

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Tuesday, 26 November 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

The Chairperson Mr Ruan Brand officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Mr Ruan Brand (RB)	(Chairperson)	
Ms. Corne Nortje (CN)	(Heritage Officer)	
Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer)	left at 11:00
Ms. Stephanie Barnardt-Delport (SB)	(Specialist Heritage Officer)	
Ms. Chiara Singh (CSI).	(Heritage Officer)	
Emily Jane Vowles (EJV)	(Heritage Officer)	
Ms. Xola Mlwandle (XM)	(Heritage Officer)	
Ms. Chane Herman (CH)	(Heritage Officer)	
Ms. Sofia Briel (SVB)	(Heritage Officer)	

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Yusrah Hoosain (YH)	(Intern)
Ms. Waseefa Dhansay (WD)	(Assistant Director)

Legal Advisor

Observers

None

Visitors

Ms Karen Munting
Mr Stephen Dugmore
Ms Karen Dugmore Strom
Ms Harriet Clift
Mr Lotang'amwaki Mollel
Mr Clive Theunissen
Ms Nicolene Visser
Mr Trevor Thorold
Mr Andre van Graan
Mr John Biernacki
Ms Claire Abrahamse

3. Apologies

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

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

The Committee resolved to approve the agenda of 26 November 2024 with the following additions:

13.44 Erf 3154, Leeuwenhof Estate, 61 Hof Street, Oranjezicht, Cape Town, S38(4) - HIA SDP Amendment
Case No: 15112604WD1130E (SJ);

14.64 Erf 1077, 8 Rose Street, Wellington, S34-Additions & Alterations
Case No: HWC24111411RB115 (RB); and

14.65 Erf 5152, 416 Main Road, Simon's Town, S34-Additions & Alterations
Case No: HWC24111412RB115 (RB)

EJV moved to adopt the agenda and CSI seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 18 November 2024. XM moved to adopt the agenda and CSI seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken.

9.2. Proposed Site Inspection

9.3. Site Inspection Reports

9.4. Preparation for upcoming Committee meetings

Council	27 November 2024
BELCom	6 December 2024
IACom	3 December 2024
Appeals	2 December 2024
HOMs	10 December 2024

9.5. Tribunal updates (Legal)

None

9.6. Interim and Close out Reports

9.6.1 Erf 116120, 36C Burg Street, Cape Town - HWC22101910CN1021 (CN)

- HOMS on 8 October issued a permit with conditions of monitoring and a close out report to be submitted for the repair and maintenance to two of Namaqua house balconies. Close out Report - The repair work to the two balconies have been completed and they have been repaired and restored to their original design together with the specification and methodology described in the close out report. The HP notes in the report that 5.4.1. the drainage outlets to both Balconies were rodded and cleared of any debris and build-up of waste material to ensure the outflow of any stormwater that may fall on the Balconies. 5.4.2 This is a maintenance item the Bobby Corporate must ensure is attended to at least once a year before the rainy season. 5.4.3 It is also recommended that the Balconies are kept free of any pot plants or plant material which could block the drainage outlets.
- The committee resolved to endorse the close-out report titled CLOSE OUT REPORT FOR THE 3rd FLOOR BALCONY REPAIRS, dated 18 November 2024, and prepared by APR Architects, as having met the conditions of the HWC issued permit, dated 8 October.

9.6.2 Erf 55860, 5 Bishoplea Road, Claremont - HWC22102601TZ1209 (CN)

- The close out report notes the work to be completed, as per the signed mitigation agreement. The

deviations to the mitigation agreement is minor and was caused due to practical implementation.

- The committee resolved to endorse the close-out report titled Close Out Report, dated 12 June 2024, and prepared by Beauvida Architecture, and drawings numbered 24_03_1-02 – Revision 2, dated 8 October 2024, as prepared by Beauvida Architecture as meeting the terms of the Heritage Agreement, signed on 27 November 2023.

9.6.3 Erf 754, 8 Cheviot Place, Green Point - HWC23061909SB0826 (SB)

- The Committee noted the report and await the updated plans and next report.
- The reports are to be forwarded to the BELCom committee.

9.7. Incomplete Applications

13.23, 13.27, 13.36, 13.37, 13.42,
14.3, 14.5, 14.10, 14.11, 14.13, 14.14, 14.15, 14.18, 14.19, 14.21, 14.22, 14.23, 14.29, 14.32, 14.34, 14.41,
14.42, 14.43, 14.46, 14.47, 14.48, 14.49, 14.50, 14.51, 14.52, 14.53, 14.54, 14.55, 14.56, 14.57, 14.59, 14.60,
14.65

9.8. Archaeological Matters

9.9. Illegal Works Database (Stop works orders)

None

9.10 Permit deadline.

27 November 2024 @ 15h30

10. Administrative Matters

10.1 Erf 53267-RE, Livingstone High, 100 Imam Haron Road, Claremont, Cape Town - HWC24082808SJ0820 (SJ)

Ms Sneha Jhupsee introduced the item.

Ms Karen Munting, Mr Stephen Dugmore, and Ms Karen Dugmore Strom were present and took part in the discussion.

- The Committee resolved to endorse the appointment of Mr. Ishaq Ibrahim and the scope of works under gable revision C, in accordance with the report titled, "Livingstone High School: Demolition Of Homestead Building Bay Window And Gable Wall: Revision C", dated 30 October 2024, prepared by Ishaq Ebrahim (Ebrahim Engineering Consultants), and with specific reference to Figure 7 on page 11.

11. Monitoring by practitioner

11.1 Erf 18467, 19 Verster Avenue, Land en Zeezicht - HWC24092513CSI1003 (CSI)

- The Committee resolved to endorse the appointment of Mr Stuart Hermansen as the monitoring practitioner.

12. Discussion of the agenda

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

**13.1 Farm 545, Onderdal School (SAHRA Offices), Roggeland Road, Dal Josafat, S27 - Minor Works
Case No: HWC24100108SJ1001**

Ms Sneha Jhupsee introduced the item.

Mr Clive Theunissen and Mr Andre Van Graan were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 13 November 2024.

- The work has not started.
- Proposal is for the erection of replacement perimeter fencing with setback entrance gates and the addition of a gatehouse, paving and carports. Paving is required due to water seepage and water retention during the rainy season.
- Built 1855.
- Graded II
- DHAC: objection - guard house and entrance walls must continue the unique building and settlement typologies of the cultural heritage landscape, in a contemporary manner; all trees which are to be retained or removed must be clearly indicated on the plans; the paved driveway must be reconsidered in light of a more rural response to the driveway and parking areas.
Response to DHAC provided: the gatehouse is a contemporary take on traditional corrugated lean-to roof behind parapet walls with timber pergola at the front and responds to the settlement typology and cultural landscape; only 2 trees will be removed and are marked on plan; the driveway surface is a clay paver in a traditional gravel colour with no raised curbs and only recessed mountable edging flush with the ground and parking has been kept to a minimal.
- DHF: no objection.

DECISION

The Committee resolved to approve the application on condition that;

1. A close-out report must be submitted within 30 days of practical completion by a suitably qualified heritage practitioner.

SJ

13.2 Erf 2334, 20 Church Street, Prince Albert, S27 - Deviation Case No: HWC24092006SJ1003

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 19 November 2024.
- Previous case HWC22102603SJ1026: permit issued 25 November 2022.
- The Committee resolved to approve the application on condition that.
 1. Work be monitored by an a suitably qualified architect with heritage expertise.
 2. A close out report to be submitted within 30-days of practical completion of the work. Peter Buttgens was appointed as the monitoring architect.
- The work has started on the previous permit and is being done in stages. The outbuilding work has been carried and there are minor changes in scope for the main house.
- Deviations at the outbuilding: different veranda column positions, a new brick braai and a veranda glass door. These have all been completed.
- Proposed deviations to the main house: retain the en-suite bathroom on the rear veranda, retain the formal lounge as a separate space, kitchen walls to be rebuilt due to moisture ingress, proposed hipped gable roof over the dining area as opposed to the lean to, retaining the ground floor bedroom as is, omission of the proposed scullery, a curved staircase and a more appropriate Agterwerf landscape design with the pool.
- Proposed farm shed: The previous approved site plan included the new farm shed but the building drawings did not include the proposed building. This is included in this submission.
- No consultation undertaken for the deviation.

DECISION

The Committee resolved to approve the deviation application on condition that the original permit conditions still apply;

1. The work is to be monitored by Peter Buttgens.
2. A close-out report must be submitted within 30 days of practical completion by a suitably qualified heritage practitioner.

13.3 Erf 36, 2 Vredehoek Avenue, Oranjezicht, S34 - Additions & Alterations
Case No: HWC23032211RG0404

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outstanding information received on 7 November 2024.
- Work undertaken includes spiral staircase and roof terrace and these were undertaken by previous owners (c. 2009).
- Proposed work: New garage door with plaster band on facade of house, addition to rear of roof for covered area and extended chimney, replacement of spiral staircase with new compliant spiral staircase.
- Original comments:
 CoCT EHM: support, design development undertaken to minimize negative impact of original design (15 March 2023)
 CIBRA: supported (24 January 2023)
- Updated comments:
 CoCT EHM: support (24 October 2024)
 CIBRA: work has been built but would not object. Work as built refers to work that previous owners have undertaken as outlined in site report (15 October 2024)
- Amendment to design, breezeblocks for balustrade and walls on deck and extension to the covered area on deck (19 March 2024)
- A full set of revised plans with design indicators motivating use of elements and materiality, along with consultation comments has been submitted.

DECISION

The Committee resolved to approve the application on condition that;

1. A close-out report must be submitted within 30 days of practical completion by a suitably qualified heritage practitioner.

SJ

13.4 Erf 12531, 35 Worcester Road, Woodstock, S34 - Additions & Alterations
Case No: HWC24091701RB0819

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 7 September, 10 and 17 October, as well as 12, and 20 November 2024.
- Work has not started.
- Property is ungraded.
- Inside the Chester/Coronation HPOZ.
- The proposed work is to extend the current dining room area onto the rear outside deck area to add space for the current kitchen/dining space (which is very limited).
- The additions would not be visible from the street.
- CoCT stated that the structure is NCW so said that the HWC process can proceed without their comment.
- WERRA and WUECA did not respond to comment within 30 days.
- It was noted by the committee that WUECA is no longer commenting on applications.

DECISION

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

heritage resources.

RB

13.5 Erf 91296, 4A Lower Bath Road, Wynberg, S34 - Additions & Alterations
Case No: HWC24090219RB0903

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 11, 13, 18 and 22 November 2024.
- Work has not started.
- Property is graded IIIC.
- Outside of any HPO.
- Work entails:
 1. New carport for vehicle coverage,
 2. New storeroom in the yard, and
 3. Covered courtyard.
- WECA does not support as the carport will negatively affect the current streetscape and neighbouring heritage resources.
- CoCT supported stating that the proposed carport running the full width of the property will obscure it to some extent, but it is a modest 3C graded dwelling outside even the proposed Wynberg East HPO.
- The applicant also sought comments from their neighbours who all signed notices of no objection to the enlarged carport.

DECISION

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

RB

13.6 Erf 1199, 39 Main Road, Greyton, S34 - Additions & Alterations
Case No: HWC24101604RB1107

OUTSTANDING INFORMATION:

Conservation body comments clarity required.

RB

13.7 Multiple Stellenbosch Farms, ST222/17, ST221/10, & ST221/22RE, off Botfontein Road, Kraaifontein, S38(1) - NID
Case No: HWC24080603RB1024

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 10 November 2024.
- Proposal is for the construction of a 4100m length concrete palisade fence/wall of 2.1m in height.
- The site is part of the Botfontein Smallholdings rural landscape and as such has a IIIC grading, acting as a buffer between urban sprawl and the largely agricultural surrounds of the Bottelary Cultural Landscape.
- No Palaeo impacts expected as these are low.
- No Archaeology impacts are expected.
- There are 7 structures on the site which are older than 60 years and the applicant has indicated that an application will also be lodged to demolish them in order to prepare the site for future

housing purposes, but this NID is only for the fencing.

- Applicant recommends NFS.

DECISION

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

RB

13.8 Erf 301-RE, Olieboom Road, Phillipi, S38(8) - NID

Case No: HWC24091801RB0926

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding Information received on 21 October 2024 and 18 November 2024.
- This NID was submitted under S38(8) and is for the demolition of existing fuel storage tanks and installation of new ones and associated infrastructure.
- No obvious heritage resources are visible, with no visual or archaeological impacts expected.
- The oldest structures on site were built in the late 1970s and are not older than 60 years.
- Palaeo is low for the area.
- Applicant recommends NFS.
- Although the site, which is about 16000sqm in area, is undergoing a revamp, its character does not appear to be changing with the proposal.

COMMENT

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

RB

13.9 Erf 1717, 1 Plein Street, Wellington, S34 - Additions & Alterations

Case No: HWC24091133EJV0912

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 14 and 19 November 2024.
- Additions to the existing bachelor flat to ensure functionality, and the moving of the carport and staircase to accommodate these additions.
- Unknown grading.
- Outside HPO.
- Work has been completed.
- DHF has no objection; WHF have no objection; the municipality did not respond in 30 days.

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

13.10 Erf 2074-RE, Marine Way, Plettenberg Bay, S38(8) - NID

Case No: HWC24092606EJV1002

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 14 November 2024.
- Grading and HPO status unknown.
- Work has not started.
- Triggers s38(1)(c)(i); (ii); (d) with DEADP as the decision-making authority. The proposal is for the development of medium/high density residential units that cater to the middle-income bracket. The preferred concept includes 228 units in 3-storey buildings, and the site has been earmarked for development and is part of the restructuring zone and located within a highly residential area. The site is one of the last remaining agricultural smallholdings within the urban fabric of Plett. It has been cultivated since 1938 but is no longer being actively farmed. The site still contains an olive grove and protea orchard which are not being maintained, and the old farmhouse and outbuilding which are to be renovated and re-used as communal facilities on the estate. In terms of heritage, an HIA and archaeological survey of the site conducted by Dr. Webley in 2005 recovered evidence of weathered and decontextualised stone tools, concluding that no significant archaeological resources were found on site, and while subsurface lithics could not be discounted, they were unlikely. The farmhouse was identified as being older than 60 years this necessitating a s34 should they wish to alter or demolish the building. The SAHRIS palaeo-sensitivity map indicates high sensitivity, but a desktop study conducted by Professor Durand concluded that this sensitivity is due to the presence of fossil trackways and microfossils which are sparsely distributed and scarce rendering the likelihood of significant fossil finds low.
- Lizemarie Botha recommends no further studies.

DECISION

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

EJV

13.11 Erf 3195, 7 Linnet Way, Pinelands, S34 - Additions & Alterations

Case No: HWC24102408EJV1028

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 13 and 18 November 2024.
- Extension of the dwelling to accommodate additional bedrooms, bathrooms, a playroom and scullery.
- Ungraded.
- Outside HPO.
- Work has started as is reflected on the plans.
- CoCT support; PRRA do not support due to MPBL non-compliance which is not a heritage-related concern.

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

13.12 Erf 50721, 44 Keurboom Road, Claremont, S34 - Additions & Alterations

Case No: HWC24102910EJV1028

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 18 November 2024.
- Internal and external alterations to accommodate new living and working space, to reconfigure the entrance, and to modernise the house.
- Ungraded.
- Outside HPO.
- Work has not started.
- CoCT support.
- GLCA have no objection.

DECISION

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

EJV

13.13 Erf 72863, 84 Stella Road, Plumstead, S34 - Additions & Alterations

Case No: HWC24110617EJV1107

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 15 and 19 November 2024.
- Internal alterations to the living/dining room and the hobby and store as well as an addition of a premanufactured shed unit.
- Graded NCW.
- Outside HPO.
- Work has not started.
- CoCT support.

DECISION

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

EJV

13.14 Erf 255, Corner of Boom Road and Middle Avenue, Schaapkraal, Cape Flats, S38(4) - NID

Case No: HWC24101410EJV1016

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 21 November 2024.
- Triggers s38(1)(c)(i), (ii), s38(1)(d). Rezoning of the site from agricultural to rural and subdivision thereof into 8 portions. The structures on site are being retained. In terms of heritage, the site has a history of being farmed and forms part of the proposed HPO that recognises the significance of the mid-19th century agricultural community that inhabited this area.
- SAHRIS Palaeo-sensitivity map indicates low sensitivity.
- Ungraded.
- Inside proposed Philippi Horticultural Area HPO.
- Work has not started.

- CoCT support in principle.
- Ben Tapfuma recommends no further studies.

DECISION

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

EJV

13.15 Erf 50689, 14 Water Street, Claremont, S34 - Minor Works

Case No: HWC24081910CH0917

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 18 November 2024.
- Graded NCW.
- Outside HPO.
- Proposal is for internal alterations, addition of a double garage, store, new pitched roof over existing stairs, alterations to the roof at the eastern side of the building.
- Work has started.
- CoCT supports.
- GLCA 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.

CH

13.16 Erf 55, 25 Caledon Street, Stanford, S31 - Additions & Alterations

Case No: HWC24101703CH1024

Ms Chane Herman introduced the item.

Mr John Biernacki was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 18 November 2024.
- Not Graded.
- Inside the Stanford Heritage Area.
- Proposal is for internal alterations, the addition of a master bedroom and sunroom, raising the existing roof and replacing roof sheeting, replacing windows and doors and new stoep.
- Work has not started.
- OHAC supports.
- SHC provided two comments on 9 September 2024 (support) and 23 October 2024 (support subject to changes being made to new wall plate height on section cc of the plan 55_02 Rev A which is currently 47.934m, which is above the 4.5m restriction and not aligned with the other new wall plate heights on the plan that measure 47.855m).

DECISION

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

CH

13.17 Erf 95135, Queen Victoria Street, Cape Town, S27 - Signage

Case No.: HWC24102125CH1022

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is for new signage and graphics to existing sign for the commonwealth war graves commission. It is also proposed to refurbish the existing signage display board. The signage will be in the Delville Wood Memorial complex which aims at commemorating the efforts and loss of lives of South Africans during WWI and WWII, particularly Delville Wood, France. The new signboard and graphics will match the existing signage street furniture on the Company's Garden site except for the graphic information on the board. For the refurbishment of the existing sign, the poles are to be repaired and prepared for re-painting with new signage to be incorporated on to the existing board location.
- Work has not started.
- CoCT supports the location of the signage and the refurbishment of the existing signage poles as it will not detract from the high contextual significance of the area. The new signage board is supported as it will enhance the high associational, aesthetical and historical significance of this portion of the Company's Gardens.
- Graded II.
- Inside HPO.
- At HOMs on 11 November 2024, the application was placed under investigation. Committee required clarity on what would be stamped should the application be approved and for the text and graphic designs for the three proposed signs. Outstanding information was received 21 November 2024.
- The committee raised some concerns about the wording for the signage and its accuracy. Specifically, the Commonwealth War Graves Commission records 1304 men having lost their lives while serving for the SANLC and the signage states 1700. The sinking of the SS Mendi accounts for more than 600 of those lives lost and this is commemorated with several memorials in South Africa (and abroad), chief amongst them, the SS Mendi National Heritage Site in Rosebank. The use of the word contingent, as opposed to corps to refer to the SANLC is also important as members of the SANLC had restrictions on how they could contribute to the war effort as a non-combative force.

DECISION

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

CH

13.18 Erf 234, 22 Huguenot Street, Shop 1, Franschhoek, S34 - Additions & Alterations

Case No: HWC24110648CN0105

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 15 November 2024.
- The proposal is for a new box wedge canopy in grey fabric with no signage and the frame below will be white powder coated. Grey finish for painting of window frames and door as well as plasterboard around, as well as a new security trellidoor.
- Graded IIIB.
- Inside HPO.
- Work has not started.

DECISION

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

CN

13.19 Erf 63617-RE, 9 Highwick Drive, Kenilworth, S34 - Deviation

Case No: HWC24102409CN1031

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding Information received on 20 November 2024.
- The proposal is for extensions to the sides, internal alterations that includes changes to doors and windows. The applicant states that the previous permit is still valid.
- Graded IIIB.
- Outside HPO.
- Work has started, as per the previous permit.
- CoCT does not support and state that it is problematic that work differing from the HWC Permit and stamped plans has occurred on a 3B Heritage Resource. The current plans show replacement of existing ground floor windows with stack doors - HRS does not support this, the previous HWC application noted specifically that 'existing timber windows to remain' yet the current plan. The already completed covered patio and braai differs from that authorised from HWC but is a better solution in how it impacts on the resource. 'Proposed' solar panels have already been installed – HRS questions the position of some of these panels in relation to the front façade and street facing quality of the resource. In principle HRS is supportive of the internal changes but is uncertain as to what work has not commenced and what work does not align with the HWC Permit dated 4 August 2022.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant to submit coloured up plans showing all changes including solar panels.

CN

13.20 Erf 9466-RE, 53 Reservoir Road, Somerset West, S34 - Deviation

Case No: HWC24103109CN1031

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding Information received on 21 November 2024.
- The proposal is for a deviation from the previous approved plans of 2023. The deviations include being a new staircase within the existing kitchen area footprint of the house, a new triple garage and swimming pool being proposed – existing pool to be demolished. The triple garage is proposed to be built where the existing carport is currently situated
- CoCT declines to comment as the building is graded NCW.
- HRF supports.
- Graded NCW.
- 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

13.21 Erf 309, 5 Hanover Road, Fresnaye, S34 - Minor Works
Case No: HWC24091812CSI0910

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 20 November 2024 for new application form, clarification if the existing entryway is to be removed – needs to be reflected on the plans, internal photographs required.
- Work applied for has not started.
- Graded IIIB.
- Outside HPO.
- Proposed work is for the partial demolition of the existing wall in order to install a new motorized sliding gate.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant to submit updated coloured up plans
2. Additional streetscape images required

CSI

13.22 Erf 312, 37 Kus Road, Langebaan, S34 - Total Demolition
Case No: HWC24111426CSI1106

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 15 November 2024 for proof of payment, company resolution signed by all board members.
- Work applied for has not started.
- Not Graded.
- Outside HPO.
- Proposed work is for the total demolition of the dwelling and garage.
- Saldanha Bay municipality provided comment stating that an application must be made to HWC.

DECISION

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

CSI

13.23 Erf 39829, 12 Old Oak Road, Bellville, S34 - Minor Works
Case No: HWC24102304CSI1028

OUTSTANDING INFORMATION:

Correct form required.

CSI

13.24 Erf 721, Stassen Street, Calitzdorp, S38(4) - NID

Case No: HWC24072604CSI0708

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 18 November 2024 for proof of payment, applicant to specify if this is for rectification under NEMA required
- Work has been completed for the construction of a house.
- Applicant has stated that this application is for subdivision only
- Palaeo sensitivity on the SAHRIS palaeo map is very high but the property is located in a built-up residential area. There are no known archaeological resources present.

DECISION

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

CSI

13.25 Erf 91445, 23 Stuartfield Avenue, Wynberg, S34 - Additions & Alterations

Case No: HWC24110601CSI1106

Ms Chiara Singh introduced the item.

Ms Claire Abrahamse was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 15 November 2024 for all new work to be coloured on the plans
- Work applied for has not started
- Graded IIIA
- Outside HPO
- Proposed work is for internal alterations for the reconfiguration of the space, a new garage, new pergola, and new portico
- CoCT, CTHF provided comment and support the application. UCRRA declined to comment.

DECISION

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

CSI

13.26 Erf 9651, 30 Main Road, Hout Bay, S34 - Additions & Alterations

Case No: HWC24101513CSI1028

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 20 November 2024 for HBRA comment
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the demolition of internal walls for the internal and external reconfiguration of the space and a new bathroom area
- CoCT and HBRA provided comment and support the application

DECISION

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

CSI

13.27 Erf 97575, 58 Main Street, Newlands, S34 - Additions & Alterations

Case No: HWC24102209CSI1023

OUTSTANDING INFORMATION:

Streetscape images required.

CSI

13.28 Erven 325 & 332, 39 Regent Road, Sea Point, S34 - Additions & Alterations, Partial Demolition

Case No: HWC24082609CSI0829

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 18 November 2024 for clarification regarding if all work has been completed and for the plans to be annotated accordingly
- Work applied for has been completed
- Graded IIIB
- Outside HPO
- Completed work is for the internal reconfiguration, demolition of internal walls, and the addition of new doors and windows
- CoCT supported the application with conditions to remediate the reconstructed balustrade and reinstate the moulding and the slots as indicated on the revised plans, and that the paint be removed from the external tiles around the shopfronts. SFA stated that the applicant is to revise the plans according to CoCT's comments. SFB supported 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.

CSI

13.29 Farm 74 & Farm 65, Farm Roodewal & Farm Uilklip, Vanrhynsdorp, Matzikama, S38(8) - NID

Case No: HWC24111420CSI1106

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 18 November 2024 for proof of payment and site photos
- Proposed development is for mining prospecting for copper, gold, uranium, titanium and other minerals
- There are no visual or archaeological impacts expected as the current land use is agricultural
- Prof Bamford has provided a letter stating that the prospecting area is predominantly on rocks unknown palaeosensitivity but these rocks are the Quaternary sands and soils that do not have fossils because they have eroded from non-fossiliferous rocks. The volcanic and metamorphosed rocks of the Namaqualand Metamorphic Province are indicated as having insignificant to zero palaeosensitivity (grey), while the Arandas Formation has low palaeosensitivity (blue).

COMMENT

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

13.30 Erf 524, 5 Ixia Avenue, Devil's Peak Estate, S34 - Minor Works**Case No.:** HWC24101008CSI0913

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 21 November 2024 for all work completed to be annotated on the plans accordingly
- Work applied for has started but stopped to allow for the necessary S34 process.
- Graded NCW.
- Outside HPO.
- Proposed work is for a new garden shed with timber screen. Applicant has stated that the only work to be completed is that the shed needs to be plastered and a door installed in the opening.

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

13.31 Erf 15132, 6 The Avenue, Woodstock, S34 - Partial Demolition, Additions, Alteration & Restoration**Case No:** HWC24101114SB1011

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 11 and 18 November 2024.
- Previous permit (10 September 2021), hence not valid, applications to be treated as a new permit.
- Work has not started.
- Proposing addition such as aluminium windows, cement screen, plaster and painting.
- Woodstock Aesthetics Advisory Body support, Woodstock residents' association support, City of Cape Town support.
- Graded IIIC.
- Outside HPO.

DECISION

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

SB

13.32 Farm 839, Casa Maris Estate, Sir Lowry's Pass, S47 - CMP**Case No:** X111019JB17

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The Toll House Precinct is an important historical site that formed part of a key route in the eastern interior of the country. This area includes an old wagon trail marked with wagon tracks in the rocks, recognized as a National Monument in 1958 and now a Provincial Heritage Site. The landscape features tall mountains and rural views, with the Toll House itself serving as a significant landmark. Although the precinct lacks unique architectural features, nearby structures suggest its historical relevance, giving it medium to high aesthetic significance along the historic

trail.

- Environmental authorization has been given for new residential development on the Casa Maris Estate, conditional on requirements from the Provincial Minister of Local Government. One essential condition is to develop an archaeological monitoring plan for construction near important historical elements like the tollhouse and ancient trees. Heritage Western Cape (HWC) will oversee this plan, which must be prepared by a qualified archaeologist.
- Dr. Jayson Orton is the appointed archaeologist. Dr. Melanie Attwell is doing historical research, while Graham Jacobs from ARCON is analyzing the cultural landscape and maintaining the Toll House.
- The CMP focuses on the area designated for the residential development and includes other noteworthy heritage areas nearby. The report outlines the historical significance of the Toll House as part of the Gantouw wagon route. It provides background information, a description of the precinct, legal heritage concerns, and guidelines for site management.
- Some limitations of the report relate to its focus on cultural significance and the accuracy of the data. It does not detail plans for the Toll House's future use but will aid conservation efforts and decisions on residential development. Additionally, only certain areas of the site have been investigated.
- An archaeological assessment includes testing for older floor remains beneath the current flooring and assessing landscaping for archaeological potential. While impacts from pipeline installation are briefly noted, the report emphasizes monitoring archaeological sensitivity during earthworks.
- Various methods were employed, such as hand measurements of the Toll House and detailed photography, to help understand its significance and guide maintenance related to the National Heritage Resources Act (NHRA).
- The report followed a Notice of Intent to Develop (NID) submitted in March 2009, which aimed to benefit the nearby impoverished Sir Lowry's Pass Village through residential development and environmental conservation. A heritage impact assessment (HIA) was required due to concerns over potential heritage impacts.
- Revisions to the HIA were made based on public feedback and HWC's inputs, and a later supplementary HIA indicated that proposed development changes would result in less heritage impact but stressed rigorous mitigation measures. HWC required sensitive heritage zone mapping around the Toll House for development approval.
- By June 2024, ARCON was appointed to prepare the CMP as per the environmental authorization conditions, with historical and archaeological support.
- Public feedback on the draft CMP was sought in September 2024, that result in no objections leading to its submission to HWC for final approval in October 2024.

REFERRAL

The Committee resolved to refer the application / matter to IACom on 3 December 2024 and BELCOM on 6 December 2024 due to the need for the committee's expertise on the matter.

SB

13.33 Heuweltjies Grid on Remainder of the Farm Trakas Kuilen No 15, Portion 1 of the Farm Trakas Kuilen No 15, Remainder of the Farm Witpoortje No 16, Off N12, Central Karoo, Prince Albert, S38(8) - NID Case No: HWC24060517SB0530

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 15 November 2024.
- Proposed grid connection for the Heuweltjie wind facility.
- Historical structures and farmsteads can be found in the wider region, making them significant resources. However, no structures were identified within the grid connection study area. No

impact.

- The Heuweltjies region, located in the Southern Karoo, is a culturally significant landscape.
- Archaeological sites with a rating of IIIB and higher are always buffered, and no direct impacts are expected. However, it is likely that Stone Age artifacts will be impacted during project excavations. The chances of significantly impacting archaeological sites are low, but not non-existent.
- Palaeontologically the site is in very highly sensitive area. The project area is underlain by continental sediments containing vertebrate fossils and rare trace fossils. Some fossil sites have been recorded in the vicinity during recent surveys, but they are outside the project area footprints. No highly sensitive or no-go palaeontological sites have been identified in the project areas and known fossil sites can be mitigated through professional recording and collection.
- Burial grounds, including farm graveyards, may occur in the study area, but they are unlikely to be affected by the proposed development. Two sites with possible graves have been rated as having high heritage significance, but the chances of burial grounds being impacted are small.
- Consultant recommends HIA, AIA, PIA and CLA.

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. Paleontological Impact Assessment
3. Cultural Landscape Assessment

SB

13.34 Kraaltjies Grid on Portion 25 of Farm Brits Eigendom 374, Portion 1 of farm Trakas Kuilen 15, Prince Albert, S38(8) - NID Case No: HWC23100603SB1115

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 15 November 2024.
- A proposed Wind Energy Facility (WEF) named Kraaltjies, located 60km south of Beaufort West, includes a new 33/132kV on-site substation. Options for two substations and a 132kV overhead power line are being considered, with power line towers up to 25m tall. There are two power line route alignment options, with associated infrastructure including existing roads and potential water sourcing from boreholes on-site. Access to the site will be via the N12 National Route. No new fencing is planned, with existing farm fencing in place. The development aims to connect electricity generated to the national grid and considers necessary infrastructure for efficient operation.
- The Kraaltjies region in the Southern Karoo is a significant cultural landscape that shows the long-standing relationship between humans and nature through sustainable practices. The area's biodiversity and ecological systems have been maintained with low-impact farming methods and limited crop cultivation. However, the vast and relatively uniform cultural landscape is often not fully appreciated. Careful planning is crucial to avoid turning the area into a cluttered wasteland. Development is not discouraged, but wind and solar energy farms should be implemented with a holistic approach to preserve the heritage resource.
- Archaeological sites, primarily from the Stone Age, were found in the vicinity of the proposed project alignments, with some rated as medium or low heritage significance. Stone Age artefacts are expected to be impacted during project excavations, but significant archaeological sites are unlikely to be affected.
- In terms of palaeontological resources, the area contains late Middle Permian age sediments with sparse vertebrate fossils and rare trace fossils of scientific value. Some new fossil sites, including a therapsid skeleton, were discovered during recent surveys. Only one highly sensitive

palaeontological area was identified in the project zone, but it lies outside the project footprint and can be mitigated if necessary.

- Possible burial grounds, such as farm graveyards or ancestral graves, may exist in the study area, but they are not likely to be impacted by the project. Two sites with potential graves were rated as having high heritage significance, and the chances of burial grounds being affected are minimal. Professional recording and collection of any discovered graves can be done during the pre-construction phase to mitigate any impact on these heritage resources.
- Consultant recommends: HIA – AIA, PIA, CLA.

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. Paleontological Impact Assessment
3. Cultural Landscape Assessment

SB

13.35 ST681-3, 4 Croydon Avenue, Stellenbosch farms, Cape Town, S34 - Total Demolition Case No: HWC24091622SB0918

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 18 November 2024.
- Proposed total demolition.
- Graded NCW.
- Site located in the CoCT boundary.
- Outside HPO.
- City supports the proposal.

DECISION

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

SB

13.36 Erf 274, 16 Geelstert Street, Witsand, S34 - Additions & Alterations Case No: HWC24110631XM0710

OUTSTANDING INFORMATION:

Updated comments required.

XM

13.37 Erf 41983-RE, 104 Bridge Way, Crawford, S34 - Additions & Alterations Case No: HWC24100911XM1011

OUTSTANDING INFORMATION:

Company resolution required.

XM

13.38 Erf 505, 4 Zomerlust Road, Bergvliet, S34 - Additions & Alterations

Case No: HWC24100722XM0810

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 19 November 2024.
- The proposal is for the following additions and alterations on the existing house.
- Conversion of the single bathroom and separate WC into one full bathroom.
- Addition of an en-suite to the master bedroom.
- Addition of a new third bedroom.
- Addition of two studies.
- Addition of uncovered patios leading off Bedroom 1 and Study 2.
- Work has not started.
- NCW.
- Outside HPO.
- CoCT supports.

DECISION

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

XM

13.39 Erf 60366, 17 Roath Road, Kenwyn, S34 - Total Demolition

Case No: HWC24090414XM0926

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 6 and 22 November 2024.
- The application is for total demolition to develop and enhance design.
- Building is older than 60 years
- Graded NCW
- Outside HPO
- HRS has no objection.

DECISION

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

XM

13.40 Erf 2530, 10 Willow Way, Pinelands, S34 - Additions & Alterations

Case No: HWC24103004XM1030

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 20 November 2024.
- The proposal intends to increase the footprint of the house by extending the dwelling towards Willow Way to accommodate two new bedrooms, The stoep at the north east of the structure will be enclosed to create a living room and dining room in the larger space, and Internal alterations will see the creation of further bedrooms and bathrooms, a TV lounge and kitchen with a scullery. The existing, free standing garage and laundry rooms will be linked to the main house and extended to create a workshop and guest room with its own bathroom and

kitchenette.

- The structure is not graded on the City's audit, it is believed that the heritage significance is very low and that the alterations and additions, will not negatively impact the site.
- CoCT email comment of support.
- Not graded.
- Outside HPO.
- PRRA has no objection, stamped the plans.

DECISION

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

XM

13.41 Erf 467, 56 Main Road, Knysna, S34 - Total Demolition

Case No: HWC24090410XM0909

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 19 November 2024.
- The proposal is for demolition that has already taken place to replace with a commercial development on Ervens 465, 466 and 467 (Main Road, Knysna). Erf 465 and 466 are Business Zone 3 (Service Station) for the new Engen Service Station and Forecourt. Erf 467 is Business Zone 1 (Business Premises) for the new KFC.
- Work has been completed.
- Knysna municipality supported the demolition.
- Simon van der Stel Foundation did not provide comment within 30 days.

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

13.42 Erf 68296, 178 Rosemead Avenue, Kenilworth, S34 - Additions & Alterations

Case No: HWC24010813XM1022

OUTSTANDING INFORMATION:

Lower Kenilworth Improvement District comment required.

XM

13.43 Erf 1637, 18A Van Der Lingen Street, Paarl, S34 - Additions & Alterations

Case No: HWC24101508XM1011

Ms Xola Mlwandle introduced the item.

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

DISCUSSION

- Outstanding information received on 21 November 2024.
- The application is for the closing of openings (windows and doors) on the front of the building and an addition of an electrical fence.
- Work has been completed
- Graded IIIC.
- Outside the Special Character Overlay Zone of Paarl.
- Drakenstein municipality provided a comment of objection and required revised drawings

indicating the unauthorized work and for applicant to proceed to HWC.

- Plan submitted to HWC is annotated indicating the unauthorized work.
- The DHF is of the opinion that the original curved doorway on the northwest corner of the building should be reinstalled.
- Paarl 300 Foundation does not support and stated that they cannot comment on work already completed without a permit.

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

13.44 Erf 3154, Leeuwenhof Estate, 61 Hof Street, Oranjezicht, Cape Town, S38(4) - HIA SDP Amendment Case No: 15112604WD1130E

Ms Sneha Jhupsee introduced the item.

Mr Trevor Thorold was present and took part in the discussion.

DISCUSSION

- The work has not started.
- Proposal is for the repair and part replacement of sewerage and stormwater services, installation of agricultural drainage, the construction of new pathways, creation of a universal access parking area, reconstruction of stairway and Hof Street gateway on the central axis and the upgrade of the tennis court and tearoom ablutions.
- Graded II.
- Inside Upper Table Valley HPOZ.
- The detailed drawings are presented for approval by HWC as substantially in accordance with the HIA approved by IACom on 09 November 2016. The report also confirms that the conditions of IACom's approval will be met.

DECISION

The Committee resolved to endorse the revised SDP, as being substantially in accordance with specific reference to Annexures C, D, E and F in accordance with the IACom approval of 16 November 2016.

SJ

14. NEW MATTERS

14.1 Erf 155397, 120 Bree Street - De Oude Schuur Unit 303, Cape Town City Centre, S34 - Minor Works Case No: HWC24102206CN1112

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal reconfiguration and alterations to a unit that is part of the NCW grading of the property.
- Graded IIIC.
- NCW.
- Inside HPO.

DECISION

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

CN

14.2 Erf 1804, 16 Van Riebeeck Street, Stellenbosch, S34 - Deviation
Case No: HWC24110704CN1112

Ms Corne Nortje introduced the item.

Ms Nicolene Visser was present and took part in the discussion.

DISCUSSION

- The proposal is to the outbuilding, constructed in 1910, gaining access from Murray Street. The following is proposed:
 - The addition of a new double garage and covered walkway (east of the outbuilding; facing Murray Street).
 - Alterations to the internal arrangement of the ground floor (removal of division walls).
 - Alterations to the façade: new doors and windows and a fence on the street side.
 - The addition of a new living room with hearth, to the south of the structure (i.e. not street facing); flat roof construction.
 - New kitchen and bathroom fit outs.
 - Removal of existing external staircases and construction of new internal staircase.
 - The addition of a further bedroom, study, dressing room, balcony, small lounge and two bathrooms on the first floor; flat roof construction.
- Approval was obtained for the previous application, but the process did not proceed any further. No submission made to Stellenbosch Municipality and no building work has been undertaken. Work to the main house were focussed on first and during this process the owners decided to expand the proposed changes for the outbuilding - hence the resubmission.
- The property has been graded on the previous permits as IIIA.
- Graded IIIA.
- Outside (inside historic core).
- Work has not started.

DECISION

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

CN

14.3 Erf 3242, 28 Sir George Grey Street - Boling Brook Flats Section 21, Unit 11, Oranjezicht, S34 – Minor Works
Case No: HWC24111413CN1114

OUTSTANDING INFORMATION:

Streetscape photos required.

CN

14.4 Erf 57666, 28 Harfield Road, Claremont, S34 - Minor Works
Case No: HWC24070208CN1112

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for upgrades to the house and includes internal alterations and a loft conversion.
- CoCT supports.
- Graded IIIB.
- 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

- 14.5 Erf 712-RE, 109 Waterkant Street, Cape Town City Centre, S34 - Additions & Alterations**
Case No: HWC24102119CN1112

OUTSTANDING INFORMATION:

Title Deed, POA, CoCT and DWCA comments and SG diagram required.

CN

- 14.6 Erf 72917, 8 Sawle Road, Plumstead, S34 - Additions & Alterations**
Case No: HWC24071009CN1112

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for a new pitched roof on the garage, a verandah and an additional carport.
- CoCT supports.
- Graded NCW.
- 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

- 14.7 Erf 89089, 10 Montrose Avenue, Clovelly, S27 - Additions & Alterations**
Case No: HWC24092502CN1112

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for the existing Staff Quarters located on the Southeast corner of the property to be extended to the North to include an En Suite Bathroom & Laundry. The extension follows the form of the existing structure both in plan and in terms of its design. The garage and driveway are also being extended and to include a wheelchair ramp. The boundary wall will be raised. No work is proposed to the main house.
- CoCT supports.
- FFHRA supports.
- Graded II.
- 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

- 14.8 Erf 90306, 23 Gatesville Road, Kalk Bay, S34 - Deviation**
Case No: HWC24112014CN1112

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for a deviation to the 2023 approval for the boundary wall. The house is not older than 60 years.
- Graded NCW.
- Inside HPO.
- Work has been completed.
- CoCT notes support for a Section 51 letter stating that the previous approval for the boundary wall had regularly spaced new piers and it was proposed to increase the height with a palisade fence. The work has been completed without the added piers, only the palisade.
- Kalk Bay - St. James RRA has not objection.

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

**14.9 Erf 9151-RE, 148 Kommetjie Main Road, Fish Hoek, S34 - Additions & Alterations
Case No: HWC24111405CSI1114**

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for a carport - not constructed, a garage and covered patio already built all to the side of the dwelling.
- CoCT supports.
- Ungraded.
- Outside HPO.
- Work has started.

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

**14.10 Erf 917, 9 Van der Byl Avenue, Durbanville, S34 - Total Demolition
Case No: HWC24103102CN1114**

OUTSTANDING INFORMATION:

Completed application form, Demolition Plan, Streetscape photos, DHS comments and motivation required.

CN

**14.11 Erf 954, 305 Beach Road - Wavecrest Section 79 - Unit 402, Sea Point, S34 - Minor Works
Case No: HWC24110804CN1114**

OUTSTANDING INFORMATION:

Application form, Title Deed, External and Streetscape photos, motivation and SG Diagram required.

CN

**14.12 Erf 1096, 84 Oostelike Weg Street, Oudtshoorn, S34 - Additions & Alterations
Case No: HWC24112126CH1108**

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is for the addition of a lean-to roof to the rear of the building.
- Work is completed.
- Oudtshoorn Municipality did not indicate support or non-support for the application and noted that it is a as-built application.
- Heritage Oudtshoorn objects to the fact that the additions were made without obtaining approval.
- Not Graded.
- Outside HPO.

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.

CH

14.13 Erf 1644, 16 Liddesdale Avenue, Pinelands, S34 - Minor Works
Case No: HWC24110633CH1108

OUTSTANDING INFORMATION:

Both owners' signatures to be included on application form, streetscape photographs required.

CH

14.14 Erf 2772, 145 Fourth Street, Voelklip, Hermanus, S34 - Additions & Alterations
Case No: HWC24091905CH1113

OUTSTANDING INFORMATION:

Streetscape photographs, locality plan correct title deed and SG diagram required.

CH

14.15 Erf 3879, 5 Langenhoven Straat, Durbanville, S38(4) - NID
Case No: HWC24110705CH1108

OUTSTANDING INFORMATION:

Site photographs and streetscape photographs (those provided were extracted from google) required.

CH

14.16 Erf 51657, 17 Roosevelt Road, Claremont, S34 - Minor Works
Case No: HWC24110613CH1108

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is for internal alterations, replacing windows, 1.8m high timber pedestrian fence and gate and the addition of a covered terrace and pool to the rear.
- Work has not started.
- Not Graded.
- Outside HPO.

DECISION

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

heritage resources required.

CH

14.17 Erf 590, 1 Church Street, Greyton, S34 - Minor Works
Case No: HWC24110702CH1108

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is for maintenance and repairs at the Uitkyk Primary School. The work includes replacing all corrugated roof sheeting, gutters, downpipes, replacing windows.
- The proposed work is like-for-like.
- Work has not started.
- Unknown grading.
- Outside HPO.

DECISION

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

CH

14.18 Erf 5984, 127 Beach Road, Gordons Bay, S34 - Minor Works
Case No: HWC24092603CH1112

OUTSTANDING INFORMATION:

Title deed, SG diagram, locality plan, drawings, internal photographs, external photographs, streetscape photographs and CoCT comment required.

CH

14.19 Erf 795, 4 Mitchell Street, Hermanus, S34 - Minor Works
Case No: HWC24060519CH1114

OUTSTANDING INFORMATION:

Updated S34 application form, SG diagram, locality plan, internal photographs, external photographs and streetscape photographs required.

CH

14.20 Erf 940, 9 Stemmet Street, Eastcliff, Hermanus, S34 - Minor Works
Case No: HWC091906CH1108

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is for internal alterations, like-for-like replacement of roof shingles, the addition of a covered patio and braai, carport, cargolas, swimming pool and new store and guest bathroom to existing study.
- Work has started.
- Graded IIIC.
- Outside HPO.
- To the outbuilding, a portion of the roof shingles were replaced with new shingles (area indicated in white) and to the yellow areas it is only the plumbing work that has started.
- OHAC supports

DECISION

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

CH

14.21 Erf 1367, 5 Ambleside Road, Pinelands, S34 - Additions & Alterations
Case No: EJ1115

OUTSTANDING INFORMATION:

POP required.

EJV

14.22 Erf 138-RE, 83 Regent Road, Sea Point, S34 - Additions & Alterations
Case No: HWC24102418EJV1115

OUTSTANDING INFORMATION:

Company Resolution; conservation body comments; clarity as to whether work has been completed; clarity as to why we are receiving revision 02 when the City approved revision 00; updated photographs of the site as built; SG Diagram required.

EJV

14.23 Erf 5779, 2A Minnie Street, Wellington, S34 - Additions & Alterations
Case No: HWC24111503EJV1115

OUTSTANDING INFORMATION:

PoA; additional externals and streetscapes; confirmation that work has been completed required.

EJV

14.24 Erf 6765, Rome Glen, Somerset West, S38(4) - NID
Case No: HWC24110620EJV1111

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers s38(1)(a) and (c)(i). The proposal is for the development of a retirement village roughly 1km east of the Somerset West CBD in the neighbourhood of Rome Glen which is characterised by dense residential use. The village will be comprised of four single storey units, five double stack units, and a main villa block on the eastern half of the site allowing the pond and landscaped area to remain undeveloped. The site is currently occupied by a manor house (suggested IIC), staff quarters, I-shaped building, modern dwelling, and tennis court and green house (all suggested NCW). While inside the cultural landscape, which is predominantly agricultural in character, the site itself has lost its agricultural character and was last cultivated in 1953. It is surrounded by dense residential use, and no longer contributes to the significance of the cultural landscape. Dr Webley provided input on potential archaeological sensitivity and has stated that the burning down of the original manor house in the 1970s, and the extensive landscaping of the site makes the discovery of in situ stone age material unlikely. The SAHRIS palaeosensitivity map indicates low to moderate sensitivity, the majority of the development being situated in the low sensitivity zone. A 2020 NID (HWC2006051SB0619E) for the rezoning and subdivision of the erf to accommodate group housing units was responded to with a request for an HIA, however this development concept did not proceed. A 2023 NID for the development of a nature estate with apartments and townhouses of both two and three storeys on a portion of the erf was responded to with NFS (HWC23070606KB0707).
- Ungraded.
- Outside HPO but inside the Lourens River Catchment Cultural Landscape.
- Work has not started.
- Cahlan Williams recommends no further studies.

DECISION

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

EJV

14.25 Erf 7687, 93 Main Road, Somerset West, S34 - Minor Works
Case No: HWC24111428EJV1115

Emily Jane Vowles introduced the item.

DISCUSSION

- Installation of a timber double-door to replace the single timber door to comply with fire safety requirements.
- 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.

EJV

14.26 Erf 96814, 6 White Road, Rondebosch, S34 - Additions & Alterations
Case No: HWC24111402EJV1115

Emily Jane Vowles introduced the item.

DISCUSSION

- Addition of a loft to the rear of the structure with a balcony.
- Graded IIIC.
- Inside Kelvin HPO.
- Work has not started.
- CoCT support.
- GLCA have no objection.

DECISION

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

EJV

14.27 Farm 748 Portion 33, Bronkhorst, Simondium Road, Paarl, S38(8) - NID
Case No: HWC24101602EJV1113

Emily Jane Vowles introduced the item.

DISCUSSION

- Grading unknown.
- Outside HPO.
- Triggers s38(1)(c)(i) and NEMA. The proposal is for the construction of an instream balancing dam for use on the farm in accordance with the Berg River Irrigation Scheduled water scheme. The dam will make use of existing, natural drainage channels and will divert any winter run off. The dam will overlay vacant land with a history of agricultural use that has therefore been transformed. The SAHRIS palaeosensitivity map indicates moderate sensitivity, but, as stated

previously, the land has been considerably transformed resulting in the disturbance of possible palaeontological resources.

- The site is outside any of the special character overlay zones of the Drakenstein area, and the map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity.
- Douglas Jeffery recommends no further studies.

DECISION

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

EJV

14.28 Farm 787 Portion 67, 1 Tambotie Road, Mitchells Plain, S38(4) - NID Case No: HWC24102920EJV1111

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers s38(1)(c)(i) and (1)(d). The proposal is for the development of a multi-residential complex inclusive of medium to high density housing to meet the growing housing needs in the area which has been designated as a Consolidation Zone in the MSDF. The site is part of a developing urban area characterised by a mix of residential and commercial uses of low to medium density and will therefore integrate seamlessly. The site has been vacant since 2017 following the demolition of the abandoned structures dated to 1981 on site to curb vandalism and vagrancy. SAHRIS palaeosensitivity map indicates moderate sensitivity.
- Ungraded.
- Outside HPO
- Work has not started
- Abulela Mawisa recommends no further studies

DECISION

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

EJV

14.29 Farms 1278-RE, 1278 Portion 4, 625 Portion 11, 1421, Faure Water Treatment Plant, Stellenbosch S38(4) - NID Case No: EJV1111

OUTSTANDING INFORMATION:

POP required.

EJV

14.30 The Gugulethu 7 Memorial Site, on the corner of Steve Biko Drive (Remainder Road NY1) and Mananase Ndlebe Road (NY 121), Gugulethu, S27 - Signage Case No: EJV1111

Emily Jane Vowles introduced the item.

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

DISCUSSION

- Graded II.
- Outside HPO.
- Work has not started.
- The proposal is for the installation of two interpretive signage boards (one landscape and one

portrait) and seven QR codes on the Gugulethu 7 memorial site. The site commemorates the lives of 7 anti-apartheid activists known as the Gugulethu 7 who lost their lives near the site at the hands of the Apartheid government's Security Branch and Vlakplaas on the 3rd of March 1986. The City are currently in the process of cleaning and repairing the memorial as per a previously issued permit. Note spelling and grammar issues within the text of the 'historical significance sign' on page 9 of the application. This text is verbatim from the Gazette Wording.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements

1. The text of the 'historical significance sign' on page 4 of the application report be corrected grammatically prior to the issuing of the Section 27 permit.

Committee to take an email decision once further requirements have been received.

EJV

14.31 Erf 95135, Boundary Wall, Company's Garden, Queen Victoria Street, Cape Town, S27 - Minor Works

Case No: HWC24111923SJ1115

Ms Sneha Jhupsee introduced the item.

Ms Harriet Clift was present and took part in the discussion.

DISCUSSION

- The work has not started.
- The portion of the Company's Garden boundary wall along Queen Victoria Street, from the pedestrian gate opposite the Rutherford fountain to the Maintenance Yard vehicular gate is spalling. The cement render used previously has too high cement content and does not allow the wall to breathe. Using the SAHRA guideline for plastering old walls, the city is wanting to replaster this wall to ensure that it remains in a good state of repair.
- The proposal is to remove cracked and spalling plaster and replaster with appropriate render.
- CoCT maintains that there is no title deed for the Company's Garden.
- Resolution: "The City officials are mandated to sign on behalf of the organisation in terms of the internal city delegations in terms of the Municipal Systems Act Section 59."
- CoCT EHM: support.

DECISION

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

SJ

14.32 Erf 12166, 104 Queens Road, Woodstock, S34 - Deviation

Case No: HWC24110610SJ1108

OUTSTANDING INFORMATION:

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.) required.

SJ

14.33 Erf 162743, Littleton House, 164 Boyes Drive, Muizenberg, S34 - Additions & Alterations

Case No: HWC24110602SJ1112

Ms Sneha Jhupsee introduced the item.

Ms Claire Abrahamse was present and took part in the discussion.

DISCUSSION

- The work has not started.
- Proposal is for a large extension of the historical villa based on developed heritage indicators.
- The site does not trigger Section 38 as there is no change in character.
- CoCT EHM: Requested additional requirements and provided no further response.
- MHCS: no objections and comments have been responded to.
- Ward Councillor: no response.

DECISION

The Committee resolved to approve the application on condition that;

1. A close-out report must be submitted within 30 days of practical completion by a suitably qualified heritage practitioner.

SJ

- 14.34 Erf 162904, CT Metro Police Training College, 10 Margate Road, Muizenberg, S34 - Additions & Alterations**
Case No: HWC24111105SJ1112

OUTSTANDING INFORMATION:

New Application form; Title Deed, Company/Trust Resolution if the property is owned by a Company/Trust, Power of Attorney should the application form not be signed by the owner, Coloured up plans as a separate document required.

SJ

- 14.35 Erf 24544-Re, Maitland Crematorium, Cape Town, Maitland, S38(8) - NID**
Case No: HWC24110805SJ1108

OUTSTANDING INFORMATION:

Full section 34 application required as Section 38 is not triggered required.

SJ

- 14.36 Erf 3122, Verger's Cottage, St. Paul's Anglican Church, 159 Buitengracht Street, Cape Town, S34 - Minor Works**
Case No: HWC24111431SJ1114

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for the rebuilding of a collapsed wall in the cottage. The wall collapsed mid-2024 and the collapsing wall is situated on the west elevation. To be rebuilt as indicated on survey drawing and in line with methodology in report.
- Graded IIIB.
- Inside Central City HPOZ.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The committee endorsed the appointment of Mike Scurr (Rennie Scurr Adendorff) to monitor the proposed work.

SJ

- 14.37 Erf 416, House D5, Kassiesbaai, Arniston, S27 - Additions & Alterations**

Case No: HWC24101525SJ1115

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has been completed.
- Work entails conversion of single garage to living quarters and extension to front of existing stoep for lounge. A new proposed unbuilt garage is shown on a second set of plans. The applicant requests that HWC considers a new proposed garage.
- Cape Agulhas Municipality: approved and in compliance.
- Waenhuiskrantz Visserman Unie: stamped plans without the proposed garage.
- Kassiesbaai does not have Title Deeds - Vissermans Unie owns the land.
- Graded II as it is inside PHS Area of Arniston.
- SG found on CapeFarmMapper.

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. The proposed free-standing garage has not been approved by HWC.

SJ

14.38 Erf 9118 (17324), Admin Block A, Ryneveld Street, Stellenbosch University, Stellenbosch, S34 - Additions & Alterations
Case No: HWC24110706SJ1108

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is to create a new indoor public atrium that will emphasize the buildings internal axis. This atrium will receive a raised roof including clerestories and the replacement of existing plant installation on the roof with new, streamlined HVAC plant. The Inorganic Chemistry Block has been approved at HWC for alterations to accommodate staff from Admin Block A.
- Stellenbosch Municipality: no response provided.
- Graded IIIB.
- Inside Stellenbosch Historic Core.
- SIG: comments - responded to.
- SHF: no response provided.
- ClfA: no response provided.
- Ward Cllr: no response provided.

DECISION

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

SJ

14.39 Erf 44201, Menzies Building, Upper Campus, University of Cape Town, 24 Engineering Mall, Rondebosch, S34 - Minor Works
Case No: HWC24111429SJ1114

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Proposal is for the removal of existing clay roof tiles, replacement with new tiles and the installation of new waterproofing where current waterproofing is damaged.
- UCT Framework is to be consulted as we are receiving piecemeal applications for many UCT structures.
- Graded IIIC.
- Outside HPO.

DECISION

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

SJ

**14.40 Erf 4595, 55 St Georges Mall, SS Union Castle Building, Cape Town, S34 - Minor Works
Case No: HWC24110609CSI1112**

Ms Sneha Jhupsee introduced the item.

Mr Lotang'amwaki Mollel was present and took part in the discussion.

DISCUSSION

- The work has not started.
- Graded IIIC.
- Central City HPOZ.
- Proposal is for exterior painting including new mural.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant to submit conservation body and local authority comments.

SJ

**14.41 Erf 7632, 48 Highway Road, Fish Hoek, S34 - Additions & Alterations
Case No: HWC24111508RB115**

OUTSTANDING INFORMATION:

Coloured up to scale plans showing work as completed, local authority comment, internals, externals, and streetscape images required.

RB

**14.42 Erf 8220, 59 Berg Road, Fish Hoek, S34 - Additions & Alterations
Case No: HWC24111419RB115**

OUTSTANDING INFORMATION:

Clarity on progress of work completed under original permit, clear locality plan or map, local authority comment, internal and streetscape photographs required.

RB

**14.43 Erf 8956, Avondrust Building, 15A Ottawa Street, Paarl S34 - Minor Works
Case No: HWC24111432RB115**

OUTSTANDING INFORMATION:

Coloured up to scale plans showing work as completed required.

RB

14.44 Erven 1469, 1470, 1471, 1473, 1479, Van Dyksbaai, Off the R43 Gansbaai, S38(8) - NID
Case No: HWC24102123RB1114

Mr Ruan Brand introduced the item.

DISCUSSION

- 38(8) application for a housing development over 5 erven that entails a Basic Assessment process.
- Applicant has indicated that dune mole rat burrowing in the western portion of the site has brought some archaeological material to the surface.
- There are also several pre-colonial shell middens nearby with the shoreline close by being a rocky shoreline.
- The foundation digging phases of the houses will result in going deeper than the aeolian cover sands and into the very high palaeo-sensitive Waenhuiskrans calcrete cap which is known for capping ancient dunes and associated fossils.
- A pers. comm. from John Pethers noted that the anticipated palaeo impact would have a moderate rating.
- One can see from the locality map that the area is rapidly transforming from vacant land to housing and as such, no visual impacts are expected as it fits into what is happening in the area.
- As such, applicant recommends HIA with an AIA and a Desktop PIA.

COMMENT

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. Desktop Palaeontological Impact Assessment

RB

14.45 Erven 600, 1251, 679, 1032 & Portion 58 of Farm 281, L'Agulhas, S38(8) - NID
Case No: HWC24111427RB115

Mr Ruan Brand introduced the item.

DISCUSSION

- Application under S38(8) with DEADP as the authorising authority.
- Project is for the Cape Agulhas municipal water services infrastructure upgrades over multiple erven and one farm (which is part of the Agulhas National Park).
- This entails the following:
 - - A new reservoir and construction laydown area of about 2200sqm.
 - - A new, larger water pipeline next to the existing pipeline route (proposed yellow road on site layout plan) that also involves some road widening and the clearance of about 1184sqm of indigenous vegetation next to the existing dirt road.
 - - A new borehole and pipeline (red on the site layout plan) that also entails vegetation being cleared.
- The area is marked as having very high sensitivity on the SAHRIS palaeo-map.
- Applicant recommends HIA with an AIA.
- Officer notes that the yellow route will likely not have much of a palaeo impact as it will run next to an existing pipeline, however, the red route to the borehole is a new installation and the images show that this road runs over calcrete which is well known for capping palaeontological and archaeological material.

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. Desktop Palaeontological Impact Assessment

RB

14.46 Portion 14 of Farm 303, Farm Slange Rivier, Heidelberg, S38(8) - NID
Case No: RB1112

OUTSTANDING INFORMATION:

POP, topographical map or kmz file, SAHRIS Palaeosensitivity map required.

RB

14.47 Erf 1084, 22 Durbanville Avenue Service Road, Valmary Park, Durbanville, S34 - Additions & Alterations
Case No: HWC24102917XM1111

OUTSTANDING INFORMATION:

Power of Attorney, Annotated Internal, Consultation comments: Local municipality required.

XM

14.48 Erf 140304, 3 Polo Road, Observatory, S34 - Additions & Alterations
Case No: HWC24110608CSI112

OUTSTANDING INFORMATION:

Coloured up plans and annotated Streetscape photographs required.

XM

14.49 Erf 1457, No. 29 Zone 12, Langa, S34 - Additions & Alterations
Case No: HWC24101406XM1111

OUTSTANDING INFORMATION:

POP, Consultation comments: Local municipality and Motivation required.

XM

14.50 Erf 1698, 25 Pinewoods Road, Somerset West, S34 - Additions & Alterations
Case No: HWC24103002XM1114

OUTSTANDING INFORMATION:

New Application form and streetscape photographs required.

XM

14.51 Erf 2598, Pentz Street, Wellington, S34 - Total Demolition
Case No: HWC23121103XM1114

OUTSTANDING INFORMATION:

POP, Title Deed, Demolition plan, Consultation comments: Conservation bodies in the area Motivation required.

XM

14.52 Erf 441, 191 Red Hill Road, Simon's Town, S34 - Total Demolition
Case No: XM1111

OUTSTANDING INFORMATION:

POP/Reference Number, Consultation comments: Conservation bodies in the area and Motivation required.

XM**14.53 Erf 54094, 14 Riviera Road, Claremont, S34 - Additions & Alterations**

Case No: HWC24111111XM1111

OUTSTANDING INFORMATION:

Streetscape images required.

XM**14.54 Erf 60721, 40 Holderness Road, Lansdowne, S34 - Additions & Alterations**

Case No: HWC24111421XM1115

OUTSTANDING INFORMATION:

Streetscape images required.

XM**14.55 Erf 9631, 36 11th Avenue, Fish Hoek, S34 - Additions & Alterations**

Case No: HWC24111114XM1111

OUTSTANDING INFORMATION:

SG diagram required.

XM**14.56 Erf 7745, Unit 4 Castle Mews, 6 Russel Street, Woodstock, S34 - Minor Works**

Case No: HWC24100917XM1111

OUTSTANDING INFORMATION:

Company trust resolution.

XM**14.57 Erf 1337, 13 Progress Street, Dormehls Drift, George, S34 - Alteration**

Case No: SB1113

OUTSTANDING INFORMATION:

Proof of payment is required.

SB**14.58 Erf 2648, Clarence Drive (Off the R44), Betty's Bay, S38(4) - NID**

Case No: HWC24110707SB1113

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed replacement of existing 10m Lattice Telecommunication Mast with 25m Lattice Mast.
- Once a NEMA trigger.
- Palaeontological – low according to SAHRIS

DECISION

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

SB

14.59 Erf 415, 11 Weidenhof Street, Stellenbosch, S34 - Alteration
Case No: HWC24101002SB

OUTSTANDING INFORMATION:

Streetscape images required.

SB

14.60 Erven 6796, 6817, 6815, 6829, 83 Dingle Road, Cape Town, S34 - Additions
Case No: SB1113

OUTSTANDING INFORMATION:

POP required.

SB

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

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- NID level - Nelius Kruger (Archaeologist) recommends further studies of an HIA with AIA, PIA and Cultural Assessment.
- Proposed Refurbishment/Replacement of the Main Sewer Line Between Mossel Bay and Voor Baai, Mossel Bay involves constructing two new sewer pump stations and installing approximately 4 km of new sewer pipeline, with diameters ranging from 350mm to 800mm.
- Findings on Heritage Resources.
- The assessment identified that much of the project area has undergone significant alteration due to urban development and historical farming, which likely reduced the presence of intact heritage remains.
- A notable finding was the remains of a late Colonial Period building near Santos Beach, which has low heritage significance due to extensive demolition in recent years.
- The railway line near Mossel Bay, dating back to the late 19th century, is also protected under heritage legislation. Construction will be managed to avoid direct impacts on this feature.
- Palaeontological: The underlying geology includes aeolian sand, dune rock, and formations associated with low palaeontological sensitivity.
- Recommendations:
 - Continuous monitoring during all project phases is recommended to detect any potential impacts on previously undetected heritage remains.
 - Proper management and mitigation procedures should be implemented to ensure that significant archaeological sites are preserved throughout the project's lifecycle.

INTERIM COMMENT

The Committee resolved to endorse Phase 1 of the HIA prepared by CES environmental and social advisory services dated November 2024 and the recommendation on page 44 to 45. The final HIA may be submitted to HWC upon completion.

SB

14.62 Erven 9563, 739, 9564, 737, 180479 and portion of state land, Prestwich Memorial Site, Somerset Road, Cape Town, 38(4) - NID

Case No: HWC24102203SB1115

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The Prestwich Memorial, located in Cape Town, serves as an ossuary for human remains found during construction in the Green Point area. It is owned by the City of Cape Town and is about to undergo maintenance and upgrades. An application needs to be made to subdivide, rezone, and consolidate the site before any work can begin. The area to be rezoned exceeds 10,000 m², triggering the need to notify Heritage Western Cape for approval.
- Consultant recommends: NFS

DECISION

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

SB

14.63 Farm RE/35/222, 8/222 and 59/222, South off Bottelary Road, Haasendal, Kuilsriver, 38(8) - NID
Case No: HWC24110632SB1113

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed residential development (apartment blocks, townhouse, duplex).
- An archaeological assessment by Mr Jonathan Kaplan did not find any pre-colonial remains on the Haasendal farm where a housing and golf estate development is proposed. The area has been disturbed by past developments and cultivation, making it unlikely that significant archaeological material will be found.
- The site has low palaeontological sensitivity, so geological formations are not likely to be affected by the proposed development.
- The site is designated for urban development in the Tygerberg District Plan and has a Grade IIIC heritage status. Historical imagery shows limited cultivation on the site, which will not impact the nearby Bottelary vineyards or river corridor. The site's historical connection to Hazendal Wine Estate has been severed by Bottelary Road, and it is not on a declared scenic route, so the proposed development is not expected to impact scenic views.
- Consultant recommends no further studies

DECISION

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

1. Visual Impact Assessment

SB

14.64 Erf 1077, 8 Rose Street, Wellington, S34-Additions & Alterations
Case No: HWC24111411RB115

Mr Ruan Brand introduced the item.

DISCUSSION

- Property is graded IIIC
- Falls inside the Special Character Protected Area Overlay Zone of Wellington.
- Work has not started.
- Proposed work involves a new covered parking area, a new braai lounge and stoep, as well as adding a swimming pool.

- Drakenstein municipality offered no objection.
- DHF offered no objection.
- WHF, although not on the HWC conservation body map, also offered no objection.

DECISION

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

RB

14.65 Erf 5152, 416 Main Road, Simon's Town, S34-Additions & Alterations Case No: HWC24111412RB115

OUTSTANDING INFORMATION:

Power of Attorney, Title Deed, SG diagram, company or Trust resolution, coloured up to scale plan with dimensions, clear locality plan or map, Internals, Externals and Streetscapes, local authority/municipality comment and motivation required.

RB

15. OTHER MATTERS

16. ADOPTION OF RESOLUTIONS AND DECISIONS

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

17. CLOSURE

The chairperson, Mr Ruan Brand, officially closed the meeting at 14:25

18. DATE OF NEXT MEETING

Tuesday, 10 December 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR:

SECRETARY:

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