee resolved to endorse the close-out report.

#### **8.5.2 Erf 2166 and Portion of Erf 1559, Somerset Hospital, Green Point (SB)**

- The report Rennie Scurr Adendorff Architects dated 7 June 2023 is submitted in fulfilment of the conditions of the Section 38(4) RoD issued for the redevelopment of a portion of the Somerset Hospital.
- The archaeologist was only advised of the commencement of basement excavation activities the day after work had started and the material removed from in situ.
- It was noted that the material was in poor condition and did not warrant further studies.
- The Committee referred the close-out report to IACom for review given the conditions not initially met on 21 June 2023.

### **8.6 Incomplete Applications**

## **9. Administrative Matters**

### **9.1 Erf 166792, 92 Park Road, Gardens (CH)**

- The Committee will give the applicant 14 days to provide reasons why the permit should not be withdrawn as the conditions of the permit are not being implemented.

### **9.2 Proposed geotechnical testing on Erf 55585, 26 Draper Street, Claremont, S38(8)-NID**

- The committee noted that formal application is still required in terms of section 35.
- An additional letter was received on the 15 June from Jason Freel & Associates regarding the boundary wall partial collapsed.
- Legal advisor to draft a response.

### **9.3 Erf 6314, Die Laan, Stellenbosch (WD)**

- The Committee notes the emergency permit that was issued on 18 June 2023.
- The following conditions to the permit as well the emergency infrastructure stabilization and associated work required for the prediction of the heritage resources supported.
- Heritage Western Cape is to be provided with an engineers report once the assessment has been completed and a close out report to be provided to HWC outlining the measures undertaken for the stabilization.
- Any further alterations, demolitions, structural changes beyond stabilization must be provided to HWC.

### **9.4 Section 51 (RG)**

- Requirement for consultation - Item to be raised at management’s meeting.

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

### **MATTERS TO BE DISCUSSED**

## **11. MATTERS ARISING**

### **11.1 Proposed additions and alterations on Farm RE/1592, Adara Farm, Paarl, S34-A&A Case No: HWC23042508SB0426**

Ms Bridget O’Donoghue was present and took part in the discussion.

## DISCUSSION

- The committee noted that there was a positive comment received by the IACom committee in April for the proposed development.
- The IACOM requirement was for an emergency application to be submitted for the building works on 'Building 2'.
- The application was reviewed in terms of Section 38(3), no additional trigger in terms of section 34.

## COMMENT

- The drawings or application provided has already been reviewed under 38(3) of the NHRA As such, no application is required.
- Section 38 (10) Any person who has complied with the decision of a provincial heritage resources authority in subsection (4) or of the MEC in terms of subsection (6) or other requirements referred to in subsection (8), must be exempted from compliance with all other protections in terms of this Part, but any existing heritage agreements made in terms of section 42 must continue to apply.

SB

### 11.2 Proposed additions and alterations on Erf 1454, 30 Rhine Road, Sea Point, S34-A&A (SJ) Case No.: 21071203SJ0722E

Ms Chane Herman introduced the item.

## DISCUSSION

- Information received on 13 June 2023
- Graded IIIC
- Inside HPO
- CoCT notes that the work has started and supports the proposal.
- SFB supports the proposal.
- SFA raised concerns and provided recommendations

## FURTHER REQUIRMENTS

1. Applicant to confirm if work has started and to be depicted on plans.
2. Applicant to respond to concerns raised by SFA

CH

### 11.3 Proposed additions and alterations on Erf 3991, 27 Main Street, Durbanville, S34-A&A Case No: HWC23041208CH0503

Ms Chane Herman introduced the item.

## DISCUSSION

- Information received on 9 June 2023
- Graded 3C/4
- Outside HPO
- DHS did not comment within the 30-day commenting period.
- CoCT indicated conditional support for the application. CoCT stated that the signage must be removed from the plans and must comply with the Outdoor Advertising and Signage By-Law.
- The applicant submitted revised drawings indicating the removal of the logo on the east façade.

## DECISION

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

CH

**11.4 Proposed partial demolition on Erf 6229, Pavillion Mall, Cnr. of Long and Sealy Street, Bredasdorp, S34-Partial Demolition**

**Case no:** HWC23032908CH0425

Ms Chane Herman introduced the item.

**DISCUSSION**

- Information received on 9 June 2023
- Ungraded
- Outside HPO
- Cape Agulhas Municipality supports the proposal.

**DECISION**

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

CH

**11.5 Proposed minor works on Erven 1940, 1962, 1965 and 1966, Stellenbosch Town Hall Complex, Plein Street, Stellenbosch, S34 & 27-Minor Works**

**Case No:** HWC23032207CH0512

Ms Chane Herman introduced the item.

**DISCUSSION**

- Information received on 19 May 2023.
- Buildings are graded II, IIIA and IIIB
- Minor works application for general maintenance, plastering, painting and repairing the roofs of buildings where necessary
- SIG supports the proposal.
- SHF supports the proposal on condition that that the work be monitored by architect with heritage experience.

**DECISION**

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

CH

**11.6 Proposed additions and alterations on Erf 1590, 45 Van Der Stel Street, Stellenbosch, S34-A&A**

**Case No:** HWC23052403CN0525

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 1 June 2023.
- HOMs graded NCW
- Outside HPO
- Stellenbosch Municipality supports the proposal.
- SIG had no objections.
- SHF had no objections.

**DECISION**

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

heritage resources.

CN

**11.7 Proposed additions and alterations on Erf 46644, 5A Lulworth Road, Rondebosch, S34-A&A  
Case No: HWC22012526CN**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 11 June 2023
- HOMs 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

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

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 1 & 12 June 2023.
- Graded NCW
- Inside HPO
- CoCT supports the proposal
- CIBRA does not comment on unauthorised work
- The Committee notes that work has been completed.

**DECISION**

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

CN

**11.9 Proposed total demolition on RE of Erf 3277, 252 Voortrekker Road, Kraaifontein, S34-TD  
Case No: HWC23011914CN0123**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 9 June 2023.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

**DECISION**

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

CN

**11.10 Proposed additions and alterations on Erf 19, 10 The Bend Road, Pinelands, S34-A&A**  
**Case No:** HWC23040304RG0425

Mr Robin George introduced the item.

**DISCUSSION**

- Information received on 9 June 2023
- Graded IIIB
- Inside HPO
- CoCT does not support the proposal.
- PRRA had no objections.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 26 June 2023.

RG

**11.11 Proposed additions and alterations on Erf 56251, 27 Eyton Road, Claremont, S34-A&A**  
**Case No:** HWC23052307RG0524

Mr Robin George introduced the item.

**DISCUSSION**

- Information received on 6 June 2023.
- Graded IIIB
- Outside HPO
- CoCT does not support the proposal.
- UCRRA has no objections.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 26 June 2023.

RG

**11.12 Proposed additions and alterations on Erf 169064, 49 Somerset Road, Greenpoint, S34-A&A**  
**Case No.:** HWC23041915MS0426

Under investigation

MS

**11.13 Proposed additions and alterations on Erf 152677, 5 Carisbrook Street, Gardens, S34-A&A**  
**Case No.:** HWC23042105MS0426

Item removed from the agenda

MS

**11.14 Proposed additions and alterations on Erf 26853, 5 Clifton Terrace, Observatory, S34-A&A**  
**Case No.:** HWC23042106MS0502

Item removed from the agenda.

MS

**11.15 Proposed additions and alterations on Erf 1700, 9 Bath Street, Oranjezicht, S34-A&A**  
**Case No.:** HWC23050209MS0503

Item removed from the agenda

MS

**11.16 Proposed additions and alterations on ERF 14824, Alphen Rijn, 40, Oudtshoorn, S34-A&A**  
**Case no:** 22011107CM0718E

**INCOMPLETE APPLICATION:**

Plans depicting what work has been completed and what work must still be completed.

CM

**11.17 Proposed additions and alterations on Erf 421, 63 Mark Street, Prince Albert, S34-A&A**  
**Case No:** HWC23032806KB0403

Mr Robin George introduced the item on behalf of KB.

**DISCUSSION**

- Graded IIIB
- Inside historic core
- Prince Albert Municipality stamped the plans.
- Prince Albert Cultural Foundation supports the proposal.
- SvdS did not provide comment on the application.

**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 19040, 13 Maderia Street, Rugby, Milnerton, S34-A&A**  
**Case No.:** HWC23053007AM

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

**DISCUSSION**

- Graded IIIC
- Outside HPO
- CoCT has objected to the storeroom.
- HOMs disagrees that the site has any heritage value.
- The proposal does not impact on a heritage resource, itself or the streetscape.
- The applicant provided written reasons as to why the storeroom could not be constructed to the rear of the building.
- The applicant and I&AP's were invited to attend however were not in attendance
- Given that the site is not deemed a heritage resource and therefore not impacted by the proposal the committee proceeded with taking a decision

**DECISION**

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

AM



**11.19 Proposed geotechnical testing on Erf 55585, 26 Draper Street, Claremont, S38(8)-NID**

Item removed from the agenda. Item discussed in administrative matters.

AM

**11.20 Proposed extension and development of residential use buildings on Erven 123-RE and 803, Constantia Harcroft Estate, Constantia, S38(8)-NID**

**Case No.:** HWC23053105AM

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

**DISCUSSION**

- Information received on 14 June 2023
- The site is graded a 3A, the committee noted several other graded heritage resources in the surroundings.
- It is likely that archaeological resource may be encountered.
- There is reason to believe 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;

1. AIA
2. Built environment study

AM

**11.21 Proposed additions and alterations on Erf 18 Burger Street, De Rust, S34-A&A**

**Case No.:** HWC23052506CN0531

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Further requirements received on 13 June.
- HOMs graded IIIC
- Outside HPO
- Oudtshoorn Municipality supports the proposal.
- Heritage Oudtshoorn supports the proposal.

**DECISION**

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

CN

**11.22 Proposed additions and alterations on Erf 552, Church Street, Prince Albert, S34-A&A**

**Case No.:** HWC23032230RG

Item removed from the agenda.

RG

## 12. NEW MATTERS

### 12.1 Proposed rezoning on ERF 870, Kranshoek, Plettenberg Bay, S38(4)-NID Case No: HWC23060906SB0609

Ms Stephanie Barnardt-Delport introduced the item.

#### DISCUSSION

- The site is in low to high palaeontological sensitive area but given the nature of the development, it is unlikely to have an 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

### 12.2 Proposed extensions and alterations to the existing cellar on Erf 1453, Paarl, S38(4)-NID Case No: HWC23060707SB0609

#### INCOMPLETE APPLICATION:

New application form required.

SB

### 12.3 Proposed consolidation and subdivision on Farms Hoogekraal No 238 and Buffelsdrift No 227, George, S38(4)-NID

Case No: HWC23060802SB0612

Ms Stephanie Barnardt-Delport introduced the item.

#### DISCUSSION

- There was a previous heritage assessment in 2005, most the built resource is still standing.
- It appears that the first owner of the land, one Adam Botha was one of the first frontier settlers of the Southern Cape and the Botha family.
- No archaeological material was note on site.
- The site is not in a high palaeontological sensitive area.
- 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

### 12.4 Proposed sand mine on Portion 23 of Farm 499 and portion 18 of Farm 499, S38(8)-HIA Case No: HWC23041303SB0510

Ms Stephanie Barnardt-Delport introduced the item.

#### DISCUSSION

- The committee noted the comment from De Wet Family Trust, concern around potsherds, rock art and historical road although heritage consultant responded to the comment.
- Referred to IACom for their expertise.

**HELD OVER:**

Referred to IACOM on 19 July 2023.

**SB**

**12.5 Proposed Phase two of Substation Development at the junction of the R63 and N1 on Farms Uit Vlught Fontein No 265 & Schietkuil No 3 Beaufort West, S38(8)-HIA  
Case No: HWC23052202AM0522**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- The aim of report was to address the amendments to the already approved Gamma Substation.
- The updated layout falls within the authorised footprint of the original assessed layout.
- No new additional infrastructure.
- No objection was received.
- During the field work, no further archaeological sites, structures or burial grounds and graves were identified.

**FINAL COMMENT**

The Committee resolved to endorse the HIA prepared by PGS Heritage dated 6 June 2023 as meeting the requirements of Section 38 (3) of the NHRA with the following recommendations on page 73 to 74;

1. The original HIA and has recommended additional mitigations measures.

**A. Construction Phase**

The project will encompass a range of activities during the construction phase, including vegetation clearance, excavations and infrastructure development associated with the project. It is possible that cultural material will be exposed during construction and may be recoverable, keeping in mind delays can be costly during construction and as such must be minimised. Development surrounding infrastructure and construction of facilities results in significant disturbance, however, foundation holes do offer a window into the past and it thus may be possible to rescue some of the data and materials. It is also possible that substantial alterations will be implemented during this phase of the project, and these must be catered for. Temporary infrastructure developments are often changed or added to the project as required. In general, these are low impact developments as they are superficial, resulting in little alteration of the land surface, but still need to be catered for. During the construction phase, it is important to recognize any significant material being unearthed, making the correct judgment on which actions should be taken. It is recommended that the following chance find procedure should be implemented.

**B. Chance Find Procedure**

An appropriately qualified heritage practitioner/archaeologist must be identified to be called upon if any possible heritage resources or artefacts are identified. § Should an archaeological site or cultural material be discovered during construction (or operation), the area should be demarcated, and construction activities that may impact the find must be halted. § The qualified heritage practitioner/archaeologist will then need to determine if he/she must come out to the site and evaluate the Heritage resources and make the necessary recommendations for mitigating the find and the impact on the heritage resource. § The contractor therefore should have some sort of contingency plan so that operations could move elsewhere temporarily while the materials and data are recovered. § Construction can commence as soon as the site has been cleared and signed off by the heritage practitioner/archaeologist.

**C. Possible finds during Construction**

The study area occurs within a greater historical and archaeological site as identified during the desktop and fieldwork phase. Soil clearance for infrastructure as well as the proposed reclamation activities

could uncover the following: § High density concentrations of stone artefacts § Unmarked graves

SB

**12.6 Proposed rezoning to develop a school on D'Olyfboom Farm RE 29112, Paarl, S38(4)-NID  
Case No: 23060606SB**

Ms Stephanie Barnardt-Delport introduced the item.

Ms Anne-Marie Fick was present and took part in the discussion.

**DISCUSSION**

- The committee noted that the lower portion of farm is set to be developed.
- This will result in complete loss of the vineyard east of werf.
- Affecting the townscape.
- Addition, this will erode the special character area of Paarl and possibly impact the cultural landscape.
- There is reason to believe 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;

1. Townscape assessment
2. Cultural landscape assessment

SB

**12.7 Proposed formalization of services in the Mandela Square Settlement, Paarl, S38(8)-NID  
Case No: HWC23052311SB0607**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- No heritage resource was noted
- 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

**12.8 Partially completed Caravan Park along with associated infrastructure and additional housing on  
Portion 16 of Derde Heuwel 149, Montagu, S38(8)-NID  
Case No: HWC23060616SB0607**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- This part of S24G application.
- A rare stone flake was noted at node F. Isolated find and unlikely archaeological resource will be impacted.
- According to SAHRIS Palaeosensitivity map shows the site to be of moderate sensitivity in the southwest and very high sensitivity in the northeast. However, the site is covered in a thick layer of colluvium and alluvium, which has been sand mined in the past. Impact to palaeontological resource as low.

- 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**

#### **12.9 Proposed redevelopment on Portion 26 of Farm 811 Kunnenberg, Paarl, S38(4)-NID Case No: HWC23041904SB0612**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- This site is located along the scenic route (R45) between Paarl and Franschhoek.
- According to Drakenstein Heritage Survey 2010, the homestead was graded 3B.
- There is reason to believe 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;

1. Built environment study
2. VIA on the cultural landscape

**SB**

#### **12.10 Proposed 9MW Solar energy plant on Erf 2819, Farm 202/37, Erf RE/325 , S38(8)-HIA Case No: HWC22112209AM1122**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- The committee noted that site alternative A as the preferred option. As a 60m buffer from the N2 has also been set aside thereby further reducing any potential visual impact. A 10m buffer from the railway along the northern boundary
- No Stone Age or historical archaeological resources were recorded at any of the alternatives proposed.
- The palaeontological report noted that part of the George Pluton, Cape Granite Suite (and are) entirely unfossiliferous.
- No buildings or structures were recorded on any of the alternatives.
- No objections were received.

#### **FINAL COMMENT**

The Committee resolved to endorse the HIA prepared by ACRM dated June 2023 as meeting the requirements of Section 38 (3) of the NHRA with the following recommendations on page 22;

1. All the proposed site alternatives are acceptable.
2. No archaeological mitigation is required prior to construction activities commencing.
3. No archaeological monitoring is required during the Construction Phase.
4. In the unlikely that any human remains are uncovered during construction activities; these must be immediately reported to the archaeologist (J Kaplan 082 3210172) who will inform Heritage Western Cape. Burials must not be disturbed or removed until inspected by a professional archaeologist.

**SB**

**12.11 Proposed development on Soetmelksvlei (formerly Donkerhoek) , Farm 956, Simondium, Paarl, S38(4) - NID**  
**Case No: HWC23060708**

Letter of no trigger to the NHRA to be issued for the cottage.

SB

**12.12 Proposed additions and alterations on Erf 1360, 10 St John's Street, George, S34-A&A**  
**Case No: HWC23060502MS0606**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

- Graded NCW
- George Municipality supports the proposal.
- George Heritage Trust supports the proposal
- SVDS (Southern Cape) supports the proposal.

**DECISION**

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

MS

**12.13 Proposed additions and alterations on Erf 3372-RE, 166 Long Street, Cape Town, S34-A&A**

**INCOMPLETE APPLICATION:**

Internal images required.

MS

**12.14 Proposed additions and alterations on Erf 64705, 100 3<sup>rd</sup> Avenue, Kenilworth, S34-A&A**  
**Case No: HWC23060507MS0607**

**INCOMPLETE APPLICATION:**

Streetscape, external and internal images, SG diagram, Harfield Village comment required.

MS

**12.15 Proposed additions and alterations on Erf 64712,2 Gordon Road, Kenilworth, S34-A&A**  
**Case No: HWC23051904MS0607**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

- Graded IIIB
- Inside HPO
- CoCT raised concerns but has been addressed.
- 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.

- 12.16 Proposed additions and alterations on Erf 69472, Unit 51 Dennekamp, Kenilworth, S34-A&A**  
**Case No: HWC23060613MS0608**

**INCOMPLETE APPLICATION:**

Streetscape, external images, SG diagram, colored up plans what work is being proposed.

MS

- 12.17 Proposed additions and alterations on Erf 69489, 18 Duncan Road, Wynberg, S34-A&A**  
**Case No: HWC23060114MS0606**

**INCOMPLETE APPLICATION:**

WECA and CoCT comments required.

MS

- 12.18 Proposed additions and alterations on Erf 829, 6 Gemini Way, Constantia, S34-A&A**  
**Case No: HWC23060601MS0608**

**INCOMPLETE APPLICATION:**

FoCVGB comment required.

MS

- 12.19 Proposed additions and alterations on Erf 858, 10 Friars Road, Sea Point, S34-A&A**  
**Case No: HWC23060109MS0606**

**INCOMPLETE APPLICATION:**

Streetscape, external and internal images, SG diagram, locality map and title deed and PoP with correct reference number.

MS

- 12.20 Proposed additions and alterations on Erf 94460, Block A, Longkloof Studios, Cnr Kloof & Darter Road, Gardens, S34-A&A**  
**Case No: MS0607**

**INCOMPLETE APPLICATION:**

Streetscape images required.

MS

- 12.21 Proposed additions and alterations on Erf 978, 13 Virginia Avenue, Vredehoek, S34-A&A**  
**Case No: HWC23060602MS0608**

Under investigation.

MS

- 12.22 Proposed additions and alterations on Erf 93958, No.5 Boulder Road, Lakeside, S34-A&A**  
**Case No: HWC23060508MS0606**

**INCOMPLETE APPLICATION:**

Streetscape images required.

MS

**12.23 Proposed additions and alterations on Erven 54484 and 54141, 34 Station Road, Claremont, S34-A&A  
Case No: HWC23060607MS0607**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

- 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.

**MS**

**12.24 Proposed additions and alterations on Re ERF 2127, No 107 Bree Street, Cape Town, S34-A&A  
Case No: HWC23060805MS0612**

**INCOMPLETE APPLICATION:**

Full section 34 application and case officer to find out how much work has been completed.

**MS**

**12.25 Proposed additions and alterations on Re- Erf 3745, 25 Belmont Avenue, Oranjezicht, S34-A&A  
Case No: HWC23060213MS0606**

**INCOMPLETE APPLICATION:**

New application form required.

**MS**

**12.26 Proposed additions and alterations on UCT Hiddingh Campus, Orange Street, Gardens, S34-A&A  
Case No: HWC23053112MS0606**

Ms Muneerah Solomon introduced the item.

**DISCUSSION**

- The boundary fence and wall itself are not formally graded, but fall within or touch the following graded sites:
  - Bertram House Garden (3A)
  - Bertram House (PHS)
  - Egyptian Building (PHS)
- Inside HPO
- CoCT supports type 1 and 2 and supports type 3 in principle.
- CIBRA supports.
- CTHF supports in principle.

**DECISION**

The Committee resolved to approve the application on condition that:

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

**MS**



**12.27 Proposed minor works Erf 158953, 84 Harrington Street, Cape Town, S34-A&A Minor Works  
Case No: HWC23060211CH0612**

**INCOMPLETE APPLICATION:**

Annotated images, SG diagram and confirmation if deviation work has been completed or not.

CH

**12.28 Proposed additions and alterations on Erf 150240, 14 West Quay Road, V&A Waterfront, S34-A&A  
Case No: HWC23060608CH0612**

**INCOMPLETE APPLICATION:**

Streetscape images, full section 34 application, CoCT comments required

CH

**12.29 Proposed increase to bulk rights and rezoning on Remainder Erf 149293 and 29 others, V&A  
Waterfront -NID, S38(4)-NID  
Case No: HWC23060705SJ0609**

Ms Chane Herman introduced the item.

Mr Nicolas Baumann was present and took part in the discussion.

**DISCUSSION**

- There is reason to believe 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;

1. AIA
2. VIA
3. Townscape assessment
4. Cultural landscape assessment
5. Built environment study

CH

**12.30 Proposed additions and alterations on Erf 10099, 42 Blinde Street, District Six, S34-A&A Minor Works  
Case No: HWC23060702CN0607**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Minor works application for the proposed installation of solar panels on the existing roof.
- Graded IIIA
- Outside HPO

**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 13153, 1 Golders Green Road, Woodstock, S34-A&A**

**INCOMPLETE APPLICATION:**

WAAC and WRRRA comments required.

CN

**12.32 Proposed additions, alterations and partial demolition on Erf 1329, 2 Ajax Way, Pinelands, S34-A&A  
Case No: HWC23060609CN0608**

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

**12.33 Proposed additions and alterations on Erf 2130, 177 Kloof Street, Gardens, S34-A&A  
Case No: HWC23060505CN0607**

**INCOMPLETE APPLICATION:**

Plans indicating work started, internal and streetscape images required.

CN

**12.34 Proposed additions, alterations and partial demolition on Erf 270, 28 Jarvis Street, De Waterkant, S34-A&A  
Case No: HWC23060209CN0608**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Graded IIIB
- Inside HPO
- CoCT does not support the proposal
- De Waterkant Civic Association does not support the proposal.
- Referred to BELCom for their expertise.

**HELD OVER:**

Referred to BELCom on 26 June 2023 for their expertise in order to determine if the applicant adequately addressed the concerns raised by the City and De Waterkant Civic Association.

CN

**12.35 Proposed additions, alterations and partial demolition on Erf 3292, 167A Bree Street, Cape Town, S34-A&A  
Case No: HWC23060604CN0607**

**INCOMPLETE APPLICATION:**

CIBRA comment required.

CN

- 12.36 Proposed additions and alterations on Erf 938, 50 Upper Tree Road, Camps Bay, S34-A&A**  
**Case No:** HWC23060808CN0609

**INCOMPLETE APPLICATION:**

Formal comment from CoCT required.

CN

- 12.37 Proposed emergency repair and restoration on Erf 96141, 10 Scott Street, Gardens, S34-A&A**  
**Emergency**  
**Case No:** HWC23060809CN0609

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The Committee notes the stop works ordered issued and has been lifted.
- The Committee resolved to approve the application deemed as emergency.

**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. Permit can only be issued once the suitably qualified architect with heritage experience has been appointed and proof been submitted to HWC.

CN

- 12.38 Proposed total demolition on Erven 593 and 2720, 2 & 4 Mortimer Street, Knysna, S34-Total**  
**Demolition**  
**Case No:** HWC23060614CN0607

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Ungraded
- Outside HPO
- Knysna Municipality supports the proposal.
- SvdS supports the proposal.

**DECISION**

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

CN

- 12.39 Proposed chapel street upgrade on Erf RE-8000, RE-8203, RE-8204, District Six, S38(4)-NID**  
**Case No:** HWC23060908CN0612

Ms Corne Nortje introduced the item.

Ms Katie Smuts was present and took part in the discussion.

## DISCUSSION

- There is reason to believe 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;

1. Townscape and Streetscape assessment
2. Socio historic study

CN

### 12.40 Proposed additions and alterations on Re of Erf 176, 30 Church Street, Tulbagh, S27-A&A Case No: HWC23060612CN0607

#### INCOMPLETE APPLICATION:

Streetscape images and Witzenburg Municipality acknowledgement required.

CN

### 12.41 Proposed additions and alterations on Re of Erf 47520, 36 Muir Road, Rondebosch, S34-A&A

Ms Corne Nortje introduced the item.

#### DISCUSSION

- 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.

CN

### 12.42 Proposed total demolition on Re of Erf 50386, 8 Protea Road, Newlands, S34-Total Demolition Case No: HWC23060509CN0608

Ms Corne Nortje introduced the item.

#### DISCUSSION

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

#### DECISION

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

CN

### 12.43 Proposed additions and alterations on Re of Erf 98391, 2 Malcolm Road, Rondebosch, S34-A&A Case No: HWC23060115CN0609

#### INCOMPLETE APPLICATION:

New application form required.

**12.44 Proposed additions and alterations on Erf 69792-RE, 14 Liverpool Road, Wynberg, S34-A&A**  
**Case No: HWC23060611RG0612**

**INCOMPLETE APPLICATION**

Section 34 application, WECA comment and plans indicating what work has been completed required.

**RG**

**12.45 Proposed additions and alterations on Erf 306, 211 High Level Road, Sea Point, S34-TD**  
**Case No: HWC23053110RG0606**

Mr Robin George introduced the item.

Mr Ashley Lillie was present and took part in the discussion

**DISCUSSION**

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- SFB have no objections.
- SFA supports the proposal.
- CTHF stated that they will not comment.

**DECISION**

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

**RG**

**12.46 Proposed additions and alterations on Erf 1166-RE, 26 Mutley Road, Sea Point, S34-A&A**  
**Case No: HWC23060105RG0609**

Mr Robin George introduced the item.

**DISCUSSION**

- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- SFA supports the proposal..
- SFB has no objections.
- Firmount Neighbourhood Action Group has no comment on the proposal.

**DECISION**

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

**RG**

**12.47 Proposed additions and alterations on Erf 119612, 7 Weaver Court, Bridgetown Athlone, S34-A&A**  
**Case No: HWC23060107RG0606**

**INCOMPLETE APPLICATION**

Internal, streetscape images and SG diagram required.

**12.48 Proposed additions and alterations on Erf 1312-RE, 9 Hofmeyr Street, Oranjezicht, S34-A&A**  
**Case No: HWC23060205RG0606**

Mr Robin George introduced the item.

**DISCUSSION**

- Graded IIIB
- Inside 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.

RG

**12.49 Proposed additions and alterations on Erf 182, 97 Church Street, Prince Albert, S34-A&A**  
**Case No: HWC23060703RG0609**

**INCOMPLETE APPLICATION**

SG diagram and Prince Albert Municipality comment required.

RG

**12.50 Proposed additions and alterations on Erf 19801, 15 Nantes Street, Paarl, S34-A&A**  
**Case No: HWC23052302RG0523**

Mr Robin George introduced the item.

**DISCUSSION**

- Graded IIIA
- Inside the Special Character Protected Area Overlay Zone of Paarl.
- Paarl300 did not support the proposal.
- Drakenstein Municipality had no objections
- DHF had no objections.

**DECISION**

The Committee resolved to approve the work that must still be completed.

RG

**12.51 Proposed additions and alterations on Erf 2721, House of Blakes Restaurant, Main Road/R315, Yzerfontein, S34-A&A**  
**Case No: HWC23051905RG0523**

Item removed from the agenda. Application was heard on 12 June 2023.

RG

**12.52 Proposed additions and alterations on Erf 4945, 16 Harrington Street, District Six, S34-Minor Works**  
**Case No: HWC23051804RG0523**

Mr Robin George introduced the item.

#### **DISCUSSION**

- Minor works application for signage to the front façade of the building.
- Graded IIIA
- Inside HPO
- The Committee notes that work has been completed.

#### **DECISION**

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

RG

**12.53 Proposed additions and alterations on Erf 57085, 30 Washington Road, Claremont, S34-A&A**  
**Case No: HWC23060208RG0312**

#### **INCOMPLETE APPLICATION:**

Additional external images, locality plan, internal and streetscape images, SG diagram required.

RG

**12.54 Proposed additions and alterations on Erf 86517, 6 Mount Road, Muizenberg, S34-A&A**  
**Case No: HWC23060503RG0606**

Mr Robin George introduced the item.

#### **DISCUSSION**

- Graded NCW
- Inside HPO
- CoCT supports the proposal.
- Muizenberg Historical Conservation Society has no objections

#### **DECISION**

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

RG

**12.55 Proposed additions and alterations on Erf 425, Cnr Hill and Biccard Street, Malmesbury, S34-Minor Works**  
**Case No: HWC23052409RG0608**

#### **INCOMPLETE APPLICATION:**

PoP, internal and streetscape images and motivation required.

RG

**12.56 Proposed additions and alterations on Erf 7936, 12 Ranger Road, Fish Hoek, S34-A&A**  
**Case No: HWC23060210RG0609**

Mr Robin George introduced the item.

#### **DISCUSSION**

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

**DECISION**

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

RG

- 12.57 Proposed additions and alterations on Erf 422, 6 - Leinster Court, 6 Glenside Road, Cnr. Glenside and Cavalcade Road, Green Point, S34-Minor Works**  
**Case No:** HWC23060610RG0608

Mr Robin George introduced the item.

**DISCUSSION**

- Minor works application
- Graded IIIB
- Outside HPO

**DECISION**

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

RG

- 12.58 Proposed total demolition on Erf 9181, 120 Voortrekker Road, Kraaifontein, S34-TD**  
**Case No:** HWC23051907RG0523

**INCOMPLETE APPLICATION:**

Section 34 form, external images, streetscape images and CoCT comment and as built plan required.

RG

- 12.59 Proposed sand mining on Portion 30 of Klip Fonteyn 711, Caledon Road, Gaansbaai- NID**  
**Case No.:** HWC23051803CH

Ms Chane Herman introduced the item.

**DISCUSSION**

- No significant impacts are anticipated to archeological resources.
- The site falls within the high paelontological sensitive area.
- The Committee noted the paelaeontological comment provided by Mr. Marion Bomfard. The paelontological comment suggests that the proposed mining of sand will not impact paelontological heritage as any fossil shells would occur in the palaeosols, not in sands. The comment further stated that soils and palaeosols are likely to be put aside for the final rehabilitation once mining has ceased. If any any fossil shells are found, they should be retained and HWC should be notified.
- The Committee is of the opinion that no heritage resources will be impacted on.

**DECISION**

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

CH

- 12.60 Proposed additions and alterations on Erf 9768, 104 Bree Street, Cape Town City Centre, S27-A&A**  
**Case No.:** HWC23051504CN

**INCOMPLETE APPLICATION**

Updated application form, internal and external images and colored up plans.

CN



13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS  
CN moves and RG seconds

15. CLOSURE 12:21

16. DATE OF NEXT MEETING

29 June 2023

Chairperson.....

Secretariat: .....

APPROVED

**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  
**CRHM** - 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 Lynfrae 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** - Oudtshoorn 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  
**SvdSF** - Simon van der Stel Foundation Cape Town  
**STHS** - Simon's Town Historical Society  
**SHF** - Stellenbosch Heritage Foundation  
**SHCT** - Stillbaai Heritage Conservation Trust  
**GHT** - George Heritage Trust  
**VRRA** - 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** - Heldeberg Renaissance Foundation  
**HOMs** - Heritage Officers Meeting  
**HPO** – Heritage protects 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

**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