

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 29 January 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

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

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Mr. Reagon Fortune (RF)	(Admin)
Ms. Nosiphiwo Tafeni (NT)	(Admin)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)

Legal Advisor

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
Ms. Naushina Rahim (NR)	(Assistant Director: Legal)

Observers

Cahlan Williams

Visitors

Mr Ashley Lillie (Item 12.5)
Jonathan Kaplan (13.32; 13.33)
Gitte Theron (13.14)
Tanja Kruger (13.14)

3. Apologies

None

3.1. Absent

None.

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

29 January 2024. The Committee resolved to approve the agenda with minor edits.
CN moves to adopt the agenda and KB seconds.

6. Approval of Minutes of the Previous Meeting

6.1. 25 January 2024 to be held over to meeting of 5 February 2023.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1 Site inspections undertaken

None.

9.2 Proposed Site Inspection

None.

9.3 Site Inspection Reports

None.

9.4. Preparation for upcoming Committee meetings

BELCom: 31 January 2024

HOMs: 5 February 2024 (SB will be chairing February)

9.5. Tribunal updates (Legal)

None.

9.6. Interim and Close out Reports

None.

9.7. Incomplete Applications

Incomplete applications are noted under items.

9.8. Archaeological Matters

9.8.1 Farm 11149 & 1629, Berg River Dam, Franschhoek (SB)

Progress report 2 on the conservation canopy and related walking trail.

Case No: 18021318AS0215M (granted in July 2018)

According to the report, there are six stages to the projects, currently in the 4/5 stage.

Earlier this month (January 2024) there was a fire that swept through the Berg River valley, over the dam wall and in the vicinity of the archaeological ruins at Skuifraam.

Recommendations:

Committee endorsed the progress report prepared by M Patrick (Cape Archaeological Survey cc) dated 24 November 2023. The report to be circulated to the IACom and BELCom committee.

New permit application is required for the continuation of the project, this application must include a detailed summary and photographic record of the fire damage.

9.9. Illegal Works Database (Stop works orders)

9.9.1 Erf 1056, 51 Long Street, Montagu (CN)

Stop Works issued on 25 January 2024 upon receiving communication from the Montagu Heritage

Association on 18 January 2024, that work has started to the house. The work that was being

undertaken included painting, fixing of cracks, and patching un-plastered areas to the house walls. The owner confirmed that he will stop work and submit an application to HWC.

10. Administrative Matters

10.1 Erf 66083, 16 Alexandra Avenue, Wynberg (CH)

To be tabled under admin on the BELCom agenda for 31 January 2023.

10.2 Erf 55165 & 55166, 8 and 10 Feldhausen Road, Claremont (CH)

The heritage practitioner is to provide a written submission or comparative analysis indicating the

revisions made to the Council drawings, drawings numbered 20_800 to 200_807; Revision B, dated 24

January 2024 as compiled by Zeanne Goss and Objek. A copy of the heritage indicators and design informants must be provided to HWC. The heritage practitioner is to further assess if the proposal is substantially in accordance with the heritage indicators and design informants.

10.3 Monitoring by practitioner

10.3.1 Erf 6119, Old Harbour Museum, Allengenski Building, Hermanus (CH)

- HOMs supports the appointment of Ms. Nicolette Lloyd to monitor the proposed work.

11. Discussion of the agenda

Item 12.13 (SJ)

MATTERS TO BE DISCUSSED

12. MATTERS ARISING

12.1 Erf 792, 99 Dorp Street, Stellenbosch: S34-Minor Works

Case No: HWC23113015CH1130

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 24 January 2024
- Graded IIIA
- Inside HPO
- The proposal is for internal alterations and alterations to doors and windows.
- Stellenbosch Municipality supports.
- SHF did not provide comment within 30 days.
- SIG supports the proposal.
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CH

12.2 Erf 10684, 325 Albert Road and Erf 10686, 46 Bromwell Street, Woodstock: S34-A&A

Case No.: HWC24010811CH0109

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 23 & 25 January 2024
- Graded NCW
- Inside HPO
- The proposal is to regularize the second-floor addition and internal dry walling that was done by the previous owner.
- CoCT did not provide comment on the S34 application.
- WRA has no objections and does not condone illegal work.
- SRHS has no objections
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

CH

12.3 Farm 1043-Re, Portion 12 & Remainder of Portion 7 of Farm 185: S38(8)- Notification of Intent to Develop (NID) for Mining Rights

Case No: HWC23080216AM0808

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The Committee notes that there has been a previous comment and Heritage Impact Assessment prepared by ACRM date February 2009 and the comment dated June 2013.
- As this is for prospective mining, the committee was of the opinion that the NID can be withdrawn and the previous comment still stands.

COMMENT

The Committee resolved to issue a letter advising the applicant to withdraw the NID submission as the previous final comment is still applicable.

SB

12.4 Erf 119, 144 Fagan Street, Strand: S34-Alterations, Additions & Partial Demolition

Case No: HWC23112210CN1129

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 16 & 24 January 2024.
- Ungraded
- Outside an HPO
- CoCT supports the proposal.
- HRF supports the proposal.
- The proposal is for the partial demolition of an unauthorized Braai Room

DECISION

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

CN

12.5 Erf 1790, 1 Dudley Road, Sea Point: S34-Total Demolition

Case No: HWC23100216CN1201

Ms Corne Nortje introduced the item.

Mr Ashley Lillie was present and took part in the discussion.

DISCUSSION

- Further requirements received on 24 January 2024.
- Graded IIIB. CoCT argues that the building must be graded IIIC.
- Inside HPO
- SFB, SFA and CTHF did not provide comment in 30-day commenting period.
- The proposal is to demolish the residential building situated on the corner of Dudley and Rhine Road. The other two buildings on the property were approved for demolition in a S38 process in 2007, and one of the buildings have since been demolished.
- The property has a long history of City and HWC approvals that have lapsed, and this is a new process to demolish the house and construct a block of flats across the site.
- CoCT supports the demolition, but they do not support the replacement structure and state that sufficient contextual relevance has not been considered regarding the proposed design, and how it relates to the existing historical context, streetscape and street interface. Furthermore, the City states that a suitable replacement building be redesigned, which will be in accordance with the original RoD dated 22 Nov 2007. The CoCT also recommends that:
- The general massing and scale of the new building must be articulated in such a way to reflect the pattern of development in the HPOZ; The City also states that there are no approved plans in place.
- The proposed building should read as no more than 4 to 4.5 storeys above High level Road;
- The proposed parking basement to be screened with suitable landscaping and a boundary wall in order to mitigate this aspect of the development.
- HOMS previously requested the applicant to submit the proposed design scheme for the site.

HELD OVER:

Referred to BELCom on 28 February 2024 for their expertise on the replacement building design.

CN

12.6 Erf 91790, 22 Belper Road, Wynberg: S34-Alterations & Additions

Case No: HWC23120405CN0108

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 25 January 2024
- Graded IIIB
- Outside HPO
- CoCT supports the proposal.
- WECA did not provide comment within the 30-day commenting period.
- The proposal is for internal alterations and a new deck to the rear.

DECISION

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

resources.

CN

12.7 Erf 129336, 105 Eighth Avenue, Kensington: S34-Alterations & Additions
Case No: HWC23100406CN1010

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 1 December 2023
- Graded NCW
- Outside HPO
- The proposal is to renovate and restore the burnt house, adding bedroom extensions and a double dwelling, both to the rear of the property.
- CoCT states that a Minor Works permit is required – proposal is not considered minor works.

DECISION

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

CN

12.8 Erf RE-22757, 625 Voortrekker Road, Maitland: S34-Alterations & Additions
Case No: HWC23110706CN1213

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 26 January 2024
- Minor works application
- Ungraded
- Outside HPO
- The proposal is for a change to the facade by demolishing a part of the wall and removing 2 windows to install a roller shutter door and new concrete ramp.

DECISION

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

CN

12.9 Erf 1067, 14 Finchley Road, Camps Bay: S34-Alterations and Additions
Case No: HWC23103027KB1115

COMMENT

Removed from agenda.

KB

12.10 Erf 14994, 11 Ravenscraig Road, Woodstock: S34-Total Demolition

Case No: HWC23112003KB1124

COMMENT

Removed from agenda.

KB

12.11 Erf 51330, 6 Wyndover Road, Claremont: S34-Additions & Alterations

Case No: HWC23091916KB0111

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal
- The Committee deems the application to be minor in nature.

DECISION

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

KB

12.12 Erf 4647, 24 Charnwood Avenue, Constantia: S38(8)-Notification of Intent to Develop (NID) for Proposed Subdivision

Case No: HWC23091129SJ0912

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 19 & 25 January 2024.
- Graded IIIC
- Outside HPO
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SJ

12.13 Erven 88332, 88323, 88324 & 88325, 4 Mosselle Road, St James: S34-Additions & Alterations

Case No: HWC23112205SJ1208

INCOMPLETE APPLICATION

Conservation body comment required.

SJ

13. NEW MATTERS

13.1 Erf 1692, 11 Clovelly Avenue, Vredehoek: S34-Minor Works for Internal Alterations

Case No: HWC24012203SJ0122

INCOMPLETE APPLICATION:

Request transfer deed (previous) and transfer letter.

SJ

13.2 Erf 177650, State House, 3-9 Rose Street, Corner Waterkant Street & Rose Street, De Waterkant: S34-Permit Extension for Total Demolition

Case No: HWC23121304SJ0110

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Outside HPO
- CoCT supports the proposal.
- DWCA supports the proposal.
- Previous permit dated February 2021.

DECISION

The Committee resolved to approve the permit extension with previous conditions listed below,
Previous conditions:

The Committee resolved to approve this application as there is insufficient heritage significance to warrant retention, on condition that;

1. An Archaeologist is to be appointed to monitor any sub-surface work, associated service and infrastructure associated to the site.
2. Letter of appointment of the Archaeologist to be submitted to HWC prior to commencement of work.
3. If any archaeological remains are discovered, all work on site including any associated service and infrastructure associated to the site and its redevelopment is to stop with immediate effect and HWC is to be contacted immediately.

SJ

13.3 Erf 3098, 2 Jagersfontein Lane, Oranjezicht: S34-Additions & Alterations

Case No: HWC23121209SJ0116

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT support the proposal
- CIBRA support the proposal with minor recommendations.

DECISION

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

SJ

13.4 Erf 369, 15 Rochester Road, Bantry Bay, S34-Total Demolition

Case No: HWC23102515SJ0119

INCOMPLETE APPLICATION:

SFB comment and demolition plan required.

SJ

13.5 Erf 4269, Aan de Weg, 13 Main Road, Corner Orange & Main Road, Somerset West: S34-Maintenance & Restoration

Case No: HWC24011601SJ0117

INCOMPLETE APPLICATION:

Streetscapes (contextual images), methodology statement detailing proposed maintenance works with specifications in line with heritage methodology, CoCT and HRF consultation comments.

SJ

13.6 Erf 449-Re, 18 Dixon Street, De Waterkant: S34-Additions & Alterations

Case No: HWC24080109SJ0116

INCOMPLETE APPLICATION:

SG diagram and title deed required.

SJ

13.7 Erf 52515, 36 Cook Street, Claremont: S34-Additions & Alterations

Case No: HWC24011618SJ0122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT does not support the proposal.
- GLCA acknowledged that they received the email for request for comment but did not comment on the proposal.
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELCom on 28 February 2024.

SJ

13.8 Erf 87013, 196A Main Road, Muizenberg: S34-Additions & Alterations

Case No: HWC24011608SJ0117

INCOMPLETE APPLICATION:

Old form, updated photos showing the current structure after works, photos must show and annotate all unauthorized work undertaken and relate to the plans, locality plan.

SJ

13.9 Erf 89809, 9 Gatesville Road, Kalk Bay: S34-Additions & Alterations

Case No: HWC23121804SJ0117

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIA
- Inside HPO
- CoCT supports the proposal
- KBSJRA supports the proposal

DECISION

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

SJ

13.10 Erf 19407, Somerset Lakes, Corner Copacabana Boulevard & Onverwacht Road, Somerset West: S38(8) Notification of Intent to Develop (NID) for Proposed Development

Case No: HWC23121804SJ0122

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Chance finds procedure to be included

SJ

13.11 Erf 177447, The Old Granary, 11 Buitenkant Street, Cape Town: S27-Minor Works for Signage

Case No: HWC24012512SJ0125

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded II
- Inside HPO
- The Committee deems the application to be minor in nature.

DECISION

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

SJ

13.12 Erf 1485, 151 Kloof Street, Gardens, S34-Alterations for Minor Works

Case No: HWC24011610CN0119

INCOMPLETE APPLICATION:

Complete application form, City comment, external photos of the rear, Title Deed, Trust Resolution, Locality plan, Motivation and SG diagram.

CN

13.13 Erf 156869, 57 Prestwich Street, Cape Town City Centre, S34-Minor Works

Case No: HWC24010819CN0116

INCOMPLETE APPLICATION

Streetscape photos and clarity on plan numbers, work that has started + plan + photos.

CN

13.14 Erf 2711, 19 Aanhuizen Street, Swellendam, S34-Alterations & Additions

Case No: HWC24011619CN0117

Ms Corne Nortje introduced the item.

Ms Tanya Kruger was present and took part in the discussion.

DISCUSSION

- Graded IIIC
- Outside HPO
- Swellendam Municipality supports the proposal.
- SHA supports the proposal.
- The proposal is for the removal of steel windows and replace with sash windows, reinstating a pre-cast column for a pergola and a new carport.

DECISION

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

CN

13.15 Erf 28285, 39 Orange Street, Paarl, S34-Minor Works

Case No: HWC24011816CN0122

Ms Corne Nortje introduced the item.

DISCUSSION

- Ungraded
- Inside HPO
- The proposal is for a solar panel installation on the roof.

DECISION

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

CN

13.16 Erf 749, 13 Herbert Road, Sea Point, S34-Alterations & Additions

Case No: HWC23112410CN0117

INCOMPLETE APPLICATION:

Clarity on work that has started (photo show windows removed). Streetscape photos, internal & External photos of house and SFB and SFA comments required.

CN

13.17 Erven 51687-RE and 51688-RE, 55 & 52 Belvedere Road, Claremont, S34-Minor Works

Case No: HWC24010810CN0116

APPLICATION INCOMPLETE:

Completed application form (not rezoning), Title Deed, Company Resolution, Internal and streetscape photos and SG Diagram

CN

13.18 Erven RE-293, 1068 and 1069 (Erf 1070), via R43, Stanford, S38(8)-Notification of Intent to Develop

Case No: HWC23121105CN0122

INCOMPLETE APPLICATION:

Trust Resolution required.

CN

13.19 Portion 59 of the Farm Palmiet Rivier 319, R321, Grabouw, S34-Total Demolition

Case No: HWC23111404CN0117

INCOMPLETE APPLICATION:

Streetscape photos required.

CN

13.20 Re of Erf 272, 10 Reservoir Street, Franschhoek, S34- Alterations & Additions & Partial Demolition

Case No: HWC24011614CN0122

Ms Corne Nortje introduced the item.

DISCUSSION

- HOMs recommends NCW grading.
- Outside HPO
- Stellenbosch Municipality did not provide comment in 30 days.
- FHRA has no objections.
- SHF did not comment within the 30-day commenting period.
- The proposal is for internal reconfigurations that include demolition of some internal walls.

DECISION

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

CN

13.21 Farm RE-1132, RE-Portion 2 of Farm 195 & RE-Portion 1 of Farm 198, Via OP538 Road, Saldanha Bay, S38(8)-Notification of Intent to Develop

Case No: HWC24010901CN0119

INCOMPLETE APPLICATION:

Company Resolution, External and Streetscape photos required.

CN

13.22 Residential Estate on Erf 3877, Menkenkop, Hartenbos, Mossel Bay, S38(8)-NID

Case No: HWC23121202SB1213

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- Archaeological study was conducted and concluded that the likelihood of significant material being uncovered is very low.
- Paleontology: Very high according to the SAHRIS however the site has been disturbed by large scale earthwork activities, it is unlikely that paleontological resource of significance would have survived.
- Visual: The site is situated within the urban edge and surrounded by other development
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

13.23 Development on Portion 5 of Farm 302, Wellington, S38(4)-NID

Case No: HWC23121809SB1220

INCOMPLETE APPLICATION:

POA and proof of ownership required.

SB

13.24 Padloper Photovoltaic Facility 3 on Portion 1 of Klipplaat 109 (PV) and Remainder of Badfontein 10 (access road), near Murraysburg, S38(8)-HIA

Case No: HWC22121416CM0209

Ms Stephanie Barnardt- Delpont introduced the item.

DISCUSSION

- HIA findings: No significant heritage resource of any sort was found in the study area.
- The cultural landscape is identified as a heritage resource.
- There is no alternative, as layout is carefully selected.
- Archaeology: A number of sites identified were graded between NWC to IIIC. No graves were identified.
- Paleontology: The lack of fossiliferous outcrops is no doubt partly due to the extensive covering of sand and silt that was evident across most of the study area. Impact low
- CLA: Site is remote, low density of human settlements.
- Visual: visual absorption capacity of the wider area as low due to the lack of screening vegetation on the landscape.
- Consultation: no comments received on heritage.

DECISION

The Committee resolved to endorse the HIA prepared by ASHA consulting dated September 2023 and the recommendations on page 42:

1. The engraving site at waypoint 222 must be flagged as a no-go area;
2. No stones may be removed from any archaeological site;
3. The fossil Chance Finds Protocol must be included in the EMPr and implemented in the event that fossils are found;
4. Lighting mitigation must be employed to ensure that light is directed only to where it is needed and, preferably, that it only switches on when needed;
5. Signage demarcating the entrance of the facility must be modest in nature and should not exceed the height of regular street signage; and
6. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

SB

13.25 Padloper Photovoltaic Facility 4 on Portion 3 of Driefontein 26 (PV and access road), Portion 2 of Driefontein 26 (access road), near Murraysburg, S38(8)-HIA

Case No: HWC22121416CM0209

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- HIA findings: No significant heritage resource of any sort was found in the study area.
- The cultural landscape is identified as a heritage resource.
- There is no alternative, as layout is carefully selected.
- Archaeology: A number of sites identified of significance however none under threat.
- Paleontology: no fossils, low impact
- CLA: Site is remote, low density of human settlements.
- Visual: visual absorption capacity of the wider area as low due to the lack of screening vegetation on the landscape.
- Consultation: no comments received on heritage.

DECISION

The Committee resolved to endorse the HIA prepared by ASHA consulting dated September 2023 and the recommendations on page 55-56: The sites at waypoints 016 and 172 must be flagged as no-go areas;

1. A pre-construction archaeological survey must be carried out;
2. No stones may be removed from any archaeological site (noting that the many modern stone walls are excluded from the definition of an archaeological site);
3. The fossil Chance Finds Protocol must be included in the EMPr and implemented in the event that fossils are found;
4. The developer must ensure that no skyline impacts will occur on the hill in the western part of the site (a visual consultant must be engaged to determine an acceptable layout in that area);
5. Lighting mitigation must be employed to ensure that light is directed only to where it is needed and, preferably, that it only switches on when needed;
7. Buildings to be painted in earthy tones where technically feasible;
8. Signage demarcating the entrance of the facility must be modest in nature and should not exceed the height of regular street signage;
9. Consideration should be given to moving the substation and buildings east away from the public road during the detailed design phase;
10. A detailed rehabilitation plan must be compiled prior to the start of construction and this should be reviewed and updated prior to its use after decommissioning; and
11. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

SB

13.26 Padloper Photovoltaic Facility 2 on Remainder of Riet Poort 9 (PV and access road), near Murraysburg, S38(8)-HIA

Case No: HWC22121416CM0209

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- HIA findings: No significant heritage resource of any sort was found in the study area.
- The cultural landscape is identified as a heritage resource. There is no alternative, as layout is carefully selected. Archaeology: A number of sites identified were graded between NWC to IIIB.
- No graves were identified.
- Palaeontology: The lack of fossiliferous outcrops is no doubt partly due to the extensive covering of sand and silt that was evident across most of the study area. Impact low
- CLA: Site is remote, low density of human settlements. Visual: visual absorption capacity of the wider area as low due to the lack of screening vegetation on the landscape.
- Consultation: no comments received on heritage.

DECISION

The Committee resolved to endorse the HIA prepared by ASHA consulting dated September 2023 and the recommendations on page 44: The engraving site at waypoint 222 must be flagged as a no-go area;

1. No stones may be removed from any archaeological site;
2. The fossil Chance Finds Protocol must be included in the EMPr and implemented in the event that fossils are found;
3. Lighting mitigation must be employed to ensure that light is directed only to where it is needed and, preferably, that it only switches on when needed;
4. Buildings to be painted in earthy tones where technically feasible;
5. Signage demarcating the entrance of the facility must be modest in nature and should not exceed the height of regular street signage;
6. Consideration should be given to moving the substation and buildings northwards away from the scarp during the detailed design phase; and
7. If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

SB

13.27 Development of tourist accommodation and facilities on Rem Portion 3 of Farm 587, Ertjiesvlei Farm, Hemel & Aarde Valley, S38(8)-HIA

Case No: 22042803AM0429E

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- Supplementary report and associated plans received.
- The report and plans have not been integrated into the final HIA.

FURTHER REQUIREMENTS

1. HOMs requires an integrated HIA that meets the requirements of Section 38 (3) as per the HWC guidelines.

13.28 Development of a 132KV overhead Powerline and associated infrastructure between the proposed Padloper Solar 2 and the authorized Ishwati Emoyeni Collector substation on Remainder of Riet Poort 9 & Remainder of Driefontein 8, near Murraysburg, S38(8)-HIA

Case No: HWC22121416CM0209

Ms Stephanie Barnardt- Delpont introduced the item.

DISCUSSION

- HIA findings: A number of significant heritage resources were found in the study area.
- The cultural landscape is identified as a heritage resource.
- There is no alternative, as the layout is carefully selected.
- Archaeology: A number of sites were identified; the most significant was a ruined historical farm complex that included a walled graveyard, engraving sites, large scatters of artefacts. Graded NWC to 3A.
- Paleontology: The lack of fossiliferous outcrops is no doubt partly due to the extensive covering of sand and silt that was evident across most of the study area. Impact low
- CLA: Site is remote, low density of human settlements.
- Consultation: no comments received on heritage.

DECISION

The Committee resolved to endorse the HIA prepared by ASHA consulting dated September 2023 and the recommendations on page 46:

1. The powerline may not be constructed closer than 30 m from the graveyard. It is preferred that no pylons or service track are placed within 50 m of the graveyard, but the cables may span the area between 30 and 50 m from the graveyard.
2. A pre-construction archaeological survey must determine whether any further impacts might occur;
3. The powerline service track may not go over dam walls;
4. Any further no-go areas must be flagged on site prior to development starting;
5. No stones may be removed from any archaeological site;
6. The fossil Chance Finds Protocol must be included in the EMPr and implemented in the event that fossils are found;
7. The removal of trees from within the servitude must be minimised (especially relevant to the historic Driefontein farm complex);
8. Lighting mitigation must be employed at the switching station to ensure that light is directed only to where it is needed and, preferably, that it only switches on when needed;
9. Buildings to be painted in earthy tones where technically feasible; and
10. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

13.29 Development of a 132KV overhead Powerline and associated infrastructure between the proposed Padloper Solar 4 and the authorised Ishwati Emoyeni Collector substation, Portion 2 of Driefontein 26, Portion 3 of Driefontein 26, Portion 4 of Driefontein 26, Portion 6 of Klipplaat 109, Portion 4 of Klipplaat 109, Portion 1 of Klipplaat 109, remainder of Riet Poort 9, remainder of Driefontein 8, Murraysburg S38(8)-HIA

Case No: HWC22121416CM0209

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- HIA findings: A number of significant heritage resources were found in the study area.
- The cultural landscape is identified as a heritage resource.
- There is no alternative, as the layout is carefully selected. Archaeology: A number of sites were identified; the most significant was a ruined historical farm complex that included a walled graveyard, engraving sites, ephemeral artefacts, historical dams, large scatters of artefacts. Graded NWC to 3A.
- Paleontology: The lack of fossiliferous outcrops is no doubt partly due to the extensive covering of sand and silt that was evident across most of the study area. Impact low
- CLA: Site is remote, low density of human settlements.

DECISION

The Committee resolved to endorse the HIA prepared by ASHA consulting dated September 2023 and the recommendations on page 56:

1. The powerline may not be constructed closer than 30 m from the graveyard. It is preferred that no pylons or service track are placed within 50 m of the graveyard, but the cables may span the area between 30 and 50 m from the graveyard.
2. WESTERN CAPE ONLY: The graveyards at PL_06 must be flagged as a No-Go area;
3. WESTERN CAPE ONLY: The stone walling at waypoint 016 must be flagged as a No-Go area;
4. WESTERN CAPE ONLY: The powerline service track may not go over dam walls;
5. A pre-construction archaeological survey must determine whether any further impacts might occur;
6. Any further no-go areas must be flagged on site prior to development starting;
7. No stones may be removed from any archaeological site;
8. The fossil Chance Finds Protocol must be included in the EMPr and implemented in the event that fossils are found;
9. WESTERN CAPE ONLY: The removal of trees from within the servitude at the historic Driefontein farm complex and on the current Rietpoort farmlands must be minimised;
10. WESTERN CAPE ONLY: Lighting mitigation must be employed at the switching station to ensure that light is directed only to where it is needed and, preferably, that it only switches on when needed;
11. WESTERN CAPE ONLY: Buildings to be painted in earthy tones where technically feasible; and
12. If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

SB

13.30 Development of a 132KV overhead Powerline and associated infrastructure between the proposed Padloper Solar 2 and proposed Padloper Solar 3 on Portion 1 of Klipplaat 109 and Remainder of Riet Poort 9, Murraysburg, S38(8)-HIA

Case No: HWC22121416CM0209

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- HIA findings: No significant heritage resource of any sort was found in the study area. The cultural landscape is
- identified as a heritage resource. There is no alternative, as layout is carefully selected. Archaeology: A number of sites identified (ephemeral scatters) were graded between NWC to IIIC. No graves were identified.
- Paleontology: The lack of fossiliferous outcrops is no doubt partly due to the extensive covering of sand and silt that was evident across most of the study area. Impact low
- CLA: Site is remote, low density of human settlements.
- Consultation: no comments received on heritage.

DECISION

The Committee resolved to endorse the HIA prepared by ASHA consulting dated September 2023 and the recommendations on page 42:

1. A pre-construction archaeological survey must determine whether any further impacts might occur;
2. The powerline service track may not go over dam walls;
3. Any no-go areas must be flagged on site prior to development starting;
4. No stones may be removed from any archaeological site;
5. The fossil Chance Finds Protocol must be included in the EMPr and implemented in the event that fossils are found;
6. Lighting mitigation must be employed at the switching station to ensure that light is directed only to where it is needed and, preferably, that it only switches on when needed;
7. Buildings to be painted in earthy tones where technically feasible; and
8. If any archaeological material or human burials are uncovered during the course of development, then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution

SB

13.31 Freestanding telecommunication base station on Portion 5 of Farm 334, Klein Gustrow, Stellenbosch, S38(4)-NID

Case No: HWC24011003SB0116

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- Site is currently vacant.
- Archaeology: low given the scale and size of the site.
- Palaeontology: low according to SAHRIS
- Visual: Low given the scale.

- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

13.32 Dam on Farm Buffelsnek 529, Knysna, S38(4)-NID

Case No: HWC23121201SB1213

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- The report and initial research conducted the following findings:
- Archaeology: Ruins of former cottage. In addition the field survey found scatters of ESA, MSA material occurred in low numbers, graves with headstones that could required mitigation as they would be impacted by proposed development.
- Palaeontology: low according to SAHRIS
- Visual: possible impact to cultural landscape.
- Consultant recommends HIA -AIA, CLA and a separated S35 application.
- Heritage resources will be impacted by the proposal.

DECISION

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

1. Cultural Landscape Assessment
2. Archaeological Impact Assessment (included a S38 workplan for the mitigation as required)
3. Socio historical study
4. Built environment study

SB

13.33 Southern oil solar PV plant on Erf 1-Re, Swellendam, S38(8)-NID

Case No: HWC23111616SB0111

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- Archaeology: very low
- Palaeontology: according to the Palaeontologist - very low
- Visual: No visual concerns
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**13.34 Water reservoir & associated infrastructure at the Koeberg nuclear power station, Farm Duynefontyn
1552, Melkbosstrand, S38(8)-NID
Case No: HWC23110105SB1213**

Ms Stephanie Barnardt- Delport introduced the item.

DISCUSSION

- Archaeology: low according to the screener report
- Palaeontology: very high to medium according to the screener report
- Visual: proposal is near existing power plant, impact low as would fit into the landscape.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Chance and accidental finds procedure to be included.

SB

**13.35 Energy Security Centre PV Plant on Erf 713-Re, Paarl S38(8)-NID
Case No: HWC23121307SB1213**

INCOMPLETE APPLICATION:

Screener report required.

SB

**13.36 Erf 1096, 33 Rugley Road, Vredehoek, S34-Minor Works for Solar Addition
Case No: HWC24011801KB0118**

INCOMPLETE APPLICATION:

Streetscape, external and internal photos, locality plan required.

KB

**13.37 Erf 1253, 37 Plein Street, Stellenbosch, S34-Minor Works for Additions & Alterations
Case No: HWC24011806KB0118**

INCOMPLETE APPLICATION:

Proof of ownership, POA, SG diagram Internal and contextual photos

KB

13.38 Erf 168773, 1 Upper Towers Road, Muizenberg, S34-Minor Works for Additions & Alterations

Case No: HWC24010806KB0118

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIB
- Inside HPO
- CoCT supports the proposal.
- MHCS no objections
- The Committee notes that work has been completed.

DECISION

HWC cannot condone illegal work. Section 51 letter to be issued.

KB

13.39 Erf 174264, 23 Regent Street, Woodstock, S34-Minor Works for Minor Additions

Case No: HWC24010801KB0122

INCOMPLETE APPLICATION

Contextual Photographs

KB

13.40 Erf 2155, Corner Truter and De Jager Street, Riversdale, S34-Total Demolition

Case No: HWC24011802KB0118

INCOMPLETE APPLICATION:

Locality Plan, SG diagram, site Plan, as built plan

KB

13.41 Erf 386, 61 Third Avenue, Sandbaai, S34-Additions & Alterations

Case No: HWC23121206KB0118

INCOMPLETE APPLICATION:

New Application Form and Contextual photos required.

KB

13.42 Erf 50785, 22 Marne Avenue Claremont, S34-Additions & Alterations

Case No: HWC23110911KB0119

INCOMPLETE APPLICATION:

CoCT comment required.

KB

13.43 Erf 59531, 12 Denver Road Lansdowne, S34- Additions & Alterations

Case No: HWC24010807KB0118

INCOMPLETE APPLICATION:

Application form filled out properly and Confirmation if the work has started, if the work has started revised plans indicating the work completed and the work that still need to be completed

KB

13.44 Erf 73433, 42 Exmouth Road, Plumstead, S34-Additions & Alterations

Case No: HWC24011606KB0119

INCOMPLETE APPLICATION:

Locality Plan, All Photos required.

KB

13.45 Erf 2720, High street, Mossel Bay, S34-Minor Works

Case No: HWC23103104KB0118

INCOMPLETE APPLICATION

Application form required.

KB

14. Other Matters

15. Adoption of Resolutions and Decisions

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

16. Closure: 11:17

17. Date of Next Meeting

5 February 2024

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS - Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA - Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA - Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA - Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW - Not Conservation Worth

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvdSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernaclar Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA - Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA - Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG - Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Heldeberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA - Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC - Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association