

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 24 June 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

Ms. Chane Herman (CH)	(Chairperson)
Ms. Stephanie Barnardt-Delport (SB)	(Specialist Heritage Officer)
Ms. Corne Nortje (CN)	(Heritage Officer)
Ms. Chiara Singh (CSI)	(Heritage Officer)
Emily Jane Vowles (EJV)	(Heritage Officer)

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Olwethu Dlova (OD)	(Admin)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)

Legal Advisor

None

Observers

None

Visitors

Mr. Clive Theunissen
Mr. Barnaby Steynor

3. Apologies

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
Ms. Sneha Jhupsee (SJ)	(Heritage Officer)
Ms. Khanyisile Bonile (KB)	(Heritage Officer)

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

24 June 2024. The Committee resolved to approve the agenda with minor edits.
CN moves to adopt the agenda and SB seconds.

6. Approval of Minutes of the Previous Meeting

6.1. 19 June 2024. The Committee resolved to approve the minutes. EJV moves to adopt the agenda and CN seconds.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken.

9.1.1 Erf 2168, Corner Railway & Herte Street (Lakay Graveyard), Kraaifontein (SB)

- The Committee notes the site inspection dated 21 June 2024
- A site inspection was conducted with a CoCT official to determine if there was evidence of historical tombstones or grave markings. A foot survey was carried out but was limited due to thick vegetation. Oral history claims that the site was once used as a burial ground. Depending on the CoCT's proposed plans for the site, a professional archaeologist may need to undertake further preliminary investigation prior to any development, as a monitoring brief may not be appropriate.

9.2. Proposed Site Inspection

9.3. Site Inspection Reports

None

9.4. Preparation for upcoming Committee meetings

9.4.1 BELCom – 27 June 2024

9.5. Tribunal updates (Legal)

None

9.6. Interim and Close out Reports

9.6.1 Erf 16533, Coetzenburg Homestead, Stellenbosch, S27 – Minor Works (EJV)

Case No: HWC23012004TZ0207

- The Committee endorses the close out report prepared by Naude & Bouma Architects dated June 2024

9.7. Incomplete Applications

13.7, 13.8, 13.9, 13.18, 13.20, 13.23, 14.1, 14.2, 14.3, 14.4, 14.5, 14.7, 14.9, 14.11, 14.12, 14.13, 14.14, 14.15, 14.16, 14.17, 14.18, 14.20, 14.23, 14.26, 14.27, 14.28, 14.29, 14.31, 14.33, 14.34, 14.35, 14.36, 14.37, 14.40, 14.41, 14.42, 14.45, 14.46, 14.7, 14.48, 14.49, 14.50, 14.51

9.8. Archaeological Matters

9.9. Illegal Works Database (Stop works orders)

None

9.10. Permit deadline.

10. Administrative Matters

10.1 Erf 31990-RE, Corner Rhodes Avenue and Main Road, Mowbray (Old Shoprite Site) (CN)

- An HIA prepared by Mr. Johan Cornelius is currently being circulated to I&AP's for comment.
- Letter to be drafted by case officer that refers to the IACOM decision dated 26 June 2023. The proposed revised SDP served before IACOM on 21 June and IACOM resolved that the proposal is not substantially in accordance with the approved phase I HIA dated 2012. New application is required to be submitted in terms of S.38(1) of the NHRA. HWC has since not received the required NID application. HWC is unclear as to what specialist studies are contained within the HIA. HWC has the right to reject the HIA upon receipt, as the initial Section 38(1) requirements has not been met.

10.2 Jan Danckaert Museum CRO (CN)

- The committee notes the concerns raised by the case officer.
- The matter is to be discussed with the CEO and WD.

10.3 Namaqua House - Applications Timeline (CN)

- WD and CN to discuss proposed Heritage Agreement with PM.

11. Monitoring by practitioner

None

12. Discussion of the agenda

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

**13.1 Erf 167951, 71 Tobruk Road, Plumstead, S34-Additions and Alterations
Case No: HWC24052108CN0524**

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 14 June 2024.
- The proposal is for enclosed patio and internal alterations on the ground floor and the addition of a 1st floor.
- CoCT supports the proposal.
- 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

**13.2 Erf 19, via R301, Bainskloof, S34-Total Demolition
Case No: HWC24031207CN0411**

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 29 April and 19 June 2024.
- The proposal is to demolish the cottage and garage on site.
- Ungraded
- Inside HPO
- Work has not started.
- Drakenstein Municipality objects and recommends that:
 1. the unique building and settlement typologies of the surrounding village must be continued in contemporary manner;
 2. The informal character of the village and the relationship of the built form to the natural environment, must be retained;
 3. Formal gardens must be avoided in favour of informal water-wise planting using indigenous species including grasses.

DECISION:

Referred to BELCom on 31 July 2024 for their expertise on the objection raised by Drakenstein Municipality.

CN

13.3 Erf 3127, 10 La Provence Crescent, Pinelands, S34-Additions and Alterations

Case No: HWC24020512CN0325

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 14 and 19 June 2024.
- The proposal is for an extension of the house to the rear of the property.
- CoCT supports the proposal.
- Ungraded
- 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

13.4 Erf 342, 6 Bayview Terrace, Green Point, S34-Minor Works

Case No: HWC24060521CN0524

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 12 and 14 June 2024.
- The proposal is for internal alterations on the ground and 1st storey.
- CoCT does not support until the LUMS process has been concluded.
- 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

13.5 Erf 46109, 13 Lovers Walk, Rondebosch, S34-Additions, Alterations & Partial Demolition

Case No: HWC24051711CN0517

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 21 June 2024.
- The proposal is for internal alterations on the ground floor and loft area. Previous addition to the west and bathroom additions on the east of the house was undertaken by previous owners. The unauthorised west addition is proposed to be demolished and converted to a lounge and scullery.
- Graded IIIC
- Inside HPO

- CoCT supports the proposal.
- Rustenberg Valley Residents Association has no objection.
- Work has not started.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources, as the previous owners' unauthorised work to be rectified in this proposal.

CN

13.6 Erf 47, 47 4th Avenue, Vleesbaai, S34-Total Demolition Case No: HWC24050607CN0423

Ms. Corne Nortje introduced the item.

DISCUSSION

- Information received on 21 May, 12 and 19 June 2024.
- The proposal is for the total demolition of the buildings on site.
- Mossel Bay Municipality Aesthetics Committee stamped the plans.
- Mossel Bay Heritage states the building is not worthy of conservation and supports.
- Vleesbaai Aandeleblok supports.
- Ungraded
- Outside HPO
- Work has not started.
- SVDSF supports the proposal.

DECISION

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

CN

13.7 Farm 130 of Portion 2, Cape Farms, 216 Adderley Street, Durbanville, S34- Additions and Alterations Case No: HWC24042903SB0517

INCOMPLETE APPLICATION:

DHF comments and streetscape photographs.

SB

13.8 Portion 6 of Farm Harkeville 423, off the N2, Knysna, S38(4)-NID Case No: HWC24022601SB0301

INCOMPLETE APPLICATION:

Title deed and POA

SB

13.9 Farm No 427, North off the N2, Knysna, S38(8)-NID Case No: HWC24051422SB0515

INCOMPLETE APPLICATION:

POA, Title deed, site photographs

SB

13.10 Erf 41392, 82 Hadley Street, Bellair, Bellville, S34-Total Demolition Case No: HWC24020114SJ0209

Ms. Corne Nortje introduced the item on behalf of Ms. Sneha Jhupsee.

DISCUSSION

- Information received on 19 June 2024.
- Work has not started.
- Graded NCW
- Outside HPO
- Proposal is to demolish existing structures and subdivide, rezone and then develop the site.
- CoCT supports the proposal.

DECISION

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

SJ

13.11 Erf 68883-RE, 31 Batts Road, Wynberg, S34- Additions and Alterations
Case No: HWC24011004SJ0209

Ms. Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.

DISCUSSION

- Information received on 19 and 20 June 2024.
- Work has not started.
- Graded NCW
- Outside HPO
- Proposal is for a partial first floor addition with a bedroom, bathroom, study and lounge, and internal reconfiguration on the ground floor.
- CoCT supports
- Wynberg East Civic Association stamped the plans

DECISION

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

SJ

13.12 Erf 54858, 53 Newlands Road, Claremont, S34-Additions
Case No: HWC24051426SJ0503

Ms. Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.

DISCUSSION

- Information received on 19 June 2024.
- The work has been completed.
- Work completed entails opening in existing internal walls and bathroom retrofits.
- Graded NCW
- Outside HPO
- CoCT EHM: support
- UCRRA: No 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.

SJ

13.13 Erf 14550, 16 Dorp Street, Paarl, S34 – Alterations

Case No: HWC24042306EJV0425

Emily Jane Vowles introduced the item.

DISCUSSION

- Information received on 2 May and 19 June 2024.
- The previous owner of the property completed unauthorised internal alterations that the new owner now seeks to regularise before selling the house himself.
- Graded IIIC
- Paarl 300 support
- Drakenstein Municipality have no objection
- DHF have no objection
- Inside Special Character Protected Area Overlay Zone of Paarl

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

13.14 Erf 85882, 1 Karper Street, Lakeside, S34 – Additions and Alterations

Case No: HWC24050203EJV0523

Emily Jane Vowles introduced the item.

DISCUSSION

- Information received on 21 June 2024.
- Extension of the existing dwelling to accommodate new domestic quarters; the enclosure of the existing patio to create a new sunroom; and the repositioning of the existing shade port
- Ungraded
- Outside 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

13.15 Erf 1568, 22 De Villiers Street, Strand, S34 – Additions and Alterations

Case No: HWC24030707EJV0506

Emily Jane Vowles introduced the item.

DISCUSSION

- Information received on 9 and 10 May, and 21 June 2024.
- Removal, restoration, and reinstallation of the front fixtures, enclosure of the front stoep, replacement of windows with new timber frames, replacement of roof sheeting, internal reconfiguration to allow for new dressing room, study, ensuite bathroom, additional bathrooms, open-plan kitchen, dining and living area, and a new entrance. New garage to be built over the existing carport and new workroom to be added. New second dwelling unit. Extension of backyard covered stoep and installation of an English-style garden.
- The only discernible architectural heritage remaining on the property due to extensive renovations over the years is visible in the gables which are being retained.

- Previous permit was approved 16011103JW0122E in 2016 but lapsed.
- Graded IIIC
- Outside HPO
- CoCT did not respond in 30 days; HRF did not respond in 30 days
- Work has not started

DECISION

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

EJV

13.16 Erf 10857, 60 Main Road, Fish Hoek, S34 – Additions and Alterations **Case No: HWC24052740CSI0527**

Ms. Chiara Singh introduced the item.

Mr. Barnaby Steynor was present and took part in the discussion

DISCUSSION

- Information received on the 13 June 2024.
- Additional requirements were for clarity from the applicant regarding the deviation and if work has been completed.
- The applicant has stated that most of the work applied for has been completed.
- Graded NCW
- Outside HPO
- Application is for a deviation of a previously approved plan for internal alterations only. The applicant stated in an email that during construction they wanted to change the layout. The plans submitted are the updated layout indicating all the changes from the previous approved plans that are requested to be undertaken.
- CoCT have provided comment and support 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

13.17 Erf 14440, 180 Market Street, Parow, S34 – Additions and Alterations **Case No: HWC24052213CSI0515**

Ms. Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 18th of June which was marked as a duplicate folder
- Work applied for has not started
- Graded NWC
- Outside HPO
- Proposed work is for the addition of a second dwelling and a carport
- CoCT have provided comment and support the application

DECISION

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

13.18 Erf 165443, 21 Sussex Street, Woodstock, S34 – Additions, Alterations, and Restoration
Case No: HWC24052704CSI0527

INCOMPLETE APPLICATION:

Internal photographs and conservation body comments required.

CSI

13.19 Erf 21749, 25 Sixteenth Street, Kensington, S34 – Additions and Alterations
Case No: HWC24052705CSI0527

Ms. Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 20th of June 2024.
- Work applied for has not started
- Building is not graded
- Outside HPO
- Proposed work is for internal and external additions and alterations including a second dwelling.

DECISION

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

CSI

13.20 Erf 266, 4 Chepstow Road, Greenpoint, S34 – Total Demolition
Case No: HWC24042205CSI0423

INCOMPLETE APPLICATION:

Date of CoCT comment is unclear, date that comment was received is to be confirmed.

CSI

13.21 Erf 56702, 6 Robinson Avenue, Bishopscourt, S34 – Additions and Alterations
Case No: HWC24061812CSI0605

Ms. Chiara Singh introduced the item.

DISCUSSION

- Additional information received on the 18th of June 2024.
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for the removal and replacement of the roof and a second dwelling
- CoCT have 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

13.22 Erf 97168, 12 Chalfont Road, Claremont, S34 – Additions and Alterations
Case No: HWC24042907CSI0430

Ms. Chiara Singh introduced the item.

DISCUSSION

- Additional information was received on the 20th of June 2024.
- Work applied for has not started.
- Graded NCW
- Outside HPO
- The proposal is for extensive additions and alterations as seen on the plans provided.
- CoCT supports
- GLCA supports

DECISION

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

CSI

13.23 Erf 174327, 14 Frere Street, Woodstock, S34-Additions and Alterations
Case No.: HWC24022916KB0306

INCOMPLETE APPLICATION:

Conservation body comment required.

CH

13.24 Erf 248, 6 Vigne Street, Greyton, S34-Additions and Alterations
Case No.: HWC24052739CH0530

Ms. Chane Herman introduced the item.

DISCUSSION

- Information received on 18 June 2024.
- Proposal is for internal alterations, the addition of a double garage, bathrooms, dressing room and storeroom.
- Work has started.
- Theewaterskloof Municipality recommends that the HWC permit be obtained prior to a formal application being made at the Municipality.
- Greyton Conservation Society notes that the work has been completed and supports the work as it does not materially detract from the original cottage.
- 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

13.25 Erf 3, 43 Mosselbank Road, Kraaifontein, S38(4)-NID
Case No.: HWC24050608CH0517

Ms. Chane Herman introduced the item.

DISCUSSION

- Site is approximately 30 071sqm. Current land use is rural (dwelling) and surrounding is residential.
- Proposal is to rezone the site from rural to sub divisional area in order to construct single residential housing, group housing and flats.

- Site has been earmarked as open land designate for future development according to Northern District Plan.
- There are structures older than 60 years on site.
- According to the statement of significance, the structures are early 20th century farmhouses with some early century rural features, form and character. The structures have been altered quite significantly however has some historical contribution to the historical townscape and contexts of the early rural character of Kraaifontein. The grading notes further states that the structures have some heritage features worthy of retaining should the site be redeveloped.
- The site is within the low paeleo sensitive area.
- Impact to archaeology is low.
- Site is surrounded by residential properties. The intended use of the site will fit in with the context.
- No other heritage resources have been identified that could be impacted upon.
- Applicant recommends NFS

DECISION

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

CH

14. NEW MATTERS

14.1 Erf 15775, 9 Victoria Street, Parow, S34-Total Demolition Case No.: HWC24042508CH0610

INCOMPLETE APPLICATION:

Application form and POA to reflect correct owner's details required.

CH

14.2 Erf 16943, 10 Alexandra Road, Parow, S34-Total Demolition Case No.: HWC24042505CH0610

INCOMPLETE APPLICATION:

Application form and POA to reflect correct owner's details required.

CH

14.3 Erf 9110, 14 Alexandra Road, Parow, S34-Total Demolition Case No.: HWC24042506CH0610

INCOMPLETE APPLICATION:

Application form and POA to reflect correct owner's details required.

CH

14.4 Erf 9188, 11 Victoria Street, Parow, S34-Total Demolition Case No.: HWC24042507CH0610

INCOMPLETE APPLICATION:

Application form and POA to reflect correct owners' details

CH

14.5 Erf 5700, 56 11th Avenue / 2 3rd Avenue, Voelklip, Hermanus, S34-Additions and Alterations Case No.: CH0610

INCOMPLETE APPLICATION:

Application form, POP, title deed, SG diagram, locality plan, annotated photographs required

14.6 Erf 623-RE, 8 Wigtown Road, Green Point, S34-Additions and Alterations
Case No.: HWC24061007CH0611

Ms. Chane Herman introduced the item.

DISCUSSION

- Proposal is for internal alterations and partial demolition of the existing structure for an additional storey.
- Work has not started.
- CoCT supports proposal.
- GPRA supports the proposal.
- CTHF supports the proposal.
- Graded IIIC
- Inside HPO

DECISION

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

14.7 Erf 7680, 13 Fourie Street, Hermanus, S34-Additions and Alterations
Case No.: CH0611

INCOMPLETE APPLICATION:

Streetscape photographs, SG diagram, POP with HWC reference number, confirmation is the work applied for has already been completed required.

14.8 Erf 7988, 120 Highway Road, Fish Hoek, S34-Minor Works
Case No.: HWC24060702CH0611

Ms. Chane Herman introduced the item.

DISCUSSION

- Proposal is for internal alterations and replacing doors and windows.
- Graded NCW
- Outside HPO
- Work has not started.
- CoCT supports

DECISION

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

14.9 Erf 9407, 80 Queen Street, Cape Town, S34-Alterations
Case No.: HWC24061009CH0611

INCOMPLETE APPLICATION:

Streetscape photographs

14.10 Erf 95744-RE, 4 Scott Street, Gardens, S34-Minor Works

Case No.: HWC24060524CH0611

Ms. Chane Herman introduced the item.

DISCUSSION

- Minor works application for internal alterations to create en-suites for the existing bedrooms.
- Work has not started.
- Graded IIIB
- Inside HPO
- CoCT supports the proposal.

DECISION

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

- 14.11 Erven 691 and 697, Winchester Mansions Hotel, 221 Beach Road, Sea Point, S34-Additions and Alterations**
Case No.: HWC24031402CH0610

CH

INCOMPLETE APPLICATION:

Streetscape photographs required.

- 14.12 Farm 291, Langbome, Wupperthal, S31-New structure**
Case No.: HWC24052733CH0606

CH

INCOMPLETE APPLICATION:

Confirmation of what work has started, title deed, SG diagram, locality plan and Cederberg Municipality comments required.

- 14.13 Erf 14072-RE, 93 Mountain Road, Woodstock, S34-Minor Works**
Case No: HWC24052107SB0611

CH

INCOMPLETE APPLICATION:

Title deed, SG Diagram required.

- 14.14 Portion 66 of Farm 832, Portion 55 of Farm No. 832, Portion 58 of Farm No. 832, Remainder of Portion 54 of Farm No. 832, Portion 97 of Farm No. 832, Portion 96 of Farm No. 832, Farm No. 827, Portion 2 of Farm No. 835, Farm No. 820, Portion 2 of Farm No. 835, Portion 5 of Farm No. 833, Portion 9 of Farm No. 833, Street Parcel No. 3007 and Farm No. 8442, Street Parcel 18420, Langverwacht Industrial, Paarl, S38(8)-NID**
Case No: HWC24040908SB0607

SB

INCOMPLETE APPLICATION:

SG Diagrams, resolution of estate, Title deed required.

- 14.15 Portion of Erf 297/Re, Clanwilliam, 38(4)-NID**
Case No: HWC24051006SBSB0607

SB

INCOMPLETE APPLICATION:

SG Diagrams, resolution of estate, Title deed required.

SB

- 14.16 Erf 125555, 14 Piet Grobler Street, Ysterplaat, S34- Minor Works**
Case No: SB0611

INCOMPLETE APPLICATION:

POP, all photographs (internal, external, streetscape) required.

SB

- 14.17 Erf 2628, 125 Union Street, Strand, Helderberg, S34-Additions and Alterations**
Case No: SB0611

INCOMPLETE APPLICATION:

Photographs that are not from Google street view, locality, more internal and external photographs, SG Diagram, POP required.

SB

- 14.18 Erf 2772, 5 Church Street, Knysna Central, Knysna, S34- Restoration**
Case No: SB0611

INCOMPLETE APPLICATION:

Title deed, POA, more internal images required.

SB

- 14.19 Erven 3617 and 3677, West of Voortreeker Street, Citrusdal, S38(8)-NID**
Case No: HWC24051406SB0611

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Property owned by the municipality, proposal entails the expansion of the Rivier view settlement through the creation of residential erven including open spaces, supporting community uses as well as commercial land units. The proposal also makes provision for higher density residential developments. The total development footprint across both properties equates to ±22.9367Ha.
- According to SAHRIS, the site is situated in the low palaeo- sensitivity, only a small portion to the southeast this in the high but already developed.
- On the urban edge, archaeological context will likely be distributed.
- Visual the development will blend in with the surroundings.
- Consultant recommendation no further studies,
- Since there is no reason to believe that heritage resource will be impacted,

DECISION

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

SB

- 14.20 Erven 954, 955 and 975, Vanrhynsdorp, Matzikama, S38(8)-NID**
Case No: SB0610

INCOMPLETE APPLICATION:

POP required.

SB

- 14.21 Erf 7818, West of the N7, Chatsworth, Riverlands, S38(8)-NID**
Case No: HWC24052737SB0611

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed cemetery
- Palaeontological low according to SAHRIS
- Archaeological: Previous studies have shown limited pre-colonial material in the area, but there are abundant Early and Middle Stone Age finds along the Berg River. Ploughing has destroyed the context and scientific value of any pre-colonial archaeology. In a nearby assessment, it was found that cover sands in the proposed development area are sterile, but there is a possibility of cultural horizons at greater depth. However, the risk is low due to the lack of significant findings in service trenches. Other assessments in the surrounding areas have found low-density scatters of lithics and pottery, but these are unlikely to be impacted by the development. A recent assessment near a proposed cemetery expansion found no significant archaeological resources, but the possibility of MSA artefacts below the sand layer. Based on these assessments, the likelihood of significant archaeological heritage being impacted by the proposed development is low.
- Consultant recommendation no further studies.
- Since there is no reason to believe that heritage resource will be impacted,

DECISION

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

SB

- 14.22 Klipfontein PV HIA Modderfontein Farm no 7RE, Modderfontein Farm no 7 portion 1, Dwarsrivier Farm no 14 portion 2, Dwarsrivier Farm no 14 portion3, Dwarsrivier Farm no 14, portion 4, Klipfontein Ext Farm no 30RE, Klipfontein Farm no 31RE, Klipfontein Farm no 32RE, S38(8)-HIA**
Case No: HWC24040419SB0508

HELD OVER:

Under investigation – case officer to obtain clarity regarding the consultation for the HIA.

SB

- 14.23 Remainder of Farm 847, Hartebeeskraal, Paarl, S38(4)-NID**
Case No: HWC23112415SB0611

INCOMPLETE APPLICATION:

Additional site photographs required.

SB

- 14.24 Portion 4 of Farm 560, Malmesbury, Yzerfontein, S38(8)-HIA**
Case No: HWC23063007AM0705

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed development of mixed-use residential development, NID Level (AIA, PIA)
- The proposed development area is situated in a region of archaeological and paleontological sensitivity, despite the absence of visible artifacts or fossils on the surface. Geological formations beneath the area, including the Langebaan and Witzand Formations, contain significant fossil remains from the Late Pliocene to Recent age. Similar geological contexts in the region have yielded important hominid fossils. While no heritage resources were identified during the field assessment, there is a risk of finding archaeological materials or fossils during construction activities. To mitigate these risks, the report suggests implementing a procedure for chance fossil finds and training earthworks personnel. The report concludes that the development can proceed as long as recommended mitigation measures are followed, noting the potential socioeconomical benefits of the project.
- Consultation:

- The public consultation for the HIA, conducted in accordance with NEMA, will be managed by the lead environmental consultants. The report was shared with the local authority and the Friends of Blaauwberg Conservation Area (FoBCA) for feedback. Dr. Graham Avery, representing FoBCA, provided comments on May 30, 2024. His comments included support for the findings that heritage issues would not hinder the project, but he raised concerns about certain aspects of the text. Specifically, he highlighted the need for clear acknowledgment of sub-surface archaeological and paleontological potential, limitations of the Chance Find protocol, and the requirement for specialized training for workers. Avery also identified three excavation phases that could offer opportunities for observing sub-surface evidence. He recommended that each phase be monitored by the appropriate specialist.
- In response, the specialist archaeological assessment concluded that the likelihood of scientifically significant deposits is low, but if discovered, work should cease and HWC should be contacted. Similarly, for palaeontological impact, the assessment considers the likelihood to be low, but if deposits are encountered, work should stop and HWC should be informed. The HIA team agrees with these recommendations and suggests that site managers and earthworks personnel visit the West Coast Fossil Park to familiarize themselves with palaeontological science. Overall, the HIA team believes that the recommendations adequately address the potential impact on archaeological and palaeontological heritage resources in this context.

UNDER INVESTIGATION

Held over to HOMs on 1 July 2024.

SB

14.25 Portion 7 & 8 of Kranshoek 472, Knysna, S38(8)-NID Case No: HWC24060704SB0610

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed internal road network and associated municipality services.
- The site is situated in the high palaeontological sensitive however a site survey and a comment was obtained from Palaeontologist indicating low chance of finds and anticipated impact.
- No other anticipated impacts to heritage resource such as cultural and archaeological.
- Consultant recommendation no further studies.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted. HWC chance finds to be included.

SB

14.26 Portion 8 of the farm Driefontein 243, Kleinberg, Mossel Bay, S38(4)-NID Case No: SB0611

INCOMPLETE APPLICATION:

POP, Title deed, POA, Locality, site photos, SG Diagram required.

SB

14.27 Remainder of Erf 25032 and Remainder of Erf 18370, Khayelitsha, S38(4)-NID Case No: SB0610

INCOMPLETE APPLICATION:

Revised application form indicating the professional who is making the recommendation, POP, Title deed, POA, Site photographs, SG Diagrams

SB

14.28 Erf 134205-RE, 240 Main Road, Rondebosch, S34-Minor Works Case No: CN0610

INCOMPLETE APPLICATION:

POP, Internal and streetscape photos and SG diagram required.

CN

14.29 Erf 1559, 10 Escombe Road, Vredehoek, S34-Minor Works

Case No: HWC24061003CN0610

INCOMPLETE APPLICATION:

Title Deed, Plans, internal and external photos required.

CN

14.30 Erf 240, 9 Berg Street, Franschhoek, S34-Deviation

Case No: HWC24041202CN0607

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for the removal of the proposed new Dining room and first floor East Terrace and addition of a new pergola over this footprint. Minor Internal re-organization of the proposed extension and “old cottage” and lowering of the existing ceiling in the “old cottage and new staircase layout.
- The proposal is deemed minor in nature.
- Stellenbosch Municipality supports.
- Graded IIIB
- Outside HPO
- Work has not started.
- FHRA has no objection and requests that the new roof ridgeline height of the additions behind should not be greater than the existing ridgeline of the street facing building.

DECISION

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

CN

14.31 Erf 28699, 7 Long Street, Mowbray, S34-Minor Works

Case No: HWC24061001CN0610

INCOMPLETE APPLICATION

All directors to sign company resolution required.

CN

14.32 Erf 4017, 8 Vredenburg Lane, Cape Town City Centre, S34-Deviation

Case No: HWC24060609CN0607

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations of previously approved new apartment layouts - 3 apartments per floor in lieu of 2. The external facade and height etc remain unchanged. No changes to Ground/First floor.
- Graded IIIB
- Inside HPO
- Work has not started.

- The previous application was approved by BELCOM for the addition of two lightweight floors. This application is for internal reconfigurations to what BELCOM approved.

DECISION

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

CN

14.33 Erf 4023-RE, 295 Long Street, Cape Town City Centre, S34-Minor Works
Case No: HWC24052207CN0607

INCOMPLETE APPLICATION:

Title Deed, Plans/Methodology, Locality Plan, all photos, Motivation and SG diagram required.

CN

14.34 Erf 46032-RE, 15 Stanley Road, Rondebosch, S34-Additions and Alterations
Case No: HWC24052003CN0610

INCOMPLETE APPLICATION:

2023 Application form, Title Deed, Streetscape photos, Motivation and SG Diagram required.

CN

14.35 Erf 50806, 5 Mons Avenue, Claremont, S34-Additions and Alterations
Case No: HWC24051419CN0610

INCOMPLETE APPLICATION:

External and streetscape photos required.

CN

14.36 Erf 51011, 34 Mons Avenue, Claremont, S34-Minor Works
Case No: HWC24060512CN0610

INCOMPLETE APPLICATION:

2023 application form and locality plan required.

CN

14.37 Erf 768, 6 Pleasant Place, Pinelands, S34-Deviation
Case No: HWC24060706CN0607

INCOMPLETE APPLICATION:

Both owners to sign application form, Title Deed, Locality Plan, Internal and Streetscape photos, and SG diagram required.

CN

14.38 Erf 784, 4 Letchworth Road, Pinelands, S34-Minor Works
Case No: HWC24040902CN0610

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations, including to doors and windows on the ground and 1st floors.
- Graded IIIC
- Inside HPO
- CoCT supports.

- Work has been completed.
- PRRA stamped the plans and indicate no 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

14.39 Erf 98029, 4 Mulvihl Road, Rondebosch, S34-Minor Works Case No: HWC24060506CN0610

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal was for a few internal alterations, already completed.
- Ungraded
- 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

14.40 Erf 11560, 11 Disa Street, Fish Hoek, S34 – Additions and Alterations Case No: HWC24061006CSI0606

INCOMPLETE APPLICATION:

Need clarification regarding the age of the outbuilding as work in the outbuilding has started required.

CSI

14.41 Erf 4094, 296 Main Road, Paarl, S34 – Additions and Alterations Case No: HWC22110412CSI0606

INCOMPLETE APPLICATION:

Internal and streetscape photographs

CSI

14.42 Erf 47009, Flat No. 5, Woodlands Park, 64 Campground Road, Rondebosch, S34 – Additions and Alterations Case No: HWC24050302CSI0606

INCOMPLETE APPLICATION:

New application form

CSI

14.43 Erf 52959, 23 Sussex Street, Claremont, S34 – Additions and Alterations, Minor Works Case No: HWC24060603CSI0606

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started.
- Graded IIIC

- Outside HPO
- Proposed work is for internal alterations including the demolition of internal walls, new windows and doors, and the addition of a new stoep area.
- CoCT have 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

14.44 Erf 70295, 5 St Mary Road, Plumstead, S34 – Additions and Alterations **Case No: HWC24060509CSI0606**

Ms. Chiara Singh introduced the item.

DISCUSSION

- Proposed work is for internal alterations and a new scullery, bathroom, and en-suites to the existing dwelling.
- Work applied for has not started
- Graded IIIC
- Outside HPO
- CoCT 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

14.45 Erf 915, 31 Olivier Street, Strand, S34 – Additions and Alterations **Case No: CSI0606**

INCOMPLETE APPLICATION:

POP, CoCT comment, internal and streetscape photographs, title deed, SG diagram and locality map

CSI

14.46 Erf 91697, 19 Douglas Road, Wynberg, S34 – Total Demolition **Case No: CSI0606**

INCOMPLETE APPLICATION:

POP, locality map, streetscape photographs, CoCT comment and Wynberg East Civic Association comment.

CSI

14.47 Erf 98403, 4 Muir Road, Rondebosch, S34 – Additions and Alterations **Case No: HWC24060605CSI0606**

INCOMPLETE APPLICATION:

Streetscape photographs required.

CSI

14.48 Erf 988, 299 Beach Road, Sea Point, S34 – Restoration **Case No: CSI0606**

INCOMPLETE APPLICATION:

Body Corporate resolution, comment from SFB and SPFA and CoCT as this will be an aesthetic change, streetscape photographs, proof of payment

CSI

14.49 Remainder of Erf 756, 14 Symonds Lane, George, S34 – Additions and Alterations **Case No: HWC24060505CSI0606**

INCOMPLETE APPLICATION:

No applicant signature, owner fields need to be filled out and signed

CSI

- 14.50** **Remainder of Erf 655, St Helena Bay Primary School, St Helena Bay, S38(4) – NID**
Case No: CSI0612

INCOMPLETE APPLICATION:

POP required.

CSI

- 14.51** **Erf 945, 105 Beach Road, Sea Point, S34 – Additions and Alterations, Minor Works**
Case No: HWC24053103CSI0606

INCOMPLETE APPLICATION:

Clarification regarding fenestration changes needed.

CSI

15. OTHER MATTERS

16. ADOPTION OF RESOLUTIONS AND DECISIONS

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

17. CLOSURE

10:00

18. DATE OF NEXT MEETING

Monday, 1 July 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR:

SECRETARY:

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners	ASAPA - Association of Southern African Professional Archaeologists
AHP - Agulhas Heritage Society	ABHC - Associated Bibbys Hoek Conservancy (Knysna)
BKCA - Bo-Kaap Civic Association	BELCOM - Built Environment and Landscapes Committee
BKYM - Bo-Kaap Youth Movement	CBCRA - Camps Bay Clifton Ratepayers Association
CIBRA - City Bowl Ratepayers' & Residents Association	CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CoCT - City of Cape Town	CTHF - Cape Town Heritage Foundation
CTHT - Cape Town Heritage Trust	CRRA - Constantia Ratepayers & Residents Associations
CRM - Cultural Resources Management	CMP - Conservation Management Plan
DRHCA - De Rust Heritage Conservation Association	DWCA - De Waterkant Civic Association
Docomomo South Africa	DHF - Drakenstein of Heritage Foundation
DHS - Durbanville Heritage Society	EMPr - Environmental Management Program
EHM - Environmental Heritage Management department	FHRA - Franschhoek Heritage and Ratepayer Association
FoBCA - Friends of Blaauwberg Conservation Area	FoCVGB - Friends of Constantia Valley Green Belts
FE - Friends of Elim	GBRM - Great Brak River Museum
GLCA - Greater Lynfræ Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA - Harfield Village Association	HRF - Helderberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO - Heritage protects overlay.
HBRRA - Hout Bay & Ratepayers and Residents Association	HWC - Heritage Western Cape
HIA - Heritage Impact Assessment	IACom - Impact Assessment Committee
ILASA - Institute for Landscape Architecture in South Africa	IGIC - Inventories, Gradings and Interpretations Committee
KBHA - Kalk Bay Historical Association	KHS - Kommetjie Heritage Society
KBSJRR - Kalk bay-St James Ratepayers & Residents Association	MGHS - McGregor Heritage Society
LKID - Lower Kenilworth Improvement District	NHC - Napier Heritage & Conservation
MHCS - Muizenberg Historical Conservation Society	NASDB - Nelspoort Agency of Sustainable Development body
NCW - Not Conservation Worthly	NHRA - National Heritage Resources Act (No. 25) of 1999
NEMA - National Environmental Management Act (No. 107 of 1998)	NRA - Newlands Residents Association
NID - Notification of Intent to Develop	OCA - Observatory Civic Association
NCOA - Noetzie Conservancy Owners Association	OHAC - Overstrand Heritage and Aesthetics Committee
OH - Oudtshoorn Heritage	PPP - Public Participation Process
Paarl300 Foundation	PHCT - Pniel Heritage and Cultural Trust
PRRA - Pinelands Ratepayers & Residents Association	RMCA - Rosebank and Mowbray Planning & Architectural Committee
PACF - Prince Albert Cultural Foundation	SAHRIS - South African Heritage Resources Information System
SAHRA - South African Heritage Resources Agency	SPFA - Sea Point for All Group
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	SHC - Stanford Conservation Trust & Stanford Heritage Committee
SHF - Stellenbosch Heritage Foundation	SIG - Stellenbosch Interest Group
SHCT - Stillbaai Heritage Conservation Trust	SHA - Swellendam Heritage Association
GHT - George Heritage Trust	OWVS - Old Wynberg Village Society
RVRA - Rustenburg Valley Residents Association	TVHF - Tulbagh Valley Heritage Foundation
TRHCS - Touws River Heritage and Conservation Society	UCRRA - Upper Claremont and Residents and Ratepayers Association
VASSA - Vernacular Architecture Society of South Africa	WERRA - Walmer Estate Ratepayers and Residents Association
WUECAG - Walmer/University Estate Conservation Action Group	Ward 2 Forum
WCAC - West Coast Aboriginal Council	WCC - Whale Coast Conservation
WAAC - Woodstock Aesthetic Advisory Committee	WRA - Woodstock Residents Association
WHCS - Worcester Heritage & Conservation Society	WECA - Wynberg East Civic Association
WRRRA - Wynberg Residents and Ratepayers Association	