

**Approved Minutes of the Meeting of the Heritage Officers Meeting (HOMs)
of Heritage Western Cape (HWC) held via MS Teams
at 08H30 on Thursday, 14th December 2023**



1. Opening and Welcome

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

2. Attendance

Members

Ms Stephanie Barnardt (Heritage Officer)
Ms Corne Nortje (CN) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)
Ms Sneha Jhupsee (SJ)(Heritage Officer)

Staff

Ms. Nosiphiwo Tafeni(NT) (Secrétariat)
Ms Zikhona Sigonya (ZS) (Admin)
Ms Colette Scheermeyer (CS) (Deputy Director)
Ms Xola Mlwandle (XM) (Admin)

Legal Advisor

Ms Penelope Meyer (PM) (Legal Advisor)
Ms. Naushina Rahim (NR) (Assistant Legal Advisor)

Observers

None

Visitors

3. Apologies

3.1. Absent

None

4. Acceptance of the Code of Conduct

- 4.1** The Code of Conduct was accepted by all staff members in the meeting.
- 5. Agenda dated 14th December 2023**
The Committee resolved to approve the agenda dated 14th December 2023 with minor changes.
- 6. Approval of Minutes of Previous Meeting**
- 6.1 Minutes dated 13th November 2023**
The Committee resolved to approve the minutes dated 13 November 2023. KB moved to adopt the approval of the agenda and CN seconded.
- 6.2 Minutes dated 21st November 2023**
The Committee resolved to approve the minutes dated 21 November 2023. CN moved to adopt the approval of the agenda and CH seconded.
- 6.3 Minutes dated 4th December 2023**
The Committee resolved to approve the minutes dated 4 December 2023. SB moved to adopt the approval of the agenda and CH seconded.
- 7. Disclosure of Interest**
None
- 8. Confidential Matters**
None
- 9. Standing Items**
None
- 9.1 Site inspections undertaken:**
- 9.1.1** Erf 2373, New Zealand House, 22-24 Burg Street, Cape Town: Site Inspection on 12 December 2023 (SJ)
Site Inspection Report to be tabled at HOMs 18 January 2024.
- 9.2 Proposed Site Inspection**
- 9.2.1.** None
- 9.3 Site Inspection Reports**
- 9.3.1** Erf 2067, 1A Military Road, Hout Bay (SB)

Heritage Western Cape (HWC) conducted a site visit on 8 November 2023. HWC was notified by the owner that they had received the land parcel due to their successful land claims application. The owner was unaware of its heritage significance, HWC engaged with the officials at Cape Town's heritage department (Environment and Heritage Management Branch) to obtain the initial background information and possible significance of the site. Discussions with city officials highlighted the site's importance, which prompting further investigation. HWC officials conducted a site inspection to assess the heritage value and determine any potential triggers

related to National Heritage Resources for its redevelopment into a residential area. The officials investigate the site and did walkabout, it was noted there was a number of structures and rock formation with distinctive and intriguing characteristics. The proposed development would not trigger section 38 however the site requires further comprehensive archaeological inquiry to ascertain its significance. Therefore, should any proposed development impact or relate to the structures highlighted in the report or their immediate vicinity, a section 35 application is mandated.

The following was recommended on site:

1. If development is to take place on the eastern and central portion, then an archaeologist is appointed Section 35 applications be submitted to HWC with revised design that considers the structures on site.
2. No development may proceed without the necessary permit or/and approval from the local and provincial authority.
3. Any developments away from the structure to the west should not impact heritage or culture significance.
4. A phased approach can be considered but a revised plans must be

9.3.2 Erf 730, De Mond, Elands Bay (SB)

Heritage Western Cape (HWC) conducted a site visit on 20 November 2023. HWC officials received communication from the contractor employed by the owner to build a new residential when human remains were uncovered during their excavation/trenching at Die Mond, at the month of the Verlorenvlei, Elands Bay.

Findings on site:

The trenches are approximately half a meter in diameter with a depth of approximately a meter. The human cranium was uncovered in the side of the wall closest to the road and at approximately half a meter down. On the day of the site inspection more bone fragments belonging to one or two post-craniums (Figure 5) were recovered from sand heaps. Lots of dune mole rat burrow holes were visible to the naked eye where trenches had been dug.

Recommendations:

- The human remains will be protected. The cranium will be relocated to a safe and accredited repository in Cape Town.
- A suitably qualified and experienced Archaeologist be appointed to investigate the extend of the human remains uncovered.

9.3.3. Erf 47079, 3 Canigou Avenue, Rondebosch (CN)

Heritage Western Cape (HWC) conducted a site visit on Wednesday, 29 November 2023 upon receiving communication form the GLCA that extensive work has started to the property without a permit. There is currently an application in process at HWC, to be heard at HOMS on 14 December.

Findings and Discussion:

The HWC official took a walkabout of the site and noted that the proposed works as per the application in process vide reference no. HWC23110303CN1127 had commenced. The proposal is

deemed to be minor, as its only alterations proposed to repair, beautify, and restore the building, as it was in a derelict state before the Trustees purchased the property. The construction manager and one of the shareholders were present and we discussed the way forward and the stop works was issued. Some of the other shareholders arrived on site and everyone was aware of the stop works. Emanuel Germanis confirmed that they would comply with the stop works until a decision has been issued by HWC. All work was stopped on Wednesday, 29 November.

Recommendations:

- The site inspection to be noted at HOMS on 4 December 2023.
- The site inspection report to be tabled at HOMS on 14 December 2023.
- A Section 51 letter is to be issued for the unauthorised work that commenced, as more than half of the proposals in the application in process has been 80% completed. The unauthorised work does not negatively impact the grade IIIC heritage resource.

9.3.4. Erf 47085, 4 Canigou Avenue, Rondebosch (CN)

Heritage Western Cape (HWC) conducted a site visit on Wednesday, 29 November 2023 upon receiving communication from the GLCA that extensive work has started to the property without a permit. There is currently an application in process at HWC, to be heard at HOMS on 14 December. This application has been in process since 15 September, awaiting additional information from the applicant.

Findings and Discussion:

The HWC official could not gain access to the site due to the builders being instructed not to open for anyone. The owner at the time of the inspection, was in Johannesburg. Some of the unauthorised work was noted from the road looking towards the 1st floor windows. The boundary wall, as part of the application in process was noted to be completed.

The HWC official called the owner to request that the work be stopped, and a stop works order via email was sent to the owner on 30 November. The owner confirmed that he would comply with the stop works until a decision has been issued by HWC. All work was stopped on Wednesday, 30 November. No site inspection photos were taken.

Recommendations:

- The site inspection was noted at HOMS on 4 December 2023.
- The site inspection report to be tabled at HOMS on 14 December 2023.
- A Section 51 letter is to be issued for the unauthorised work that commenced, as the proposals in the application in process has been 90% completed, as assessed on the plan submitted on 11 December.

9.4 Preparation for upcoming Committee meetings

None

9.5 Interim and Close out Reports

None

9.6 Incomplete Applications

9.7 Archaeological Matters

9.7.1 Archaeological Report: Final report on export of micromammal bone fragments for the purposes of species identification by ZooMS – feasibility test. Case No.: 20092306SB1102E (SB)

The committee noted that the researchers conducted Zooarchaeology by Mass Spectrometry (ZooMS) testing on micromammal bones from the Middle Stone Age (MSA) at Klipdrift Shelter (KDS), De Hoop Nature Reserve. They confirmed adequate collagen levels for identifying genus/species, indicating the potential for broader application across South African MSA sites. Through destructive sampling (5 mg), they analyzed 100 bone fragments, with 33% containing sufficient collagen for ZooMS. While ongoing analysis continues, some samples align with modern references, and the remaining archaeological samples have been returned to the KDS collection post-analysis. The Committee endorses the archaeological report prepared by Turid Hillestad Nel, Samantha Mienies and Kristine Korzow Richter and dated 20 November 2023.

9.7.2 Archaeological Report: Archaeological test excavation for site 1332, farm Uitkoms 23 and 1050, Paternoster. Case No.: 22030124AM0302E (SB)

The committee resolved to endorse the archaeological report prepared by a CRM dated October 2023. Further, the committee notes the findings of the report and the recommendations on page 27. The sites requiring further mitigation Test Pit 5, Test Pit 6, Test Pit 7, Test Pit 8, and Test Pit 11 should be mapped and relevant authorities should be notified.

9.8 Illegal works database

9.8.1 Erf 916, 22 Voortrekker Street, McGregor (CN)

Stop works Order issued via email on 6 Dec. BELCOM members, McGregor Heritage Society and Heritage Practitioner Louise van der Riet was cc'd in the email and is monitoring that work does not continue. McGregor Heritage Society also wrote a letter to the owner requesting work to be stopped and informing the owner that an application to HWC is required. The owner stated telephonically that he will comply with the Stop Works order and submit an application to HWC soonest.

9.8.2 Erf 1680, 26 Clovelly Avenue, Vredehoek (CH)

A stop works order was issued via email to the owner of 26 Clovelly Avenue on 8 December 2023. HWC received a complaint in writing with photographs of a skip filled with building material in front of house. The building is graded IIIB inside HPO. The owner confirmed that the scope of work includes the removal of internal walls and the extension of the kitchen to the rear. All work on site has stopped and the owner is in the process of submitting a Section 34 application.

10. Administrative Matters

10.1. Monitoring by practitioner:

10.1.1. Erf 369, 7 Main Street, Riebeeck Kasteel (CH)

The Committee endorsed the appointment of Mr. Chris Murphy as the Heritage Practitioner.

10.1.2 Erf 44201-RE, 16 Library Road, Rondebosch (CH)

The Committee endorsed the appointment of Ms. Claire Abrahamse as the Heritage Practitioner.

10.2 Ratification of email decision:

10.2.1 Section 35 - Erf 639, Paternoster (SB)

10.2.2 Section 36 - Erf 2193, Paternoster (SB)

10.2.3 Section 35 - JMiller and SWilkin deviation of sample size (SB)

11. Discussion of the agenda

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1 Proposed Alteration and additions on Erven 65105, 65106, 65107 and 65108, 5 Ascot Road, Cedar House School, Kenilworth, S38(4)-NID Case No. HWC23112306CH1123

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 4th December 2023.
- The proposal is to extend the school campus into three neighbouring properties that have been acquired by the school. The existing coach house and prefab classrooms are to be removed. Minor alterations are proposed to the existing structures. A collegiate garden will be formed and a new pitched roof single storey and double storey building will be constructed between the PHS building and the remaining heritage resources on site.
- The existing structures are grade II, IIIC and NCW.
- Although the Erven are outside of an HPO, there will be a visual impact on the townscape (the proposed CoCT HPO).
- It is unlikely that archeological resources will be found. The impacts to archeology is thus unknown.
- There will be no impacts to paleontological resources.
- Heritage consultant recommends a HIA townscape assessment and VIA.

RECORD OF DECISION:

The committee requires a HIA consisting of a VIA and a townscape assessment.

CH

12.2 Propose subdivision, consolidation and alteration on Erven 2424 & 2434, Somerset House Prep School Somerset West, S27-A&A Case No: HWC23113013CH1120

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 6th December 2023.
- Erf 2424 is graded II and Erf 2434 is graded IIIB
- Falls outside HPO

- The proposal is to subdivide Erf 2424 known as 'Prospect House' and then consolidate the subdivided parts with Erf 2434. A mesh fence will be erected on the new subdivision line similar to what is currently being used on Erf 2424. The existing vibacrete walls used to separate the two parts will be removed and replaced with a similar mesh fence.
- CoCT supports.
- HRF supports.
- The Vernacular Architecture Society of South Africa and the Cape Town Heritage Foundation stated that the site falls outside of their commenting area.
- The Cape Institute for Architecture (CIFA) and the Ward Councilor did not provide comment within 30 days.

RECORD OF DECISION:

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

CH

**12.3 Proposed additions and alterations on Erf 4220, 4221 and 4222, Parow Oos Primary School, Selbourne Road, Fairfield Estate, Parow: S34-MW
Case No: HWC23112302CH1124**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Falls outside HPO
- Minor works application for maintenance and repairs Minor works application for maintenance and repairs to the existing roofs, repairs to windows, replacing water damaged ceilings, upgrades to ablution facilities and the installation of a leak detection system.
- Work has not started.

RECORD OF DECISION:

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

CH

**12.4 Proposed additions and alterations on Erf 16500, 43 Kingsley Road, Salt River: S34-A&A
Case No: HWC23060104CH1129**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Falls outside HPO

- Proposal is for an additional storey to the single-storey pitched outbuilding located to the north-east of the property.
- CoCT supports.
- Salt River Heritage Society supports.

RECORD OF DECISION:

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

CH

**12.5 Proposed additions and alterations on Erf 21845, 4 Duncan Street, Parow: S34-MW
Case No: HWC23112413CH1127**

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

As-built work to be clouded on the plans, CoCT comments, internal photographs and streetscape photographs required.

CH

**12.6 Proposed total demolition on Erf 2530, 15 Bellbusk Street, Bellville: S34-TD
Case No: HWC23111602CH1127**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 11 December 2023.
- Graded NCW
- Falls outside HPO
- CoCT supports the proposal.

RECORD OF DECISION:

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

CH

**12.7 Proposed additions and alterations on Erf 29303, 19 Prima Crescent, Bellrail, Bellville: S34-A&A
Case No: HWC23100235CH1124**

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION

Confirmation if the work is complete, CoCT comments, all photographs, title deed, SG diagram and locality plan required.

12.8 Proposed total demolition on Erf 310, 16 Strathmore Road, Camps Bay: S34-TD
Case No: HWC23083104CH1124

Ms Chane Herman introduced the case.

- Graded NCW
- Falls outside HPO
- Proposal is to demolish existing structure and redevelop the site into a 3 storey dwelling house. The proposed work has not started.
- CoCT supports the demolition on condition that a tree survey be done, indicating the retention and protection measure of the existing Eucalyptus tree and that the boundary wall should not be higher than 2m as per the City's Boundary wall and Fencing policy.
- CIBRA supports the proposal.

RECORD OF DECISION:

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

CH

12.9 Proposed additions and alterations on Erf 3437, 1 Herschell Street, Strand: S34-A&A
Case No: HWC23112319CH1124

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

Streetscape photographs, CoCT comment and HRF comment required.

CH

12.10 Proposed additions and alterations on Erf 3785, 71 Dr Euvar Street, Malmesbury: S34-A&A
Case No: HWC23112806CH1129

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

New application form, drawings to reflect all proposed work, internal photographs of the structure, streetscape photographs, SG diagram and FoBCA comments required.

CH

12.11 Proposed additions and alterations on Erf 49903, 6 Fig Street, Newlands: S34-MW
Case No: HWC23112411CH1124

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Falls outside HPO

- The proposal is to extend the existing verandah, internal renovations, extend the existing kitchen and the addition of a braai and storeroom to the rear of the property. The proposed work has not started.
- CoCT supports the proposal.

RECORD OF DECISION:

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

CH

**12.12 Proposed additions and alterations on Erf 53937, 22 Claremont Avenue, Claremont: S34-A&A
Case No: HWC231005506CH1129**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 8th December 2023
- Graded IIIC
- Falls outside HPO
- Proposal is for minor internal alterations.
- The committee deems the proposed work as minor.

RECORD OF DECISION:

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

CH

**12.13 Propose additions and alterations on Erf 50309, 8 Colinton Road, Newlands: S34-A&A
Case No: HWC23111706CH1124**

Ms Chane Herman introduced the case.

INCOMPLETE APPLICATION:

NRA comments required

CH

**12.14 Proposed additions and alterations on Erf 1351, 63 Hofmeyr Street, Oranjezicht: S34-A&A
Case No: HWC23112016CH1129**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 8 December 2023
- Graded IIIB
- Falls inside HPO
- The proposal is for minor internal alterations, external changes to the kitchen on the ground floor and the addition of a steel balustrade to the existing terrace

- CoCT supports
- The committee notes that the application is a minor works.

RECORD OF DECISION:

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

CH

12.15 Proposed Minor Works on Erf 19745, 62A Koeberg Road, Ysterplaat Primary School, Ysterplaat: S34-MW

Case No: HWC23101713CH1121

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 6th December 2023
- Graded IIIC
- Falls outside HPO
- Minor works application for maintenance and repairs to the roofs, ceilings, windows, bathrooms, the installation of a leak detection system and upgrading fire safety aspects in classrooms and existing electrical reticulation.

RECORD OF DECISION:

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

CH

12.16 Proposed Minor Works on Erf 96169, Gardens Commercial High School, Paddock Avenue, Cape Town: S27 and 34-MW

Case No: HWC23112111CH1121

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 6 December 2023.
- A portion of the school towards Paddock Road is graded II inside HPO. A portion towards St Johns Road is not graded.
- Minor works application for maintenance and repairs mostly to the newer portion of the school (abutting St Johns Road).
- Falls inside HPO
- The proposed work has not started.

RECORD OF DECISION:

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

CH

**12.17 Proposed Alteration and Additions on Erf 11227, 46 Church Street, Woodstock: S34-A&A
Case No: HWC231108017CN1109**

Ms Corne Nortje introduced the case.

DISCUSSION:**Amongst other things, the following was discussed:**

- Further requirements received on 4 December 2023
- Graded NCW
- Falls inside HPO
- CoCT supports
- WAAC supports
- WRA has no objections
- The proposal is for alterations to the main house street boundary walls and patio access, removal of dilapidated steel roof sheeting over the workshop, to be replaced with new concrete roof slab to act as part patio and planter area to the apartment, new access stairs from the apartment to penthouse, penthouse with patio entertainment space to the roof space over the apartment / workshop area.

RECORD OF DECISION:

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

CN

**12.18 Proposed Additions and Alterations on RE of Erven 109 and 110, 57 Victoria Road, Clifton: S34-A&A
Case No: HWC23092001CN1006**

Ms Corne Nortje introduced the case.

DISCUSSION:**Amongst other things, the following was discussed:**

- Information received 7th December 2023
- Not Graded
- Falls outside HPO
- CoCT supports
- Clifton-on-Sea and District Bungalow Owner's Association did not comment in 30 days
- CBRRRA did not comment in 30 days
- The proposal is for a new balcony and pergola on the northern façade.

RECORD OF DECISION:

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

CN

**12.19 Proposed Chapel Street Upgrade Erven RE-8000, RE-8203, RE-8204 and RE-9869, Chapel Street, District Six: S38(4)-NID
Case No: HWC23060908CN0612**

Ms Corne Nortje introduced the case.

Ms Katie Smuts was present and took part in the discussion.

DISCUSSION:**Amongst other things, the following was discussed:**

- Information received 6th September 2023
- The proposal is to upgrade Chapel Street through measures including traffic calming, redesigning intersections, improving pedestrian infrastructure, greening, tree planting, reinforcing links to Trafalgar Park, Zeenatul Mosque and the provision of interpretive signage about the significance and history of the street. The proposal comprises the first project to be implemented from the Public Realm Strategy which was compiled as part of the District Six Local Spatial Development Framework.
- Heritage Resources Identified
- Identified heritage resources include the tangible elements that line the eastern extent of Chapel Street, and include, predominantly, row and terrace houses, as well as institutional and educational facilities that date between the late C19th and early to mid C20th. To note The Zeenatul/Zinatul Mosque was declared a National Heritage Site, along with several sites within District 6 on 30 March 2023.
- These historical buildings provide the only remnant District Six streetscape that retains dense working-class housing in a generally authentic state, and it is, therefore of unparalleled heritage significance.
- West of the freeway overpass these structures were demolished, and the road alignment altered during the latter half of the C20th after Group Areas Act was implemented, and that portion declared a whites only area. Here archaeological evidence for the existence of these structures has been identified through archival research and limited excavation.
- Together, these two portions also hold intangible significance as bearing witness not only to the history of District Six, but also the forced removals and destruction of District Six, the ensuing fragmentation of the community, but also, the resilience of the surviving pocket of residents.
- This range of heritage resources is recognised in the numerous graded structures and features along Chapel Street, as well as the proclamation of the Chapel Street Heritage Protection Overlay Zone.
- Anticipated Impacts on Heritage Resources:
- There are various impacts that could arise from the proposed Chapel Street upgrade, given that the intention of the interventions is to change the character of the street. While positive, appropriate interventions will see necessary improvements to the usability of Chapel Street, and the safety of its users, inappropriate, insensitive interventions could lead to gentrification and alienation of the residents.

- The limited nature of the proposed interventions is not deemed likely to pose threat of impacts to archaeological resources or to historic fabric of houses and other structures.
- The applicant lists 7 Heritage Indicators and Guidelines for the development, as per the Socio-Historical Study.
- The applicant also lists the 20 consolidated Heritage Design Indicators with some general notes.
- I&AP Comments:
 - The proposed development was advertised in the local newspapers and on site.
 - The City is supportive of the recommendations of the HIA as the proposed interventions are not impacting negatively on any heritage value.
 - SAHRA notes that they are satisfied that the proposed upgrades to Chapel Street will not detract from the significance of the declared Zeenatul/Zinatul Mosque, nor will the declared site be directly impacted.
 - SAHRA requests that extreme care be exercised when removing the existing paving and any additional construction activities around the mosque as there is no fence between the mosque structure and the streetscape, to avoid accidental damage to the structure.
 - SAHRA furthermore states that there is acknowledgement of a Grade 1 resource as a significant building, however, there is a missed opportunity to highlight the Zeenatul Mosque and appropriately develop the surrounding open space. The Zeenatul Mosque is noted to be isolated and exposed; more design development would reduce this and create a better landscape for communities to enjoy. The design proposal is lacking at the West end by comparison to the opposite end of Chapel Street.
- CIBRA supports
- WRA stated that as long as input has been received and considered (especially on signage and similar) from the civic organisations directly active in the area concerned, like the District Six Foundation, the WRA has no comments or heritage objections to the proposal.
- I believe it is not required for the applicant to get comments from District Six Foundation, as they are not registered with HWC, nor had they expressed interest in the project. However, as a courtesy, the applicant has sent the HIA to them for comment.
- Conclusion
 - The proposed interventions are fairly minor in nature and have been developed to avoid negatively impacting the character of Chapel Street either through poor design elements, or through sweeping 'improvements' that might be considered inappropriate gentrification and alienate the residents.
 - As such, improvements relate predominantly to usability and safety features that will serve to benefit existing residents, as well as people who work or attend school on the street or visit businesses or institutions there.
- Recommendations
 - This HIA should be endorsed as fulfilling the requirements of Section 38(3) of the National Heritage Resources Act.
 - The proposed interventions should be endorsed as not negatively impacting the heritage resources of Chapel Street
 - The design proposal as illustrated in the following drawings should be approved:
 - 124.21-3.5.1 Revision C (2023-08-17)
 - 124.21-3.6.1 Revision E (2023-08-17)
 - 124.21-3.6.2 Revision E (2023-08-17)

- 124.21-3.6.3 Revision E (2023-08-17)
- 124.21-6.3 Revision A (2023-08-02)
- Final design details should be submitted for review and approval by the City in terms of the Chapel Street Heritage Protection Overlay Zone regulations.

COMMENT:

The committee resolve to refer the application to IACom 24th of January 2023 for their expertise and to assess if the recommendations are appropriate.

CN

**12.20 Proposed Additions and Alterations on Erf 3053, 23 Anderson Street, Goodwood: S34-A&A
Case No: HWC23110714CN1109**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 6 December 2023.
- Graded NCW
- Falls outside HPO
- Work has not started
- CoCT supports the proposal
- The proposal is for an extension to the rear, a 1st storey and other ground floor internal alterations

RECORD OF DECISION:

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

CN

**12.21 Proposed Additions and Alterations on Erf 5357, C.O Alexander and Bird Streets, Stellenbosch:
S34-A&A
Case No: HWC23072504CN0806**

Ms Corne Nortje introduced the case.

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

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 6 September 2023
- Graded II
- Falls outside HPO
- HOMS previously requested that along with all the outstanding documentation, the applicants are to appoint a heritage practitioner to assist with the application and submit a report that indicated a consolidation of what was conducted on site over a period of time and where it was conducted.

- The proposed work on site has been completed.
- The proposal was for a small section to the rear of the courtyard which was enclosed/roofed and a balcony to the side of the courtyard was extended, and the area below enclosed by shopfronts.
- Stellenbosch Municipality supports.
- SIG & SHF did not comment within 30 days.

RECORD OF DECISION:

HWC cannot condone illegal work. The committee resolved to issue a S.51 letter.

CN

12.22 Proposed Additions and Alterations on Erf 56821, 21 Upper Angelina Avenue, Bishopscourt: S34-A&A

Case No: HWC23112103CN1121

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 7 December 2023
- Graded NCW
- Falls outside HPO
- CoCT supports
- The proposal is for alterations and additions externally and internally.

RECORD OF DECISION:

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

CN

12.23 Proposed Additions and Alterations on Erf 27806, 21 Low Street, Observatory: S34-A&A MW
Case No: HWC23060603CN1115

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 8 December 2023
- Graded IIB
- Falls inside HPO
- CoCT Supports
- The proposal is for internal alterations, replacement of windows and doors, raising the boundary wall and a pergola.

RECORD OF DECISION:

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

CN

**12.24 Proposed Additions and Alterations on Erf 11227, 46 Church Street, Woodstock: S34-A&A
Case No: HWC231108017CN1109**

Application removed from agenda - Duplication

CN

**12.25 Proposed Additions, Alterations & Partial Demolition Rem of Erf 407, 16 Mount Nelson Road, Sea Point: S34-A&A&PD
Case No: HWC23110104CN1102**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 4 December
- Graded IIIC
- Falls inside HPO
- CoCT supports
- SFB and SFA has no objection
- The proposal is for extensive alterations, additions and partial demolition.

RECORD OF DECISION:

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

CN

**12.26 Proposed Deviation on Remainder of RE of Erf 48642, 24 Kildare Road, Newlands: S34-A&A
Deviation
Case No: HWC23101825CN1103**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 4th December 2023
- Graded IIIB
- Falls outside HPO
- CoCT supports
- NRA supports
- The proposal is to extent the existing building to the rear of the property with a 2-storey structure, and some internal alterations to the existing building.

RECORD OF DECISION:

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

CN

**12.27 Proposed Total Demolition on Erf 52125, 246 Imam Haron Street, Claremont: S34-TD
Case No: HWC23111513CN1116**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 29 November and 4 December 2023
- Graded NCW
- Falls outside HPO
- CoCT supports
- The proposal is to demolish the structure following a fire that destroyed the building 5 years ago.

RECORD OF DECISION:

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

CN

**12.28 Proposed Deviation on Erf 29316, 13 Clifton Road, Mowbray: S34-A&A Deviation
Case No: HWC23111704CN1121**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 5 December 2023
- Graded IIIC
- Falls outside HPO
- CoCT supports
- RAMPAC supports
- The proposal is for internal deviations and removing a chimney from the previously approved permit and plans that was issued in July 2023

RECORD OF DECISION:

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

CN

**12.29 Proposed Alteration and Additions on Erf 9530, 85 9th Avenue, Bellville: S34-A&A
Case No: HWC23112309CN1123**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 5 December 2023
- Graded NCW
- Falls outside HPO
- CoCT supports
- The proposed work has been completed
- The proposal is for extensions to the rear of the property and some internal alterations.

RECORD OF DECISION:

HWC cannot condone illegal work. The committee resolved to issue a S.51 letter.

CN

**12.30 Proposed Alteration and Additions on Erf 1697, 19 Van Riebeeck Street, Barrydale: S34-A&A
Case No: HWC23112206CN1122**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 5 December 2023
- Not Graded
- Falls outside HPO
- Swellendam Municipality support
- Swellendam Heritage Association supports
- The proposal is to renovate and restore the dilapidated building.

RECORD OF DECISION:

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

CN

**12.31 Proposed Alteration and Additions on Erf 437, 9 Darling Street, McGregor: S34-A&A
Case No: HWC23061202CN1117**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 6th December 2023
- Graded IIIB
- Falls outside HPO
- The applicant states that some work has already been approved and undertaken on the site where a double storey outbuilding has been constructed on the western boundary and same can be clearly seen on the aerial photograph. This work was submitted and managed under the supervision of Heritage Practitioner Louise van Riet. Most of the work on site has started and construction is far long.

- The proposal is for extensive additions and alterations to the house.
- The applicant states that some work has already been approved and undertaken on the site where a double storey outbuilding has been constructed on the western boundary and same can be clearly seen on the aerial photograph. This work was submitted and managed under the supervision of Heritage Practitioner Louise van Riet. Most of the work on site has started and construction is far long.
- The proposal is for extensive additions and alterations to the house.

FURTHER REQUIREMENTS:

The committee resolved to request a heritage statement that includes updated annotated photographs and clarity on the plans that MHS saw. The heritage statement must be complied by a suitably qualified heritage practitioner.

CN

**12.31 Proposed Additions and Alterations on RE of Erf 4890, 19 Market Street, Stellenbosch: S34-A&A
Case No: HWC23112110CN1121**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received on 6 December 2023
- Graded IIIA
- Falls inside HPO
- The proposed work has been completed
- Stellenbosch Municipality did not provide comments in 30 days.
- SIG and SHF did not provide comments in 30 days.
- The proposal was for internal alterations.

RECORD OF DECISION:

HWC cannot condone illegal work. The committee resolved to issue a S.51 letter.

CN

**12.32 Proposed Additions and Alterations on Erf 13886, 2 Warblers Grove, Constantia: S34-A&A
Case No: HWC23083105CN1124**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- HOMs recommends a IIIB grading
- Falls outside HPO
- Work has concluded
- CoCT supports the S.51 letter
- The proposal is to regularise substantial unauthorised building work that was completed by the end of 2011 that included a 2nd dwelling, staff room additions, ground and 1st floor

studies, gazebo and internal alterations.

RECORD OF DECISION:

HWC cannot condone illegal work. The committee resolved to issue a S.51 letter.

CN

**12.33 Proposed Additions and Alterations on Erf 139, Sands Road, Wilderness: S34-A&A
Case No: HWC23112307CN1127**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- HOMs recommends NCW
- Falls outside HPO
- George Municipality and SVDSF did not provide comment in 30 days.
- The proposal is for a ground floor extension to the side and a 1st floor addition over the new extension.

RECORD OF DECISION:

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

CN

**12.34 Proposed Additions and Alterations on Erf 15799, 7 Helderberg Street, Stellenbosch: S34-A&A
Case No: HWC23112402CN1124**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Falls outside HPO
- Stellenbosch Municipality did not provide comments in 30 days.
- SHF did not provide comments in 30 days.
- SIG supports and recommend the existing eaves be retained.
- The proposal is to replace the thatch roof with charcoal/grey colour cement tiles and to replace the existing timber roof structure.

RECORD OF DECISION:

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

CN

12.35 Proposed Alterations on Erf 2524, 27 Marsh Street, Mossel Bay: S34-A&A MW
Case No: HWC23112701CN1127

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Falls outside HPO
- The proposal is to enclose a veranda with frameless glass and to conduct some internal alterations.
- Mossel Bay Municipality stamped the plans.
- Heritage Mossel Bay supports

RECORD OF DECISION:

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

CN

12.36 Proposed Additions and Alterations on Erf 312, 10 Vereeniging Street, Mooredsburg: S34-A&A
Case No: HWC23112401CN1127

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Falls outside HPO
- The proposal is for an extension to the north of the house that includes a garage and some internal alterations, as well as a new street facing boundary wall.
- Swartland Municipality supports.

RECORD OF DECISION:

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

CN

12.37 Proposed Additions and Alterations on Erf 31689, 15 Banksia Road, Rosebank: S34-A&A
Case No: HWC23103019CN1124

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIB
- Falls outside HPO

- The proposal is to extend the existing garage.
- CoCT supports
- RAMPAC supports and stamped the plan.

RECORD OF DECISION:

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

CN

**12.38 Proposed Additions and Alterations on Erf 388, 6 Chilworth Road, Camps Bay: S34-A&A
Case No: HWC23112315CN1124**

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

Completed Application Form, CoCT Comment, CBCRA Comment required

CN

**12.39 Proposed Alterations on Erf 47079, 3 Canigou Avenue, Rondebosch: S34-A&A MW
Case No: HWC23110303CN1127**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Falls outside HPO
- City supports
- GLCA did not comment within 30 days
- The proposed work on site has started. A stop works order was issued on 29 Nov to the construction manager and a shareholder. All parties agreed that work will be stopped.
- The proposal is to restore the buildings floors and ceilings, internal alterations as well as changes to
- CoCT supports
- GLCA did not provide comment in 30 days. However, the GLCA informed HWC of the unauthorised work taking place.

RECORD OF DECISION

HWC cannot condone illegal work. The committee resolved to issue a S.51 letter.

CN

**12.40 Proposed Additions and Alterations on Erf 50940, 45 St. Davids Road, Claremont: S34-A&A
Case No: HWC23102603CN1124**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Falls outside HPO
- The proposal is for internal alterations and new side lane windows.
- CoCT supports.
- GLCA stamped the plan in support.

RECORD OF DECISION:

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

CN

**12.41 Proposed Additions and Alterations on Erf 47085, 4 Canigou Avenue, Rondebosch: S34-A&A
Case No: HWC23082801CN0831**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Falls outside HPO
- CoCT supports the proposal
- GLCA objects
- The proposed work on site has been 80% completed.
- A site inspection was conducted on 29 Nov and noted at HOMS on 4 Dec.
- The proposal is for a kitchen extension, internal alterations, a 1st floor addition and a boundary wall.
- The City supports and notes that mature trees and their roots should be taken care of and not damaged during construction.
- GLCA objects and states that the Southern Boundary remain visually permeable, thus the boundary wall is not supported and that a tree plan be undertaken to protect multiple mature trees in the property.

RECORD OF DECISION:

HWC cannot condone illegal work. The committee resolved to issue a S.51 letter.

CN

**12.42 Proposed Additions and Alterations on Portions 27 and 28 of the Farm Kleinplaasie
2591, Uniondale: S34-A&A
Case No: HWC23112305CN1124**

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

Title Deed, Locality Plan, all photos, George Municipality comment, SVDSF comment, Motivation, SG Diagram required

CN

12.43 Proposed Additions and Alterations on Ptn 137 of the farm Buffelfontein 229, R327, Vanwyksdorp: S34-A&A

Case No: HWC23112808CN1129

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

Company Resolution, Coloured up plans, Streetscape photos required

CN

12.44 Proposed Additions and Alterations on RE of Erf 2240, 21 Nirvana Way, Constantia: S34-A&A

Case No: HWC23111407CN1127

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

Complete application form, POA, CRRA comments, SG Diagram required

CN

12.45 Proposed Additions and Alterations on Erf 118415, 5 Lower Collingwood Road, Observatory: S34-A&A

Case No: HWC23112318KB1127

Held over to the next HOMs meeting

KB

12.46 Proposed Total Demolition on Erf 8711, 10 Rose Street, Paarl: S34-TD

Case No: HWC23112407KB1124

Held over to the next HOMs meeting

KB

12.47 Proposed Total Demolition on Erf 1410, 8 Avenue des Huguenots, Fresnaye: S34-TD

Case No: HWC23100277KB1129

Ms Khanyisile Bonile introduced the case. Mr. Ashley Lillie was present in the meeting.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 14th Dec
- Graded NCW
- Falls outside HPO
- CoCT support

- CTHF supports

RECORD OF DECISION:

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

KB

- 12.48 Proposed Total Demolition on Erf 14994, 1 Ravenscraig Street, Woodstock: S34-TD
Case No: HWC23112003KB1124**

Held over to the next HOMs meeting

KB

- 12.49 Proposed Additions and Alterations on Erf 161, 303 Beach Road, Sea Point: S34-A&A
Case No: HWC23071807KB1127**

Held over to the next HOMs meeting

KB

- 12.50 Proposed additions and alterations on Erf 1628, 4 Yarrowdale Road, Pinelands: S34-A&A
Case No: HWC23111611KB1127**

Held over to the next HOMs meeting

KB

- 12.51 Proposed additions and alterations on Erf 173606, 16 Firtree Street, Plumstead: S34-MW
Case No: HWC23112215KB1124**

Held over to the next HOMs meeting

KB

- 12.52 Proposed additions and alterations on Erf 180558, 14 Firth Road, Rondebosch: S34-A&A
Case No: HWC23112403KB1123**

Held over to the next HOMs meeting

KB

- 12.53 Proposed Additions and Alterations on Erf: 523, 53 Forest Drive, Pinelands: S34-A&A
Case No: HWC23112419KB1127**

Held over to the next HOMs meeting

KB

- 12.54 Proposed additions and alterations on Erf 58520, 10 Milldene Road, Rondebosch: S34-A&A**
Case No: HWC23112403KB1124

Held over to the next HOMs meeting

KB

- 12.55 Proposed Minor Works on Erf: 72, 10 Durham Avenue, Bishopscourt: S34-MW**
Case No: HWC23112704KB1127

Held over to the next HOMs meeting

KB

- 12.56 Proposed additions and alterations on Erf 534, 11 Orchard Way, Pinelands: S34-A&A**
Case No: HWC23112406KB1124

Held over to the next HOMs meeting

KB

- 12.57 Proposed Alteration and additions on Erf 1006, 22 St James Street, Somerset West: S34-A&A**
Case No: HWC2311505SB1117

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 4th and 7th of December
- Graded IIIC
- Falls outside HPO
- CoCT supports
- HRF supports the proposal with two comments for consideration regarding the black kliplok roof sheeting and the height of the pitched roof in relation to the new gables.

RECORD OF DECISION:

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

SB

12.58 Proposed rezoning, subdivision for development of gated residential development on Erf 4053, St Helena Bay: S38(4)-NID
Case No: HWC23100306SB1004

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 27th November 2023
- Within highly sensitive archaeological area (Evidence from the Archaeological site from Kasteelberg indicate presence on the landscape from between 1600-1800 years ago).
- In urban context would not have a visual impact even though on a gentle incline
- A separated section 35 application is required to investigate further the archaeological significance.

RECORD OF DECISION:

The committee resolved that no further studies are required in terms of section 38 however a separated 35 application required give the archaeological significance.

SB

12.60 Proposed Alteration and additions on Erf 65111, 27 Gibson Road, Kenilworth: S34-A&A
Case No: HWC23110703SB1110

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received
- Graded IIIC
- Falls inside HPO
- Proposal is for internal alterations and addition of a bedroom between the home office and the main dwelling.
- CoCT supports an S51 lettering being issued.
- LKID supports
- The work is complete.

RECORD OF DECISION:

HWC cannot condone illegal work. The committee resolved to issue a S.51 letter.

SB

**12.61 Proposed low-cost housing units on Erven 2983 - 2991 & 3011, 35 Ndabeni Street,
Langa: S38(4)-NID
Case No: HWC23100225SB1023**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 4th of December 2023.
- Proposed 150 low-cost housing, roads, and associated infrastructure.
- The site is within an urban context.
- It was noted that there are 4 structures that form part of Living Heritage (3A) which won't be impacted.
- Palaeontological the site is in the low sensitive.
- Archaeological sensitive unknown however unlikely to be impacted.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The Committee resolved that no further studies are required.

SB

**12.62 Proposed subdivision of Erf 42464, 94 St Kilda Road, Crawford: S38(4)-NID
Case No: SB1108**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 1 December 2023
- Site within urban context, no impact to heritage resource.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

**12.63 Proposed residential development on Erven 26823, 1- 11 Omega Close, George: S38(4)-NID
Case No: HWC23111305SB1113**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 28 November 2023
- Site within urban context, no impact to heritage resource.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

**12.64 Proposed development on Portion 76 of Farm 216 Uitzicht, Off State President CR Swart Road (Staat St) and Kerk Laan, west of Brenton-on-Sea, Knysna: S38(8)-HIA
Case No: HWC23050303SB0505**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 4th of December 2023

The HOMs committee required the following specialist studies: AIA, Desktop PIA, VIA.

This is zoned for agricultural, situated outside the urban edge. The proposal is for construction of 10 to 22 separate dwellings.

A number of archaeological stone tools were noted but observations were limited due to vegetation coverage.

Palaeontological the site is underlined by Quaternary dune sand and stabilised dune sand that is of unknown palaeosensitivity.

The Visual Impact Assessment (VIA) determined a medium visual zone of influence for the site, primarily within a 3km radius, contingent upon proposed unit locations. Steeper upper slopes were expected to have a more pronounced visual impact. Key observation points highlighted in the assessment included the main access road to Brenton on Sea, the coastal area, and the residential zone.

The site's overall scenic quality earned a 'high' rating, attributed to its landform, steep slopes, and the Knysna Sand Fynbos vegetation.

The proposed development is anticipated to notably impact the visual experience for locals and tourists in Brenton on Sea, critical for preserving the unique landscape-based tourism appeal of the area.

The public participation noted that no comments were received, and the consultation period ended on the 4 December.

FINAL COMMENT:

The committee endorses the HIA prepared by Hearth Heritage dated December 2023 as meeting the requirements of Section 38(3) along with the following recommendations:

The site's archaeological sensitivity has not been fully established due to dense vegetation, and considering the archaeological context of the site as well as the previously undeveloped nature of the site, following recommendations have been made:

1. Archaeological survey by a qualified archaeologist after vegetation clearing and before any earthworks commences.
2. Archaeological monitoring by a qualified archaeologist during construction.
3. If any human remains are found, work in the immediate vicinity is to stop, SAPS Accidental Finds Protocol is to be followed, and Heritage Western Cape to be notified immediately.
4. The HWC Fossil Finds Protocol is to be implemented.
5. Although unlikely, there may be buried or currently hidden archaeological material, including human remains, present on site and should these be uncovered or exposed during excavations or vegetation clearing, HWC should be notified immediately and all development work on site (preconstruction included) should be halted until these finds are investigated by HWC (Att: Ms Waseefa Dhansay 021 483 9685). The development options are equal in their potential for impact to archaeological resources and recommendations are the same for either option.

5.2 Palaeontology

Based on experience and the lack of any previously recorded fossils from the area, it is extremely unlikely that any fossils would be preserved in the overlying soils of the Quaternary. There is a very small chance that transported and fragmentary fossils may occur in the sands and alluvium a Fossil Chance Find Protocol should be added to the EMP. If fossils are found by the environmental officer, or other responsible person once excavations for foundations and infrastructure have commenced then they should be rescued, Heritage Western Cape notified and if necessary a palaeontologist called to assess and collect a representative sample. The impact on the palaeontological heritage would be low, as far as the palaeontology is concerned, so the project should be authorised.

5.3 Cultural landscape and visual impact

Visual impact assessment recommendations

Class I: The steep slope areas and skyline areas have higher levels of prominence where development scarring and visual intrusion would significantly detract from the local landscape character. To reduce massing effects from multiple property developments, the 30m buffer from the adjacent property would assist in reducing this negative cumulative effect. To retain the existing sense of place and allow for retention of vegetation for visual screening, a 40m buffer along the road should be retained. These areas also comprise steeper slopes where visual scarring is likely to take place in Very High Visual Exposure areas.

Class II: Central moderate slopes are prominent and located in areas of sensitive vegetation. Limited development options only are recommended associated with tented camps and golf cart scaled access. The recommendation of the Landscape and Visual Impact Baseline Assessment is that low density, ecologically related development could take place, but that a full Level 4 VIA is required to ensure that the existing High levels of Scenic Quality are not degraded.

Integrated cultural landscape recommendations

It is recommended that the heritage-based design indicators be integrated into the design proposal as far as possible.

1. 40m development buffer from CR Swart Rd, other than roads.
2. 30m development buffer from property boundaries.
3. No development on skyline intrusion areas.
4. Development on Upper steep slopes (>30%) is a No-Go.
5. Development on Central moderate slopes is not recommended.
6. Development on the western gentle slopes is suitable with mitigation as set out in these indicators.
7. Development must be kept light weight and sensitive to the area, in terms of scale and massing and designed to fit into the landscape, rather than onto it.
8. Any vertical elements to the structures need to be limited, dark in colour and blend into the landscape, with landscaping solutions found to reduce their negative visual impact.
9. Cantilevering of units will increase the negative impact of the units on the scenic landscape, and should be minimised with units placed 'in' the landscape.
10. The use of glass or other reflective materials must be very limited and natural material should dominate with dark colours that blend into the vegetation.
11. The indigenous vegetation will need to be front and centre in any design with no trees or other vertical elements introduced and no large gaps in vegetation created.
12. Road surfaces must be gravel or similar with limited hard surfacing or engineering and stone from site used as far possible. Roads must be limited, not be built on any steep slopes and run horizontally rather than vertically to reduce visual impact

SB

12.65 Proposed research excavation and analysis from material obtained on Portion 10 of Farm 443-Re Farm Brakkloof, Off Robberg Road, Plettenburg Bay: S35- for Case No: HWC23100501SB1113

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 4th of December 2023.
- The application is for excavation at the site and the collection along with the removal of material from original position.
- The application is as a result of mining area moving eastwards, the mining company has allowed for research excavation to take place and analysis to take place prior to mining activity commencing.

RECORD OF DECISION:

The committee endorse the permit application.

SB

12.66 Proposed excavation and monitoring for single residential housing on Erf 639, Paternoster: S35-Permit

Case No: HWC23120403SB1117

Ms Stephanie Barnardt introduced the case.

Item has been dealt with via email

SB

12.67 Proposed storage facilities on Farm 145, St Malo Farm, R44, Hermon Road, Wellington: S38(4)-NID

Case No: HWC23100901SB1026

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 13th November
- Proposed new storage area within an industrial/agricultural context.
- The consultant recommends no further studies.
- The site is heavily disturbed land therefore palaeontological and archaeological resources unlikely to be encountered.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.68 Proposed Development of A 11mw Pv Plant on The Remaining Extent of Farm 253, Weltevreden Laingsburg: S38(8)-NID

Case No: HWC23101710SB1017

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 30th of November 2023.

- It is noted that the screening tool indicates that Palaeontological sensitive as moderate to high and Archaeological resource low.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required. Chance Find protocol to be included into the environmental authorization.

SB

12.69 Proposed solar photo voltaic (PV) Waschklip 183-Re and Everts Hope 190, 183-Re, 190,100, Saldanha Bay: S38(8)-NID Case No: HWC23102514SB1124

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Subdivision to establish City led public housing development.
- Archaeology: low according to screening tool.
- Palaeontology: The development area is entirely underlying by the Langebaan Formation (Sandveld Group), anticipated impact is high
- Visual: high as within a cultural landscape
- Consultant recommends HIA – PIA and VIA
- There is reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee requires a HIA consisting of a PIA and VIA on CLA

SB

12.70 Proposed Subdivision to establish City led public housing development on Erf 28973, E9 Highlands Close, Edgemoed: S38(4)-NID Case No: HWC23112323SB1124

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Subdivision to establish City led public housing development
- Archaeology: low as site has been disturbed by previous activities although human remains may be uncovered. It is recommended HWC accidental finds protocol be implement. Archeologist recommendation to updated.

- Palaeontology: unknown but heavily weathered, anticipated impact is low
- Visual: low as it will fit into the surroundings and industrial area.
- Consultant recommends no further studies
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.71 Proposed construction of the siding and associated infrastructure on Portion 3 of Farm 1112, Malmesbury: S38(4)-NID Case No: HWC23112405SB1124

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposed construction of the siding
- Archaeology: low as site has been disturbed by previous activities
- Palaeontology: unknown but heavily chemically weathered, anticipated impact is low
- Visual: low as it will fit into the surroundings and industrial area.
- Consultant recommends no further studies
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.72 Proposed development of a fuel storage facility on Erf 325 outside Atlantis, Atlantis S38(8)-NID Case No: HWC23110805SB1124

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- The proposed development on Erf 325 is for a facility for the strategic storage and relaying of petroleum related fuel products
- Archaeology: low as indicated by previous studies in the area
- Palaeontology: low as indicated on the SAHRIS palaeo-sensitivity map

- Visual: low as it will fit into the surrounding landscape
- Consultant recommends no further studies
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.73 Proposed Hugo wind energy facility on multiple properties between Touwsriver and Montagu: S38(4)-NID

Case No: HWC23110806SB1124

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposes the HUGO WEF - 48 turbines with a maximum output capacity of up to 360 MW
- Archaeology: pre-colonial and colonial period archaeological sites and materials, possible impact to archaeological resource.
- Palaeontology: site underlain by several coastal to shallow marine formations of the Table
- Mountain and Bokkeveld Groups (Cape Supergroup). Further, high to very high according to the SAHRIS palaeo-sensitive map, the anticipated impact is high and further assessment is required.
- Visual: Possible visual impact
- Consultant recommends HIA – AIA, PIA
- There is reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

A HIA consisting of a AIA, PIA and VIA on cultural landscape.

SB

12.74 Proposed Khoe wind energy facility on multiple properties between Touwsriver and Montagu: S38(4)-NID

Case No: HWC23110807SB1124

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposes the KHOE WEF - 38 turbines with a maximum output capacity of up to 290 MW

- Archaeology: pre-colonial and colonial period archaeological sites and materials, possible impact to archaeological resource.
- Palaeontology: site underlain by several coastal to shallow marine formations of the Table Mountain and Bokkeveld Groups (Cape Supergroup).
- Further, high to very high according to the SAHRIS palaeo-sensitive map, the anticipated impact is high and further assessment is required.
- Visual: Possible visual impact
- Consultant recommends HIA – AIA, PIA
- There is reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

A HIA consisting of an AIA, PIA and VIA on cultural landscape.

SB

**12.75 Proposed solar energy facility on Portion 67 of Farm Klein Dassenberg outside Atlantis on, Atlantis : S38(4)-NID
Case No: HWC23110803SB1124**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposes the development of a solar energy facility (SEF) and associated infrastructure
- Archaeology: low as indicated by site inspection
- Palaeontology: site lie on Quaternary Springfontein Formation, anticipated impact is low as no fossils associated with this formation.
- Visual: low as surrounding area very degraded
- Consultant recommends no further studies
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

**12.76 Proposed Tented Camp and associated facilities on Portion of 279-Re, Clanwilliam: S38(8)-NID
Case No: HWC23110209SB1124**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed development tented camp and associated facilities erect 52 tents: 24 in the Main Village and 28 in the South Village
- Archaeology: Possible impact as indicated by previous studies in the area and survey
- Palaeontology: The SAHRIS palaeosensitivity map shows the site high paleontological sensitivity however the Palaeontologist indicates that the formations underlying the site are of low sensitivity.
- Visual: low as not seen from street or other viewpoints and proposal fits in with the surrounding landscape
- Consultant recommends HIA focus on AIA, PIA
- There is reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

A HIA consisting of an AIA and PIA

SB

**12.77 Proposed new clubhouse and 1 guest unit on Portion 1 of Farm 1597, Paarl: S38(4)-NID
Case No: HWC23111609SB1123**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed new clubhouse and 1 guest unit
- Archaeology: low as indicated by previous studies in the area
- Palaeontology: unknown but given the nature of development, anticipated impact is low
- Visual: low as not seen from street or other viewpoints and proposal fits in with the surrounding landscape
- Consultant recommends no further studies
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

**12.78 Proposed short term holiday accommodation on Portion 7 of Farm 278, Wellington: S38(4)-NID
Case No: HWC23112108SB1123**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed short term holiday accommodation
- Archaeology: low as indicated by previous studies in the area
- Palaeontology: unknown but given the nature of development, anticipated impact is low
- Visual: low as not seen from street or other viewpoints and proposal fits in with the surrounding landscape
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.79 Proposed periodic maintenance of Main Road 261 from Bredasdorp to Struisbaai extending to L'Agulhas: S38(8)-NID Case No: HWC2305311SB1124

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed periodic maintenance of Main Road
- Archaeology: low as indicated by previous studies in the area
- Palaeontology: unknown but given the nature of development, anticipated impact is low
- Visual: low as not seen from street or other viewpoints and proposal fits in with the surrounding landscape
- Consultant recommends no further studies
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.80 Unauthorized Doringlaagte Resort (S24G) Project on Remainder of Portion 1 of Farm Derde Heuvel No. 149, Montagu Road, Breede River: S38(8)-NID Case No: HWC23112010SB1124

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Unauthorized Doringlaagte Resort (S24G) Project on Remainder of Portion 1 of Farm Derde Heuvel No. 149, Montagu Rd, Breede River
- Archaeology: Previous studies indicated that few significant cultural material due to non-descript nature of artefacts and eroded and weather context
- Palaeontology: Very according to the SAHRIS palaeo-sensitive map but work completed.
- Visual: None to mitigate as project is complete
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources was be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.81 Proposed Rezoning to Subdivide for Residential Development on Erf 2373, St Helena Bay S38(4)-NID

Case No: HWC23101732SB1018

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Additional info 7 December 2023.
- Within highly sensitive archaeological area (Evidence from the Archaeological site from Kasteelberg indicate presence on the landscape from between 1600-1800 years ago). In urban context would not have a visual impact
- Separated 35 application for monitoring during earthworks.

RECORD OF DECISION:

The committee resolved that no further studies are required in terms of section 38 however a separated 35 application required give the archaeological significance.

SB

12.82 Proposed Additions and Alterations on Erf 69472, 359 Main Road, Dennekamp Kenilworth **Case No: HWC23100308KB1003**

Ms Stephanie Barnardt introduced the case.

INCOMPLETE APPLICATION

Streetscape photos required.

12.83 Proposed development on Portion 4 of Farm 857, Wilde Paards Jagt Farm, The Chase Road, Paarl:S38(4)-NID

Case No: HWC23111615SB1121

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

Additional information received 8 December 2023

The proposed development of new dwellings on Portion 4 of Farm 857, Paarl

Archaeology: possibility of isolated stone tools not in situ as previous agricultural active would have disturbed the site.

Palaeontology: low according to the SAHRIS palaeo-sensitive map.

Visual: low as set back from the scenic route, DHF had no objections.

Consultant recommends no further studies.

There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.84 Proposed Removal, Infilling and Depositing of Material Within Two Watercourses for the Proposed Installation of a New Bulk Water Supply Pipeline Along the R310 (Polkadraai Road), Stellenbosch, Registration Division, Stellenbosch: S38(8)-HIA

Case No: HWC23101303CN1101

DISCUSSION:

Amongst other things, the following was discussed:

Stellenbosch Municipality is currently constructing two new water reservoirs and laying down 340mm diameter pipelines along R310 (Polkadraai Road) within the road reserve.

These pipelines, spanning from Skilpadvlei Reservoir to Papegaaiberg Reservoir, require crossing watercourses at two points, necessitating the removal of over 10m³ of material and hence Environmental Authorisation.

The 5,806m long pipeline will be installed within the road reserve without disturbing indigenous vegetation.

Heritage Impact – Mostly within the road reserve

Palaeontology : Low / None

Archaeology: The proposed pipeline intersects Distillery Road, passing amid two crucial heritage sites. To mitigate potential impacts on significant heritage resources along the pipeline section between Bosmans Crossing PHS and Onder Papagaaiiberg Cemetery, it's advised to conduct

continuous onsite archaeological monitoring during excavations. If the development impacts the declared Archaeological Reserve, a section 27 permit application will require assessment by the appropriate HWC committee.

Alternative designs: All proposed alternatives run adjacent to the existing Papagaaiberg Cemetery

Options 1 and 3 - cross natural vegetation, northern part of the cemetery

Option 4 - runs adjacent to the Bosman's Crossing PHS, in disturbed road reserve

Comments: Stellenbosch municipality had no objects, no other comments received

RECORD OF DECISION:

HOMs Committee endorsed the HIA, prepared by CTS heritage dated December and the recommendations on page 63:

1. Active, onsite archaeological monitoring takes place for all excavations located within the stretch of the pipeline that runs between the Onder Papagaaiberg Cemetery and the Bosmans Crossing PHS.
2. No impact to the archaeological reserve can take place. Should it be determined that the proposed development impacts on the declared Archaeological Reserve, a section 27 permit application will need to be decided on by the appropriate committee of HWC.
3. Should any buried archaeological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. The South African Heritage Resources Agency (SAHRA) must be contacted immediately in order to determine an appropriate way forward

SB

12.85 Proposed dam upgrade on Portion 1 of Farm 298 Olive Farm, De Breede Rivier, Worcester: S38(4)-NID

Case No: HWC23111405SB1122

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Additional information received 11 December 2023
- Proposed dam upgrades on Portion 1 of Farm 298, De Breede Rivier (Olive Farm)
- Archaeology: possibility of isolated stone tools not in situ as previous agricultural activity would have disturbed the site.
- Palaeontology: low according to the screener.
- Visual: low as development would fit in the agricultural landscape.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

- 12.86 Proposed Single Residential Zone I (dwelling house) to Subdivisional Area in terms of Section 15(2)(a) of the George Municipality Erf 157, Mission Street, Rezoning of Erf 157, Pacaltsdorp from: Land Use Planning Bylaw (2015); Subdivision of the Subdivisional Area in terms of Section 15(2)(d) of the George Municipality: Land Use Planning By-law (2015) in the following erven, 24 General Residential Zone III erven (Town Housing dwelling units); 1 Open Space Zone II erf (Private Open Space); 1 Transport Zone III erf (Private Road); 1 Transport Zone II erf (Public Street) Departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning Bylaw (2015) for the relaxation of the following building lines; Northern street building line (Mission Street) from 5.0m to 3.0m; Western street building line (Memoir Street) from 5.0m to 3.0m, Pacaltsdorp, George, Eden S38(4)-NID Case No: 18082018SB0831E**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

HWC IACom issued final comment on 13 May 2020 with a number of condition. Condition number 11 has not yet being fulfilled stating that "Revised architectural design and site layout, as meant within the context of the above, will be subject to final approval by HWC/George Municipality (whichever relevant)."

COMMENT:

Refer to IACom 24th January 2024

SB

- 12.87 Proposed borrow pit located along Divisional Road 01381 at Km 9.8, on Farm 1513 Van Wyks Fontein Farm, approximately 35km outside Barrydale: Case No: HWC23101006SB1026**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 12th of December
- The Western Cape Government's Department of Infrastructure is seeking approval from the Department of Mineral Resources and Energy to establish a borrow pit near Warmwaterberg, Barrydale in the Little Karoo region. This pit, spanning 14,580m² with a proposed mining quantity of 15,490m³, aims to supply material for re-gravelling and maintaining sections of Divisional Road DR01381 in Swellendam Local Municipality, Overberg District Municipality.

- This proposed pit area includes a dam, and upon completion of mining, the plan is to reshape the disturbed area to create a larger dam.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee resolved that no further studies are required.

SB

12.88 Proposed Alteration and additions on Erf 2100, Banana Cottage, 20 De Bruyn Street, Stanford: S31-A&A

Case No: HWC23112101SJ1123

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 5th December 2023.
- Graded IIIB
- Heritage Area of Stanford
- OHAC supports.
- SHC does not support due to scale of garage.

COMMENT:

Refer to BELCom on the 31th January 2024

SJ

12.89 Proposed Alteration and additions on Erf 49505, 63 Orchard Street, Newlands: S34-A&A

Case No: HWC23100213SJ1124

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 5th of December 2023
- Graded NCW
- Falls outside HPO
- CoCT supports

RECORD OF DECISION:

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

SJ

12.90 Proposed Alteration and additions on Erf 925, 120 Upper Mill Street, Vredehoek: S34-A&A

Case No: HWC23091115MS0912

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 1st December 2023.
- Graded IIIC
- Falls inside Upper Table Valley HPO
- CoCT supports
- GVHAG supports

RECORD OF DECISION:

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

SJ

12.91 Proposed Additions and Alterations on Erf 13727, 79 Zwaanswyk Road, Tokai: S34-A&A

Case No: HWC23111314SJ1128

Ms Sneha Jhupsee introduced the case.

INCOMPLETE APPLICATION

CRRA comments required

SJ

12.92 Proposed Additions and Alterations on Erf 149294-RE, Ulundi House, Portswood Road, V&A Waterfront: S34-A&A

Case No: HWC23111622SJ1128

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIA
- Falls outside HPO
- The committee notes that the application is a minor works application.

RECORD OF DECISION:

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

SJ

12.93 Proposed Additions and Alterations on Erf 3521, 30 Upper Bosman Road, Paarl: S34-A&A
Case No: HWC23112112SJ1128

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Ungraded
- Falls outside HPO
- Drakenstein Municipality: no objection
- DHF has no objection
- Paarl300 Foundation does not support as work as it has already been completed.

RECORD OF DECISION:

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter.

SJ

12.94 Proposed Additions and Alterations on Erf 864, Unit 1, Mimosa Court, 277 Beach Road, Sea Point: S34-A&A

Case No: HWC23112804SJ1129

Ms Sneha Jhupsee introduced the case.

INCOMPLETE APPLICATION:

SFA and SFB comments required.

SJ

12.95 Proposed Total Demolition on Erf 875, 1 Leeukop Road, Tamboerskloof: S34-Total Demolition
Case No: HWC23112011SJ1129

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not graded
- Falls outside HPO
- CIBRA supports demolition in principle.
- CoCT supports demolition but not replacement structure.
- HOMs support demolition but cannot comment on the replacement structure.

RECORD OF DECISION:

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

SJ

**12.96 Proposed Minor Works on Erf 10227, 58 2nd Avenue, Boston, Bellville: S34-Permit Extension
Case No: HWC23103003SJ1124**

Ms Sneha Jhupsee introduced the case.

INCOMPLETE APPLICATION

Title deeds and a SG Diagrams is required.

SJ

12.97 Proposed Alteration and additions on Erf 7044, 183 Jan van Riebeeck Road, Oudtshoorn: S34-A&A

Case No: HWC23102309SJ1023

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 29 November 2023
- Ungraded
- Falls outside HPO
- Work has already been completed.
- Oudtshoorn Municipality: aware of the comments of Heritage Oudtshoorn.
- Heritage Oudtshoorn does not support as work has already been completed.

RECORD OF DECISION:

HWC cannot condone illegal work. The committee resolved to issue a Section 51 letter.

SJ

12.98 Proposed Minor Works on Portion 11 of Farm 113, Aan De Kruis Rivier, Riversdale: S34-A&A

Case No: HWC23100407SJ1023

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 11 December 2023
- Ungraded
- Falls outside HPO

RECORD OF DECISION:

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

SJ

12.99 Proposed Conservation Management Plan for Farm 1262, Goedeverwachting Estate, 43/45 Old Sir Lowrys Pass, Somerset West: S47-CMP

Case No: HWC23112314SJ1130

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Ungraded
- Falls outside HPO

COMMENT:

Refer to IACom 24th January 2024, as Conservation Management Plans must be referred to IACom with possible input from BELCom members.

SJ

12.100 Proposed Additions and Alterations on Erf 1181, 45 Buxton Ave, Gardens, Cape Town: S34-A&A

Case No: HWC23090408SJ0907

Ms Sneha Jhupsee introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- 2 Sets of plans are different – CoCT & CIBRA plans are for different work.
- Previous applications: 2015 - S51; 2017 – BELCom; 2021 - S51
- CoCT EHM: support
- CIBRA: support
- Site inspection - must ascertain what has been done or what is scope of works given history of site.

COMMENT:

The committee resolved to undertake a site inspection in January 2024.

SJ

12.101 Proposed Additions and Alterations on Erf RE of Erf 54809, 6 Phyllis Road, Claremont: S34-A&A

Case No: HWC23102506CN1025

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Information received 11th of December 202.
- Graded IIIC
- Falls outside HPO
- CoCT supports
- UCRRA does not support and list their various reason
- The proposal is for a new sitting room extension to the 1st floor and a roof over the service yard, al to the rear of the property.

COMMENT:

The committee resolved to refer the application to BELCom 31st January 2023 for their expertise on the concerns raised by the UCRRA.

CN

13. NEW MATTERS

CH

**13.1 Proposed Additions and Alterations on Erf 13830, 109 Dorp Street, Stellenbosch: S34-MW
Case No: HWC23103011CH1130**

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Falls inside the historic core of Stellenbosch.
- Minor works application for internal alterations.
- Stellenbosch Municipality stated that a formal application must be made to the Municipality for comment on the S34 application.
- SHF did not provide comment within 30 days.
- SIG supports the proposal.

RECORD OF DECISION:

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

CH

13.2 Proposed Additions and Alterations on Erf 1190, 180 Queens Road, Simons Town: S34-A&A

Case No: HWC23103011CH1130

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Not Graded
- Falls inside HPO
- The proposal is for internal refurbishments, replacing the existing IBR roof sheeting with new corrugated iron Victorian profile, alterations to windows and a new 1m high retaining wall.
- CoCT supports
- Simonstown Historical Society did not comment within the 30 days

RECORD OF DECISION:

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

CH

13.3 Proposed Additions and Alterations on Erf 17973, Koopsentrum, Strand: S34-A&A

Case No.: HWC23113002CH1130

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Falls outside HPO
- CoCT declined to comment on the proposal.
- HRF supports

RECORD OF DECISION:

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

CH

13.4 Proposed Minor Works on Erf 50355, 52 Esme Road, Newlands: 34-MW

Case No: HWC23112903CH1130

Ms Chane Herman introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIC
- Falls outside HPO
- The proposed work has not started.
- The committee notes that the application is a minor works.
- CoCT supports the proposal.

RECORD OF DECISION:

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

**13.5 Proposed Additions and Alterations on Erf 792, 99 Dorp Street, Stellenbosch
Case No: HWC23113015CH1130**

CH

INCOMPLETE APPLICATION:

Stellenbosch Municipality comment, SHF comment and SIG comment required

**13.6 Proposed Alterations & Partial Demolition on Erf 119, 144 Fagan Street, Strand, S34-A&A
Case No: HWC23112210CN1129**

CH

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

New application form, annotated photographs, CoCT and HRF Comments required

CN

**13.7 Proposed Total Demolition on Erf 1458, 181 Lady Grey Street, Paarl, S34-TD
Case No: HWC23111617CN1130**

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

Streetview Photos, Drakenstein Municipality, DHF and Paarl 300 Comments

CN

**13.8 Proposed Total Demolitions on Erf 17156, 46 Albert Street, George, S34-TD
Case No: HWC23111001CN1129**

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

Application Form, as-Built Plan, George Municipality and George Heritage Foundation
Comments required

CN

**13.9 Proposed Additions and Alterations on Erf 17880, 25 Hermes Street, Paarden Eiland,
S34-A&A
Case No: HWC23112809CN1129**

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

New application Form, Title Deed, CoCT Comments required.

CN

**13.10 Proposed Additions and Alterations on Erf 4211, 7 Joubert Street, Paarl: S34A&A
Case No: HWC23112906CN1129**

Ms Corne Nortje introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIB
- Falls inside HPO
- DHF objected to a few proposals
- Paarl 300 supports
- The proposal is for restoration of the house, internal alterations, a pergola, opening of an enclosed stoep and a swimming pool.
- Drakenstein Municipality objected to the boundary wall and the applicant has subsequently removed the proposal from the plan. All other work was supported by the Municipality.

RECORD OF DECISION:

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

CN

**13.11 Proposed Additions and Alterations on RE of Ptn 128 of Farm Welmoed Estate 468,
Baden Powell Drive, Stellenbosch, S34-MW
Case No: HWC23082907CN1130**

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

Title Deed, Updated photos, City Comment, SIG & SHF Comment, Or Previous Permit required.

**13.12 Proposed Additions and Alterations on RE of Erf 7964, 23 Kirsten Street, Parow East, S34-A&A
Case No: HWC23090509CN1130**

CN

Ms Corne Nortje introduced the case.

INCOMPLETE APPLICATION:

Company Resolution, All photos required.

CN

**13.13 Proposed Additions and Alterations on Erf 1184, 99 Van Riebeeck Street, Strand: S34-A&A
Case No: HWC23112702KB1129**

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded IIIB
- Falls inside HPO
- Minor Deviation from building plan from approved plan as part of the City requirement for fire escape

RECORD OF DECISION:

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

KB

**13.14 Proposed Additions and Alterations on Erf 1729, 116 Forest Drive, Pinelands:
Case No: HWC23112702KB1129**

Ms Khanyisile Bonile introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Fall outside HPO
- Minor Works application for an addition of a covered pergola

RECORD OF DECISION:

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

**13.15 Proposed Additions and Alterations on Erf 28174, 16B Willow Road, Observatory:
Case No: HWC23052404KB1130**

KB

Ms Khanyisile Bonile introduced the case.

Incomplete application:
Internal photos and OCA comment required

**13.16 Proposed Additions and Alterations on Erf 5338, 25 Mills Street, Strand:
Case No: HWC23112812KB1129**

KB

Ms Khanyisile Bonile introduced the case.

INCOMPLETE APPLICATION

CoCT comment and coloured up plans in a pdf format for stamping required.

**13.17 Proposed Additions and Alterations on Erf 61045, 17 Almar Road, Lansdowne:
Case No: HWC23110908KB1129**

KB

INCOMPLETE APPLICATION

CoCT comment, Locality map, SG diagram required.

**13.18 Proposed Additions and Alterations on Erf 7637, 37 Hillside Road, Fish Hoek:
Case No: HWC23110908KB1130**

KB

Ms KB introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Graded NCW
- Falls outside HPO
- CoCT support

RECORD OF DECISION:

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

impact on heritage resources.

KB

**13.19 Proposed Additions and Alterations on Erf 86106, 176 Main Road, Lakeside:
Case No: HWC23010908KB1129**

INCOMPLETE APPLICATION

Contextual photos, CoCT comment and New application Form required

KB

**13.20 Proposed Additions and Alterations on Erf 90402, 87 Ottery Road, Wynberg:
Case No: HWC23112322SB1127**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

Proposed subdivision for redevelopment in current zoning of Erf 90402, 87 Ottery Road

The site is within an urban context

Grade a IIIC

Proposed HPO

Archaeology: low as in urban context and site degraded

Palaeontology: the low and nature of the development won't impact the geological formation of significance.

Visual: keeping with the zoning scheme and the proposed semi-detached dwellings will not impact existing buildings.

The consultant recommends no further studies.

There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee notes that the application does not trigger the S38 of the NHRA Act.

SB

**13.21 Proposed permit extension for exaction and site conservation on Farm 11149 and 1629, Farm Skuifraam and Berg River Dam, Franschhoek: S35- permit extension
Case No: HWC23112420SB1130**

Ms Stephanie-Ann Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

The application is for extension of permit 18021318AM0215M dated 18/2/2021.

The permit should only lapse on the 18 February 2024, report dates are wrong.

Two archaeological sites, Skuifraam 1 & 2, have been under investigation since 2003 due to plans for constructing the Berg River Dam.

These sites are intended for restoration and preservation as part of a larger Berg River interpretive walk, starting at the dam wall amphitheater and concluding at the ruins. Situated on State Land owned by the Department of Water Affairs and Sanitation, these sites are at the base of the Berg

River Dam wall. The sites are highlighted in the Berg River Management Plan (2016) as having the potential to be a significant tourist attraction in Franschhoek. These areas are linked to early stock farming and the establishment of La Motte State Forest, a result of land appropriation by the State to bolster Cape Town's water supply before World War I. Proposed action is for a general clean-up of the site, canopy, gabion walls, landscaping for the long term conservation of the site.

RECORD OF DECISION:

The committee resolved to support the permit extension.

SB

- 13.22 Proposed rezoning of Portion 25 of Farm 156, Farm Groote Eylands Valley, Piketberg: S38(8)-NID**
Case No: HWC23113006SB1130
Ms Stephanie-Ann Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed rezoning of Farm Groote Eylands Valley to sell fuel from the site, the small portion of the site will be zoned for storage and selling fuel.
- Archaeology: low given the nature of the application.
- Paleontology: low given the nature of the application.
- Visual: none given the nature of the application.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee recommends a no further studies are required.

SB

- 13.23 Proposed minor works on Portion 103 of Erf 19506, 3 De Beers Ave, Paardevlei Retirement Village, Somerset West: S34-MW**
Case No: HWC23111702SB1127

Ms Stephanie-Ann Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed minor works application to cover the stoep area with frameless glass and new plastered braai, work has not started.

RECORD OF DECISION:

The committee resolved to approve the application

SB

**13.24 Proposed Additions and Alterations on Portion 45 of Farm 159, Meerendal Farm, Durbanville:
Case No: HWC23112104SB1124**

Ms Stephanie-Ann Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed new development on Meerendal Farm which includes the following: new managers house, labourers cottage, conversion of existing stables to cottages, new offices, new farm office, regularization of exiting carport and pergola structure and new main building.

The site is graded 3III

Archaeology: Possibility of isolated stone tools of low significance.

Palaeontology: low according to SAHRIS palaeo- sensitive map

Visual: High as the change in typology and densification of the farm

Consultant recommends HIA with VIA

There is reason to believe that heritage resources will be impacted on.

FURTHER REQUIREMENT:

The committee requires HIA consisting of a VIA on the cultural landscape.

SB

**13.25 Proposed Rezoning and Consent Uses Service & Renewable Energy Structure on
Portion 4 of Farm 189 on Station, Tourist Facility, Swellendam
Case No: HWC23112910SB1130**

Ms Stephanie-Ann Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed Rezoning and Consent Uses Service Station, Tourist Facility and Renewable Energy Structure
- Land is currently vacant and adjacent a agricultural node
- Archaeology: site has been disturbed by previous cultivated activities and unlikely archaeological material of significance will be found.
- Palaeontology: Very high according to the SAHRIS palaeo- sensitive map however palaeontological field assessment was undertaken noted the sediment represented as low.
- Visual: low as the limited nature and scale of the proposed development, it is not anticipated that the proposed development will negatively impact this cultural landscape
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee recommends a no further studies are required.

**13.26 Proposed Additions and Alterations on Farm 218-Re, Farm Deep Wall, Knysna:
Case No: HWC23112802SB1129**

Ms Stephanie-Ann Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed

- Proposed seasonal tented camp on a portion of the Farm Deep Wall 218 (Diepwalle)
- The site is very remote and the proposal is seasonal
- Archaeology: low given the nature of the application
- Palaeontology: low given the nature of the application
- Visual: now as the wooden cottages can be removed and the material used will fit within the landscape.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee recommends a no further studies are required.

**13.27 Proposed Additions and Alterations on Portion 14 of Farm 847 Sweet Farm, Paarl:
Case No: HWC23112115SB1129**

Ms Stephanie Barnardt introduced the case.

DISCUSSION:

Amongst other things, the following was discussed:

- Proposed new labourers cottage on Sweet Farm on an active farm, the site is very remote.
- Archaeology: low, site has been disturbed by previous cultivated activities and unlikely archaeological material of significance will be found.
- Palaeontology: low given the nature of the application
- Visual: proposed development would fit into the surrounding, impact low.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

RECORD OF DECISION:

The committee recommends a no further studies are required.

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

The Committee agreed to adopt the decisions and resolutions as recorded above.
SJ adopted and CN supports.

15. CLOSURE

The meeting adjourned at 13:38

16. DATE OF NEXT MEETING: 18 January 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR:

SECRETARY:

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners Archaeologists

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association 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 body

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

ASAPA - Association of Southern African Professional

ABHC - Associated Bibbys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

CSDBOA - Clifton-On-Sea & District Bungalow Owners

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Heldeberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage 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

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

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
 Committee
SAHRA - South African Heritage Resources Agency
 System
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
 Committee
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
 Association
VASSA - Vernaclar Architecture Society of South Africa
 Association
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

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

SAHRIS - South African Heritage Resources Information

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage

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

WERRA - Walmer Estate Ratepayers and Residents
 Ward 2 Forum
WCC - Whale Coast Conservation
WRA - Woodstock Residents Association
WECA - Wynberg East Civic Association