

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 19 August 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

The Chairperson, Ms. Sneha Jhupsee officially opened the meeting at 08:35 and welcomed everyone present.

2. Attendance

Members

Ms. Sneha Jhupsee (SJ)	(Chairperson)
Ms. Stephanie Barnardt-Delport (SB)	(Specialist Heritage Officer)
Mr Ruan Brand (RB)	(Specialist Heritage Officer)
Ms. Corne Nortje (CN)	(Heritage Officer)
Ms. Chane Herman (CH)	(Heritage Officer)
Ms. Chiara Singh (CSI)	(Heritage Officer)
Emily Jane Vowles (EJV)	(Heritage Officer)
Ms. Xola Mlwandle (XM)	(Heritage Officer)

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Nosiphiwo Tafeni (NT)	(Admin)
Ms. Colette Scheermeyer (CS)	(Deputy Director)

Legal Advisor

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
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Observers

None

Visitors

Clive Theunissen	Drakenstein Items
Ursula Rigby	Item 13.12
Chris Snelling	Item 13.15
Amanda Kapp	Item 13.19
Stuart Hermansen	Item 14.19
Jone Kros	Item 14.33
Jonathan Kaplan	Item 14.41
Nicoline Jongsens	Item 14.47

3. Apologies

Ms. Waseefa Dhansay (WD)	(Assistant: Director)
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Absent

None

4. Acceptance of the Code of Conduct

Members and staff raised hands in the MS Teams platform to indicate acceptance of the Code of Conduct.

5. Approval of Agenda

5.1 19 August 2024: The Committee resolved to approve the agenda with additions and minor edits. CN moves to adopt the agenda and EJV seconds.

6. Approval of Minutes of the Previous Meeting

- 6.1.** 12 August 2024 (SJ): The Committee resolved to approve the minutes.
CN moves to adopt the agenda and CSI seconds.

7. Disclosure of conflict of interest

None.

8. Confidential matters

8.1 Tygerberg Hospital Estate (SB)

- Matter is held over to HOMs on 26 August 2024.
- Matter to be discussed with ASD (WD) at Heritage Officers' general meeting on 22 August 2024.
- SB to circulate HIA document relating to phasing of HIAs.

9. Standing Items

9.1. Site inspections undertaken.

9.1.1 Farm 1450, Noord Agter Paarl Road, Paarl: 15 August 2024 (CN)

9.1.2 Farm 744-Re, Vergelegen Estate, Lourensford Road, Somerset West: 15 August 2024 (WD, SJ, CH, EJV, CSI, RB)

- Letter issued on 17 August 2024 by WD regarding Old Mill restoration as well as unauthorised demolition on site.

9.2. Proposed Site Inspection

None

9.3. Site Inspection Reports

9.3.1 Farm 1450, Noord Agter Paarl Road, Paarl: 15 August 2024 (CN)

- Reason for Site Inspection:
 - Heritage Western Cape (HWC) official, Corne Nortje conducted a site inspection on Thursday, 16 August 2024 upon Drakenstein notifying HWC that they received a complaint of neglect of farm buildings on the farm. HOMS requested that a site inspection be undertaken on 12 August, as HOMS was concerned that other work may be other work being undertaken on site and the farm is large with several activities taking place on the farm.
- Findings on site:
 - The HWC official took a walkabout with the farm's Facilities Manager, Karin and an inspection of all the buildings on farm took place.
 - The inspection started on the south of the farm (blue portion) where an historic farmhouse and barn is situated. The farmhouse is occupied by tenants. The house has some in-tact features but seems to have been altered over time. The house and barn is deemed to need urgent maintenance and repairs, as cracks which seems structural is evident, there are areas of exposed sand brick and the tenant noted that the gable of the house has shifted and is now leaning outwards. It was also noted that there is an historic ruin is situated behind the house. See photos in the Annexure.
 - Karin and I proceeded to the wine making facilities, restaurant, venue and offices located on the northern purple portion and southern red portion of the farm. These buildings are deemed to be in a good state as they have been maintained well. These buildings forms part of the 2020 application for unauthorised work.
 - We then proceeded towards the northern part of the red portion, which relates to the complaint received by Drakenstein Municipality. It was noted that this part of the farm is indeed neglected with overgrown vegetation and the buildings are deemed to me in need of urgent maintenance and repair. Water damp issues and neglect is evident on all the buildings. The wall collapse occurred within a section of the horse stables. It was noted that suspected unauthorised work had taken place previously to rebuild this section of the wall, and this might have contributed to its collapse, as the modern brick and cement was used. The trustees stated that this area of the farm was rented out to a tenant with a horse-riding

business. The tenant is no longer on the farm.

- The area on the farm opposite the neglected buildings is currently being developed with a new entrance gate and excavations has been completed for the development of 16 residential units. The trustees stated that this forms part of a larger development on the farm with a total of 48 residential units that will be developed on the farm on different areas. Refer to photo in annexure of the 3D masterplan of the farm. This proposal was submitted with an interim comment issued on 22 September 2021.
- Significance Statement and Grading
 - Graded IIIA: The Horse Stables and Werf buildings, as well as the manor house and outbuildings (restaurant, venue, office and wine making facilities).
 - Graded IIIB: Farm cottage and Barn to the south. See Drakenstein Heritage Survey pages in Annexure with photos
- The Committee notes the site inspection undertaken on 15 August 2024.
- A suitably qualified heritage practitioner to be appointed. CV and monitoring letter to be sent to HOMs for endorsement of the practitioner at HOMS on 26 August 2024.
- S34 Emergency application to be submitted for the horse stables area of the wall collapse within 7 days of practitioner approval.
- S34 Minor works application to be submitted for the farmhouse and outbuildings situated on Farm St. Martin 1276 within 30 days of practitioner approval.
- S34 Additions and Alterations application to be submitted for the rebuild of the horse stable wall, including maintenance and repair of all the buildings in this area situated on Farm 1450 within 60 days of practitioner approval.

9.4. Preparation for upcoming Committee meetings

9.4.1 IACom: 21 August 2024

- 2 items to be added to agenda during admin (SJ).

9.5. Tribunal updates (Legal)

None

9.6. Interim and Close out Reports

9.6.1. Farm RE/7/191, Farm Rheenendal, Old Mill, Off R60, Swellendam (HWC24031506SB0319) (SB)

- Close-out Report for The Old Mill, Rheenendal Farm.
- Work was monitored by Mr. Van Wyk, completed on 24 July 2024.
- Work included thatch roof replacement, achieved practical completion meeting specifications.
- The Committee resolved to endorse the close out report prepared by Corner Studio Architects / Heritage dated 13 August 2024.

9.7. Incomplete Applications

13.4, 14.1, 14.2, 14.3, 14.6, 14.7, 14.12, 14.13, 14.21, 14.23, 14.24, 14.25, 14.27, 14.28, 14.29, 14.36, 14.43, 14.44, 14.45, 14.46, 14.47, 14.48, 14.49, 14.50

9.8. Archaeological Matters

9.8.1 Erf 2288, 42A Long Street, Cape Town CBD (SB)

- Noted that the forensic examination has confirmed the remains as faunal for HWC records.
- HWC are still awaiting the requested application (Section 35 and 34).

9.8.2 Ptn 45 of Farm 495, Blombos cave (Jovana Milic report) (21061408SB0628E) (SB)

- The report discusses archaeological research at Blombos Cave in South Africa, using shellfish as proxies to understand Middle Stone Age lifeways and paleotemperatures.
- A sampling process that yielded 1,719 samples from 88 micromilled opercula, with 1,429 samples suitable for stable oxygen isotope analysis.
- The study aims to determine seasonal sea surface temperatures and occupation seasons at the cave through shellfish remains analysis using high-resolution techniques.

- Data from stable isotope analysis is still being processed to shed light on the archaeological context and environmental conditions during the Middle Stone Age.

DECISION

- The Committee endorses the report prepared by Jovana Milic, dated 8 July 2024.

9.8.3 Portion 20 of Farm 516, Klipdrift Shelter (Patrick Roberts et al.) (20042401SB0413E) (SB)

- The report explores the significance of ostrich eggshells in Late Pleistocene societies in South Africa's Klipdrift Shelter.
- Research aim to understand the cultural importance of engraved eggshells as symbolic artifacts and their potential role in trade networks among early communities.
- The study uses strontium isotope analysis to trace the origins of the eggshells, revealing variability in isotopes suggesting diverse sourcing locations.
- Future research aims to further understand mobility patterns and social networks of these societies.
- Overall, the findings shed light on early human behaviour, technology, and adaptability, opening up avenues for exploring prehistoric trade and movement patterns in the region.

DECISION

- The Committee endorses the report prepared by Patrick Roberts et al. dated 17 April 2023.

9.8.4 De Hoop Nature Reserve PTN 20/516, Klipdrift Cave, Swellendam (C.S.Henshilwood et al.) (17100301AS1003E & 21022407SB0224E) (SB)

- Excavation spanned from 2011 to 2018, significant findings from 51-65 thousand years ago were discovered.
- Lower layers contained Howiesons Poort (HP) artefacts.
- Various lithic materials and technological phases were identified.
- Presence of shellfish, bone, and ochre pigments was noted.
- All materials stored in Cape Town, with a final repository at Iziko South African Museum.
- Klipdrift Shelter Excavations include the discovery of Howiesons Poort (HP) techno-tradition artefacts in layers dated between 59-60 thousand years ago.
- Sediment analysis revealed varied soil layers with signs of hearths, burnt patches, and an abundance of shellfish and lithic materials.
- Biological remains such as poorly preserved bones, ostrich eggshell fragments, and ochre pigments were also found.
- Abundant shellfish in HP layers offer insights into past populations' subsistence strategies and dietary practices, reflecting resource use and environmental conditions.
- The widespread use of ochre, indicated by traces and grindstones, suggests symbolic or ritualistic activities, revealing cognitive complexity and cultural practices among early humans at the site.

DECISION

- The Committee endorses the report prepared by C.S.Henshilwood et al., dated 22 April 2024.

9.9. Illegal Works Database (Stop works orders)

None

9.10. Permit deadline (WD)

Tuesday, 20 August 2024 @ 16:00.

10. Administrative Matters

10.1 Heritage Mossel Bay Protocol provided by Carina Wiggill (CSI)

- PM to respond to documents provided.

10.2 Conservation Body Spreadsheet (SJ, CN, SB)

- HO's to update the spreadsheet and folder accordingly with email correspondence and details.

10.3 Rustenberg Girls High School: Solar Panels (HWC24072901SJ0730)

- Tender process to be undertaken and HOMs to be furnished with final details of solar panel provisions.

- HOMs requires the City of Cape Town comment, even if the applicant perceives the comment to be a 'courtesy comment'.

10.4 Farm 744-RE, Rose Garden, Vergelegen Estate, Lourensford Road, Somerset West
(HWC24041609SJ0423)

- An unauthorised demolition was noted on a site inspection undertaken at Vergelegen on 15 August 2024.
- BELCom Section 27 approval issued on 03 June 2024 for the additions and alterations to two existing structures (ablution cottage and picnic pavilion) and the construction of one new structure in the existing parking area.
- It was noted that the picnic pavilion was demolished in its entirety and HWC was not informed of this.
- SJ to draft non-compliance letter for PM review.

11. Monitoring by practitioner

None

12. Discussion of the agenda

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 13149, 9 Golders Green Road, Woodstock, S34-Additions &Alterations

Case No: HWC24052810CH0530

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 12 August 2024.
- Proposal is for internal alterations to allow for additional bedrooms and the addition of a granny flat.
- Work has not started.
- CoCT did not provide formal comment and stated that the applicant should proceed with the s34 application.
- WRA supports the proposal.
- WAAC did not comment within 30 days commenting period.
- Graded NCW
- Outside HPO

DECISION

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

CH

13.2 Erf 274, 11 Carstens Road, Tamboerskloof, S34-Additons &Alterations

Case No: HWC24041704CH0705

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 7 August 2024... required CIBRA comment
- Proposal is for internal alterations, addition of a new dormer addition to the rear to serve as a study room, swimming pool and timber deck.

- Work has not started and is towards the rear of the building.
- CoCT supports the proposal.
- CIBRA supports the proposal.
- Graded IIIB
- Inside HPO

DECISION

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

CH

13.3 Erf 28075, 2 Winchester Road, Observatory, S34-Additions & Alterations Case No: HWC24072502CH0729

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 12 August 2024.
- Proposal is for a bedroom extension with en-suite bathroom. The front verandah will be enclosed to accommodate this space.
- Work has not started.
- CoCT supports on condition that the existing timber floors be retained throughout and that the existing timber window be re-use in a new position.
- The motivation letter notes the retention of the oregon pine flooring and that the existing streetscaping window will be reused.
- OCA did not comment within 30 days.
- Graded IIIC
- Inside HPO

DECISION

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

CH

13.4 Erf 465, 16 Stephens Road, Pinelands, S34-Additions & Alterations Case No: HWC24013018CH0213

OUTSTANDING INFORMATION:

CoCT comment required.

CH

13.5 Erf 52818, 42 Queen Victoria Road, Claremont, S34-Additions & Alterations Case No: HWC24071710CH0705

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 22 July and 8 August 2024.
- Graded IIIB
- Inside HPO
- Proposal is for additions to the building and alterations to the boundary wall.
- Work has not started.
- CoCT supports the proposal.
- GLCA supports the proposal.

DECISION

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

CH

13.6 Erf 14052, 41 Salisbury Street, Woodstock, S34-Additions, Alterations & Partial Demolition Case No: HWC24012601CN0131

Ms. Corne Nortje introduced the item.

DISCUSSION

- BELCOM further requirements received on 8 August 2024.
- The proposal is for internal alterations to the ground floor and the addition of a loft in the roof space with a dormer window.
- CoCT supports
- WRA objects to the addition of the dormer window for the reasons mentioned in the WAAC's heritage comments.
- WAAC does not support the dormer window, but WAAC would be satisfied with installing roof windows that follow the roof line are supported.
- Recommendation is for the applicant to change the design according to WAAC's comment and obtain new comments from WAAC on the revised design, as the current proposed dormer window will impact on the streetscape.
- Further Requirements HOMS 1 July 2024: The applicant states via email that the owner is adamant about keeping the roof dormer and strongly disagrees with WAAC's comments citing multiple examples found in the Woodstock area. The City of Cape Town's Environment and Heritage Management Branch's approval of the proposal further strengthens the owner's determination to proceed.
- BELCOM Further Requirements:
- The applicant states that:
 1. The dormer side walls have been made thinner to give the dormer a leaner look. The window is the same width and lines up with the door below.
 2. The dormer has been moved up to give it a wider skirt at the bottom of the existing roof to emphasise that it is a roof dormer.
 3. The flat roof has been changed to a pitched roof, more in line with the architectural aesthetic.

DECISION

The Committee resolved to approve the application, as meeting the further requirements of 31 July BELCOM and due to the proposal not negatively impact on heritage resources.

CN

13.7 Erf 15381, 18 Recreation Road, Fish Hoek, S34-Additions & Alterations Case No: HWC24052815CN0606

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 12 August 2024.
- The proposal was for an extension to the rear of one of the buildings on the property, also at the rear.
- CoCT supports the proposal.
- Graded NCW
- Outside HPO

- Work has been completed.

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

CN

13.8 Erf 26693, 46 Lower Wrensch Road, Observatory, S34-Additions & Alterations

Case No: HWC23021502RG0221

Ms. Corne Nortje introduced the item.

DISCUSSION

- Further Requirements received on 6 August 2024.
- The proposal was for a loft to be added in the roof of the house.
- CoCT notes the work has been completed and support.
- OCA supports the proposal
- Ungraded
- Work has been completed.
- HOMS on 11 March 2023 requested a Heritage Statement to be submitted. This was due to the number of unauthorised lofts that were constructed by the company LOFTS at the time.
- The Heritage Statement concludes that the loft addition and stairs have not compromised the heritage significance or structural integrity of the resource and recommend a Section 51 letter be issued. Furthermore, the HS state that the alterations are thus acceptable, and no further work is required.

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

CN

13.9 Portions 1 & 2 of Farm 1766, Cnr of Jan van Riebeeck Drive (R301) and N1, Paarl, S38(8)-NID

Case No: HWC24022605CN0226

Ms. Corne Nortje introduced the item.

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

DISCUSSION

- Outstanding information received on 13 August 2024.
- The properties are approx. 16.4ha in extent. The current land use is agriculture and zoned for Agricultural. The surrounding land uses are also agricultural and residential.
- The proposal is for an amendment to a previously approved layout for single residential housing on the site and agricultural type activities and amenities on the lower slopes of the site. An HIA was done in 2019 on the site. It seems that only portion 2 will be developed.
- Applicable Heritage:
 - Archaeo: Unclear when exactly the investigation would take place, but if it does, it would likely focus on pre-colonial periods rather than historical ones. It should be noted that previous Phase I archaeological investigations in the area, including those at Zanddrift (ACO: July 2014), Ronwe 4/849 (ACO: January 2015), and Ronwe No8/851 (ACO Oct 2017), located immediately south of the N1, did not yield any significant archaeological finds, with only minor significance. Therefore, it is possible that a standard HWC permit cautionary, issued due to the potential for unexpected finds during construction, may be adequate for this site.
 - Palaeo: The site falls within the white/clear area on the SAHRIS palaeo map, which states

that these areas will require a minimum of a desktop study. As more information comes to light, SAHRA will continue to populate the map.

- Building Structures: No structures of significance are impacted by the amended layout.
- Cultural Landscape: Despite its strategic location at the intersection of the N1 and the Jan van Riebeeck/R301 scenic route, the site has a surprisingly low visual impact on the broader landscape of the Paarl Valley. However, it can be seen from higher ground, such as the Du Toits Kloof Pass and Paarl Mountain, albeit from a distance, with the latter becoming increasingly so. The western end of the property contributes to the scenic quality of the Jan van Riebeeck Drive corridor (Figures 12-22) and thus has contextual spatial significance within the immediate vicinity. Significance: A portion of Vendome Bo-Plaas has contextual significance in relation to the scenic Jan van Riebeeck Drive even though its vineyards in this area are not readily visible from this freeway partial/aesthetic significance along this edge is regarded as HIGH. NOTE: that the proposed set back as contained in the original HIA and the implementation thereof in the new layout for the Part 2 amendment mitigates this impact Given the substantial setback of the site from Carolina Road and the intervening trees along the N1: Spatial/aesthetic significance along these edges are regarded as LOW/MEDIUM.
- Summary of anticipated impacts on heritage resources: It is the considered opinion of the authors of this report that the overall impact of the proposed Phase 2 amendment on heritage resources will be Low. Provided that the design guidelines as contained in the 2018 HIA is adhered to.
- Mitigation measures as recommended in the 2018 HIA: Areas flagged for particular attention in the further development of the design proposals include the following:
 - Achieving closer integration of development zone boundaries with existing landscape features including tree lines and existing agricultural block subdivisions as graphically represented in Diagram 4 and Section 5.2.1 xi) landscape pattern grid.
 - Ensuring that the height and scale of the development as perceived from the R303/Jan van Riebeeck Drive and the N1 do not negatively impact on rural character.
 - Ensuring that proposed architectural envelopes do not detract from rural character including scenic mountain backdrops.
 - Considering the incorporation of existing earth features such as strategic portions of earth dam embankments (in the event of intentions to demolish these structures) in order to mitigate visual impacts from the development, particularly as viewed from the R303 and N1.
 - Ensuring appropriate lighting in order not to distract at nighttime from the rural character of areas to the west, southwest and the N1 corridor in particular;
 - Ensuring appropriate means of securing the boundaries of the property, particularly along the R303 and N1 so as not to visually distract from rural character and scenic quality.
 - Ensuring that signage, where proposed, is appropriately controlled so as not to detract from rural character to the west, southwest and the N1 corridor in particular. The project's development proposals demonstrate a favourable response to the heritage indicators. Although there may be instances where impacts cannot be evaluated due to insufficient information, there is no reason to believe that a positive outcome cannot be achieved.
- The consultant does not recommend an HIA.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. The amended SDP is in accordance with the approved HIA of 2018 including the recommendations and mitigation measures.

13.10 Erf 318, 79 Beach Road, Gordon's Bay, S34 – Additions & Alterations

Case No: HWC24071213CSI0718

OUTSTANDING INFORMATION:

All photos: internal, external, streetscape

CSI

13.11 Erf 439, 99 Joubert Street, Strand, S34 – Additions & Alterations

Case No: HWC24030703CSI0311

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 12th of August for photos of the garage
- Work applied for has been completed
- Graded NCW
- Outside HPO
- Completed work is for a garage and bedroom extension
- CoCT provided comment stating that an application must be submitted to HWC. HRF provided comment stating that they express their discontent regarding the streetscape, highlighting the absence of heritage approvals prior to the execution of the undertaken work. They strongly recommend that HWC assess the situation and determine whether any remedial actions are deemed necessary.

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

CSI

13.12 Erf 45308, 8 Woodlands Road, Rondebosch, S34 – Additions & Alterations

Case No: HWC24071508CSI0731

Ms Chiara Singh introduced the item.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION

- Outstanding information received on the 12th of August for the title deed
- Work applied for has been completed
- Graded IIIB
- Inside Silwood HPO
- Completed work was done between 1993-2014 for a new swimming pool, new back covered stoep with braai, bathroom extension, extension of the games room, and a covered refuse storage area.
- CoCT provided comment stating that they do not condone illegal work but support the application for regularization.

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

CSI

13.13 Erf 48545-RE, 71 Palmboom Road, Newlands, S34 – Additions & Alterations

Case No: HWC24072516CSI0726

OUTSTANDING INFORMATION:

Internal photographs, registered SG diagram, title deed and transfer letter

CSI

13.14 Erf 702, 35 Belle Ombre Road, Tamboerskloof, S34 – Additions & Alterations, Minor Works

Case No: HWC24080102CSI0719

OUTSTANDING INFORMATION:

All photos: external, internal, streetscape

CSI

13.15 Erf 741, 381 Lourensford Road, Stellenbosch, S34 – Additions & Alterations, Partial Demolition

Case No: HWC24042517CSI0416

Ms Chiara Singh introduced the item.

Mr Chris Snelling was present and took part in the discussion.

DISCUSSION

- Outstanding information was received on the 12th of August and is a letter from the heritage consultant regarding the heritage significance of the building.
- This case was heard at HOMS on the 14th and 21st of May
- Work had started without a formal application being made to HWC and without comments from the City of Cape Town and HRF. I issued a verbal stop works and a signed letter was provided confirming that work has stopped.
- The building in question is an asbestos building, and the proposed work is for a partial demolition because the steel structure is to remain, but all the asbestos cladding is to be removed and the removal process had already started as seen in the photos. The building will be converted into a padel clubhouse.
- The City of Cape Town provided comment and have graded the building NCW but have declined to comment from a heritage point of view. HRF provided comment and considers the heritage impact of the proposal to be nil or low and support the application.
- HOMS resolved that the exact age of the building is to be determined before a decision is made regarding the application.
- The heritage consultant has written a letter stating that the prefab building is highly unlikely to be older than 60 years as per the general indication of the time period when the prefab buildings were introduced to the area

DECISION

The proposal does not trigger the NHRA. A letter of no trigger to be issued.

CSI

13.16 Portion 29 of Farm 142, Farm Rheeboekfontein, Mossel Bay, S38(4) – NID

Case No: HWC24052215CSI0524

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information was received on the 9th of August for a new NID application form
- S38(4) amendment of a previously approved SDP
- Proposed development is for 41 residential units, a transport zone, and associated infrastructure
- The site slopes from the R102 down to the N2 and visual impacts will thus be insignificant as the development will only comprise single storey units. As per a condition in the approved environmental authorizations, a berm would need to be constructed along the entirety of the northern boundary near the N2. A 5m servitude has been incorporated into the proposed site development plan to accommodate this requirement.
- There are no notable archaeological resources present and the previous land use was agricultural.
- Palaeo sensitivity on the SAHRIS palaeo map is high (orange)

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Procedure to be included into the approval.

CSI

13.17 Erf 1306 RE, Cummings Street, Wellington, S38(4) - HIA

Case No: HWC23012604RG

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 7 August 2024
- Ungraded, inside proposed Blouville HPO (Graded III) and the Cape Winelands Biosphere Reserve
- Work has not started
- An HIA with Cultural Landscape Study and Visual Statement was requested in February 2023 for the proposed gated residential estate consisting of 61 units, open space zones, and transportation on Erf RE 1306. HOMs on the 15.7.2024 requested further requirements: The unabridged comments from all I&APs; a comprehensive Cultural Landscape Assessment; fulfilment of the Drakenstein Municipality Heritage Services Sub-Section's requirements; visualisation of the development in the form of elevations, renders and sections. Mr Aikman provided the CLA and unabridged comments and requested the HIA be phased. The matter was tabled again at HOMs on the 22.7.2024 resolved to refer the HIA to IACoM for advice as the HIA and CLA did not meet the provisions of S38(3) and a phased approach could not be decided on. IACoM on the 24th of July did not endorse the HIA or the phased approach and listed a number of issues with the CLA especially that I communicated to the applicant. We have since received the revised HIA in response to IACoM's discussion.

REFERRAL

The Committee resolved to refer the matter to IACoM on 21 August 2024 due to the HIA not meeting the provisions of S38(3) as there is no recognition of the cultural landscape or consideration of the urban-rural transition.

EJV

13.18 Erf 151715, 29 Hansen Road, Muizenberg, S34 – Additions & Alterations

Case No: HWC24071105EJV0701

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 29 and 30 July, and 12 August.
- Repair and raising of the boundary wall to increase security.
- Graded IIIC
- Inside Muizenberg Village HPO
- Work has not started
- CoCT support; MHCS have no objection

DECISION

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

EJV

13.19 Erf 19503, 32A Lang Street, Paarl, S34 – Additions & Alterations

Case No: HWC24071721EJV0719

Emily Jane Vowles introduced the item.

Ms Amanda Kapp and Mr Clive Theunissen

DISCUSSION

- Outstanding information received on 14, 30, 31 July and 12 August 2024.
- The repair and restoration of the dwelling after extensive fire damage, addition of a new lean-to
- Graded IIIC
- Outside HPO
- Work has not started
- Drakenstein Municipality have no objection; Paarl 300 support; DHF has no objection on the condition that the gable remain intact

DECISION

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

EJV

13.20 Erf 217, Main Road, Still Baai, S38(4) - NID

Case No: HWC24071509EJV0715

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 6 August 2024.
- Grading and HPO status unknown.
- Subdivision of a 493 square metre portion of Erf 217 and rezoning of the subdivided portion from open space to business. The site is currently being used as a beachfront restaurant and this application seeks to formalise this use. SAHRIS palaeo-sensitivity map indicates unknown sensitivity
- Rothenba Ndouvhada recommends No Further Studies

DECISION

The proposal does not trigger the NHRA. A letter of no trigger to be issued.

EJV

13.21 Erf 2981, 10 Reserve Street, Oudtshoorn, S34 – Additions & Alterations

Case No: HWC24050208EJV0425

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 13 and 14 August 2024.
- The existing front stoep requires reconstruction in the same style as the original. The as-built patio on the rear of the dwelling was built without authorisation.
- Ungraded
- Outside HPO
- Work has been completed (patio) and work has not started (stoep)
- Heritage Oudtshoorn cannot condone illegal work and supports the repair of the stoep; Oudtshoorn Municipality supports

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

EJV

13.22 Erf 1045, 34 Camp Road, Pinelands, S34 – Partial Demolition, Additions & Alterations

Case No: HWC24071116EJV0712

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 15 August 2024.
- Considerable renovation of the dwelling to accommodate a new bedroom, garage, ensuite bathroom, domestic quarters and extensions to existing rooms and roof. The previous architect had started works which RSA and the current Engineer condemned once brought into contract with the client. This has all been demolished and construction is to start afresh once approval is received.
- Graded IIIC
- Inside Proposed Pinelands HPO
- Work has started
- PRRA stamped the plans with no objection; CoCT support

FURTHER REQUIREMENTS

The committee resolved to request further requirements:

1. Revised, coloured-up plans indicating clearly where work has been completed or demolished (typically reflected in red) and where work is being proposed.
2. A comprehensive photographic record of the site as it stands that is a direct reflection of the revised plans in order to provide visualisation of the completed work and proposed work.

EJV

13.23 Erf 1195, 205 Pleasant Ways, 275 Beach Road, Sea Point, S34-A&A

Case No: HWC24071703SB0722

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 14 August 2024
- Work is completed.
- City supports the applications, proposed upgrades bathroom and kitchen, opening in wall between living room and kitchen.
- SFB no objections.
- Graded IIIC
- Outside HPO

HELD OVER:

Confirmation on reference number.

SB

13.24 Erf 2455, 34 Victoria Street, George, S34– Partial Demolition, Additions & Alterations(extension)

Case No: HWC24050305SB0717

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 14 August 2024
- Proposal is for reinforced concrete flat roof, demolished exiting ablution block, new sewer pipes, plaster walls and other external changes.
- The heritage statement notes that the architectural typology of the church modern 1930s that is setback from the streetscape with row of yellowwood trees. Suggested grade 3B, inside heritage core of George.
- No comments were received as per email proof from 2021 for the initial permit.
- Graded IIIB
- Inside HPO

DECISION

The committee resolved to approve the permit extension application by provision of a new permit in place of previous permit dated 21 September 2021.

SB

13.25 Erf 3346-RE, 40 Orpen Road, Constantia, CT, S38(4)-NID

Case No: HWC24052205SB0409

OUTSTANDING INFORMATION:

New form and additional photographs of the vacant area of the site.

SB

13.26 Erf 47240, 2 Locarno Street, Rondebosch, S34-A&A

Case No: HWC24071505SB0722

OUTSTANDING INFORMATION:

Corrected Proof of Payment and comments of Greater Lynfrae Civic Association

SB

13.27 Farm 187/9 & 189/3, Northwest of the TR8501 and the R27, Malmesburg, S38(8)-NID

Case No: HWC24071718SB0724

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 14 August 2024
- Purpose to Rezoning Farms 189/3 and 187/9 for industrial development. Heritage Impact: No significant fossils or archaeological features found; monitoring required during excavation. during the development include daily palaeontological monitoring by a qualified palaeontologist, reporting any significant fossil finds, and submitting a Work Plan application for the removal and curation of fossils. Additionally, if unmarked human remains are discovered, they must be reported immediately, and burials cannot be disturbed without professional inspection and approval. The implementation of the HWC Chance Fossil Finds Procedure during construction is also recommended.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Protocol to be included into the approval.

SB

13.28 Portion 8 of the farm Driefontein 243, Kleinberg, Mossel Bay, S38(4)-NID

Case No: HWC24080802SB0611

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 14 August 2024
- Proposed Kleinberg 60m Cellphone Tower and 12x12m base station which will be enclosed with 2,4m high pallsade fence, outside urban area.
- Palaeontologically: modern to low palaeontological sensitive. Given the nature of the proposal, unlikely to impact.
- The erf is zoned for agriculture

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

SB

13.29 Farm Jongensgat Number 558, Hessequa, S38(8)-NID

Case No: HWC24012301SB0123

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 14 August 2024
- unauthorized renovations at two holiday units. Additionally, GNEC will apply for approval to build five new accommodation units, known as 'Pods', on Farm Jongensgat No. 558. The site is located in the Hessequa Local and Garden Route District Municipal area, within the Jongensgat Nature Reserve near Still Bay. The area is a private nature reserve. The proposed tourist units will be 160m2 each on approximately 400m2 lots.
- Archaeological: Most the site is situated in the high sensitive area
- Paleontological: Most the site in the low sensitive and small position in the moderate closer to the coast.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

SB

13.30 Portion 17 of Farm 585 Farm Elandsjagt, S38(4)-NID Case No: HWC24072210SB0730

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 14 August 2024.
- Proposed residential building, 298sqm, double storey with flat roof in order to reduce the visual impact.
- The NID application makes no recommendation or summary of heritage resource. No impact to heritage resource due to scale of development

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

SB

13.31 Erf 438, 1 Burnside Road, Mount Stuart, Gardens, S34-Additions &Alterations Case No: HWC23071701SJ0718

OUTSTANDING INFORMATION:

Streetscape images required.

SJ

13.32 Erf 12267, 11 Castleman Road, Fish Hoek, S34-Additions & Alterations Case No: HWC24061308SJ0703

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 2 August 2024.
- The work has not started.
- Proposal is for internal alterations, new stacking doors and a new pergola.
- CoCT EHM: support
- Graded NCW, outside HPOZ.

DECISION

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

SJ

13.33 Erf 178677, 220A Albert Road, Woodstock, S34-Minor Works

Case No: HWC24072204SJ0722

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 31 July and 08 August 2024.
- The work has not started.
- The proposal is a minor deviation from the 2020 HIA.
- The proposal is for alteration to the existing parapet to accommodate the longer windows in the HIA proposal and a like-for-like replacement of the concrete canopy that has been deemed structurally unsafe.
- IIIB (2 erven) and IIIC (sites have been consolidated but the 3 erven have separate gradings).
- Albert Road HPOZ & Regent Street HPOZ

DECISION

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

SJ

13.34 Erf 4394, 19A Gay Road, Simons Town, S34-Additions & Alterations

Case No: HWC24080112SJ0719

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 2 August 2024.
- The work has not started.
- Graded NCW, outside HPOZ.
- Proposal is for minor changes to the 25 May 2022 approval.
- CoCT EHM: support.
- Simon's Town Historical Society: no special requirements or comments.

DECISION

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

SJ

13.35 Erven 1041-RE & 1042, Villa Lutzi, 6 Rosmead Avenue, Oranjezicht, S34-Minor Works

Case No: HWC24071504SJ0724

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 13 August 2024.
- The work has not started.
- Proposal is for alterations to the main kitchen internal layout towards rear of the house and the addition of en-suite bathrooms to bedrooms with no bathrooms. The existing aluminium windows will be replaced with new timber cottage style windows to match the original windows still present elsewhere on the structure. It is proposed to retain the intact existing historical street interfaces.
- Graded IIIB, Upper Table Valley HPOZ.

DECISION

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

SJ

13.36 Erf 4563, 53 Duiker Street, Northcliff, Hermanus, S34-Additions & Alterations

Case No: HWC24071814SJ0724

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 08 August 2024.
- The work has not started.
- Proposal is to convert an existing living room into a bedroom with a new bathroom and the addition of a new garage.
- OHAC: support
- Ungraded, outside HPOZ.

DECISION

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

SJ

13.37 Erf 29381, 7 Hilton Road, Mowbray, S34-Additions & Alterations

Case No: HWC24072223XM0723

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received: 12 August 2024
- Work has been completed.
- Proposal is for additions / amendments to a previous approval from 2022. Over and above the original approval, a total of 2 changes were incorporated into the design during construction and existing carport has been removed. New window added to previously approved extension.
- Consultation comments: The As Built changes from the approved Permit are relatively small compared to the Permit plans approved and do not increase any negative impact on the associated significance of the resource.
- HRS cannot condone unauthorised work and supports the deviation RAMPAC supports the application

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

XM

13.38 Erf 6355, 47 Botha Street, Goodwood, S34-Additions & Alterations

Case No: HWC24072905XM0730

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 13 Aug 2024.
- The proposal is for: New swimming pool, New Covered terrace with outside Braai Area. Internal & external alterations to the existing main dwelling. Additions to the existing Main Dwelling as well as the Second Dwelling. New boundary wall with covered entrance as well as a new carport.
- Work has not started
- NCW, not within HPOz
- Consultation comments: This amendment letter serves as E&HM comment of support and must be included with the HWC permit application.
- CoCt supports the application

DECISION

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

XM

13.39 Erf 28915, 16 Malleson Rd, Mowbray, S34-Minor Works

Case No: HWC24072509XM0725

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 14 Aug 2024.
- The work has not started
- Proposal is for addition of a carport and boundary wall to the existing structure.
Graded: IIC outside of an Hpoz
- Consultation: no consultation comments, application submitted as minor works.

DECISION

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

XM

14. NEW MATTERS

14.1 Erf 13617, 21 Riebeeck Street, Paglande, Worcester, S34-Minor Works

Case No: HWC24071714SB0812

OUTSTANDING INFORMATION:

Streetscape photographs , municipality comments

SB

14.2 Erf 13618, 23 Riebeeck Street, Paglande, Worcester, S34-Minor Works

Case No: HWC24071715SB0812

OUTSTANDING INFORMATION:

Streetscape photographs , municipality comments

SB

14.3 Erf 14009, 77 Mountain Road, Woodstock, S34- Additions, Alterations & Restoration
Case No: HWC24052728SB0812

OUTSTANDING INFORMATION:

CoCT comments

SB

14.4 Erf 144053, Suite no. 1 & 2 Vinepark, Vine Road, Woodstock, S34 A&A, Consolidation
Case No: HWC24061321SB0812

UNDER INVESTIGATION

Case officer to query the trigger and application form ticked boxes.

SB

14.5 Erf 1622, Off the R44, Wellington, S27-Restoration
Case No: HWC24071011SB0812

Ms Stephanie Barnardt-Delport introduced the item.

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

DISCUSSION

- Emergency application for the reinstatement of the dilapidated roof structure. The Wellington Blockhouse, a National Monument and Grade II Provincial Heritage Site, is located just outside Wellington along the R44 route. It is on Erf 1622, accessible via a servitude across a neighbouring farm. The building is in a dilapidated state and has been declared a Problem Premises by the Drakenstein Municipality due to the lack of action from the Owner, the Department of Public Works. Built during the Anglo-Boer War in 1901, the blockhouse was strategically placed to protect the railway line and bridges. Many of these structures have been demolished or are in disrepair. The Wellington Blockhouse has been vandalized over the years and is now being addressed under the Drakenstein Municipality Problem Premises Bylaw: 2020. The Municipality is seeking an emergency permit to urgently address the deteriorating structure to prevent potential harm to farmworkers passing by daily. This action aims to restore the historical significance of the blockhouse and prevent further vandalism. Measures will also be taken to secure the building from unauthorized entry.

SB

FURTHER REQUIREMENTS

1. The case is to be transferred from Stephanie Barnardt (SB) to Sneha Jhupsee (SJ), due to the architectural nature of the application.
2. HOMs requests the drawing set to be a colour set clearly indicating all repair work and alterations in the correct council colours. Specifications and a clear methodology must be detailed, in line with appropriate heritage construction practice.
3. SJ to review revised plans once received and undertake a site inspection. Thereafter, based on the site reports findings, a Compulsory Repair Order (CRO), with a specific response timeframe, may be issued to National DPW.
4. If a response is not received within the allocated timeframe, HWC is to discuss the implementation of the Drakenstein Municipality Problem Premises By-Law: 2020 with the Municipality.

SJ

14.6 Erf 16567, Unibell Station, Bellville, S38(8)-NID
Case No: HWC24072221SB0812

OUTSTANDING INFORMATION:

site photographs required

SB

- 14.7 Erf 7649, situated in Riversdale and accessed off Becker Street, Riversdale, S38(4)-NID**
Case No: HWC24080104SB0806

OUTSTANDING INFORMATION:

All supporting documentation required.

SB

- 14.8 Erf RE/1014, Farm RE/249, Farm RE/33/250, North and South of the N2 towards Mossel bay, Heilderberg, S38(8)-NID**
Case No: HWC24080610SB0806

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed mining is to be done in various phases:
- Phase 1 involves field mapping and surveying of potential bentonite and zeolite outcrops by a geologist on the proposed prospecting property.
- Phase 2 includes a literature review of known geological literature to determine the location of deposits. The geologist then produces maps for potential sampling in phase 3.
- Phase 3, auger drilling is conducted to investigate orebodies further, with approximately 1000 sampler holes proposed for prospecting areas. Drilling and sampling follow the results of the auger drilling, with rotary percussion drilling rig used to bring samples to the surface in the form of chips. Samples are sent to a laboratory for testing to establish the quality and volume of the available ore body.
- Rehabilitation is done immediately after sampling to replace displaced material and reinstate agricultural land structures. Erosion monitoring and prevention measures are implemented, along with alien invasive and weed vegetation removal.
- Phase 4 involves sample analysis and testing at a laboratory to determine the quality of ore. Phase 5 focuses on reserve and resource modeling using geological software to determine grades and quantities of bentonite and zeolite resources, producing feasibility reports for the property.
- Overall, the process involves thorough exploration, sampling, testing, and modeling to assess the potential bentonite and zeolite resources on the property. Rehabilitation and monitoring measures are also implemented to protect the environment during and after the exploration process.
- The proposed prospecting activities will occur on annually cultivated land, using low-impact drill sampling techniques with same-day rehabilitation. This is not expected to expose any significant undisturbed archaeological or paleontological resources. Fossils in the area have likely weathered due to the formation of bentonite and zeolite clays. Similar prospecting activities have been conducted nearby without significant heritage impact. The site has been fully developed by agricultural cultivation, with no heritage resources remaining. The scarcity of fossils in the Kirkwood Formation and high levels of weathering further reduce the potential impact on fossil heritage resources. Rehabilitation of the drill sites on disturbed cultivated land will be immediate, minimizing visual impacts on the landscape. Overall, the proposed activities are not expected to have a significant impact on heritage resources in the area.
- Consultant recommends no further studies

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Protocol to be included into the approval

SB

14.9 Farm 1132 (Portion 2 of Yzervarkensrug No 129, portions 8 and 13, Yzervarkensrug No 127 and portion of Farm 195), Proposed industrial development, Saldanah Bay, S38(8)-HIA
Case No: HWC23012007AM0320

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Location: The logistics hub will be situated east of Bluewater Bay within the Saldanha Industrial Development Zone.
- Purpose: The hub aims to stockpile and export manganese and other commodities, utilizing existing infrastructure like rail and conveyor systems for efficient cargo handling.
- Infrastructure: A new 14,000 m² warehouse will be constructed to store environmentally sensitive materials, integrated with existing handling systems. The hub is designed to manage a maximum of 5 million tons of bulk commodities annually, including manganese ore, phosphate concentrate, and others.
- Heritage and Environmental Considerations
- Heritage Impact Assessment: The assessment indicates that the site has low cultural significance due to prior industrial development. No significant archaeological resources were identified, and the report suggests that the development will not adversely affect heritage resources.
- Paleontological Concerns: While no fossil remains were found on the surface, there is a possibility of encountering fossil remains during excavation. The report recommends implementing a Chance Fossil Finds Procedure during construction to mitigate potential impacts.
- Recommendations SUM-UP
- Construction Guidelines: The report advises that no pre-construction mitigation is necessary, but highlights the importance of monitoring for archaeological resources during the construction phase.
- Environmental Management: The project will need to adhere to various environmental regulations and management plans to ensure compliance with national heritage laws and environmental standards.
- Overall, the proposed logistics hub is positioned as a strategic development to enhance cargo flow through the Port of Saldanha while maintaining compliance with heritage and environmental regulations

FURTHER REQUIREMENTS

Practitioner to incorporate all comments.

SB

14.10 Erf 127,1 0 Narsing Street, Dwarkesbos, Bergrivier, S34 - Total Demolition
Case No: HWC24080617CSI0812

OUTSTANDING INFORMATION

Plan indicating demolition

CSI

14.11 Erf 26473, 20 Barrington Road, Observatory, S34 - A&A
Case No: HWC24071705CSI0812

OUTSTANDING INFORMATION

More external and streetscape photographs

CSI

14.12 Erf 54338-RE & ST221/17, 221/10 & 221/22RE, Corner of Mew Way & Jeff Masemola Road and Botfontein Road, Khayalitsha and Kraaifontein, S38(4) - NID
Case No: CSI0812

OUTSTANDING INFORMATION:

Proof of payment

CSI

14.13 Erven 88542-RE & 88543, 9 Ley Road, St James, S34 - Minor Works
Case No: CSI0812

OUTSTANDING INFORMATION:

Proof of payment

CSI

14.14 Erven 10190, 706, and 2066, Salmack Road via Beacon Way, Knysna, S38(8) - NID
Case No: HWC24080608CSI0812

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for a medium density residential estate including business site and associated services.
- There are no anticipated impacts on the built environment or cultural landscape with the only potential historical building identified as the Milkwood Manor boutique hotel is deduced to not be older than 60 years. The surrounding environment is fairly built and there are no anticipated visual impacts on the cultural landscape.
- The archaeological significance of the development area is considered to be low with scattered ESA and MSA stone tools and there are no shell middens which are expected to be uncovered.
- The palaeo sensitivity is very high on the SAHRIS palaeo sensitivity map but Dr Bamford conducted a study and concluded that due to the lack of previously recorded fossils from the area, it is extremely unlikely that any fossils would be preserved in the overlying soils of the Quaternary. There is a very small chance that fossils may occur in the underlying conglomerates of the Enon Formation so a Fossil Chance Find Protocol should be added to the EMP.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Procedure to be included into the approval

CSI

14.15 3103 & 2856-RE, Main Road, Turk Road, Pine Road and Tabak Road, Paarl, S38(4) - NID
Case No: HWC24072522CSI0812

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for a mixed-use space that prioritises a tourism hub, complemented by retail, commercial ventures, community amenities, residential apartments, and recreational facilities.
- There are no anticipated impacts on the built environment or cultural landscape as the landscape is already fairly developed
- There are no significant archaeological or palaeo resources noted

HELD OVER

Application held over: archaeological and visual concerns to be further investigated.

14.16 Farm 135 Portion 74, Vrolykheid, Robertson, S38(8) - NID
Case No: HWC24080130EJV0807

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers 38(1)(c)(i). This application is for the unauthorised clearing of roughly 11 hectares of vegetation (triggering NEMA 24G). In terms of heritage, the SAHRIS palaeo-sensitivity map indicates moderate sensitivity; however, an extract from the Worcester Geology Map indicates that the development is underlain by Quaternary Alluvium which is of low palaeontological sensitivity. While few archaeological studies have been conducted in the area, and significant agricultural transformation of the landscape has occurred, ESA and MSA scatters have been found in the surrounding areas and cannot be considered significant. There are no structures on site.
- Grading and HPO status unknown
- Work has been completed
- Jenna Lavin recommends No Further Studies

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

EJV

14.17 Erven 3787 & 3785, R102 and George Road, Mossel Bay, S38(8) - NID
Case No: HWC24080704EJV0807

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers S38(1)(a). Refurbishment and replacement of the aged main sewer line between Mossel Bay and the Voor Baai Pumpstation and the installation of two new pumpstations and a pipeline on erven 3787 and 3785. In terms of heritage, the SAHRIS palaeo-sensitivity map indicates low to unknown palaeosensitivity, while Mossel Bay is a very archaeologically sensitive area, especially the coastline. There are ruins located along the project alignment that could date to the colonial period as well as a historical railway line both of which could be of heritage value. Mossel Bay itself is a historical town and all refurbishments could have a cumulative impact on its heritage value.
- Grading and HPO status Unknown
- Work has not started
- Nelius Kruger recommends HIA with AIA, PIA and Cultural Assessment

DECISION

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

1. Paleontological Impact Assessment
2. Archaeological Impact Assessment
3. Townscape assessment

EJV

14.18 Erf 1733, 17 Rowan Street, Stellenbosch, S34 - Total Demolition

Case No: HWC24080611EJV0812

Emily Jane Vowles introduced the item.

DISCUSSION

- SIG does not object; Stellenbosch Municipality approves; SHF did not respond in 30 days
- The structure on site was built in the late 1950s/early 1960s but has experienced significant additions and alterations over the years. The owners now wish to demolish.
- Ungraded, outside HPO
- Work has not started

DECISION

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

EJV

14.19 Portion 1 of Farm 168, Old Helshoogte Road, Stellenbosch, S38(4) - NID

Case No: HWC24081201EJV0812

Emily Jane Vowles introduced the item.

Mr Stuart Hermansen was present and took part in the discussion.

DISCUSSION

- Triggers S38(1)(c)(i) and (d). The proposal is for the development of a residential estate consisting of 36 townhouses, 14 apartments, a recreational area and service infrastructure. The architectural influence is that of contemporary Cape vernacular. In terms of heritage, there is one structure older than 60 years on site that was approved for demolition by HWC in April (HWC24031906SB0319). The site is located in the urban edge, is not within a heritage area or the Ida Valley Cultural Landscape, and land to the south is undeveloped municipal land, to the east is undeveloped land, and to the west is suburban development. The property is not visible from the Helshoogte which is a scenic drive. The SAHRIS palaeo-sensitivity map indicates low sensitivity.
- Ungraded, outside HPO but along the Helshoogte Scenic Drive
- Work has not started
- Stuart Hermansen recommends no further studies

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

EJV

14.20 Erf 2599-RE, Voortrek Road, Swellendam, S38(8) - NID

Case No: HWC24071911EJV0812

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers 38(1)(c)(i) and (d). The proposal is for the development of an affordable housing with a total of 286 housing units. The site is currently vacant and bordered by single dwellings and gated housing complexes along Voortrek Street. The SAHRIS Palaeo-sensitivity map indicates very high sensitivity; however John Pether does not anticipate significant impact on fossil remains as the strata of the Bokkeveld Group has experienced tectonic deformation and folding.

He recommends no further palaeontological studies but for the chance finds procedure to be implemented. Dr. Webley conducted a desktop survey and determined that pre-colonial archaeological remains are low; however, the potential for historical archaeological remains are considerably higher. Voortrek Street is the historic main road of Swellendam and is lined with a number of historic buildings. It is a scenic route and a designated conservation overlay zone in the Municipal Zoning Scheme.

- Grading unknown, inside conservation overlay zone and along a scenic route
- Work has not started
- Lize Malan recommends HIA with AIA, VIA and Townscape Assessment

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. Visual Impact Assessment
3. Townscape Assessment

EJV

14.21 B2918, Carinus Bridge B2918, R27, Velddrif, S34-Total Demolition Case No: HWC24030807SJ0808

OUTSTANDING INFORMATION:

Title Deed
SG Diagram

SJ

14.22 Erf 2306, 4 Verreweide Street, Stellenbosch, S34-Total Demolition Case No: HWC24080807SJ0808

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for the demolition of all structures on site, two of which are older than 60 years. The replacement structure will be a student apartment block.
- Stellenbosch Municipality: no comment received within 30-day commenting period.
- SIG: no objection
- SHF: no objection
- Ungraded, outside HPOZ.

DECISION

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

SJ

14.23 Erf 46472, 165 Main Road, Rondebosch, S34-Total Demolition Case No: HWC24080614SJ0808

OUTSTANDING INFORMATION:

New Application form found at: <https://www.hwc.org.za/node/91>
Title Deed
SG Diagram
Company/Trust Resolution
Power of Attorney

Locality Map
Coloured up plans
Plans showing work already undertaken and proposed work that is yet to be completed
Annotated Internal, External & Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)
Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.)
Motivation

SJ

14.24 Erf 50553, 22 Claredrive Avenue, Rondebosch, S34-Additions & Alterations
Case No: HWC24080703SJ0808

OUTSTANDING INFORMATION:

New Application form found at: <https://www.hwc.org.za/node/91>
Title Deed
SG Diagram
Company/Trust Resolution
Power of Attorney
Locality Map
Coloured up plans
Plans showing work already undertaken and proposed work that is yet to be completed
Annotated Internal, External & Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)
Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.)
Motivation

SJ

14.25 Erf 4210, 5 Joubert Street, Paarl, S34-Additions & Alterations
Case No: HWC24073001SJ0805

OUTSTANDING INFORMATION:

New Application form found at: <https://www.hwc.org.za/node/91>
POP/Reference Number (hwc.hwc@westerncape.gov.za)
Title Deed
SG Diagram
Company/Trust Resolution
Power of Attorney
Locality Map
Coloured up plans
Plans showing work already undertaken and proposed work that is yet to be completed
Annotated Internal, External & Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)
Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.)
Motivation

SJ

14.26 Erf 2141, Old Inorganic Chemistry Block, Bosman Street, Stellenbosch University Central Campus, Stellenbosch, S34-Minor Works
Case No: HWC24072504SJ0805

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for the alteration of the interior of the old laboratory wing of the Old Inorganic Chemistry Building to accommodate the offices and staff of University Administration Block A, while that building is being altered and refurbished. A separate S34 application for the work to Administration Block A will be submitted in due course.
- Graded IIIA, within Stellenbosch Historic Core.

OUTSTANDING INFORMATION

Contextual photographs required.

SJ

14.27 Erf 1245, 25 Fabriek Street, Paarl
Case No: CH0806

OUTSTANDING INFORMATION:

Drawings to reflect all as-built and proposed work, SG diagram and POP.

CH

14.28 Erf 3280, 36 Voortrekker Street, Porterville, S34-restoration
Case No: CH0812

OUTSTANDING INFORMATION:

Coloured up plans and POP

CH

14.29 Erf 33078, 8 Trematon Road, Athlone, S34- Additions & Alterations
Case No: HWC24080619CH0812

OUTSTANDING INFORMATION:

s34 application form, external photographs, streetscape photographs, title deed, CoCT comment.

CH

14.30 Erf 47292, 20 Sandown Road, Rondebosch, S34-Additions & Alterations
Case No: HWC24070807CH0812

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is for internal alterations, extension of the existing room in the roof space and the addition of a new balcony, timber deck scullery and staff room.
- Work has not started.
- CoCT stated that the proposed demolition of the wall between the bar and pool room should retain a nib at the new guest WC side. CoCT does not support the addition of the balcony to the first level facing onto Sandown Road stating that the proposal in its current form stating that the proposal is not sensitive to the resource's form, roof design nor its architectural language. Heritage influenced design intervention should rather take a conservation approach with remedial action aimed at enhancing the resource's significance.
- Graded IIIB

- Outside HPO
- The Committee noted the amended drawings submitted in response to the CoCT comment.

DECISION

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

CH

14.31 Erf 5, 25 Piet Retief Road, Infanta, Swellendam, S34-Permit extension Case No: HWC24080803CH0812

Ms Chane Herman introduced the item.

DISCUSSION

- Application submitted to extend the existing total demolition permit issued on 14 September 2021.
- Work has not started.
- Swellendam Municipality supports.
- Neighbour at Erf 24 provided did not object to the demolition.
- Swellendam Heritage Association did not comment within 30 days.
- SvdS Foundation did not comment within 30 days.
- Graded NCW
- Outside HPO

DECISION

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

CH

14.32 Erf 95146, UCT Hiddingh Campus, Orange Street, Cape Town, S34-Minor Works Case No: HWC24080623CH0812

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application for investigative dismantling, demolition and rebuild the damaged Hiddingh Hall east balcony.
- There are 8 canted concrete balconies at Hiddingh Hall, and the current application is to balcony E6 only.
- In mid-2023, a moulded and heavy concrete "console" support bracket fell east-side at balcony E6 and the parking bays under the balconies were cordoned off for public safety and currently remain so.
- The condition of the 8 balconies show serious signs of rust-jacking cracking and are likely spalling.
- The heritage report does not that all balconies should be carefully dismantled and rebuilt at some stage.
- Work has not started.
- The scope of work entails:
 - Assessing the damaged now rust-jack-damaged, smaller E6 balcony only.
 - Prepare a detailed conditional assessment
 - Draft accurate base drawings.
- Work is also proposed to the E6 window opening as indicated in section 7 of the heritage report.
- Work has not started
- Graded IIIA

- Inside HPO

DECISION

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

CH

14.33 Erf 98494-RE & 98493, 121C Milner Road & 8 Balintore Road, Claremont, S34-Total Demolition Case No: HWC24080609CH0806

Ms Chane Herman introduced the item.

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

DISCUSSION

- Proposal is to demolish the existing structure on site.
- Work has not started.
- Graded NCW
- Outside HPO
- CoCT supports.
- CTHF supports.

DECISION

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

CH

14.34 Erf 17348 and 17358, 6 and 8 Plein Street, Durbanville, S38(4)-NID Case No: HWC24072508CH0806

Ms Chane Herman introduced the item.

DISCUSSION

- NID submitted for the proposed residential development across two erven.
- No heritage resources have been identified that would be negatively impacted upon.
- Paleontology: Low significance
- Archaeology: Low significance
- Visual: The development will not have a negative visual impact given the surrounding developments which are of similar nature i.e., apartment blocks. The proposal will thus fit in with the character of the surrounding environment.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

CH

14.35 Erf 1056, 51 Long Street, Montagu, S34-Minor Works Case No: HWC24080122CN0802

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for maintenance and repair - combing & repairing flashings of the thatch roof and sanding and sealing of the wooden veranda.

- Graded IIIC
- Outside HPO
- Work has not started.

DECISION

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

CN

14.36 Erf 1434, 3 Bergsicht Way, Durbanville, S34-Total Demolition **Case No: HWC24071210CN0802**

OUTSTANDING INFORMATION

Company Resolution, Streetscape photos and CB comments required.

CN

14.37 Erf 1542, 51 Berg Street, Swellendam, S34-Additions, Alterations & Partial Demolition **Case No: HWC24081601CN0808**

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for an extension to the southeast of the house, internal alterations, a veranda and a double garage.
- HOMs graded IIIC
- Swellendam Municipality supports
- Swellendam Heritage Association supports
- Work has not started.

DECISION

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

CN

14.38 Erf 715, 8 Belladonna Avenue, Vredehoek, S34-Minor Works **Case No: HWC24072915CN0802**

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations new stairway and a new basement.
- GVHAG does not object
- Work has not started
- Graded NCW
- Outside HPO

DECISION

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

CN

14.39 Erf 9639, 14 Cummings Street, Wellington, S34-Minor Works

Case No: HWC24080626CN0808

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for the installation of solar panels on the roof.
- Graded IIIB
- Inside HPO
- Work has been completed.

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

CN

14.40 Erf 97896, 15 Alster Way, Newlands, S34-Minor Works

Case No: HWC24080612CN0808

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for the removal of internal wall between dining and TV Room. A new steel beam will be inserted and clad to match the existing. Remove existing aluminium sliding doors in study, widen opening and install new folding stacking timber doors to match existing kitchen doors. Extend outside patio by 1m and add additional lean-to roof. Patio to have new built in braai. Link garages though existing store by creating two openings with doors
- NRA has no objection
- Graded IIIB
- Outside HPO
- Work has been completed.

DECISION

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter, as the proposed work did not negatively impact the heritage resource.

CN

14.41 Erven 1217 & 1160, Du Toit Street, Kranshoek, S38(8)-NID

Case No: HWC24061323CN0802

Ms. Corne Nortje introduced the item.

Mr. Jonathan Kaplan was present and took part in the discussion.

DISCUSSION

- The properties are combined approx. 3.2ha in extent. The current land use is vacant with a zoning of Community Zone 1. The surrounding land uses are formal and informal housing, community, school, open space, agriculture and small holdings.
- The proposal is to construct 97 low-cost housing units on the two erven.
- Applicable Heritages:
- Archaeo: Stone tools are present in the area, but the applicant indicates the impact will be very low.
- Palaeo: The property falls within the orange is on SAHRIS, which recommends a desktop study and has been included with the NID submission. According to consulting palaeontologist, John Pether, the coversands of the (study) area are leached sandy soils which are usually acidic and

unfavourable for the longer-term preservation of fossil bones. Subfossil bones and possible marine shells which may occur would likely be in an archaeological context, or historical debris. In view of the above it is not anticipated that the proposed housing development on Kranshoek erven 1217 and 1160, involving excavations for foundations and infrastructure, will have impacts on the palaeontological heritage of the Table Mountain Group bedrock formations, marine deposits, or the later Quaternary aeolian coversand deposits' (Pether 2024)

- No other resources were listed.
- Anticipated impacts: The applicant states that the impact to both archaeology and palaeontology will be low.
- Unknown grading
- Outside HPO
- Work has not started
- Consultant recommends: NFS

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Protocol to be included into the approval

CN

14.42 Various Erven, Various Streets, Bellville, S38(8)-NID Case No: HWC24080124CN0802

Ms. Corne Nortje introduced the item.

DISCUSSION

- The properties have various sizes and there are a total of 108 properties affected. The current land uses are within a river corridor and other areas are residential, commercial, industrial and transport with a zoning various zoning. The surrounding land uses are also residential, commercial, industrial and transport areas.
- The proposal is to rehabilitate the Elsie River in the Salt River catchment. The total length to be rehabilitated is 4.3km. The proposal includes:
 5. Through a collaborative process, develop a river corridor plan and landscape masterplan that can then inform the rehabilitation interventions.
 6. Delineate all wetlands within sturdy area.
 7. Rehabilitate the river and wetlands to provide additional ecosystem services (such as flood attenuation, habitat, sediment trapping and water purification benefits).
 8. Enhance the attractiveness and connectivity of the green open spaces along the waterways for the local communities to use.
- To further refine this vision several measurable aims and objectives have been identified.
 1. Rehabilitate the river to contribute towards meeting a present ecological status of D or better.
 2. Achieve water quality improvements of the Upper Elsieskraal between Tygerberg train station and upstream of the N1 Freeway culvert.
 3. Improve riverine and aquatic biodiversity and habitat of the rivers and wetlands.
 4. Confine the 1:100 flood line within the river corridor.
 5. Improve the amenity use, value and safety of the project site, creating a green open space for the local communities to use.
- Applicable Heritages:
 - Buildings: There are many houses older than 60 years present in the area but none will be affected by the proposed works along the river channel. No impacts expected.
 - Oral Traditions: The Hardekraaltjie Cemetery to the south of the study area is associated with the living heritage of the people who used to live in the area and who used the cemetery for burials. The people used to cross the river from north to south to access the forested area in which the cemetery lay but the river has not been artificially altered

and realigned in this area. The Hardekraaltjie Outspan may also have oral traditions connected with it. No impacts expected.

- Historical Settlements: Parts of the surrounding suburbs are historical (1940s) but, owing to the degree of subsequent development in and around these areas, they are not considered to represent significant historical settlements or townscapes. No impacts expected.
- Archaeo: Three quartz stone artefacts and two blue and white refined white earthenware fragments were seen in the undeveloped land in the central part of the study area. These appear to be isolated finds and the ceramics, in particular, seem to be on disturbed land (the berm built up along the southern edge of the river which also contains gravel and small rubble pieces). The area slightly further from the river where the quartz flake and chunk were found close together may be original land surface, but this cannot be confirmed since no natural vegetation remains in this area. This, and the extensive earthworks evident along the river corridor and railway lines, suggest that, generally, much disturbance has occurred. The remainder of the study area is either disturbed and under thick grass (western section) or disturbed and substantially engineered (northern section). No significant impacts expected
- Palaeo: The SAHRIS Palaeosensitivity map shows that the whole study area is of blue (low) sensitivity. No significant impacts expected.
- Graves: No burials are expected anywhere within the immediate riparian corridor. However, the historic Hardekraaltjie Cemetery lies some 250 m south of the river. It is well away from the river and will not be affected in any way. There was a slight concern about the possibility of outlying burials but the area seems to be heavily disturbed. Work will be confined to the disturbed areas fairly close to the river. No impacts expected.
- Other: The Hardekraaltjie Outspan is identified as an historic place but it is no longer present in recognizable form. In any case, the rehabilitation of the river will be a benefit to the landscape.
- A small benefit (positive impact) is expected
- Various gradings
- Outside HPO
- Work has not started.
- Consultant recommends: NFS

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon.

CN

14.43 Erf 1276,44 St Michaels Road, Tamboerskloof, S34-Additions & Alterations

Case No: XM0801

OUTSTANDING INFORMATION:

Application form : correct address, application form reflects a different address.

Power of Attorney

Locality Map

Plans showing work already undertaken and proposed work that is yet to be completed

Streetscape photographs

XM

14.44 Erf 149294, West Quay Road, Foreshore, Cape Town, S34-Additions & Alterations

Case No: HWC24040911XM0801

OUTSTANDING INFORMATION:

Title Deed

SG Diagram

Company/Trust Resolution

Power of Attorney

Locality Map

External photographs

Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)

Conservation body comments

Motivation

XM

14.45 Erf 1936,7 Scarbrow Street, Strand, S34-Additions & Alterations

Case No: HWC24051429XM0801

INCOMPLETE APPLICATION:

A site plan indicating the proposed demolition

Internal, External & Streetscape photographs

SG Diagram

Locality Plan

Consultation comments: CoCT E&HM

Motivation

XM

14.46 Erf 8,32 Kings Road, Sea Point West, S34-Additions & Alterations

Case No: HWC24071118XM0802

OUTSTANDING INFORMATION:

SFA comment required.

XM

14.47 Erf 38813,46 Sheldon Road, Crawford, S34-Additions & Alterations

Case No: XM0802

OUTSTANDING INFORMATION:

POP/Reference number

XM

14.48 Erf 1888, 47 Lourensford Street, Somerset West, S34- Total Demolition

Case No: HWC24080103XM0802

OUTSTANDING INFORMATION:

SG Diagram

Power of Attorney

Locality Map

A site plan indicating the proposed demolition

Annotated Internal, External & Streetscape photographs

Consultation comments: Local municipality CoCT HRMS

Motivation

XM

14.49 Erf 20393,32 Gleniffer Street, Brooklyn, S34-Additions & Alterations

Case No: HWC24071906XM0802

OUTSTANDING INFORMATION:

Title Deed

SG Diagram

Power of Attorney

Locality Map

Annotated Internal, External & Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)

Consultation comments: CoCT E&HM comment

Motivation

XM

14.50 Erf 2089,4 St George Street, Somerset West, S34-Additions & Alterations

Case No: XM0802

OUTSTANDING INFORMATION:

POP/Reference Number

Consultation comments: Local municipality

XM

14.51 Erf 3110,3 Long Market Street, Stanford, S34-Additions & Alterations

Case No: HWC24072602XM0802

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The application is for addition of a bathroom (shower, basin and WC), new covered stoep and pergola, new double carport, One new window in cottage on South elevation. internal access to new bathroom in the existing cottage.
- These alterations and extensions are not visible from the street and will not detract from the intrinsic value of Stanford's Heritage Area.
- Work has not started
- Graded IIIC falls within the Stanford Heritage Area and the Stanford Heritage Protection Zone (SHPZ).
- Consultation: Stanford Conservation Trust & Stanford Heritage Committee OVERSTRAND Heritage and Aesthetic Committee supports the application

DECISION

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

XM

14.52 Erf 71290,45 Ferguson Street, Plumstead

Case No: HWC24061320XM0802

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for covered patio and swimming pool. extensions to the outbuilding – extending the carport. Raising the boundary wall with palisade infill.
- Work has not started
- Graded NCW

- outside HPOZ
- Consultation comments: CoCT supports

DECISION

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

XM

15. OTHER MATTERS

15.1 General 'induction' for newly appointed Heritage Officers, regarding case review and general processes (CN, SJ)

15.2 Standardization and review of permit templates (PM)

15.3 Contact of applicants regarding outstanding information prior to HOMs (CN)

15.4 Participation of members (PM)

16. ADOPTION OF RESOLUTIONS AND DECISIONS

CH moves to adopt and EJV seconds the adoption of resolutions and decisions.

17. CLOSURE: 14:10

18. DATE OF NEXT MEETING

Monday, 26 August 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

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

MHCS - Muizenberg Historical Conservation Society

NCW – Not Conservation Worthy

NEMA - National Environmental Management Act (No. 107 of 1998)

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA- Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA - Camps Bay Clifton Ratepayers Association

CSDBOA - Clifton-On-Sea & District Bungalow Owners Association

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage protects overlay.

HWC – Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

NHRA - National Heritage Resources Act (No. 25) of 1999

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA - Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC - Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association