

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**
Held on Thursday, 14 April 2022, HOMS MEETING VIA MICROSOFT TEAMS,
scheduled for 08:30



1. OPENING AND WELCOME

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

2. ATTENDANCE

Members

None

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Mr Reagon Fortune (RF) (Intern Admin support)
Ms Ceceline Muller (CM)
Mr Robin George (RG) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Mr Jonathan Windvogel (JW) (Acting Assistant Director)

Legal Advisor

Ms Penelope Meyer (PM)

Visitors

Ms. Jone Kros
Mr. Bruce Wilson
Ms. May
Ms. Uryke Du Preez
Ms. Nicolene Visser
Mr. Clive Theunissen

Observers

None

3 Apologies

Ms Waseefa Dhansay (WD)
Ms Colette Scheermeyer (CS)
Ms Xola Mwandle (XM)

Absent

None

4. Approval of Agenda

4.1 14 April 2022. The Committee resolved to approve the agenda with minor edits. KB moves to adopt the agenda and CM seconds.

5. Approval of Minutes of the Previous Meeting

5.1 4 April 2022. Held over to next meeting

6. Disclosure of conflict of interest

6.1 None

7. Confidential matters

7.1 None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 667, 40 Warren Street, Tamboerskloof

The Committee notes the site inspection undertaken.

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.4 Preparation for the upcoming Committee Meetings

8.4.1 BELCom

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

10. Appointments

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed total demolition on ERF 4184, 12 Johan Road, Hout Bay, S34-TD
Case no: 22030301CH0328E**

Ms. Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 April 2022.
- Graded NCW

- Outside HPO
- CoCT supports the proposal.
- Hout Bay Resident and Ratepayers supports the proposal.

DECISION

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

CH

11.2 Proposed additions and alterations on Erf 891, 12 Rugby Road, Oranjezicht, S34-A&A Case no: 22030707CH0310E

Ms. Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 April 2022
- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.
- City Bowl Resident and Ratepayers Association supports in principle.

DECISION

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

CH

11.3 Proposed development on Portion 12 of Farm 187, Vredenburg, S38(8)-NID Case no: 22030406CH0315E

Ms. Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 April 2022.
- Red high paleo sensitive area on the SAHRIS map.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

CH

11.4 Proposed additions and alterations on Erf 268, 18 Dirkie Uys Street, Franschhoek, S34-A&A Case no.: 22020120CH0301E

Ms. Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 April 2022.
- HOMs graded NCW
- CoCT supports the proposal.
- Stellenbosch Municipality supports the proposal.

- Franschhoek Heritage & Ratepayers supports the proposal.
- Stellenbosch Interest Group does not comment in this area.
- Stellenbosch Heritage Foundation 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 additions and alterations on ERF 146109, 27 Lower Rochester Road, Observatory, S34-A&A, Case no: 22021823CN0228E

Ms. Jone Kros was present and took part in the discussion.

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMs meeting.
- HOMs graded NCW
- Outside HPO
- CoCT did not comment within the 30-day commenting period.
- Salt River Heritage Society did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 April 2022.

CN

11.6 Proposed additions and alterations on ERF 146110, 29 Lower Rochester Road, Observatory, S34-A&A Case no: 22021824CN0228E

Ms. Jone Kros was present and took part in the discussion.

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMs meeting.
- HOMs graded NCW
- Outside HPO
- CoCT did not comment within the 30-day commenting period.
- Salt River Heritage Society did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 April 2022.

CN

**11.7 Proposed additions and alterations on Erf 146111, 31 Lower Rochester Road, Observatory, S34-A&A
Case no: 22021825CN0228E**

Ms. Jone Kros was present and took part in the discussion.

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMs meeting.
- HOMs graded NCW
- Outside HPO
- CoCT did not comment within the 30-day commenting period.
- Salt River Heritage Society did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 April 2022.

CN

**11.8 Proposed additions and alterations on ERF 167760, 2 Burke Street, Observatory, S34-A&A
Case no: 22021819CN0228E**

Ms. Jone Kros was present and took part in the discussion.

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMs meeting.
- HOMs graded NCW
- Outside HPO
- CoCT did not comment within the 30-day commenting period.
- Salt River Heritage Society did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 April 2022.

CN

**11.9 Proposed additions and alterations on ERF 167761, 2A Burke Street, Observatory, S34-A&A
Case no: 22021820CN0228E**

Ms. Jone Kros was present and took part in the discussion.

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMs meeting.
- HOMs graded NCW
- Outside HPO
- CoCT did not comment within the 30-day commenting period.
- Salt River Heritage Society did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 April 2022.

CN

**11.10 Proposed additions and alterations on ERF 167762, 4 Burke Street, Observatory, S34-A&A
Case no: 22021821CN0228E**

Ms. Jone Kros was present and took part in the discussion.

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMs meeting.
- HOMs graded NCW
- Outside HPO
- CoCT did not comment within the 30-day commenting period.
- Salt River Heritage Society did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 April 2022.

CN

**11.11 Proposed additions and alterations on ERF 167763, 4A Burke Street, Observatory, S34-A&A
Case no: 22021822CN0228E**

Ms. Jone Kros was present and took part in the discussion.

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Held over from previous HOMs meeting.
- HOMs graded NCW
- Outside HPO
- CoCT did not comment within the 30-day commenting period.
- Salt River Heritage Society did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 April 2022.

CN

**11.12 Proposed additions and alterations on ERF 456, 47 Upper Orange Street, Oranjezicht, S34-A&A
Case no: 21110803CN0221E**

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 1 April 2022.
- Graded IIIB
- Inside HPO
- 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.

CN

**11.13 Proposed rezoning for conventional housing on Portion 6 of Farm Hartebeestekraal No. 844,
Paarl, S38(4)-NID
Case no: 21121703CN0315E**

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 30 March 2022.
- Green paleo-sensitive area on the SAHRIS map.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

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

CN

**11.14 Proposed new boundary wall in a section of the False Bay Nature Reserve on RE of Ptn 1,
Muizenberg, Capricorn
Case no: 21090802CN0311E**

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 6 April 2022.
- Green paleo-sensitive area on the SAHRIS map.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

CN

**11.15 Proposed additions and alterations on Erf 3700, 11 High Street, Paarl
Case no: 21090802CN0311E**

Ms. Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7 April 2022.
- Graded IIIB
- Inside Paarl special character protected overlay zone.
- Drakenstein Municipality supports the proposal but notes conditions that the existing cappings must be re-utilised or replicated; The existing steel palisade must be re-installed; The boundary pier abutting Erf 1693 must match the height of the pedestrian gate piers and amended drawings must be submitted to the municipality.
- Paarl300 supports the proposal.
- Drakenstein Heritage Foundation recommends a redesign of roof of front door and an increased height for the fence pillars, but the wall needs to stay with a full fence, as with the neighbours.

DECISION

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

CN

**11.16 Proposed additions and alterations on Erf 1518, 4 Highbury, 42 Davenport Road, Vredehoek, S34-A&A
Case no: 22020306MS0224E**

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 April 2022
- Graded IIIB
- Outside HPO
- CoCT does not support the proposal.
- Greater Vredehoek Action Group has no objections.
- Citybowl Ratepayers and Residents Association supports the proposal.
- Referred to BELCom for their expertise.

HELD OVER

Referred to BELCom on 26 April 2022.

MS

**11.17 Proposed additions and alterations on ERF 156850, 5 Newberry Lane, Newlands, S34- A&A
Case no: 22021104MS0315E**

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 April 2022.
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Newlands Residents Association supports the proposal.

DECISION

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

MS

**11.18 Proposed additions and alterations on ERF 3294, 91 Barry Street, Riversdale, S34-A&A
Case no: 22020704MS0207E**

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 6 April 2022.
- HOMs graded NCW
- Simon van De Stel (Southern Cape) supports the proposal.
- Hessequa Municipality only comments after approval from HWC are received.

DECISION

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

MS

**11.19 Proposed additions and alterations on ERF 33078, 8 Trematon Road, Athlone, S34-A&A
Case no: 22012516MS0218E**

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 31 March 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

MS

**11.20 Proposed additions and alterations on ERF 3992, Corner Dirke Uys & Louis Botha Street, S34-A&A
Case no: 22030409MS0307E**

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 April 2022.
- Graded IIIC
- Stellenbosch Municipality did not comment within the 30-day commenting period.
- Stellenbosch Heritage Foundation does not comment.
- Franschhoek Heritage Ratepayers Association has no objections.

DECISION

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

MS

**11.21 Proposed additions and alterations on ERF 405, 11 Oldfield Road, Sea Point, S34-A&A
Case no: 21072010MS0720E**

Ms. Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- The revised design iteration as endorsed by BELCom 10 March 2021 was resubmitted.

DECISION

The Committee resolved to approve the updated plans.

MS

**11.22 Proposed additions and alterations on ERF 190, 1773, 1770, Swartland High School, S34-Minor Works
Case no: 2202217RG0224E**

Mr. Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 8 April 2022.
- Minor works application.
- HOMs graded IIIA

DECISION

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

RG

**11.23 Proposed new dwelling on ERF 92, 27 Church Street, Stanford, S31-New dwelling
Case no: 22030122RG0314E**

Mr. Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 13 April 2022.
- Overstrand Heritage Aesthetic Committee supports the proposal.

- Stanford Heritage and Conservation Society supports the proposal.

DECISION

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

RG

11.24 Proposed new agricultural werf and associated buildings Phase 2 Kleinbosch Farm, S38(4)-NID Case no: 21091320SB1004E

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs is in support of the workplan and HIA

HELD OVER:

Referred to BELCom on 26 April 2022.

SB

11.25 Proposed additions and alterations on ERF 2991, 5 Lower Long Street, Riversdale, S34-A&A Case no: 21101204SJ1125E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 11 April 2022.
- HOMs graded IIIB
- Simon van de Stel Foundation supports the proposal.

DECISION

The Committee resolved to approve the application, upon receiving colored up plans from the applicant, as the proposal does not negatively impact on heritage resources.

SJ

11.26 Proposed additions and alterations on ERF 141372, 74 Dorp street, Bo-Kaap, S34-A&A Case no: 22020818SJ0208E

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 30 March 2022.
- Graded IIIC
- Bokaap Youth Movement has no objections.
- Bokaap Civic Association has no objections.
- CoCT supports the proposal.
- The Committee notes that work has been completed.

DECISION

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

**11.27 Proposed additions and alterations on ERF 10195, 18 Almond Terrace, Bo-Kaap, S34-A&A
Case no: 21070508SJ0211E**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Inside HPO
- The Committee notes that work has started.

FURTHER REQUIREMENTS

1. Bokaap Civic Association and Bokaap Youth Movement comments required.

SJ

**11.28 Proposed additions and alterations on ERF 416, 1 James Barry Avenue, Constantia, S34-A&A
Case no: 22030114TZ0318E**

Mr. Thando Zinange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 April 2022.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Friends of Constantia Valley Greenbelt supports the proposal.
- Constantia Resident 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

**11.29 Proposed additions and alterations on ERF 996, 8 Camp Road, Pinelands, S34-A&A
Case no: 21111716TZ0113E**

Mr. Thando Zinange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 5 April 2022.
- HOMs graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Pinelands Resident 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

**11.30 Proposed additions and alterations on ERF 1372, 25 Bay View Avenue, Tamboerskloof, S34-A&A
Case no: 220300709XM0311E**

Mr Jonathan Windvogel introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 07 April 2022
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal in principle.

DECISION

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

XM

**11.31 Proposed additions and alterations on ERF 242, 7 Jagersfontein Lane, Oranjezicht S34-A&A
Case no: 2106108KB0601E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7th April 2022.
- Minor works application
- Graded IIIB
- Inside HPO
- 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

**11.32 Proposed additions and alterations on ERF 86405, 158 Boyes Drive, Muizenberg S34-A&A
Case no: 21062907KB0311E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 7th April 2022.
- Graded IIIC
- Inside HPO
- Muizenberg Heritage Conservation Society supports the proposal.
- CoCT does not support the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 26 April 2022.

KB

**11.33 Proposed additions and alterations on ERF 25486, 2 Baker Street, Observatory, S34-A&A
Case no: 22020805KB0324E**

Ms Jone Kros was present and took part in the discussion.

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 4th April 2022
- Graded IIIB
- Inside HPO
- CoCT did not comment within the 30-day commenting period.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 26 April 2022.

KB

**11.34 Proposed additions and alterations on ERF 43, Main Road, Prince Albert S34-A&A
Case no: 21051204KB0707E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on 10 April 2022
- Minor works application.
- HOMs graded IIIC

DECISION

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

KB

**11.35 Proposed additions and alterations on Erf 991, 3 Avondale Road, Three Anchor Bay, S34-A&A
Case No: 21102902KB0322E**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on
- Graded IIIC
- Inside HPO
- Greenpoint Ratepayers and Residents Association does not support the aluminium doors on the north elevation.
- CoCT supports the proposal.

DECISION

Referred to BELCom on 26 April 2022.

KB

11.36 Proposed total demilition on Erf 148975, 1 Buiten Street, Cape Town, S34-TD

Ms Jone Kros and Mr. Bruce Wilson were present and took part in the discussion.

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Information received on
- Graded IIIC
- Inside HPO
- Citybowl Residents and Ratepayers Association supports in principle.
- CoCT provided no comment.

HELD OVER:

Referred to BELCom on 26 April 2022.

MS

12. NEW MATTERS

12.1 Proposed additions and alterations on Farm 485, Polkadraai Road, S34-A&A Case no: 22032912AM0405E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Stellenbosch Municipality did not comment within the 30-day commenting period.
- Stellebosch Interest Group did not support the proposal.
- Stellenbosch Heritage Foundation did not comment within the 30-day commenting period.
- Referred to BELCom for the expertise.

HELD OVER:

Referred to BELCom on 26 April 2022.

AM

12.2 Proposed electricity cables on ERF 23209, 4392 Capricorn way, Brackenfell South, S38(4)-NID Case no: 22030917AM0407E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Low paleo-sensitivity
- No known archaeological sensitivities in the area of proposed trenching
- There is no reason to believe heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.3 Proposed additional cottage on ERF 968, 80 Vlei street, Greyton, S38(4)-NID
Case no: 22033004AM0407E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Moderate paleo-sensitivity
- An AIA dated 2006 done by John Kaplan in the Greyton area determined ESA and MSA tools identified were of low local significance.
- There is no reason to believe heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.4 Proposed quarry on Portion 3 Rem of Farm 410, Caledon, S38(8)-NID
Case no: 20220405AM0405E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- High paleo-sensitivity. A specialist comment from Dr Almond stated that the bedrocks are chemically weathered and tectonically deformed therefore resulting in no expected significant impacts.
- A 2010 survey done by Dr Orton quoted in the NID report identified ESA materials especially south of Caledon that were determined to be of no significance.
- No significant impacts are expected on Caledon Nature Reserve which is some distance away from project site.
- There is no reason to believe heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

**12.5 Proposed additions and alterations on ERF 1392, 34 John Kretzen Street, Blanco, George, S34-A&A
Case no: 21072903AM0329E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- George Municipality could not approve the application pending the rectifications of concerns from Building Control.
- George Heritage Trust did not comment within the 30-day commenting period.

FURHTER REQUIREMENTS

1. Confirmation if work has been completed or not.
2. More contextual photographs

AM

**12.6 Erf 154543, 39 Mawson Avenue Garden Village, Maitland S38(8)-NID
Case no: AM0329E**

INCOMPLETE APPLICATION

Section 34 application, municipal comments and internal photographs required.

AM

**12.7 Analysis and collection on Farm Hoekfontein and Melkbosfontein Graafwater, S35-Analysis and Collection
Case no: 22032801AM0404E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The analysis will combine spectroscopy and gas chromatography that will be used on the LSA stool adhesive residue at a sampling amount of 1mg from 6 stone tool artefacts.
- This analysis is understood to be minimally destructive.

DECISION

The Committee resolved to approve Section 35 application.

AM

**12.8 Proposed minor works on ERF 2360, 15 Rheezicht Road, Pinelands, S34- Minor Works
Case no: 22032103CH**

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

CH

**12.9 Proposed total demolition on ERF 466, Main Road, Wellington, S34-Total Demolition
Case no: 22032503CH0404E**

Ms Zenobia was present and took part in the discussion.

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Inside Paarl Special Character Protected Area Overlay Zone.
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation 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 593, 53 Paradise Road, Simonstown, S34-A&A Case no: 22032402CH0404E

INCOMPLETE APPLICATION

Simons Town Historical Society comments required.

CH

12.11 Proposed additions and alterations on ERF 645, 100 Dorp street, Stellenbosch, S34-A&A Case no: 22020115CH0404E

INCOMPLETE APPLICATION:

Stellenbosch Interest Group, Stellenbosch Heritage Foundation and Stellenbosch Municipality comments required, company resolution and internal photographs.

CH

12.12 Proposed additions and alterations on ERF 697, 14 Vaal Road, Milnerton, S34-Minor Works Case no: 22030104CH0331E

Ms Chane Herman introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

DECISION

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

CH

12.13 Proposed emergency permit for additions and alterations on ERF 116120, 36C Burg Street, Cape Town, S34-A&A Case no: 22033001CN0401E & 21111204CN1118E

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIA
- Inside HPO

DECISION

The Committee resolved to approve the permit extension.

CN

- 12.14 Proposed additions and alterations on ERF 1405, 7 Bosman Avenue, Llandudno, S34-A&A
Case no: 22030207CN0404E**

INCOMPLETE APPLICATION

CoCT comment, stamped plans and streetscape photographs required.

CN

- 12.15 Proposed additions and alterations on ERF 1833, 11 Elizabeth Avenue, Pinelands, S34-A&A
Case no: 22030203CN0404E**

INCOMPLETE APPLICATION

Updated application form, internal, external and streetscape photographs required.

CN

- 12.16 Proposed additions and alterations on ERF 23519, 15 Spencer Street, Maitland, S34-A&A
Case no: 22040402CN0404E**

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Outside HPO
- CoCT supports the proposal.

DECISION

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

CN

- 12.17 Proposed additions and alterations on RE of Erf 217, 3 Du Toit Street, Bergsig, Montagu, S34-A&A
Case no: 22040603CN0407E**

Ms Corne Nortje introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside Montagu conservation area.
- Langeberg Municipality advised the applicant to submit an application to HWC.

FURTHER REQUIREMENTS

Montagu Heritage Association comment required.

CN

- 12.18 Proposed additions and alterations on ERF 04, 12 Hospital Street, Montagu, S34-A&A
Case no: 22022410KB0331**

INCOMPLETE APPLICATION:

Montagu Heritage Association and Langeberg Municipality comments required.

KB

**12.19 Proposed additions and alterations on ERF 2861, Cillie Street, Wellington, S34-A&A
Case no: 22032804KB0329E**

INCOMPLETE APPLICATION:

Drakenstein Heritage Foundation comment required.

KB

**12.20 Proposed additions and alterations on ERF 406, 33 Loader Street, De Waterkant, S34-A&A
Case no: 22040101KB0406E**

INCOMPLETE APPLICATION:

CoCT comment, De Waterkant Civic Association comment and more photographs required.

KB

**12.21 Proposed additions and alterations on ERF 66650, 1 Durban Road, Wynberg, S27-A&A
Case no: 22040412KB0405E**

Ms May was present and took part in the discussion

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded PHS
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. A close-out report be submitted within 30 days of practical completion.

KB

**12.22 Proposed additions and alterations on ERF 678, Huguenot and Voortrekker Street, Malmesbury,
S34-A&A
Case no: 19102920LB1030E**

INCOMPLETE APPLICATION

Completed Section 34 application form, statement that addresses the impact on heritage resources and Friends of Blaauwberg Conservation Area comments required.

KB

**12.23 Proposed additions and alterations on ERF 727, 501 Main Road, Paarl, S34-A&A
Case no: 22040505KB0406E**

Ms Zenobia was present and took part in the discussion.

Ms Khanyisile Bonile introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB

- Inside Paarl special character protected overlay zone.
- Paarl300 does not support the proposal.
- Drakenstein Municipality did not comment within the 30-day commenting period.

FURTHER REQUIREMENTS

1. Drakenstein Heritage Foundation comment required.
2. Report assessing the impacts of illegal work on heritage resources.

KB

**12.24 Proposed additions and alterations on ERF 1425, 5 Devonport Road, Tamboerskloof, S34-A&A
Case no: 22040504KB0405E**

INCOMPLETE APPLICATION:

CoCT and stamped plans required.

KB

**12.25 Proposed additions and alterations on ERF 156096 RE, Campground Road, Rondebosch, S34-A&A
Case no: 22040409MS0406E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded IIIB
- Inside HPO

DECISION

The Committee resolved to approve the application on condition that;

1. A close-out report to be submitted within 30 days of practical completion.

MS

**12.26 Proposed additions and alterations on ERF 170906, 24 Pepper Street, Bo-Kaap, S34-A&A
Case no: 22022303MS0405E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded NCW
- Outside HPO
- CoCT supports the proposal.
- Bo-Kaap Civic Association supports the proposal.

DECISION

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

MS

**12.27 Proposed additions and alterations on ERF 404, 19 Carstens Street, Tamboerskloof, S34-A&A
Case no: 22030302MS0401E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- Inside HPO
- 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.

MS

**12.28 Proposed additions and alterations on ERF 46815 RE, 31 Albion Road, Rondebosch, S34-A&A
Case no: 22032909MS0406E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- Graded NCW
- Outside HPO

DECISION

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

MS

**12.29 Proposed additions and alterations on ERF 523, 13 Albany Road, Sea Point East, S34-A&A
Case no: 22032803MS0401E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- Seapoint For All did not comment within the 30-day commenting period.
- Cape Town Heritage provided no comment.
- Seapoint, Fresnaye and Bantry Bay Residents and Ratepayers Association no objection.

DECISION

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

MS

**12.30 Proposed additions and alterations on ERF 65438, 3B Marlboro Road, Kenilworth, S34-A&A
Case no: 22031804MS0401E**

Ms Muneerah Solomon introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIB
- 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

**12.31 Proposed additions and alterations on ERF 404, 43 Kus road, The Fisheries Gourtismond, S34-A&A
Case no: 220300809NK0330E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded NCW
- Simon van De Stel Foundation supports the proposal.
- Stillbaai Conservation Trust supports the proposal.

DECISION

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

NK

**12.32 Proposed construction of a wind energy facility (Kappa 2) Farm 155RE, Farm 164 1, farm 164 2,
Ceres, S38(8)-NID
Case no: 21111003NK0405E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Medium and high paleo-sensitivity
- There is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require and HIA which complies with S38(3) of the NHRA, and which includes the following:

1. PIA, VIA and AIA

NK

**12.33 Proposed construction of a wind energy facility (Kappa 1) Farm 163-RE, Ceres, S38(8)-NID
Case no: 21111002NK0405E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Medium and high paleo-sensitivity
- 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. PIA, VIA and AIA

NK

**12.34 Proposed high density residential development on Portion 9 of Farm 851, Ronwe, Paarl, S38(8)-NID
Case no: 22032917KN0329E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that heritage resources will be impacted on.
- The age of the houses are unknown. Investigating if any are older than 60 years which will need a section 34 total demolition application

DECISION

The Committee resolved that no further studies are required.

NK

**12.35 Proposed clearance of vegetation on Portions 66 and 9, Plettenberg bay, S38(8)-NID
Case no: 22032407NK0405E**

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The vegetation has already been cleared
- There is no reason to believe that heritage resources were impacted on during the illegal clearance of the vegetation.

DECISION

The Committee resolved that no further studies are required.

NK

**12.36 Proposed micro-process winery with a tasting facility and farm shop, a training facility, a conference and other visitors' facilities and a functions venue Portion 1 of Farm 1558, Paarl, S38(4)-NID
Case no: 22040411NK0405E**

Clive Theunissen was present and took part in the discussion.

Ms Natalie Kendrick introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- There is reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved to require and HIA which complies with S38(3) of the NHRA, and which includes the following:

1. Visual Impact Assessment and the impact on built environment study to assess the possible impact on heritage resources.

NK

12.37 Proposed additions and alterations on ERF 10415, 54 Des Press Street, Paarl, S34-A&A Case no: 22032502RG0330E

INCOMPLETE APPLICATION

Paarl300 and Drakenstein Heritage Foundation comments needed.

RG

12.38 Proposed additions and alterations on ERF 1173, 113 Beach Road, Strand, S34-A&A Case no: 21102214RG0331E

Mr. Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Heldeberg Renaissance Foundation does not have any objections.

HELD OVER:

Referred to HOMs on 25 April 2022. All parties to be invited.

RG

12.39 Proposed additions and alterations on ERF 1854, 53 Hofmeyer Street, Strand, S34-A&A Case no: 22032501RG0405E

Mr. Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT declined their opportunity to comment.
- Heldeberg Renaissance Foundation stated the boundary wall is not compliant with the City of Cape Town's regulations and state the heritage impact is low to none-existent.
- The Committee notes that work has been completed.

DECISION

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

RG

**12.40 Proposed additions and alterations on ERF 2360, 15 Rheezicht Road, Pinelands, S34-Minor Works
Case no: 22032103RG0331E**

Item removed from agenda. Duplication

RG

**12.41 Proposed repairs on ERF 323, Worcester Gymnasium Hall, 140 Tulbagh Street, Worcester, S34-
Repairs
Case no: 22020902RG0405E**

Mr. Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application
- HOMs graded IIIA

DECISION

The Committee resolved to approve the application on condition that;

1. Architect with heritage experience to monitor the work.
2. A close-out report to be submitted within 30 days of practical completion.

RG

**12.42 Proposed additions and alterations on ERF 4685, 34 General Hertzog Boulevard, Wellington, S34-
A&A
Case no: 22032910RG0405E**

Ms Uryke Du Preez, Ms Nicolene Visser and Mr. Clive Theunissen were present and took part in the discussion.

Mr. Robin George introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Outside the Special Character Protected Area Overlay Zone of Wellington
- Drakenstein Municipality supports the proposal.
- Drakenstein Heritage Foundation supports the proposal.

FURTHER REQUIREMENTS

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

RG

**12.43 Proposed additions and alterations on Erf 7422, Corner Voortrekker & Rozenburg Road,
Malmesbury, S34-A&A
Case no: 22031807RG0331E**

Under investigation. Case officer to investigate further.

RG

**12.44 Proposed additions and alterations on Erf 98835, 26 Columbine Road, Rondebosch, S34-A&A
Case no: 22032914SB0331E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- 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.

SB

**12.45 Proposed new agricultural werf and associated buildings on Farm 15769, Dal Josaphat, S27-TD, A&A
Case no: 22032911SB0405E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded II
- Drakenstein of Heritage Foundation does not support the proposal.
- Referred to BELCom and IACom for their expertise.

HELD OVER:

Referred to BELCom on 26 April 2022 and IACOM on 18 May 2022.

SB

**12.46 Proposed mixed-use development on Portion 29 of the Farm Klip Heuvel 410, Caledon, S38(8)-HIA
Case no: 21022605SB0301E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- High grade IIIB significance
- Referred to IACom on APM for their expertise.

HELD OVER:

Referred APM on 4 May 2022 and IACom on 18 May 2022.

SB

**12.47 Proposed subdivision for residential development on Erf 178092, Newlands, Cape Town, S38(4)-NID
Case no: 22033002SB0331E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- The site is within the blue-paleo sensitive area on the SAHRIS map.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.48 Proposed total demolition on ERF 1100, 29 Ingleside Road, Camps Bay, S34-Total Demolition Case no: 22031109SJ0329E

Ms Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Camps Bay & Clifton Resident and Ratepayers Association supports the proposal.

DECISION

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

SJ

12.49 Proposed restoration on ERF 1571, 84 Kloof Street, Gardens, S34-Restoration Case no: 220300813

INCOMPLETE APPLICATION

CoCT and Citybowl Resident and Ratepayers Association comments required.

SJ

12.50 Proposed additions and alterations on Erf 1537, 47 St James Street, Vredehoek, S34-A&A Case no: 22021807SJ0405E

INCOMPLETE APPLICATION

Greater Vredehoek Action Group comments required.

SJ

12.51 Proposed total demolition on 30 Main Road, Erf 452, Hermanus, S34-Total Demolition Case no: 22040410SJ0405E

Ms Sneha Jhupsee introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- HOMs graded IIIC
- Inside historic core of Hermanus
- Overstrand Heritage Aesthetics Committee supports the proposal.

DECISION

The Committee resolved to approve the application on condition that,

1. The Final replacement design be submitted to HWC for approval.

**12.52 Proposed additions and alterations on ERF 516, 13 Thornhill Road, Green Point, S34-A&A
Case no: 22040411SJ0405E**

INCOMPLETE APPLICATION:

Pictures, CoCT comments required, Greenpoint Residents and Ratepayers Association required.

SJ

**12.53 Proposed additions and alterations on ERF 174377, 100 Eleventh Street, Kensington, S34-A&A
Case no: 22030807TZ0406E**

Mr. Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

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

FURTHER REQUIREMENTS

1. Case officer to confirm with applicant if work has been completed or not.

TZ

**12.54 Proposed additions and alterations on ERF 28857, 22 Dixon Road, Mowbray, S34-A&A
Case no: 220300808TZ0329E**

INCOMPLETE APPLICATION:

CoCT and Rosebank and Mowbray Planning and Aesthetics Committee comments required.

TZ

**12.55 Proposed additions and alterations on ERF 3962, 20 Waveren Street, Ruyterwacht, S34-A&A
Case no: 22031606TZ0406E**

Mr. Thando Zingange introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- 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

**12.56 Proposed additions and alterations on ERF 4844, 97 Texel Street, Ruyterwacht, S34 A-A
Case no: 22031606TZ**

INCOMPLETE APPLICATION:

Plans required.

TZ

**12.57 Proposed additions and alterations on ERF 699, Pleasant Place, Pinelands, S34-A&A
Case no: 22020903TZ0406E**

INCOMPLETE APPLICATION:

CoCT and Pinelands Residents and Ratepayers Association comments required.

TZ

**12.58 Proposed additions and alterations on ERF 14753, 27 Oranje Street, Paarl, S34-A&A
Case no: 20210923XM0331E**

INCOMPELETE APPLICATION:

Drakenstein Heritage Foundation and Paarl300 comments, locality map and internal photographs required. Confirmation form applicant if work has been completed or not.

XM

**12.59 Proposed additions and alterations on ERF 16443, 55 Fenton Road, Salt River, S34-A&A
Case no: 22021504XM0331E**

Mr Jonathan Windvogel introduced the item.

INCOMPELETE APPLICATION

CoCT and Salt River Heritage Society comments required.

XM

**12.60 Proposed additions and alterations on ERF 26684, 9B Willow Road, Observatory, S34-A&A
Case no: 22033001XM0331E**

Mr Jonathan Windvogel introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Inside HPO
- CoCT supports the proposal
- Observatory Civic Association supports the proposal.

DECISION

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

XM

**12.61 Proposed additions and alterations on ERF 45683, Fir Road, Rondebosch, S34-A&A
Case no: 22040502XM0407E**

Mr Jonathan Windvogel introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Minor works application

DECISION

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

heritage resources.

XM

**12.62 Proposed additions and alterations on ERF 61617, 16 Turfhall Road, Lansdowne, S34-A&A
Case no: 22040408XM0404E**

Mr Jonathan Windvogel introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- 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.

XM

**12.63 Proposed additions and alterations on ERF 72952, 112 Stella Road, Plumstead, S34-A&A
Case no: 22031502XM0404E**

Mr Jonathan Windvogel introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- 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.

XM

**12.64 Proposed additions and alterations on Erf 144164, Essex Street, Woodstock, S34-A&A
Case no: 22032906CM0401E**

Ms Ceceline Muller introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- Woodstock Aesthetic Advisory Committee supports the proposal.
- Woodstock 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.

CM

**12.65 Proposed construction of a road and associated infrastructure on RE1689, Farm Eenfontien 1178, Malmesbury, S38(8)-NID
Case no: 22031401CM0401E**

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

Ms Ceceline Muller introduced the item.

DISCUSSION

Amongst other things, the following was discussed:

- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required

CM

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. CM moves to adopt the decisions and resolutions and KB seconds.

15. CLOSURE:

16. DATE OF NEXT MEETING

25 April 2022

Jonathan.
Windvogel
Chairperson.....
Digitally signed by Jonathan. Windvogel
Date: 2022.04.26 07:58:30 +02'00'

Date:.....

Aneeqah Brown
Secretariat:
Digitally signed by Aneeqah Brown
Date: 2022.04.25 14:39:10 +02'00'

Date:.....

HERITAGE WESTERN CAPE SITE INSPECTION REPORT



HM: CAPE TOWN METROPOLITAN /
BO-KAAP/ ERF 667

Erf and Address: Erf 161522, 47 Upper Pepper Street, Bo-Kaap

Registered owner: Muneebah Barden

Grading: Potential IIIC, Inside HPOZ

Nature of Application: Stop works order issued for work undertaken on site

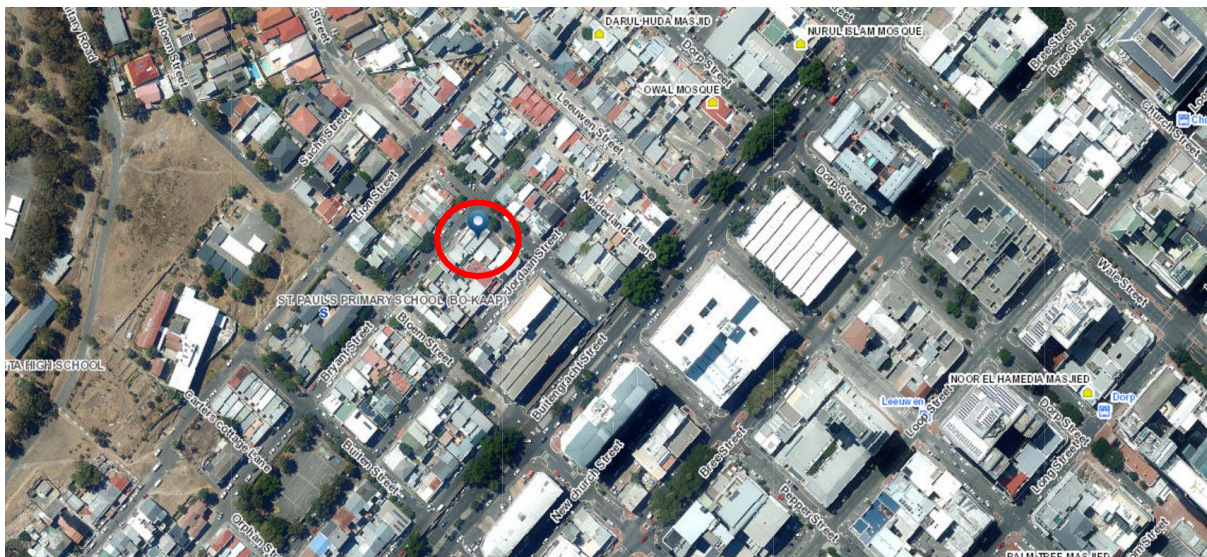
Date of site visit: 8 April 2022

HWC Representative/s: Muneerah Solomon (Heritage Officer)

Met on Site by: None

Locality Map:

Figure 1 - Site locality from City Viewer



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Reason for Site Inspection:

Heritage Western Cape (HWC) was informed on the 6th of April about the unauthorised work that took place on site. The site is located within a Heritage Protected Overlay Zone and graded a potential IIC according to the City Map viewer. An application in terms of Section 34 of the National Heritage Resource Act was not submitted to HWC to process and permit the work which took place on site.

Mr. Tim Dunn who represents the complainant and owners of Erf 2909, 13 Bryant Street, Bo Kaap, Cape Town (the neighbour) filed a report to the City of Cape Town (CoCT) as well as HWC illustrating and elaborating the unlawful construction of a deck on the roof on 47 Upper Pepper Street, Bo-Kaap. In summary, the representative states that the deck is not a mere inconsequential feature and covers almost the entire existing roof of 47 Upper Pepper Street. Further to this, it is predominantly physically attached to the wall of property of 13 Bryant Street, without the slightest knowledge, let alone consent, of his client.

It is also apparent that, aside from being attached to the wall of the client's property, the decking and new roof is not properly attached to much else. There are also various concerns (noted in the report) regarding the structure in terms of procedure, legalities and primarily, the deck being attached to porous clay brick wall of the client's 99-year-old heritage house.

Findings and Discussion:

Upon visiting the site and trying to contact the owner of 47 Upper Pepper Street, Bo-Kaap, no access has been granted on the day to assess the severity and damage of the structure erected by the owner without any application or plans submitted to HWC.

As seen in the images attached below, the structure does cover the roof area of the property and supported by the wall of the neighbouring property for stability. HWC officials noted additionally as well as externally, other work occurring on site which have not been acknowledged by HWC.

Recommendations:

On the 19th of April, a follow-up call was made and the owner acknowledged (telephonically) that she received the Stop Works order issued by HWC and will request her architect to liaise further with regards to the HWC application process as well as grant officials access to the site in order to assess the heritage resources that have been impacted upon and if any charges should be laid for the illegal/unauthorised work taking place on site.

Report prepared by: Muneerah Solomon (HWC Heritage Officer)

Date: 19 April 2022

ANNEXURE A: Site Inspection Photographs

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Idilesi leNtshona Koloni
Inombolo yePosi 1665
eKapa, Western Cape



Figure 2 – Structure erected on 47 Upper Pepper Street, Bo-Kaap (built against the neighbouring property)

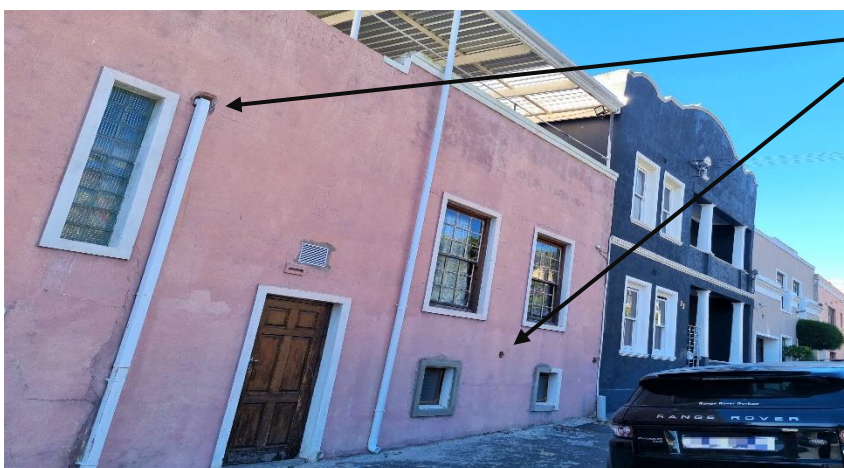


Figure 3 & 4 – Other unauthorised work taking place on site

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Lifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

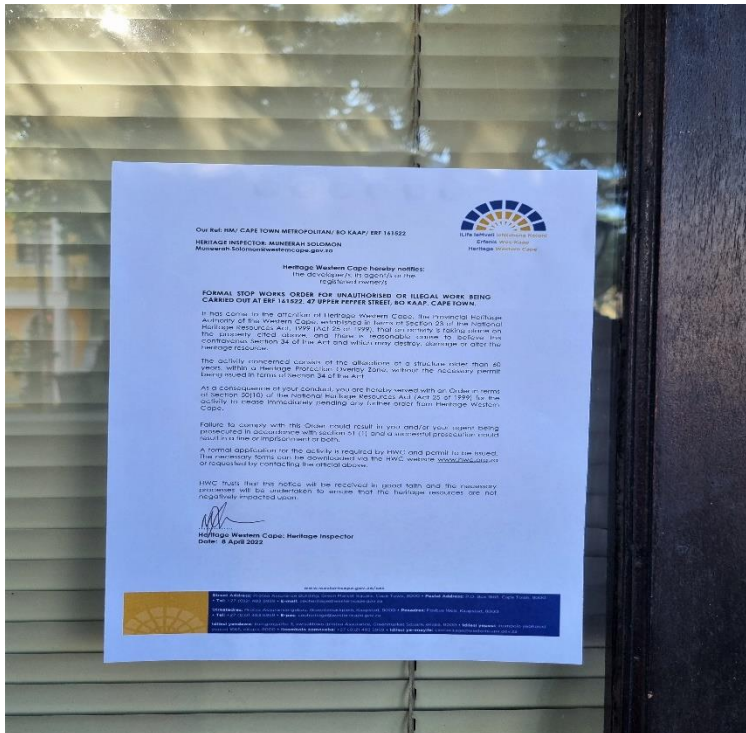


Figure 5 - Stop works order issued

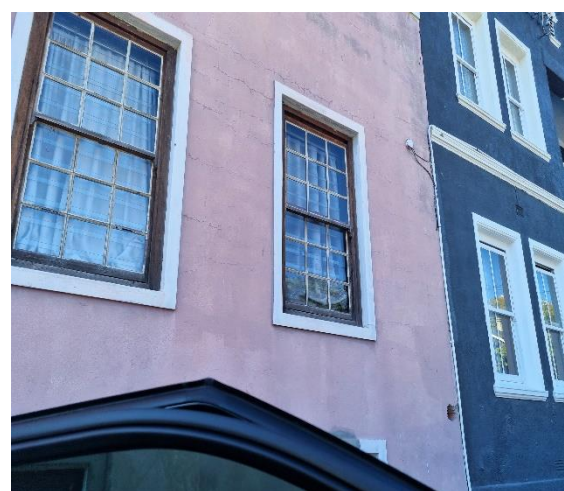
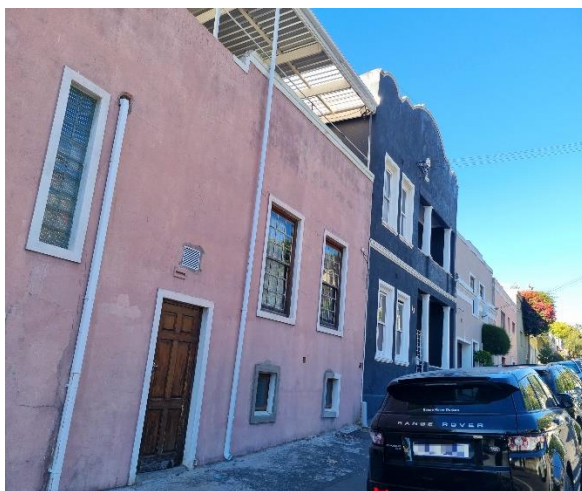


Figure 6 & 7- Illustration of the properties in question

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ILifa leMveli leNtshona Koloni

Erfenis Wes-Kaap
Heritage Western Cape

Reason for Site Inspection:

Heritage Western Cape (HWC) was informed on the 16th of March about the unauthorised work that took place (and currently still taking place) on site. The site is located within a Heritage Protected Overlay Zone and graded IIIB. An application in terms of Section 34 of the National Heritage Resource Act was not submitted to HWC to process and permit the additions and alterations which took place/taking place on site. The heritage officer, hence, undertook a site inspection and was met on site by the site manager (Riedwaan) who accepted the stop works order issued in terms of Section 23 relating to “an activity taking place on the property cited above, and there is reasonable cause to believe this contravenes Section 34 of the Act and which may destroy, damage or alter the heritage resource”.

The owner of the property has since contacted the heritage officer to specify the work undertaken and reason behind the replacement of the original cast-iron fencing (completed) as well as internal alterations and maintenance on site (in progress). The officer has informed the owner that work cannot continue until HWC receives the application and the matter is heard and concluded by our committee before continuing with the rest of the work.

Findings and Discussion:

It is evident upon visiting the site that the cast-iron fencing has been replaced with wooden fencing. According to the site manager, it has been replaced way before they have been called to commence with the alterations and maintenance on site i.e., painting, refurbishment, alterations etc.) Further to this, the owner has indicated that parts of the cast-iron fence were stolen hence having to replace the fence entirely for the sake of security purposes.

Recommendations:

The owner has agreed to submit an application to HWC which in turn needs to be acknowledged and tabled at the Heritage Officers’ Meeting in order to provide the owner/applicant with a decision before work can continue.

Report prepared by: Muneerah Solomon (HWC Heritage Officer)

Date: 28 March 2022

ANNEXURE A: Site Inspection Photographs

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Figure 2 – Original cast-iron fence



Figure 3 & 4– Wooden fencing replacement

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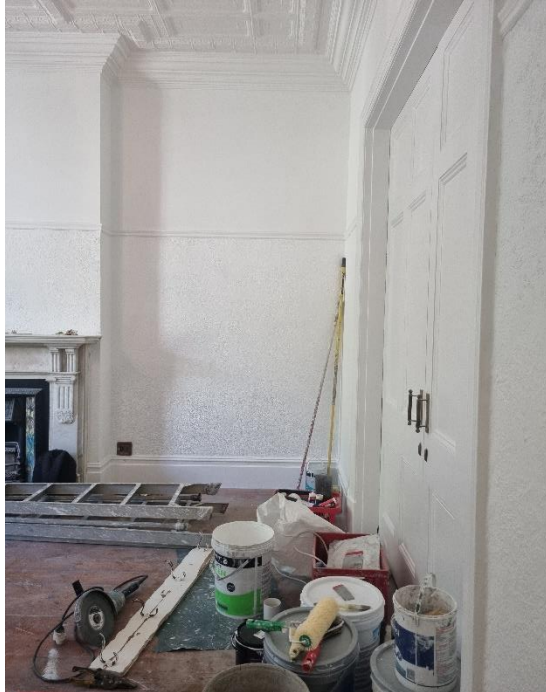
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Figure 5,6 & 7 – Internal work in progress



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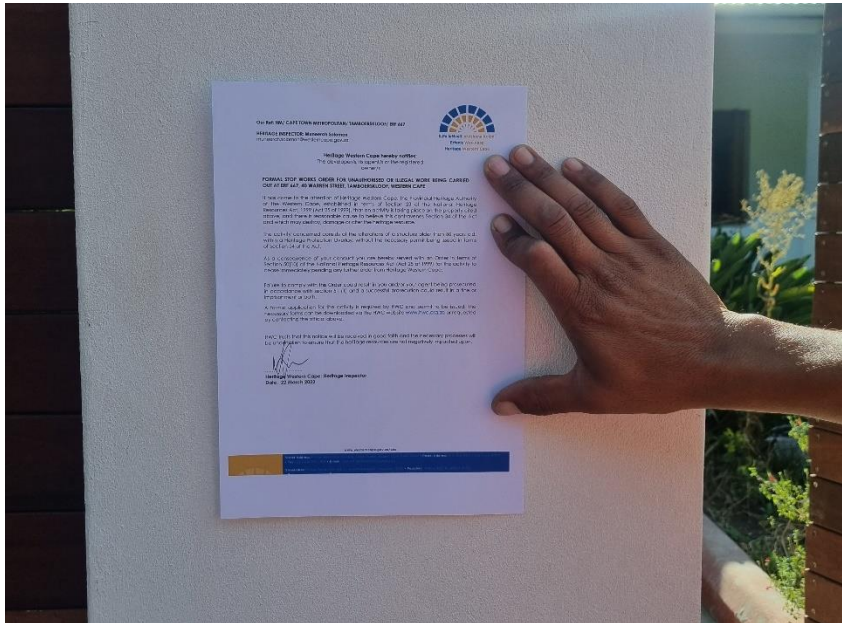


Figure 8 – Stop works order issued

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