

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING**

Held on Thursday, 1 September 2022 via Microsoft Teams, scheduled for 10:00



1. OPENING AND WELCOME

The Chairperson, Ms Waseefa Dhansay officially opened the meeting at 10:00 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Ms Waseefa Dhansay (WD) (Assistant Director)
Ms Cecilene Muller (CM) (Senior Heritage Officer)
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)

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Ms Nosiphiwo Tafeni (NT) (Back-up Secretary)
Mr Reagon Fortune (RF) (Admin Assistant)

Legal Advisor

Ms Penelope Meyer

Visitors

Mr. Toni Wise
Mr. James Hallinan

Observers

Mr Paul Naylor

3 Apologies

None

4. Approval of Agenda

- 4.1 1 September 2022. The Committee resolved to approve the agenda with minor edits. MS moves to adopt the agenda and CM seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1 22 August 2022. The Committee resolved to approve minutes. CM moves to adopt and RG seconds.

6. Disclosure of conflict of interest

- 6.1 None

7. Confidential matters

- 7.1 None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 28607, 6 Grove Road, Mowbray (CH & RG)

- The Committee notes the site inspection undertaken on 22 August 2022
- Owner enquired to HWC regarding advice to undertake repair work to the plaster moulding on the front façade. The owners also hole in the wall/structure behind the moulding.
- The Committee deemed the proposed work as minor, awaiting a Section 27 minor works application.

8.1.2 Erf 28604, 1 Albert Road, Mowbray (CH & RG)

- The Committee notes the site inspection undertaken on 22 August 2022
- Stop works order has been issued on 25 August 2022.
- The committee noted the authorised work to the PHS and requires a Section 27 application to ascertain the extent of the work to decide if consultation is required. Thereafter, the application will be considered for permitting.

8.2 Proposed Site Inspection

Item 11.17

8.3 Site Inspection Reports

8.4 Preparation for the upcoming Committee meetings

8.4.1 BELCOM 13 September 2022

8.4.2 APM 7 September 2022

8.4.3 HOMs September 2022

8.5 Interim and Close out Reports

8.5.1 Close Out Report - Proposed Development of Erf 8526, Reitz Street, Robertson

- Refer to IACom on 21 September 2022.

KB

8.5.2 Close Out Report – Erf 802, 1 Klinker Street Mamre

- The close out report as dated 18 July 2022 prepared by Dale Slabbert, CoCT is endorsed as being in accordance with the permit issued by HWC dated 1 April 2020.

WD

8.6 Incomplete Applications

9. Administrative Matters

9.1 Erf 9209, Paarl - SDP & Architectural Guidelines

- The committee endorses the revised SDP by SVA

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed additions and alterations on Erf 7670, 2 Powell Street, Wellington, S34-A&A Case No: 22060902CH0607E

Ms Chane Herman introduced the item

DISCUSSION

- Information received on 19 August 2022.
- HOMs graded NCW
- Outside Special Character Protected Area Overlay Zone of Paarl.
- 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

11.2 Proposed additions and alterations on Erf 3363, Loop Street, Cape Town, S34-A&A Case No: 22072513CM0725E

Ms Cecilene Muller introduced the item

DISCUSSION

- Information received on 19 August 2022.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- City Bowl Residents and Ratepayers Association supports the proposal.

HELD OVER:

Referred to 5 September 2022. Case officer to ascertain the time period of the photographs.

CM

11.3 Proposed additions and alterations on Erf 3956, 3972 & 3973, 78 Queen Victoria Street, Gardens, S34-Emergency
Case No: 22072510CM0725E

Ms Cecilene Muller introduced the item

DISCUSSION

- Information received on 11th, 16th and 29 of August 2022.
- Graded IIIA
- Inside HPO
- The Committee notes that a site inspection was undertaken on 24 August 2022 (SJ, MS & CM).

DECISION

The Committee resolved to approve the application on condition,

1. Work be monitored by a suitably qualified architect with heritage experience.
2. A close-out report to be submitted within 30 days of practical completion.
3. Maintenance Management Plan to be submitted to HWC within 12 months of the date of this permit.

CM

11.4 Proposed additions and alterations on Erf 9271, 208 Voortrekker Road, Parow, S34-A&A
Case No: 22061327CM0718E

Ms Cecilene Muller introduced the item

DISCUSSION

- Information received on 25th of August 2022.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.

DECISION

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

CM

11.5 Proposed Social Housing on Ptn of RE of Erf 464 and Erf 12767, Lower York Street, George, S38(4) NID
Case No.: 20220823CN0801E

Ms Corne Nortje introduced the item

DISCUSSION

- Information received on 23 August 2022
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

**11.6 Proposed additions and alterations on Erf 21930, 22 Drommedaris Street, Paarl, S34-A&A
Case No: 22060312RG0705E**

Mr Robin George introduced the item

DISCUSSION

- Information received on 29 August 2022.
- Graded Not Conservation Worthy
- Outside the Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality has no objection.
- Drakenstein Heritage Foundation has no objection.
- Paarl300 supports the proposal.

DECISION

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

RG

**11.7 Proposed subdivision on Erf 5022, 174 St George's Street, Simons Town, S38(4)-NID
Case No: 21121308RG0201E**

Mr Robin George introduced the item

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

HELD OVER:

Referred to HOMs on 5 September 2022. Under investigation- Case officer to ascertain full compliance with the HIA requirements.

RG

**11.8 Proposed additions and alterations on Erf 50702, 26 Keurboom Road, Claremont, S34-A&A
Case No: 22071803RG0726E**

Mr Robin George introduced the item

DISCUSSION

- Information received on 23 August 2022.
- Graded Not Conservation Worthy
- Outside Heritage Protection Overlay Zone.
- City of Cape Town supports the proposal.
- Greater Lynfrae Civic Association does not support the proposal.
- The Committee notes that work has been completed.

DECISION

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

RG

**11.9 Proposed total demolition on Erf 58905, 83 Rokeby Road, Belthorne Estate, S34-Total Demolition
Case No: 22072603RG0726E**

Mr Robin George introduced the item

DISCUSSION

- Information received on 24 August 2022.
- Graded Not Conservation Worthy
- Outside a Heritage Protection Overlay Zone
- City of Cape Town supports the proposal.

DECISION

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

RG

**11.10 Proposed additions and alterations on Erf 680, Thornton Primary School, S34-A&A
Case No: 22061322SJ0621E**

Ms Sneha Jhupsee introduced the item

DISCUSSION

- Information received on 12 August 2022.
- Graded Not Conservation Worthy.
- CoCT supports the proposal.

DECISION

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

SJ

**11.11 Proposed total demolition on Erf 581, 125 Park Street, Greyton, S34-Total Demolition
Case No: 22070607SJ0711E**

Ms Sneha Jhupsee introduced the item

DISCUSSION

- Information received on 22 August 2022.
- Graded IIIB
- Greyton Conservation Society did not comment within the 30-day commenting period.
- Theewaterskloof Municipality referred to applicant to HWC for formal submission.

DECISION

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

SJ

**11.12 Proposed minor works on Erven 187-RE, 188 and 173716-RE, Waterfront, S34-Minor Works
Case No: 22070606SJ0726E**

Ms Sneha Jhupsee introduced the item

DISCUSSION

- Updated Information received on 24 August 2022.
- Graded Not Conservation Worthy.
- Committee agreed that the work can be treated as a minor works application.

DECISION

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

SJ

**11.13 Proposed additions and alterations on Erf 5352, 76 Harrington Street, District 6, S34-A&A
Case No: 22070101TZ0803E**

Mr Thando Zingange introduced the item

DISCUSSION

- Information received on 24 August 2022.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- CIRBA supports the proposal.

DECISION

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

TZ

**11.14 Proposed Total Demolition Erf 110870, 10 Pluto Road, Surrey Estate, S34-A&A
Case No: 22072203MS0727E**

Ms Muneerah Solomon introduced the item

DISCUSSION

- Information received on 29 August 2022
- Graded NCW
- Outside HPO
- The Committee notes that work has been completed.

DECISION

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

MS

**11.15 Proposed additions and alterations on Erf 8943, 3 Alexander Avenue, Hout Bay, S34-A&A
Case No: 22071805TZ0725E**

Mr Thando Zingange introduced the item

DISCUSSION

- Information received on 24 August 2022.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Hout Bay Residents and Ratepayers Association supports the proposal.

DECISION

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

TZ

**11.16 Proposed additional housing on Farm 844 of portion 6, Albemar Trust, Paarl S38(4)-NID
Case No:22062705NK0815E**

Ms Natalie Kendrick introduced the item

DISCUSSION

- Information received on 22 August 2022.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

NK

**11.17 Proposed Development of Erf 1897, Blue Downs (1:50 000 3318DC Bellville), S38(8)-Human Remains
Case No: 110818JL12**

Under investigation. Case officer to conduct a site inspection.

SB

**11.18 Proposed additions and alterations on Erf 518, 7 Church Street, Malmesbury, S27-A&A
Case No.: 21022204KB0511E**

Ms Khanyisile Bonile introduced the item

DISCUSSION

- Held over from HOMs on 22 August 2022.
- Graded PHS
- Located within HPOZ

DECISION

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

11.19 Proposed additions and alterations on Erf 1177, Swellendam, S34-A&A
Case No: 22081105KB0811E

Ms Khanyisile Bonile introduced the item

DISCUSSION

- Information received on 26 August 2022.
- Graded
- Inside HPO
- Swellendam Municipality supports the proposal.
- Swellendam Aesthetic & Conservation Advisory Committee supports the proposal.
- Swellendam Heritage Association supports the proposal.

DECISION

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

KB

11.20 Proposed additions and alterations on Erf 9908, 11 Dennebosch Close, Constantia, S34- A&A
Case No: 21012511SM0202E

Ms Khanyisile Bonile introduced the item

DISCUSSION

- Information received on 26 August 2022.
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- Constantia Valley Greenbelt supports the proposal.
- Constantia Residents and Ratepayers Association.

DECISION

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

KB

12. NEW MATTERS

12.1 Proposed excavation on Bokbaai Farm 733, Malmesbury, S27-test excavations
Case No: 22081805SB0818E

Ms Stephanie Barnardt-Delport introduced the item.

Mr Paul Naylor was present and observed the item.

DISCUSSION

- Minor works application for test pits on the farm.
- Graded PHS

DECISION

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

SB

**12.2 Proposed development of a portion of portion 22 of Klipfontein Farm 82, Vyeboom, S38(8)- NID DEADP
Case No: 22082506SB0825E**

Ms Stephanie Barnardt-Delport introduced the item

DISCUSSION

- Site is situated in the high- palaeo-sensitive area on the SAHRIS map. However, given the nature of the proposed development, it is unlikely that significant palaeontological heritage resources
- There is no reason to believe that heritage resources will be impacted on.

DECISION

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

SB

**12.3 Proposed housing development on Corner of Vista Street and Main Street Erf 308, Jacobsbaai, S38(4)-NID
Case No: 22061314SB0819E**

Ms Stephanie Barnardt-Delport introduced the item

DISCUSSION

- Previous Heritage Impact Assessment undertaken by Kaplan indicated that Archaeological may be impacted by the proposed development.
- The site is within the low and high palaeo-sensitive area on the SAHRIS map.
- The proposed housing development will change the character of the site, possible visual impact on the 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. Visual Impact Assessment of the Cultural landscapes
2. Archaeological Impact Assessment
3. Desktop Palaeontological Impact Assessment

SB

**12.4 Proposed additional structures on Farm 844/6, Albermar Trust, S38(4)-NID
Case No: 22062705SB0815E**

Refer to item 11.16

SB

**12.5 Proposed Witberg WEF Access Road in Central Karoo, S38(8) - NID DFFE
Case No: 22081211SB0817E**

Ms Stephanie Barnardt-Delport introduced the item

DISCUSSION

- significant heritage resources are known from this area including several rock arts sites.
- According to the PIA completed for the Witberg WEF, were trace fossils in the Witpoort Formation in the road cuttings, close to proposed access road. It is likely that significance palaeontological resource might be impacted.
- 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. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

SB

12.6 Residential development, Stella Road, La Sandra on Erf 7078, 7079 & 10536, S38(8)-NID Case No:22081703TZ0817E

Mr Thando Zingange introduced the item

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

TZ

12.7 Proposed mixed use development Portion 11 of Farm 1426, Paarl, S38(8)-NID Case No: 22081708TZ0817E

Under investigation

HELD OVER:

Referred to HOMs on 5 September 2022.

TZ

12.8 Proposed additions and alterations on Erf 149294, Union Castle Building, Dock Road, V&A Waterfront, S34-A&A - Emergency Application Case No: 22082301TZ0823E

Matter was held at BELCom on 31 August 2022.

TZ

12.9 Proposed housing development on Erf 152098, Cape Town, S38(4)-NID Case No: 22081909KB0822E

INCOMPLETE APPLICATION:

Photographs of site required.

KB

12.10 Proposed Farm Expansion on Erf 1342, Olifantsriver Settlement, Vredendal
Case No: 22081909KB0822E

Case No: 22081909KB0822E

Ms Khanyisile Bonile introduced the item

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

KB

12.11 Tweeling and Halfmaan Dams on Portion 1 of Farm Elim

Ms Khanyisile Bonile introduced the item

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

KB

12.12 Proposed Development, Portion 21 of Ladywood Estate 438, Plettenberg Bay, S38(8)
Case No: 22072507NK0816E

Ms Natalie Kendrick introduced the item

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

NK

12.13 Proposed Kappa Gridline 2, Various Farms, Touws River S38(8)
Case No: 22081609NK0816E

Ms Natalie Kendrick introduced the item

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. PIA

NK

12.14 Proposed Radio Mast, Portion 1 of Trakas Kuilen 15, Prince Albert S38(8)

Previously reviewed.

NK

**12.15 Proposed Substation and Infrastructure, Wolseley Wind Energy Facility S38(8)
Case No: 22062204NK0816E**

Ms Natalie Kendrick introduced the item

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.16 Proposed Commercial and Residential Development, Erf 220/209 Aalwyndal, Mossel Bay S38(8)
Case No. 22081505SB0818E**

Ms Natalie Kendrick introduced the item

DISCUSSION

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

DECISION

The Committee resolved that no further studies are required.

NK

**12.17 Destructive Analysis of Fossils Iziko SAM Collections S35
Case No: 22081601NK0816E**

Ms Natalie Kendrick introduced the item

DISCUSSION

- The Committee notes that the permit applications if for destructive sampling for histology analysis
- This is a signed repository agreement from Iziko Musuem.
- No objection received for the proposed work.

DECISION

The Committee resolved to approve the permit application prepared by Caitlin Bianca Rabe

NK

**12.18 Proposed construction of the Oudrift Dam on portion 3 and 13 of farm 143 Klipheuvcl,
Klein Brak River, S38(8) -HIA**

Case No: 20031905SB0728E

Ms Stephanie Barnardt-Delport introduced the item

DISCUSSION

- Dr J Almond undertook a desktop assessment of the dam site, found that site general of low palaeo-sensitivity.
- A few isolated Early Stone age artefacts were identified near the old, cultivated land, not conservation worthy.
- No artefacts were found to suggest that there was any habitation here prior to the 20th century with only modern glass, metal and ceramics observed.
- No comment was received from Great Brak River Museum; Heritage Mossel Bay or Mossel Bay Municipality.
- Simon van der Stel Foundation: Southern Cape had no objection to the proposed development.

DECISION

The HIA prepared by ACO Associates as dated June 2021 complies with Section 38 (3) of the NHRA and the recommendations:

- The Environmental Control Officer (ECO) responsible for the dam and pipeline development should be aware of the possibility of important fossils (e.g. shells, petrified wood, plant remains, trace fossils, mammalian bones and teeth) being present or unearthed on site and should regularly monitor all substantial excavations into superficial sediments as well as fresh (i.e. unweathered) sedimentary bedrock for fossil remains;
- In the case of any significant fossil finds made during construction, these should be safeguarded - preferably in situ - and reported by the ECO as soon as possible to the relevant heritage management authority (Heritage Western Cape. Protea Assurance Building, Green Market Square, Cape Town 8000. Private Bag X9067, Cape Town 8001. Tel: 021 483 9900 / 5959. Email: HWC.HWC@westerncape.gov.za) so that appropriate mitigation (i.e. recording, sampling or collection) by a palaeontological specialist can be considered and implemented, at the developer's expense; and
- These recommendations are summarized as a tabulated Chance Fossil Finds Procedure in Appendix 1 and should be incorporated into the Environmental Management Plan (EMP) for the farm dam project.

SB

12.19 Proposed Beaufort West and Trakas Wind Farms on Remaining Extent of Portion 1 of Trakas Kuilen 15, S38(8) - NID DEADP

Case No: 22081801SB0818E

Refer to item 12.14

SB

12.20 Proposed rezone and subdivide Erf 1847 Hout Bay, S38(4) - NID

Case No: 22061307SB0622E

Under investigation. Case officer to ascertain the merits of the application.

SB

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee adopted the resolutions and decisions. MS moves to adopt the decisions and resolutions and SJ seconds.

15. CLOSURE: 12:20

16. DATE OF NEXT MEETING

5 September 2022

Chairperson.....

Secretariat:

APPROVED