

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 21 November 2022 via Microsoft Teams at 08:30**



1. OPENING AND WELCOME

The Chairperson, Ms Colette Scheermeyer officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Ms Colette Scheermeyer (WD) (Chairperson)
Ms Cecilene Muller (CM) (Specialist Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Natalie Kendrick (NK) (Heritage Officer)
Ms Sneha Jhupsee (SnJ) (Heritage Officer)
Mr Thando Zingange (TZ) (Heritage Officer)

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Ms Zikhona Signoya (ZS) (Admin Assistant)

Legal Advisor

Ms Penelope Meyer

Visitors

Ms Carina Wiggil
Mr Zack Wessels

Observers

3 Apologies

Ms Khanyisile Bonile
Ms Nosiphiwo Tafeni

Absent

None

4. Approval of Agenda

- 4.1 21 November 2022. The Committee resolved to approve the agenda with minor edits and Additions. CM moves to adopt the agenda and TZ seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1.1 14 November 2022. The minutes were held over.

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 55, Kuyper Street, District 6 (CM)

- The Committee noted the site inspection undertaken on 26 October 2022.
- Ungraded
- Outside HPO
- A stop works order was issued.

8.1.2 26 Draper Street, Claremont (NK)

- The Committee noted the site inspection undertaken on 11 November 2022.

8.2 Proposed Site Inspections

11.4 Proposed additions and alterations on Erf 582, 6 Dysart Road, Green Point, S34-A&A Case No: 22020410MS1021

- The Committee noted that unauthorized work was reported.

8.3 Site Inspection Reports

8.3.1 St. Helena Bay accidental finds: human remains (CM)

- CM gave a presentation to the Committee on the report.

8.4 Preparation for the upcoming Committee meetings

8.5 Interim and Close out Reports

None

8.6 Incomplete Applications

Incompletes listed under items.

9. Administrative Matters

None

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed additions and alterations on Erf 5, 8 Lotus Way, Matroosfontein, Elsisesriver, S34-A&A
Case No: HWC22110110CM1102**

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 10th of October 2022.
- Graded NCW
- CoCT supports the proposal.

DECISION

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

CM

**11.2 Proposed redevelopment on Erven 3466, 3467 and 3468, 3 & 5 Daley Street and 2 Beach Street, Mossel Bay, S38(4)-NID
Case No: HWC2211030CN1104**

Ms Corne Nortje introduced the item.

Ms Carina Wiggil and Mr Zack Wessels were present and took part in the discussion.

DISCUSSION

- Information received on 15 November 2022.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Finds protocol to be included.

CN

**11.3 Proposed additions and alterations on Erf 5269, 12 Nansen Road, Claremont, S34-A&A
Case No: HWC22110103MS1101**

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 10 November 2022.
- Graded NCW
- Outside HPO
- CoCT has no objections

- Greater Lynfrae Civic Association has no objections.

DECISION

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

MS

11.4 Proposed additions and alterations on Erf 582, 6 Dysart Road, Green Point, S34-A&A Case No: 22020410MS1021

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 10 November 2022.
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- Green Point 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

11.5 Proposed additions and alterations on Erf 90032, 181 Main Road, Kalk Bay, S34-A&A Case No: HWC22101207MS1027

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 16 November 2022.
- Graded IIIA
- Inside HPO
- CoCT supports the proposal.
- Kalk Bay & St James Residents and Ratepayers Association supports the proposal.

DECISION

The Committee resolved to approve the application on condition that;

1. Work to be monitored by a suitably qualified architect with heritage experience
2. Lime mortars to be used where existing.
3. Close out report to be completed within 30 days of practical completion

MS

11.6 Proposed development of a visitor's facility on Farm 180, Portion 21, 2 Spoor Farm, S38(4)-NID Case No: HWC22102103NK1026

Ms Natalie Kendrick introduced the item.

DISCUSSION

- Information received on 15 November 2022.
- Visitors facility/resturant already built
- Does not change the character of site
- The Committee is of the opinion that no heritage resources have been impacted on.

DECISION

The Committee resolved that no further studies are required.

NK

11.7 Proposed total demolition of Bridge B0953 on Divisional Road 1152, Hermon Road, Wellington, S34-TD
Case No: 22091304SB0914E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received 10 November 2022
- The bridge was built to cross the Kompagnies River in 1924 but no longer has any structural integrity.
- The bridge has no intrinsic heritage significance and beyond repairs.
- Furthermore, in the Drakenstein Heritage Survey of 2010, the structure was not graded.
- Drakenstein Heritage Foundation supports the proposal.
- Drakenstein Municipality supports the proposal in principle but is concerned about the replacement structure.
- The Committee discussed the replacement structure, the bridge has no historical significance, the Committee agreed to support its demolition without imposing any conditions on the replacement structure.

DECISION

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

SB

11.8 Proposed additions and alterations on Erf 4849, 110 Ryneveld Street, Stellenbosch, S34-A&A
Case No: 22091405KB0914E

Mr Thando Zingange introduced the item on behalf of KB.

DISCUSSION

- Information received on 17 November 2022.
- Graded IIIA
- Stellenbosch Municipality supports the proposal.
- Stellenbosch Interest Group supports the proposal.
- Stellenbosch Heritage Foundation supports the proposal.

DECISION

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

KB

11.9 Proposed alterations and additions on Erf 8716 & 31023, 3 Bo Meul Straat, Paarl, S34-A&A
Case No: 22091405KB0914E

HELD OVER:

Referred to HOMs on 28 November 2022.

KB

- 11.10 Proposed mixed-use development including accommodation, restaurant and retail space, the relocation of cheetah outreach activities out of Quinan house and establish a link between De Beers Avenue and Paardvlei, on erven 7956, 7958 & 7959, Somerset West, S38(4)-NID.
Case No: 20062603ND0630E**

Mr Thando Zingange introduced the item on behalf of KB.

DISCUSSION

- Information received on 17 November 2022.
- Proposal supported by IACom dated 19 October 2022 and revised drawings to be submitted to HWC to be endorsed by HOMs.
- HOMs support the revised drawings submitted by Claire Abrahamse as not negatively impacting the resource.

DECISION

The amendments requested from IACom on the 19 October 2022 has been reviewed by HOMs and endorsed.

KB

12. NEW MATTERS

- 12.1 Proposed additions and alterations on Erf 2081, 108 Shortmarket Street, Cape Town, S27-A&A
Case No: HWC22110905AM1111**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Graded PHS
- Inside HPO
- CoCT does not support the proposal.
- Citybowl Residents and Ratepayers Association supports the proposal in principle.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 30 November 2022.

AM

- 12.2 Proposed additions and alterations on Erf 4549, 8 Jan Van Riebeek Street, Ruyterwacht, S34-A&A
Case No: HWC22110907AM1111**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- HOMs 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.

AM

12.3 Proposed 132kV powerline associated with the Emoyeni Wind Energy Facilities near Murraysburg, S38(8)-HIA
Case No: 22092204AM0928E

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Referred to APM for their expertise.

HELD OVER:

Referred to APM on 2 December 2022.

AM

12.4 North and East of Elands Bay and South and East of Strandfontein

INCOMPLETE APPLICATION:

Section F of the NID application form to be completed.

AM

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

INCOMPLETE APPLICATION:

Streetscape (not Google street images) and internal images required.

CH

12.6 Proposed additions and alterations on Erf 1714, 9 Kelvin Road, Oranjezicht, S34-A&A
Case No: HWC22111404CH1114

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- City Bowl Ratepayers Association supports the proposal.

DECISION

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

CH

12.7 Proposed minor works on Erf 2277, 61 Loop Street, Cape Town, S34-minor works
Case No: HWC22111101CH1114

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application
- Graded IIIC
- Inside HPO

DECISION

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

CH

**12.8 Proposed additions and alterations on Erf 2996, 7 Garfield Road, Oranjezicht, S34-A&A
Case No: HWC22111411CH1114**

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- City Bowl Residents Association 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 additions and alterations on Erf 451, 9 Mission Road, Sarepta, Kuils River, S34-A&A
Case No: HWC22111001CH1114**

INCOMPLETE APPLICATION:

Internal images required.

CH

**12.10 Proposed partial demolition on Erf 7182, 39 Marine Drive, Hermanus, S34- Partial Demolition
Case No: HWC22110807CH1108**

Ms Chane Herman introduced the item.

DISCUSSION

- Ungraded
- Inside historic core of Hermanus.
- The Overstrand Heritage and Aesthetics Committee provided comment stating that “Southern Boundary wall and existing stone wall to be retained for the 1st six meters (up to the proposed new gate). Remainder wall can be dismantled, and the stone to be reused to clad the new street boundary wall. Stone cladding expression to approximate that remaining.”
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 30 November 2022.

CH

12.11 Proposed additions and alterations on Erf 834, 15 Quebec Road, Camps Bay, S34-A&A
Case No: HWC22111403CH1114

Ms Chane Herman introduced the item.

DISCUSSION

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

DECISION

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

CH

12.12 Proposed additions and alterations on Erf 1468, Unit 3 Castle Mansions, Vredehoek, S34-A&A
Case No: HWC22110808CM1108

INCOMPLETE APPLICATION:

Greater Vredehoek Action Group comment, SG diagram and internal images required.

CM

12.13 Proposed additions and alterations on Erf 3528, 8 Pastorie Street, Moorressburg, S34-A&A
Case No: HWC22102401CM1108

Ms Cecilene Muller introduced the item.

DISCUSSION

- Graded IIIB
- Outside an HPO
- Swartland Municipality supports the proposal.

DECISION

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

CM

12.14 Proposed new SAPS facility on Erf 28804, Khayelitsha, S38(8)-NID
Case No: 22070806CM1004

Ms Cecilene Muller introduced the item.

DISCUSSION

- The proposed development site is heavily disturbed, no remnants of indigenous vegetation exist, and illegal dumping occur.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

CM

12.15 Proposed clearing of Indigenous vegetation and construction of residential erven and road, Bitterfontein Housing Project, S38(8)-NID
Case No: HWC22110702CM1108

Ms Cecilene Muller introduced the item.

DISCUSSION

- 29 erven and an Access Road of approximately 20 meters in length is proposed for Erf 142.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

CM

12.16 Proposed new school, Jakkaranda Lane on Erf 17560, Uitsig, S38(8)-NID
Case No: HWC22110405CM1108

Ms Cecilene Muller introduced the item.

DISCUSSION

- The development entails the demolition of the old, prefabricated school on the southern end.
- Non structure on the site is older than 60 years.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

CM

12.17 Proposed installation of new sewer infrastructure of portion 2 of Street 844, Watercress Way, Zeekoevlei, S38(8)-NID
Case No: 22070101CM1108

Ms Cecilene Muller introduced the item.

DISCUSSION

- The entire development footprint will fall within the street parcel of Watercress Lane.
- Temporary visual impacts and operational impacts were 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.

CM

12.18 Proposed additions and alterations on Erf 10888, 10 Dalton Road, Fish Hoek, S34-A&A
Case No: HWC22111003CN1110

INCOMPLETE APPLICATION:

Internal and external images required.

CN

12.19 Proposed additions and alterations on Erf 119911, 78 Kiewiet Road, Bridgetown, S34-A&A
Case No: HWC22110203CN1110

INCOMPLETE APPLICATION:

Streetscape images and SG diagram required.

CN

12.20 Proposed additions and alterations on Erf 165350, 21 Sussex Road, Observatory, S34-A&A
Case No: HWC22110904CN1114

INCOMPLETE APPLICATION:

CoCT comment required.

CN

12.21 Proposed additions and alterations on Erf 2281, 65 Castle Street, Cape Town, S34-A&A
Case No: 22071206CN1110

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO
- The City supports but that there is concern regarding the ad-hoc incremental changes that are being made to the building, and it is recommended that: 1. Method statements and specifications should be provided to protect the old fabric during construction activities and 2. The services of a Heritage Practitioner with suitable experience be engaged to supervise the work and ensure that no part of the existing building will be damaged during the works. The City also notes that this is the third application to HWC, as incremental changes had been done to the heritage resource since 2018. Alterations to the building was approved by HWC dated 20 December 2018 that included new shopfront windows to the ground floor. Recent internal changes were made to the layout of the ground floor and was approved by HWC on 22 March 2022.
- CIBRA supports the proposal.
- HOMs shares the concern expressed by the CoCT that several applications for alterations for this property have been received since 2018. HOMs would like to understand the holistic future plans for this building in order to avoid smaller incremental applications coming through to HWC.

FURTHER REQUIREMENTS

1. A method statement and specifications must be submitted to HWC for endorsement.

CN

12.22 Proposed additions and alterations on Erf 2824, 6 Heron Way, Pinelands, S34-A&A
Case No: HWC22111002CN1110

Ms Corne Nortje introduced the item.

DISCUSSION

- HOMs 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

12.23 Proposed Maintenance and Repair on Erf 3821, 214 Main Road, Paarl, S27-A&A
Case No: HWC22110806CN1114

INCOMPLETE APPLICATION:

Streetscape images, SG diagram, Paarl300 and DHF comments required.

CN

12.24 Proposed partial demolition on Erf 43, 14 Peak Drive, Pinelands, S34-A&A
Case No: 22011106NK1108

Ms Natalie Kendrick introduced the item.

DISCUSSION

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

DECISION

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

NK

12.25 Proposed development of a 110 MW Solar Photovoltaic (PV) Energy Facility (SEF), Battery Energy Storage (BESS), IPP Substation and associated infrastructure on Farm 149 portion 6, Worcester, S38(8)-NID
Case No: HWC22110902NK1109

Ms Natalie Kendrick introduced the item.

DISCUSSION

- The Committee is of the opinion that heritage resource will be impacted on.

DECISION

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

1. Archaeological Impact Assessment.

NK

12.26 Proposed development of a 140 MW Wind Energy Facility (SEF), Battery Energy Storage (BESS), IPP Substation and associated infrastructure on Ratelbosch 1496, Zout Riviers 170, S38(8)-NID
Case No: HWC22110903NK1109

Ms Natalie Kendrick introduced the item.

DISCUSSION

- The Committee is of the opinion that heritage resource will be impacted on.

DECISION

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

1. Archaeological Impact Assessment.

2. Visual Impact Assessment on the cultural landscape

NK

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

INCOMPLETE APPLICATION:

Streetscape images, CoCT and Salt River Historical Society comments required.

RG

**12.28 Proposed minor works on Erf 4008, 257 Long Street, Cape Town CBD, S34-Minor Works
Case No: HWC22110808RG1114**

Mr Robin George introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Inside 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.

RG

**12.29 Proposed additions and alterations on Erf 477, Grassy Park EC Primary School, 39 Victoria Road, Grassy Park, S34-Minor Works
Case No: 21040610RG1108**

Mr Robin George introduced the item.

DISCUSSION

- Minor works application
- Ungraded
- Outside HPO

DECISION

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

RG

**12.30 Proposed additions and alterations on Erf 55297, 6 Cavendish Street, Claremont, S34-A&A
Case No: HWC22110104RG1108**

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal
- UCRRA has no objections but raised concern with the CoCT's comment stating that the structure is not worthy of retention in its current form

DECISION

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

RG

**12.31 Proposed additions and alterations on Erf 56620, 18 Colenso Road, Bishopscourt, S34-A&A
Case No: HWC22111401RG1114**

Mr Robin George introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- CoCT supports the proposal

DECISION

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

RG

**12.32 Proposed additions and alterations on Erf 57326, 14 Talana Road, Claremont, S34-A&A
Case No: HWC22110901RG1108**

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- CoCT supports the proposal
- Upper Claremont Residents and Ratepayers Association has no objections

DECISION

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

RG

**12.33 Proposed minor works on Erf 7573, 11 Outspan Road, Fish Hoek, S34-Minor Works
Case No: HWC22111409RG1114**

Mr Robin George introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Outside HPO
- CoCT supports the proposal
- Fish Hoek Valley Ratepayers and Residents Association supports the proposal

DECISION

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

RG

12.34 Proposed additions and alterations on Erf 97246, 4 Midwood Avenue, Claremont, S34-A&A
Case No: HWC22110802RG1114

INCOMPLETE APPLICATION:

Greater Lynfrae Civic Association comment required.

RG

12.35 Proposed additions and alterations on Erf 10189, 52 3rd Avenue, Bellville, S34-A&A
Case No: HWC22110402TZ1108

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

12.36 Proposed additions and alterations on Erf 10888, House Combrink, Fish Hoek, S34-A&A
Case No: HWC22111003TZ1110

Item removed from the agenda

TZ

12.37 Proposed additions and alterations on Erf 119911, 78 Kiewiet, Bridgetown, S34-A&A
Case No: HWC22110203TZ1110

Item removed from the agenda.

TZ

12.38 Proposed additions and alterations on Erf 4806, 27 Saldanha Street, Ruyterwacht, S34-A&A
Case No: HWC22111005TZ1110

Mr Thando Zingange introduced the item.

DISCUSSION

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

DECISION

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

TZ

12.39 Proposed additions and alterations on Erf 50502, 5 Chess Close, Rondebosch, S34-A&A
Case No: HWC22110805TZ1108

INCOMPLETE APPLICATION:

CoCT comment required.

TZ

12.40 Proposed additions and alterations on Erf 69472, 359 Main Road, Kenilworth, S34-A&A
Case No: HWC22110207TZ1108

INCOMPLETE APPLICATION:

CoCT and Wynberg Residents and Ratepayers Association comments required.

TZ

12.41 Proposed minor works on Erf 27432-RE, UCT Health Sciences Campus, Observatory, S34-Minor Works
Case No: HWC22110803SJ1108

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Minor works application for maintenance and upgrades.
- Health Sciences campus graded IIIA, Medical Residence graded IIIA in Townsend and Abrahamse study.
- Outside HPO

DECISION

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

SJ

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

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

15 CLOSURE: 11:05

16 DATE OF NEXT MEETING: 28 November 2022

Chairperson.....

Secretariat: