

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Friday, 28th July 2023 at 08:30,
Via MS Teams**



1. OPENING AND WELCOME

The Chairperson, Ms Stephanie Barnardt-Delport officially opened the meeting at 08:30 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Ms Stephanie Barnardt-Delport (SB) (Chairperson)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Sneha Jhupsee (SJ) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)

Members of Staff

Ms Xola Mwandle (XM) (Admin)
Mr Olwethu Dlova (OD) (Secretary)
Ms Nosiphiwo Tafeni (NT) (Secretary)

Legal Advisor

None

Visitors

None

Observers

None

3 Apologies

Ms Chane Herman (CH) (Heritage Officer)
Ms Penelope Meyer (DD Legal)
Ms Naushina Rahim (ASD Legal)

Absent

None

4. Approval of Agenda

- 4.1 10 July 2023. The Committee resolved to approve the agenda with minor edits and Additions. CN moves to adopt the agenda and SJ seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1 24th July 2023 to be approved on Monday the 31st of July 2023

6. Disclosure of conflict of interest

None

7. Confidential matters

None

8. Standing Items

None

8.1 Site inspections undertaken

None

8.2 Proposed Site Inspection

None

8.3 Site Inspection Reports

None

8.4 Preparation for upcoming Committee meetings

None

8.5 Interim and Close out Reports

8.5.1 Erf 377, Constantia

Ms Sneha Jhupsee introduce the case.

COMMENT

The Committee supported the report prepared by Claire Abrahamse dated July 2023.

SJ

8.6 Incomplete Applications

Nothing to report.

8.7 Archaeological Matters

Nothing to report.

8.8 Illegal Works Database (Stop works order)

Nothing to report.

9 Administrative Matters

9.1 Fish Hoek Valley Residents and Ratepayers Association comments.

Ms Muneerah Solomon introduced the case.

MS

9.2 Erf 194, 331A and 331B Beach Road, Bantry Bay

Mr Robin George introduced the matter. The matter is under investigation.

RG

10 Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed additions and alterations on Erf 1128, 36 Ludlow Street, Vredehoek, S34-A&A Case No: HWC23050507CN0505

Ms Corne Nortje introduced the item.

DISCUSSION

- Further requirements received 7th and 21st July 2023. Previously HOMS requested that the applicant respond to the comments raised by CIBRA. The applicant responded and amended the design accordingly. The amended design was sent back to CIBRA, but they did not comment within 30 days.
- Graded IIIC
- Outside the HPOZ
- CIBRA did not provide revised comment within the 30-day commenting period.
- CoCT supports the proposal
- GVHAG had not objection.

DECISION

The committee resolved to approve the proposal as not negatively impacting the heritage resource.

CN

11.2 Proposed additions and alterations on RE of Erf 314, 81 Beach Road, Gordons Bay, S34-A&A Case No: HWC23071013CN0718

The matter has been removed from the agenda.

CN

11.3 Proposed additions and alterations on Erf 1923, 109 Forest Drive, Pinelands, S34-A&A Case No: HWC23071210CN0718

Ms Corne Nortie introduced the item.

DISCUSSION

- Information received 21st July 2023
- Graded NCW
- Outside the HPOZ
- CoCT does not support the proposal due to the proposal not being in keeping with the character of the area.
- No conservation body in the area
- HOMS do not believe the concerns raised by CoCT warrants any design changes due to the property being graded a not conservation worthy building. Should CoCT have regraded the building to a 3C at minimum, the changes could have been supported, as a 3C building contributes to the streetscape of the area. Additionally, there is no HPOZ in the area, thus the changes proposed will not be detrimental to the immediate streetscape, nor the neighbourhood.

DECISION

The committee resolved to approve the proposal as not negatively impacting the heritage resource, nor any surrounding heritage resources.

CN

11.4 Proposed additions and alterations on Erf 121493, 36 Ensor Road, Retreat, S34-A&A
Case No: HWC23060905MS0615

Ms Muneerah Solomons introduced the item.

DISCUSSION

- Information received 5 July 2023
- Not graded
- Falls outside HOP
- CoCT supports the proposal

DECISION

A S51 letter to be issued. HWC cannot condone illegal work.

MS

11.5 Proposed additions and alterations on Erf 27321, 18 Nortfolk Road, Observatory, S34-A&A
Case No: HWC23061407MS0619

Ms Muneerah Solomons introduced the item.

DISCUSSION

- Information received 19 July 2023
- Graded IIIC
- Falls inside HPOZ.
- CoCT supports the proposal.
- The committee notes that the application is a minor works application.

DECISION

The committee resolved to approve the proposal as not negatively impacting the heritage resource.

MS

11.6 Proposed additions and alterations on Erf 165351, 28 Lower Main Road, Observatory, S34-A&A
Case No: HWC23060806MS0623

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received 19 July 2023
- Graded IIIB
- Falls inside HOP
- The committee notes that the application is a minor works application.

DECISION

The committee resolved to approve the proposal as not negatively impacting the heritage resource,

MS

- 11.7 Proposed school development (Blue Ridge High) on Erf 25127, 47 Sisulu Street, Wallacedene, Kraaifontein, S38(4)-NID**
Case No: HWC23062215MS0607

Ms Muneerah Solomons introduced the item.

DISCUSSION

- Information received 24 July 2023.
- The site is located inside blue(low) palaeontological zone according to SAHRIS.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The committee resolved that no further studies are required.

MS

- 11.8 Proposed additions and alterations on Erf 858, 10 Friars Rd, Sea Point, S34-A&A**
Case no: HWC23060109MS0606

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received 25 July 2023.
- Graded NCW
- Falls outside the HOP
- CoCT support the proposal
- SFA and SFB had no objection
- The committee notes that the application is a minor works application.

DECISION

The committee resolved to approve the proposal as not negatively impacting the heritage resource,

MS

- 11.9 Proposed additions and alterations on Erf 14836, 24 Queenspark Avenue, Salt River, S34-A&A**
Case No: HWC23062719RG0628

Mr Robin George introduced the item.

DISCUSSION

- Information received on 19 July 2023
- Graded IIIB
- Outside the HPOZ
- CoCT supports the proposal
- WAAB has no objections
- WRA has no objection

DECISION

The committee resolved to approve the proposal as not negatively impacting the heritage resource.

RG

11.10 Proposed additions and alterations on Erf 49292-RE, 10 Hilltop Lane, Newlands, S34-A&A
Case No: HWC23063009RG0718

Mr Robin George introduced the item.

DISCUSSION

- Information received on 21 July 2023
- Graded IIIC
- Falls outside a HPOZ
- CoCT supports the proposal
- NRA had no objections

DECISION

The committee resolved to issue a Section 51 letter as the work has been completed. HWC cannot condone illegal work.

RG

11.11 Proposed additions and alterations on Erf 19426, KWV Wine Emporium, Dr Andre du Toit Building, Kohler Street, Paarl, S34-A&A
Case No: HWC23052401RG0524

Mr Robin George introduced the item.

DISCUSSION

- Information received on 20 July 2023
- Graded IIIC
- Falls outside the Special Character Protected Area Overlay Zone of Paarl
- Drakenstein Municipality had no objection
- DHF had objections
- Paarl300 Foundation did not support the application

DECISION

- The committee resolved to approve the proposal as not negatively impacting the heritage resource. The committee supports the proposal as the revised plans numbered 2248-MUN-04 B; 2248-MUN-03 B; 2248-MUN-02 B and 2248-MUN-01 B dated 28/06/2023 prepared by JG Kemp Architects as having met the BELCom Committees' requirements.

RG

11.12 Proposed additions and alterations on Erf 196, 40 Church Street, Tulbagh, S27-A&A
Case No: HWC23071104SJ0718

Ms Sneha Juphsee introduced the item.

DISCUSSION

- Information received 25th July 2023
- Graded PHS
- Falls inside the HOP
- Tulbagh Valley Heritage Foundation support the application
- Witzenberg Municipality has no objection

COMMENT

The committee is supportive of the proposed interventions. In order for Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant is to appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work
2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
3. A letter of appointment to be signed by the applicant and consultant

Once the above has been fulfilled, HWC will provide the required permit.

SJ

12. NEW MATTERS

12.1 Proposed development on Cape Farm 634RE, 29 Springfield Road, Schaapskraal, Philippi, S38(4)-NID

Case No: HWC23071002AM0724

Ms Ayanda Mdludlu introduced the item.

INCOMPLETE APPLICATION

Site photographs and additional information required.

AM

12.2 Proposed development on 10 Vergenoegdt Weg, Cape Farm 784/1, Philippi, S38(4)-NID

Case No: HWC23071402AM0724

Ms Ayanda Mdludlu introduced the item.

INCOMPLETE APPLICATION

Site photographs and additional information required.

AM

12.3 Proposed development Erf 486, 309 Schaapskraal Street, Schaapskraal, Philippi, S38(8)-NID

Case No: HWC23071001AM0724

Ms Ayanda Mdludlu introduced the item.

INCOMPLETE APPLICATION

Site photographs and additional information required.

AM

12.4 Proposed development Trekkloof (Farm RE/54, Clanwilliam), Clanwilliam, S38(4)-NID

Case No: HWC23061501AM0724

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- The application is for the construction of a bond and multipurpose building.

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The committee resolved that no further studies are required.

AM

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

RG moves and SJ seconds.

15. CLOSURE 10:12

16. DATE OF NEXT MEETING

31 July 2023

Chairperson.....

Secretariat:

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners
AHP - Agulhas Heritage Society
BKCA - Bo-Kaap Civic Association
BKYM - Bo-Kaap Youth Movement
CIBRA - City Bowl Ratepayers ' & Residents Association
CoCT – City of Cape Town
CTHT – Cape Town Heritage Trust
CRM - Cultural Resources Management
DRHCA - De Rust Heritage Conservation Association
Docomomo South Africa
DHS -Durbanville Heritage Society
EHM – Environmental Heritage Management department
FoBCA- Friends of Blaauwberg Conservation Area
FE - Friends Of Elim
GLCA- Greater Lynfræ Civic Association
GPRRA - Green Point Ratepayers & Residents Association
HVA- Harfield Village Association
HMB - Heritage Mossel Bay
HVTA - Hex Valley Tourism Association
HBRRA - Hout Bay & Ratepayers And Residents Association
HIA - Heritage Impact Assessment
ILASA - Institute for Landscape Architecture in South Africa
KBHA - Kalk Bay Historical Association
KBSJRR - Kalk bay-St James Ratepayers & Residents Association
LKID - Lower Kenilworth Improvement District

ASAPA - Association of Southern African Professional Archaeologists
ABHC - Associated Bibbys Hoek Conservancy (Knysna)
BELCOM - Built Environment and Landscapes Committee
CBCRA -Camps Bay Clifton Ratepayers Association
CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CTHF - Cape Town Heritage Foundation
CRRA - Constantia Ratepayers & Residents Associations
CMP – Conservation Management Plan
DWCA - De Waterkant Civic Association
DHF - Drakenstein of Heritage Foundation
EMPr - Environmental Management Program
FHRA -Franschhoek Heritage and Ratepayer Association
FoCVGB - Friends Of Constantia Valley Green Belts
GBRM - Great Brak River Museum
GVHAG- Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Heldeberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO – Heritage protect overlay

HWC – Heritage Western Cape
IACom - Impact Assessment Committee
IGIC - Inventories, Gradings and Interpretations Committee
KHS - Kommetjie Heritage Society
MGHS - McGregor Heritage Society

MHCS - Muizenberg Historical Conservation Society
NCW – Not Conservation Worthy
NEMA - National Environmental Management Act (No. 107 of 1998)
NID - Notification of Intent to Develop
NCOA - Noetzie Conservancy Owners Association
OH - Oudshoorn Heritage
Paarl300 Foundation
PRRA - Pinelands Ratepayers & Residents Association
PACF - Prince Albert Cultural Foundation
SAHRA - South African Heritage Resources Agency
SRHS - Salt River Heritage Society
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
SvdSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
SHF - Stellenbosch Heritage Foundation
SHCT - Stillbaai Heritage Conservation Trust
GHT - George Heritage Trust
RVRA - Rustenburg Valley Residents Association
TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernaclar Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association
NHC - Napier Heritage & Conservation
NASDB - Nelspoort Agency of Sustainable Development body
NHRA - National Heritage Resources Act (No. 25) of 1999
NRA - Newlands Residents Association
OCA - Observatory Civic Association
OHAC - Overstrand Heritage and Aesthetics Committee
PPP - Public Participation Process
PHCT - Pniel Heritage And Cultural Trust
RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRIS - South African Heritage Resources Information System
SPFA - Sea Point For All Group
SHC - Stanford Conservation Trust & Stanford Heritage Committee
SIG - Stellenbosch Interest Group
SHA - Swellendam Heritage Association
OWVS - Old Wynberg Village Society
TVHF - Tulbagh Valley Heritage Foundation
UCRRA - Upper Claremont and Residents and Ratepayers Association
WERRA - Walmer Estate Ratepayers and Residents Association
Ward 2 Forum
WCC - Whale Coast Conservation
WRA - Woodstock Residents Association
WECA - Wynberg East Civic Association