

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



1. Opening and Welcome

The Chairperson, Ms. Stephanie Barnardt-Delport officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

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

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms Nosiphiwo Tafeni (NT)	(Admin)

Legal Advisor

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

None

Visitors

Mr David Gibbs
Mr Tian Kock
Mr Chris Snelling
Mr Gavaza Makamu
Mr Jakobus Johannes
Mr Wade Dooling
Ms Cindy Postlethwayt
Mr Ron Martin
Ms Candice Maasdorp
Ms Vivien
Mr David Halkett
Ms Quahnita Samie

3. Apologies

Ms. Sneha Jhupsee (SJ)	(Heritage Officer)
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Absent

None

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

- 5.1 30 September 2024. The Committee resolved to approve the agenda with minor edits. CN moves to adopt the agenda and CH seconds.

6. Approval of Minutes of the Previous Meeting

- 6.1. 2 September 2024. The Committee resolved to approve the minutes. CN moves to adopt the agenda and CH seconds.
- 6.2. 19 September 2024. The Committee resolved to approve the minutes. EJV moves to adopt the agenda and RB seconds.

7. Disclosure of conflict of interest

None.

8. Confidential matters

- 8.1 **Unregistered Erf 180860 (173976, 179773, 177268, 177269, 177270), 59 Falcon Crescent, Airport Industria, Cape Town, S38(4)-NID - Case No: HWC24091616SB0919**

9. Standing Items

- 9.1. **Site inspections undertaken.**
None

9.2. Proposed Site Inspection

9.3. Site Inspection Reports

- 9.3.1 Erf 50406-RE, 56 Avenue De Mist, Rondebosch, Western Province Cricket Club (CN) – 11 September 2024
- Reason for Site Inspection: Heritage Western Cape (HWC) official, Corne Nortje conducted a site inspection on Wednesday, 11 September 2024 upon WPCC Representative requesting a site inspection, as the Club seeks to understand all HWC processes and what can be done on site. WPCC has been allocated funds to conduct maintenance and repairs to the historic Wash House and they later plan to do maintenance and repairs to the Caretakers Cottage. The area in question and where the site inspection took place was recently declared a Provincial Heritage Site - Province of the Western Cape: Provincial Gazette 8697, dated 15 December 2022.
 - Findings on site: The HWC official took a walkabout with the WPCC Representative, Maddy and an inspection of the Wash House and Caretakers Cottage took place. The inspection started on the western building, where the area is being rented to a radio station. We proceeded to the eastern side of the building where a crèche and afterschool business was located, as well as the current Round Table Cape Town 9 Headquarters. The rest of the building is currently vacant. The historic Wash House does not seem to have an architectural significance; however, its significance relates to contextual and association significances. Maddy explained on site that they plan to paint, repairs cracks to walls, repair gutters and the internally and roof. In addition, it was noted by the radio station operators that they seek to break out an area in the wall to move a door and brick up where the door used to be. The HWC official explained the application process and submission requirements on site, as well as sending an email subsequent to the inspection as confirmation of the process to follow. The creche and afterschool owner installed wire fence in the court yard area, which the Club also seeks to remove in order to restore the area. The HWC official also explained the significance of the site and it would be a good idea to consult a heritage practitioner prior to submission, due to the high significance of the site. Water damping issues were noted on internal and external walls. The Committee supports the report and its findings.
 - In addition, HWC Officials Waseefa Dhansay, Sneha Jhupsee and Cecilene Muller conducted a site inspection on Tuesday, 2 April to the Caretakers Cottage along with Cllr Katherine Christie and Marshall Calder and access to the caretaker's cottage was granted by Zelda van der Merwe. The site inspection was undertaken upon the request of the Greater Lynfrae

Civic Association who raised concerns related to the state and condition of the site as a Provincial Heritage Site (PHS). The site inspection report is Annexed to this report as Annexure C.

- The recommendation of the report is outlines below:
 1. The owner of the heritage resource/s must immediately assess if the blue gum tree poses a threat to the structures on site and if pruning or removal must occur. The owner is to ascertain and confirm necessary steps to stabilize and repair the heritage resource/s.
 2. An assessment of the immediate maintenance requirements must be undertaken.
 3. An assessment of the long-term requirements must be established. The owner is to establish a conservation management plan (CMP) for the ongoing maintenance on site – once approved this CMP must be incorporated with any contracts entered into with tenants. The CMP is to be submitted to HWC within 2 years of the date of this report.
- Recommendations:
 - The site inspection tabled at HOMS on 19 September 2024.
 - The site inspection report to be tabled at HOMS on 30 September 2024.
 - The proposed maintenance and repairs by WPCC must be undertaken as part of the recommendations made in the site inspection report compiled by Ms. Waseefa Dhansay.
 - WPCC to liaise with CoCT regarding the compilation of the CMP and assessment of the immediate maintenance requirements.
 - Confirmation from the owner that the assessment of the blue gum tree poses or don't pose a threat to the Caretakers Cottage structures on site and if pruning or removal must occur. The owner is to ascertain and confirm necessary steps to stabilise and repair the heritage resource.
- The Committee supports the report and its findings.

9.3.2 Erven 1, 2, 3, 4, 5, 6, 7, 8, 9,10, 11, 12, 14, Off the N1 South, Matjiesfontein farm 13/148 & Farm Pieter Meintjesfontein 274, Matjiesfontein, Laingsburg (SB) – 4 to 5 September 2024

- SB gave a report back (matter was discussed previously)
- The site inspection was undertaken between the 4th and 5th of September.
- Key findings of the report were previously noted, including the need for repairs and some unauthorized work, such as the stripping of paint on the roof sheets.
- The primary concern is the roof, which requires urgent attention due to significant water ingress. Some buildings are mainly facade structures, but internal cracks were observed and also require immediate attention.
- The entire site, including the historical cemetery, is classified as a Provincial Heritage Site (PHS). The cemetery is overgrown, and maintenance is urgently needed, such as removing roots, cutting grass, and attending to the tombstones.
- It was note that the municipality has provide ownership details and the case officer will reach out to the owner around the need for Section 27 application to discuss a potential Conservation Management Plan (CMP), given the large size of the site and its unique Victorian architectural elements.
- The Committee supports the report and its findings.

9.4. Preparation for upcoming Committee meetings

9.4.1 Appeals – 2 October 2024

9.5. Tribunal updates (Legal)

None

9.6. Interim and Close out Reports

9.6.1 Erf 754, 8 Cheviot Place, Green Point (SB)

- The Committee resolved to endorse the report.
 - The reconstruction of the gable is progressing, including metalwork and moulding.

- Laser-cut templates have been used for the work.
- Aluminium windows, replacing historical windows, are being installed as per the approved plans.

COMMENT

- The committee was satisfaction with the report and confirmed that both reports will be circulated to the BELCom committee for this month. The committee waits the next report. Overall, the site is showing improvement compared to its previous condition.

9.7. Incomplete Applications

13.6 ,19, 14.1, 2, 9, 11, 12, 13, 14, 15, 16, 21, 23 (DUP), 24, 30, 31, 33,35, 36, 37,39, 40, 43 (DUP), 44, 45 (DUP), 46, 48, 49, 51, 52, 53, 54, 55, 56, 57

9.8. Archaeological Matters

9.8.1 Discoveries at De Hoop (SB)

9.9. Illegal Works Database (Stop works orders)

None

9.10. Permit deadline

2 October 2024 @ 09:00

10. Administrative Matters

10.1 Erf 938, Corner Pentz Street and Yusuf Drive, Bo-Kaap (CH) – HWC2404080SJ0409

- Proposal is for permanent trading stalls in Bo-Kaap on the corner of Pentz Street and Yusuf Drive.
- The intention is to create informal trading and socio-economic development opportunities for small local vendors.
- Grade II
- inside HPO
- In 2021, an application was approved by HWC to construct the permanent trading stalls at Spolander House, Bo-Kaap.
- In April 2024, HWC approved a revision made to the placement of the small ablution block at the top of the site.
- The applicant (being the CCT) proposes further revisions to the placement and design of the ablution block and to incorporate a small office building.
- These revisions were made in response the outcome received after community consultation.
- In terms of placement, structure will now be placed along the contours and set into the site to reduce its overall height.
- In terms of design revisions, the approved pitched roof of the structure is not in keeping with the rest of the area and is now proposed as a flat roof. The structure will have a green roof to soften the impact of the building on the space.

DECISION:

The Committee resolved to endorse the revised drawings numbered LA-CA-10 and 23-01-01; Revision 2 and 1; dated 5 September 2023 and June 2023 as prepared by Yes& as being substantially in accordance with the previous HWC approval.

10.2 Erf 3715, St Cyprians School, Gorge Road - Belmont House, Oranjezicht (CN)

- The Committee has referred the item to BELCom for input via email, in order for HOMs to make the relevant decisions regarding the paint alternatives.

10.3 Erf 676, 10 Cardinal Close, Noordhoek (CN)

- The Committee resolved to require an SDP Amendment application.

10.4 Erf 9209, Corner off Optenhorst Road & Main Street, Paarl (CN)

- The Committee requires a Supplementary HIA to accompany the revised SDP, as the changes to the SDP are deemed significant and impacts to heritage resources needs to be determined.

10.5 Erf 4 – wall older than 60 years general protection (SB)

- Held over

10.6 Lower Dorp Street, Stellenbosch (SB)

- Mr David Gibbs and Mr Tian Kock were present and took part in the discussion.
- The Committee resolved to refer the matter to IACom.

10.7 Ratification of email decision (CH)

- The Committee resolved to ratify the email decision taken on 26 September 2024 for the endorsement of Mr. Henry Aikman as the mentor for Ms. Doryn Schreuder.

11 Monitoring by practitioner

None

12 Discussion of the agenda

None

MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 179, 3 Saunders Road, Bantry Bay, S34-Additions &Alterations

Case No: HWC24082703CH0904

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 19 and 20 September 2024.
- Ungraded
- Outside HPO
- Proposal is to remove the existing pitched roofs and replace it with RC slabs, rebuild a portion of the damaged boundary wall, extend the bedroom, reconfiguration of bathrooms. Create an open plan living/dining room and kitchen. Decrease the slope to driveway to improve off-street parking.
- Work has not started.
- CoCT supports.
- SFA supports.
- SFB supports.

DECISION

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

CH

13.2 Erf 3143, 21 Station Road, Southern Paarl, S34-Minor Works

Case No: HWC24092703CH0904

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 18 September 2024.
- Unknown graded
- Outside HPO
- Proposal is for solar panels on the existing roof.
- Work is complete.
- DHF has no objection.

- Paarl300 Foundation does not support because the work was completed without a permit.

DECISION

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

CH

13.3 Erf 33078, 8 Trematon Road, Athlone, S34-Additions &Alterations

Case No: HWC24080619CH0812

Ms. Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 19 and 27 August and 19 September 2024.
- Graded NCW
- Outside HPO
- Proposal is for the internal alterations, the addition of a garage, roofed timber deck and to extend the main bedroom and bathroom. Alterations to the boundary wall.
- Work has not started.
- CoCT supports.

DECISION

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

CH

13.4 Erf 992, 11 Avenue, St Bartholomew, Sea Point, S34-Total Demolition

Case No: HWC24080113CN0814

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 27 August, 9 & 17 September 2024.
- The proposal is for total demolition of the building in order to develop a three-storey house.
- CoCT supports
- Graded NCW
- Outside HPO
- SFB has no objection
- SFA has no objection
- Work has not started.

DECISION

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

CN

13.5 Erf 110117, 21 Duncan Road, Wynberg, S34-Additions & Alterations, Minor Works
Case No: HWC24081522CSI0829

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 9th of September for PoP, internal and streetscape photographs, SG diagram
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a new carport, roof, covered patio
- CoCT and Wynberg East Civic Association provided comment and support the application.

DECISION

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

CSI

13.6 Erf 153, 41 Camps Bay Drive, Camps Bay, S34 – Additions & Alterations
Case No: HWC24082209CSI0829

OUTSTANDING INFORMATION

Photos of roofscape and SG required

CSI

13.7 Erf 7430, 12 Maree Street, Bellville, S34 – Additions & Alterations
Case No: HWC24072220CSI0726

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 2nd of September for completed and ongoing work to be marked on the plans and additional photos
- Work applied for has started
- Graded NCW
- Outside HPO
- Proposed work is for additions to the existing dwelling and for a second dwelling. Work for the boundary wall has been completed but no internal work has been completed or is currently ongoing.
- CoCT provided comment and support the application

DECISION

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

CSI

13.8 Erf 95744-RE, 4 Scott Street, Gardens, S34 – Additions & Alterations, Minor Works
Case No: HWC24091619CSI0823

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 18th of September for PoP, comment sheet from CoCT, more streetscape photographs

- Work applied for has not started
- Graded IIIB
- Inside HPO
- Proposed work is for the addition of en-suites to the existing bedrooms and pergolas
- CoCT provided comment stating that an application must be submitted to HWC

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Clarity with regards to current work on site, any deviations from approved plans.
2. Plans reflected proposed and current work.

CSI

13.9 Portion 229 of Farm 575, Farm Afdakrivier along the R43, Caledon, S38(4) – NID Case No: HWC24070318CSI0708

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on the 20th of September for site photographs and the previous permit issued
- Proposed development is for the addition of a wedding venue and winery, addition for storage purposes as well as new picnic pods that can be used by the guests. These additions are intended to increase the functionality of the property.
- This is an amendment of a previously approved SDP.
- The applicant has stated in the application form that none of the checkboxes trigger Section 38. The structures in question do not look to be bigger than 5000m².
- Palaeo sensitivity on the SAHRIS Map is red - very high.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. The Committee resolved to endorse the proposal/revised SDP, as being substantially in accordance with the previous HWC approval, as per the drawings numbered 23.139, dated 27/05/2024, and prepared by Thian Jansen.

CSI

13.10 Erf 4291, 15 Witfontein Road, Heather Park, George, S34 - Additions & Alterations Case No: HWC24081926EJV0819

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on the 9 and 20 September 2024.
- Construction of a covered stoep extension of the cottage and a new double garage
- Grading and HPO status Unknown
- Work has not started
- Simon v.d. Stel will not object; GHT will not oppose; George municipality were contacted on the 26th of August and responded on the 20th of September that they'd only be able to provide formal comment after the 10th of October

DECISION

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

EJV

13.11 Erf 52959, 23 Sussex Street, Claremont, S34 – Minor Works

Case No: HWC24081905EJV0828

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 11 and 26 September 2024.
- Internal reconfigurations and additions of a pergola
- Graded NCW inside the proposed Harfield HPO
- Work has not started

DECISION

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

EJV

13.12 Erf 14597, 16 Fryde Street, Woodstock, S34-Alteration

Case No: HWC24080118SB0715

OUTSTANDING INFORMATION:

Correct reference number and SG required.

SB

13.13 Erf 2248-RE, 42A Long Street, Cape Town, CBD, S34-Minor Works

Case No: HWC24090406SB0904

Ms Stephanie Barnardt-Delport introduced the item.

Mr Ron Martin was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 9 and 25 September 2024.
- Gordons Hardware rented the Pakhuis Building annex for 92 years but left in November 2022 due to disputes with the current owner, SASG Trust, regarding the building's condition. Extensive remedial work was needed to make the building habitable and compliant with municipal codes, including plumbing repairs, removal of drywall, restoration of ceilings, painting, window replacement, and electrical installations. In November 2023, an agreement was made to establish the Tevolution Museum in the annex, focusing on visual media technology. The museum's installation will be done sensitively to preserve the heritage structure.
- An archaeological permit application was reviewed.
- The material will be incorporated into museum exhibition.
- Method statement received and reviewed.
- In assessing water damage at the Sendinggestig Pakhuis, it was found that water entered through the South Elevation wall, saturating it and causing plaster delamination. This led to potential structural instability. The repair process involved removing old waterproofing, sealing roof screws, and applying rubberized waterproofing. Dehydration of the walls was done by installing a Plastic "Jacket" and using a dehumidifier to remove water. Acrylic wash was applied to strengthen brick joints, followed by lime plaster and primer. Repairs included fixing ceiling boards, ornate laminate, cornices, and floor screed. The result was a restored and polished space with improved structural integrity.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. The Section 34 application requirements: the coloured-up plans indicating what work proposed and

- work that is completed.
2. The Section 35 application requirements: new ref number, repository agreement and trust resolution.
 3. Short motivation stating the emergency.

SB

13.14 Erf 1888, 47 Lourensford Street, Somerset West, S34-Total Demolition
Case No: HWC24080103XM0802

Ms Xola Mlwandle introduced the item.

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

DISCUSSION

- Outstanding info received 02, 6 and 20 September 2024
- Not conservation worthy, not within an HPOZ
- CoCT comment: The City therefore declines its opportunity to comment on this case from a heritage point of view and requests that HWC accepts and concludes this permit application without the City's comment.
- HRF has no objection

DECISION

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

XM

13.15 Erf 94438, 24 Kloof Street, Gardens, S34-Minor Works
Case No: HWC24081911XM0819

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 20 September 2024.
- The proposal is for a new timber deck in front on the building to match the entrance height of 600mm with steel balustrades and a disabled ramp or alternative method to accommodate wheelchair access.
- Interior minor alteration and addition will be done to rearrange the toilet layout to accommodate a disabled ablution. The building will be used as a cannabis shop, no work is proposed on the front façade of the building.
- Work has not started
- CIBRA supports

DECISION

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

XM

13.16 Erf 1506, 5 Seymour Avenue, Vredehoek, S34-Minor Works
Case No: HWC24090208XM0902

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 25 & 26 September 2024.

- The proposal is for replacement of rotting timber windows with white aluminium to match existing openings as well as minor refurbishment and approval of movement of internal timber stair.
- Graded IIIB
- Outside HPO
- Work applied for has not started however original timber windows were removed and replaced with existing white aluminium windows.

DECISION

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

XM

13.17 Erf 66556, 66 Church Street, Wynberg, S34 - Additions & Alterations

Case No: HWC24081512RB0903

Mr Ruan Brand introduced the item.

DISCUSSION

- This is a IIIB outside of a HPOZ, however, it falls within the proposed Coghill Road Heritage Area.
- Work has already been completed in line with a previously issued HWC permit (HWC22112414TZ1201).
- The work involved internal layout changes that are in line with the use of the building as a mosque.
- Deviations to the permit included timber pane windows on the eastern and western elevations being replaced with aluminium windows.
- Wynberg Residents and Ratepayers' Association supported original application (24.11.2022), and has not responded to recent request for comment (10.07.2024).
- CoCT supports S51 noting that the aluminium windows (which were not part of the originally approved plan) are not particularly sympathetic to the significance of the building, with the only consolation being that they are on the side of the building so are not particularly prominent. HRS would likely have recommended alternative style of windows be used if the application had been submitted prior to the work being completed.

DECISION

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

RB

13.18 Erf 524, 26 Bloemhof Ave, Wetton, S34-Additions & Alterations

Case No: HWC24082701RB0903

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding Information received on 25 September 2024
- Work has not started. Structure is given the description by CoCT as a:
- Mid-20th century, part of early farming expansion on the Cape Flats. Building is fairly ordinary.
- Graded NCW
- Outside HPOZ.
- The proposed work entails:
 1. Demolition of several internal walls,
 2. Additions to the current house to convert it into a clubhouse, and
 3. Additions to the erf (adding 8 sports courts).

- The erf is greater than 5000 sqm and the character of the site would change, positively, if approved.
- The site also falls within the Ottery NHRA exemption area (published in the 20 Sep 2024 WC provincial GG notice) but the application was submitted before this was published.
- CoCT has no objection (16.08.2024)

DECISION

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

RB

13.19 Erf 123333, 15A Bonair Road, Rondebosch, S34-Additions & Alterations, Partial Demolition Case No: HWC24080613RB0903

OUTSTANDING INFORMATION:

More images required.

RB

13.20 Erf 50553, 22 Clarepark Avenue, Rondebosch, S34-Additions & Alterations Case No.: HWC24080703SJ0808

Ms. Chane Herman introduced the item on behalf of SJ.

DISCUSSION

- Outstanding information received on 26 August 2024 and 25 September 2024.
- The work has not started
- Ungraded
- Outside HPO
- Proposal is for internal alterations and the addition of an en-suite bathroom, lounge, bedroom, timber deck and pool
- CoCT EHM: support
- GLCA: support

DECISION

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

SJ

14 NEW MATTERS

14.1 Rietfontein Farm 299, Overstrand, S34-Partial Demolition Case No.: CH0920

OUTSTANDING INFORMATION:

Proof of payment

CH

14.2 Erf 15085, 8 Milner Road, Woodstock, S34 – Additions & Alterations

Case No: HWC24091117EJV0911

OUTSTANDING INFORMATION:

Clarity as to what work has started and for it to be indicated on the plans; internal photographs; external photographs of all possible elevations; communication that this is not minor works and thus comments are required

EJV

14.3 Erf 173387, 24 Bloem Street, Cape Town, S34 – Minor Works

Case No: HWC24051421EJV0910

Emily Jane Vowles introduced the item.

DISCUSSION

- The restoration of the façade, upgrading of existing bathrooms, installation of a staff kitchen and telex room, and conversion of the basement into a staff recreation room.
- Inside the Central City HPO
- Work has not started
- CoCT support; CIBRA supports
- Graded IIIC

DECISION

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

EJV

14.4 Erf 29820, 11 Old Oak Road, Bellville, S34 - Total Demolition

Case No: HWC24091104EJV0911

Emily Jane Vowles introduced the item.

DISCUSSION

- Total demolition of the structure including a portion older than 60 years on site
- Ungraded
- Outside HPO
- Work has not started
- CoCT have no objection
- SFBBRA have no objection
- SFA didn't respond within 30 days

DECISION

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

EJV

14.5 Erf 582, 25 Quick Street, Stanford, S31 - Additions & Alterations

Case No: HWC24082905EJV0909

Emily Jane Vowles introduced the item.

DISCUSSION

- The property is not older than 60 but falls within the heritage area. The proposal is for internal alterations, and an extension to accommodate a new garage

- Ungraded
- Inside HPO
- Work has not started
- OHAC supports the proposal.
- SHC supports the proposal.

DECISION

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

EJV

14.6 Erf 6244, 259 8th Street, Hermanus, S34 - Total Demolition **Case No: HWC24090408EJV0909**

Emily Jane Vowles introduced the item.

DISCUSSION

- Total demolition of the structure on site
- Ungraded
- Outside HPO
- Work has not started
- OHAC supports

DECISION

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

EJV

14.7 Erf 909, 9 Bay View, Tamboerskloof, S34 - Additions & Alterations **Case No: HWC24082305EJV0909**

Emily Jane Vowles introduced the item.

DISCUSSION

- Introduction of an additional storey set back from the existing façade and constructed differently stylistically to the existing dwelling so as to read as part of a new roof layer. All salient heritage features of the original dwelling, such as the fenestration and unique parapet wall and columned verandah, are being retained while contemporary materials and architectural detailing have been implemented to clearly differentiate the old from the new. The structure is not part of a specific typological group of dwellings and there are several building types along the avenue with no architectural typology dominating in terms of character, height or roof typology. In response to the CoCT: alternative floor layout options have been explored but specific accommodation requirements necessitate a setback by no more than 2,7m. The new storey follows the structural wall plate and current footprint of the roof. Pushing the setback would prove to be technically and aesthetically difficult as it would require partial retention of the existing roof. The new layer of work is intentionally designed to not extrude from the original form in accordance with the principles of the Burra Charter, but is rather conscious layering with slight asymmetry so as not to overbulk or overpower the existing structure. The vertical cladding was intended so as not to detract from the original fabric by mimicking the plastered masonry or appear awkward, incompatible or incongruous.
- Graded IIIB
- Outside HPO
- Work has not started
- CIBRA support; CoCT do not support as "a new addition is supported in principle but not the

current proposal as it will detract from the architectural significance of the site, the façade of the house in particular. Mitigating measures to reduce the negative impact of the current proposed addition was suggested as noted in the summary advice to the applicant. E&HM acknowledges and support a contemporary addition in principle but does the current form and expression does not form a coherent design and is not supported." (in the report) The new first floor should be set back more, and the footprint should have a facade elevation parallel to the historical house facade rather than an I-shaped footprint. This front section's cladding should be white plaster treatment to line up with the side entrance portico.

- All parties were invited to attend HOMs
- The design of the additional storey clearly reads as juxtaposition to the historic fabric, which is why the architects were wary of mimicking the plastered masonry and repeating the symmetry. It is setback significantly, and strategically, to not be eye-catching from the street while making use of the original roof footprint. This addition as a result does not overpower the facade of the original fabric, all of the character-filled features of which are being maintained and enhanced by the contrast of the addition. The area is not architecturally unified, and there are clear signs of layering of the built fabric over time, and the salient features of the property are being maintained with the new layer as subsidiary to the original

DECISION

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

EJV

14.8 65238; 65274; 65275, Kenilworth Racecourse, Kenilworth, S38(4) - HIA Phase II Case No: HWC15021702AS0318E

Emily Jane Vowles introduced the item.

DISCUSSION

- IACom 14.10.2015 in an interim response, endorsed the report prepared by Hearth Heritage and Chris Snelling, and stated that it provided appropriate heritage resource indicators and design informants to which any future development of the site must respond. The committee supported in-principle the rezoning and subdivision of the site on condition that all future development proposals are assessed in a phase II HIA and submitted to them for approval. The current proposal is for the development of development areas B, D and E of the site to better cater to the racing and gambling function while harnessing the secondary potentials of the site as a broader recreational, conservation and sporting destination that is self-sustaining. This proposal will include the upgrading of the existing, non-historic stables and the introduction of new stabling and horse holding boxes, and the introduction of a 'sportainment node' including 2 five-a-side soccer courts, 3 padel courts and a yoga pavilion, a clubhouse for ablution facilities, a coffee shop, a sports gear shop, and parking.
- IIIA (the racecourse) / IIIC (the stands)
- Inside the Kenilworth Racetrack Cultural Landscape and Protected Conservation Area
- Work has not started

REFERRAL

The Committee resolved to refer the application/matter to IACom on 16 October 2024 as was stipulated by their 2015 interim comment.

EJV

14.9 Farm 1006 Portion 4 of Portion 1, Meerlust, Huguenot Road, Stellenbosch, S38(8) – HIA
Case No: HWC21070811AM0723E

OUTSTANDING INFORMATION:

integrated recommendations that take into consideration the mitigation measures detailed from pages 61 to 67 of the VIA; revised comment from I&APs on the revised SDP prepared by A3d Architects dated to September 2024 and the landscape plan prepared by Viridian Consulting

EJV

14.10 Farm 1529-RE, Wellington, S38(8) - NID
Case No: HWC24081931EJV0909

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers s38(1)(c)(i). The proposal is for the clearing of 26.9ha of land currently utilised for wheat production for the construction of a chicken-rearing facility including 3 broilers and a maximum of 30 chicken houses with ancillary infrastructure. The surrounding area is predominantly agricultural, and the site itself has a lengthy history of agriculture. In terms of heritage, the SAHRIS palaeo-sensitivity map indicates primarily low sensitivity. There are no structures on site and no known burials or areas of known archaeological sensitivity. The site's history of disturbance due to agricultural activities guarantees that little remains in situ or undisturbed.
- Grading unknown
- Outside HPO and outside any cultural landscapes
- Work has not started
- Pieter Badenhorst (Environmental Consultant) recommends NFS

DECISION

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

EJV

14.11 Erf 10370, Van Riebeeck Road, Kuils River, S38(4) - NID
Case No: HWC24090302CSI0913

OUTSTANDING INFORMATION:

Site photographs. Applicant signature in application form. Company resolution from Pure Celestial (Pty) Ltd stating that Wayne Frazer has been granted permission to act on their behalf. PoA stating that Wayne Frazer has granted permission to Heloise Groenewald to apply for the application on his behalf.

CSI

14.12 Erf 13001, 14-16 Du Lot Street, Paarl, S34 - Additions & Alterations
Case No: HWC24091611CSI0916

OUTSTANDING INFORMATION:

Completed/ongoing work to be indicated on the plans, revised comment from DHF to be provided

CSI

14.13 Erf 13426, Kohler Street, Paarl, S34 – Additions & Alterations, Minor Works

Case No: HWC24080621CSI0909

OUTSTANDING INFORMATION:

Company resolution signed by all board members, all photographs (internal, external, streetscape), completed work to be indicated on the plans

CSI

14.14 Erf 153, 41 Camps Bay Drive, Camps Bay, S34 - Additions & Alterations

Case No: HWC24082209CSI0911

OUTSTANDING INFORMATION:

SG diagram

CSI

14.15 Erf 2769, 19 Mitchell Street, George, S34 - Additions & Alterations

Case No: HWC24082810CSI0909

OUTSTANDING INFORMATION:

Comment from George Municipality regarding whether they approve of the application, comment from George Heritage Trust, SvDS

CSI

14.16 Erf 3287, 21 Voortrekker Road, Piketberg, S34 – Additions & Alterations, Minor Works

Case No: CSI0819

OUTSTANDING INFORMATION:

Comments from the Bergrivier municipality, internal photographs, additional external and streetscape photographs, locality map

CSI

14.17 Farm 149-RE, Farm Poespas Valley, Langeberg, S38(8) - NID

Case No: HWC24091139CSI0911

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the clearing of vegetation to establish blueberry cultivation
- No negative impacts are anticipated for the cultural landscape
- There are no notable archaeological resources or graves present
- The palaeo sensitivity is moderate according to the SAHRIS palaeo map. Professor Bamford noted that the site lies over quarternary fluvial sands which are unlikely to contain fossils

DECISION

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

CSI

14.18 Portion 15 of Farm 150, Farm Rietvally, Robertson, S38(8) - NID

Case No: HWC24091140CSI0911

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the clearing of vegetation for viticulture
- No negative impacts are anticipated for the cultural landscape
- Scattered MSA lithics were recorded but there were no associated finds. No graves are present.
- The palaeo sensitivity is very high on the SAHRIS palaeo map. Professor Bamford noted that the site overlies sandstone and quartzite of the Tra-Tra or Voorstehoek Formation which is a Ceres subgroup. She that the general area looks to be too weathered to preserve any fossils.

DECISION

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

CSI

14.19 Portion 8 of Farm 59, Farm Kliphoek, Velddrif, S38(4) - NID

Case No: HWC24091107CSI0913

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for 10 camping sites and 2 1000l water conservancy tanks
- Palaeo sensitivity is green on the SAHRIS palaeo map
- No significant impacts to archaeology is expected – there is no proposed digging or trenching.

FURTHER REQUIREMENTS

1. Clarity to be provided regarding the rezoning and whether the NEMA act has been triggered

CSI

14.20 Portions 127/72 & 68/72-RE, Farm Waterval, Villiersdorp, Overberg/Theewaterskloof, S38(8) - NID

Case No: HWC24091125CSI0912

Ms Chiara Singh introduced the item.

Mr David Halkett was present and took part in the discussion.

DISCUSSION

- Proposed development is for two stream crossings and a security barrier wall which is to replace an existing, damaged security fence surrounding the property
- In terms of built environment, there are 7 buildings on the farm of which 4 are older than 60 years. Of the four, only a single farmstead can be considered significant. With reference to the heritage values of the local area of Villiersdorp and given that the buildings heritage value is regarded as intrinsic rather than contextual, it was recommended that the building be graded IIIB. The other three are considered to be NCW. The structures are located adjacent to the development area and would not be affected by the proposed development.
- The site is on the edge of the cultural landscape. However, a number of industrial packing facilities have been built on either side of the R45 entering Villiersdorp from the south-west compromising views. New housing development to the west of the proposed development will also alter the scenic qualities from the R45/R43/42. The security barrier structure of 4.2 m height above ground must be seen against the impending urban development. Security fencing along the R45 and northern edge of the plant will be a permeable “clear-vu’ type fence.

- There are no notable archaeological resources in the development area
- The Palaeo sensitivity is red on the SAHRIS palaeo map, however, the area is covered in soils and alluvium and has been cultivated in the past as can be seen
- in the satellite imagery and topographic maps. No fossils, therefore, remain on the land surface. The adjacent property on the northwest side was assessed in 2015 by Dr Almond (Almond, 2015) prior to its development for low-income housing. He also noted that there is soil cover and no exposures of rocks. It will not be known if there are fossils below the soils, until excavations commence.
- The heritage consultant has recommended NFS

DECISION

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

CSI

14.21 Erf 102623, Corner of Oude Molen and Alexandra Road, Maitland, S38(1) - NID

Case No: HWC24091605RB0916

OUTSTANDING INFORMATION:

Correct application form and associated documentation as a S34 process is to be followed not a S38 process

RB

14.22 Erf 7465, 17 Hillside Road, Fish Hoek, S34 - Additions & Alterations

Case No: HWC24081913RB0910

Mr Ruan Brand introduced the item.

DISCUSSION

- Property is ungraded and falls outside of any HPOZ.
- Aerial imagery places it as constructed by 1945 so it is older than 60 years.
- HWC previously issued a S51 letter for unauthorised work on this property.
- Recent construction work has deviated from recently approved plans (including those presumably associated with the S51 letter).
- The biggest deviation issue is the garage that has now been demolished (not on the previous plans).
- HRS states that the main dwelling however remains retained with its form and street facing detail intact
- CoCT supports S51.

DECISION

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

RB

14.23 Erf 90056, 1 Behr Road, Kalk Bay, S34-Additions & Alterations

Case No: HWC23112417RB0910

CASE DUPLICATED – CN TO PROCESS FURTHER.

RB

14.24 Erf 88327, 56 Main Road, St James, S34 - Additions & Alterations

Case No: HWC24082802RB0910

OUTSTANDING INFORMATION:

Coloured up to scale plans and conservation body comment

RB

14.25 Multiple erven 42994, 42998, 108957, & 108958, Kromboom Road, Rondebosch East, S38(8) - NID

Case No: HWC24032608RB0910

Mr Ruan Brand introduced the item.

Mr Jakobus and Ms Quahnita Samie were present and took part in the discussion.

DISCUSSION

- Pre-application phase NID for a proposed mix market residential development with either,
- option 1: 5 storey tower with 718 units, or
- option 2: 10 storey tower with 818 units.
- It is a S38(8) with DEADP as the authorising authority.
- The site consists of 4 vacant parcels of land, next to the M5 motorway in Rondebosch East.
- SAHRIS Palaeosensitivity has the area has blue (low).
- There was a single house on the southern portion of the site that was demolished between 1953-1958 (aerials) that is visible in the 1935 aerials.
- There is some archival evidence to suggest that the house was already present in 1838 but it is not known if this house was incorporated into the demolished house.
- There was an access road to the house from the north of the proposed site to this house.
- Dumped domestic waste and remaining building foundations appear to be present on the site from a walk-around by the project archaeologist as well as what might be remains of the old access road based on vegetation patterns in aerial images.
- Views from the east towards Table Mountain will be heavily impacted, as well as the loss of a relatively large open space in terms of the landscape.
- As such, applicant recommends an HIA that consists of an AIA (which includes archival and social historical studies), and a VIA (that also includes a landscape assessment).

DECISION

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

1. Archaeological Impact Assessment with archival study
2. Socio historic study
3. Visual Impact Assessment

RB

14.26 RE208, Bosmansdam, Cape Farms, S38(8) - NID

Case No: HWC24091131RB0912

Mr Ruan Brand introduced the item.

DISCUSSION

- NEMA 24G - critically endangered vegetation was cleared for a firebreak access road without EA.
- DEADP is the authorising authority.
- The area surrounds is being heavily developed but it must be noted that this is within the Durbanville Hills Cultural Landscape.
- The firebreak however does not seem to have impacted the cultural landscape as can be seen in the provided photos.

- Applicant recommends NFS.

DECISION

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

RB

14.27 Multiple farms 108RE Groeneveld, Portion 11 of 116 Wegloperheuwel, & Portion 3 of Groeneveld Dwarskersbos & Velddrif, S38(8) - HIA
Case No: HWC23080101AM0806

Mr Ruan Brand introduced the item.

DISCUSSION

- Development of commercial solar energy facility and associated infrastructure about 3km east of Dwarskersbos (in the north) and 7km east of Velddrif (in the south).
- HWC issued a NID response on the 16th of August 2023 requesting an HIA with an AIA, PIA, and a Cultural Assessment.
- HIA was prepared by Jenna Lavin of CTS Heritage, dated September 2024.
- The VIA was prepared by Sarah Winter and Wendy Wilson, dated February 2023.
- The AIA was prepared by Jenna Lavin and Nic Wiltshire, dated January 2023.
- The PIA was prepared by John Pether, dated May 2023.
- The only identified significant heritage resources within the proposed area consists of
- 1) a IIIB structure - the Weglopersheuwel werf, which contains a much-modernised F-shaped homestead and partially modernised outbuildings, some of which still display very early fabric, such as reed ceilings.
- The anticipated impacts reported on in the HIA are as follows:
- According to the cultural landscape assessment, the immediate cultural landscape has some historical value in terms of a pattern of earlier and later colonial
- settlement with its collection of farmsteads, routes and tree planting and long views towards the Piketberg. The
- landscape is fairly degraded though, including some abandoned farmsteads and the landscape does not possess sufficient heritage
- value to be worthy of formal protection as a heritage resource. Despite being representative of the Sandveld, the qualities of the landscape are not noteworthy and the collection of built environment and landscape elements does not contribute to a distinctive, highly representative or rare cultural landscape.
- The landscape comprising the coastal strip between the Sishen-Saldanha railway line and the coastline including the R27 and the Rocha Pan Marine Reserve and its associated water landscape however has heritage value in terms of scenic aesthetic qualities. This coastal strip is located to the west of the project area though
- In terms of the archaeological impact assessments, no significant archaeological heritage resources were identified within the area proposed for the PV facility or for the grid connection.
- As such, the proposed development of the PV facility and grid connection are unlikely to
- impact on significant archaeological resources.
- According to the palaeontological impact assessment, even though the Quaternary sands that dominate this development are unlikely to preserve fossils, excavations into the underlying Langebaanweg Formation may result in impacts to significant fossil heritage. This is especially important due to the relatively poorly-known nature of the project area.
- There is a recommendation in the PIA that some of the exposures created by the deeper earthworks be sampled by a palaeontologist for a chance to improve this poorly studied area.
- Summary of the HIA Recommendations:

DECISION

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), titled "HIA for Proposed development of the Dwarskersbos Solar PV Energy Facility, West Coast", dated September 2024, and prepared by Jenna Lavin of CTS Heritage, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 2:

1. The recommendations in the VIA are implemented
2. A no development buffer of 500m is implemented around the local route network
3. The attached Chance Fossil Finds Procedure must be implemented for the duration of construction activities
4. 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. [HWC] must be contacted immediately in order to determine an appropriate way forward.
5. The deeper earthworks must be sampled by a palaeontologist.

RB

14.28 Multiple farms Cloeteskraal Farm 92 District Malmesbury, Portion 4 of Farm 91 District Malmesbury, Farm 90, Farm 1196RE, Farm 1052, and Farm 1051, Velddrif & Saldanha Bay, S38(8) - HIA

Case No: HWC23080102AM0802

Mr Ruan Brand introduced the item.

DISCUSSION

- Development of a commercial Solar Energy Facility and associated infrastructure on a site about 6km south-east of Velddrif.
- HWC issued a NID response on the 16th of August 2023 requesting an HIA with an AIA, PIA, and a Cultural Assessment.
- HIA was prepared by Jenna Lavin of CTS Heritage, dated September 2024.
- The VIA was prepared by Sarah Winter and Wendy Wilson, dated February 2023.
- The AIA was prepared by Jenna Lavin and Nic Wiltshire, dated March 2023, updated Feb 2024.
- The PIA was prepared by John Pether, dated May 2023.
- The only identified significant heritage resources within the proposed area consists of
- 1) a IIIA structure - the Cloeteskraal werf which has various west coast farm buildings that are very intact
- with high historical, aesthetic, architectural and social value, especially in relation to the Berg River Corridor.
- The anticipated impacts reported on in the HIA are as follows:
- According to the Cultural Landscape assessment, the principle of a PV facility in the proposed location is acceptable. There are no red flags, which identify the project to be a fatal flaw.
- At a broader landscape scale, the project areas are located at a sufficient distance from the Berg River Corridor, which is the overarching cultural landscape
- resource potentially impacted by the proposed development. The project areas are also located at a sufficient
- distance from the settings of historical homesteads, which are orientated towards the river and away from the
- project areas (referring mainly to the IIIA Cloeteskraal werf). The proposed PV infrastructure is likely to negatively impact on the experiential qualities of the R27
- and R234 and as such a "no-development buffer" of 1km is to be implemented around these scenic routes.
- No significant archaeological heritage resources were identified within the area proposed for the PV facility and

- for the grid connection. As such, the proposed development of the PV facility and grid connection are unlikely to
- impact on significant archaeological resources.
- Although the palaeosensitivity for the area is a combination of high (red), moderate (green) and low (blue) and there are several significant palaeontological sites nearby, specifically, WCFP (grade 1) and Baard's Quarry (grade IIIA),
- the excavations associated with the establishment of a PV facility tend to be quite shallow and are unlikely to reach below the surficial quaternary sands of the Langebaan formation, and as such, unlikely that the proposed development will impact on significant palaeontological heritage with the Chance Finds Procedure being in place ensuring that if anything is encountered this can be assessed as and when it arises to ensure it is being safeguarded.

DECISION

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), titled "HIA for Proposed development of the Velddrif Solar PV Energy Facility, West Coast", dated September 2024, and prepared by Jenna Lavin of CTS Heritage, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 2:

1. The recommendations in the VIA are implemented
2. A no development buffer of 1km is implemented around Cloeteskraal Farm werf
3. A no development buffer of 1km is implemented around the R234 scenic rout
4. The attached Chance Fossil Finds Procedure must be implemented for the duration of construction activities
5. 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. [HWC] must be contacted immediately in order to determine an appropriate way forward.

RB

14.29 Portion 1/189, Malmesbury, S38(8) - NID Case No: HWC24091145RB0912

Mr Ruan Brand introduced the item.

DISCUSSION

- Pre-submission phase NID S38(8).
- DEADP is the authorising authority.
- The proposal is for a 285 ha photovoltaic farm and rezoning to include an industrial development on 10 ha.
- The farm is within the Saldanha Bay Industrial Development Zone.
- SAHRIS Palaeo is red (very high).
- As the farm area has been heavily used for agriculture, the applicant claims it to be heavily disturbed so there will be no chance of uncovering heritage resources.

DECISION

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

RB

14.30 Portions 10/716 & 51/716, Groenfontein, Klapmuts, S38(8) - NID

Case No: HWC24080624RB0911

OUTSTANDING INFORMATION:

Additional information pertaining to the history of the site.

RB

14.31 Erf 1194, 3 Kloof Street Greyton, S34-Additions & Alteration

Case No: HWC24082902SB0919

OUTSTANDING INFORMATION:

Streetscapes

SB

14.32 Erf 27879, 2 Wesley Street, Observatory, S34 - Partial Demolition, Alteration, Restoration

Case No: HWC24053113SB0909

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Minor internal alteration and small new roof. Victorian style house.
- OCA did not comment in 30 days.
- City supports

DECISION

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

SB

14.33 Erf 175, Swellendam

Case No: HWC24091601SB0917

OUTSTANDING INFORMATION:

Application form and supporting documents

SB

14.34 Erf 25158, 30 Product Street, Ndabeni, Maitland, S34-Alteration

Case No: SB0909

OUTSTANDING INFORMATION:

Correct ref number on POP required.

SB

14.35 Erf 2749, 21 Berg Street Wellington, S38(4)-NID

Case No: HWC24091127SB0919

OUTSTANDING INFORMATION:

Correct application form and all supporting documents required.

SB

14.36 Erf 31364, Ceceia Street, Paarl S34-Additions

Case No: HWC24091124SB0919

OUTSTANDING INFORMATION:

Paarl 300 comment

SB

14.37 Erf 474 Main Road or Curlew Street or Pelican Street, St Helena Bay, S38(8)-HIA

Case No: HWC23091918SB0213

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Purpose: To develop a low-density residential area by subdividing and rezoning the land to accommodate residential zones, open spaces, and roads.
- Location: Centrally situated within St Helena Bay, adjacent to existing neighborhoods.
- The project aims to enhance the residential character of the area and aligns with regional planning frameworks, such as the Saldanha Bay Spatial Development Framework (SDF) and the Western Cape SDF.
- It promotes urban compactness and optimizes land use within the urban edge.
- Heritage Assessment Findings:
- Archaeological Resources: No significant archaeological resources were identified, although potential for undiscovered Middle Stone Age artifacts exists beneath surface layers.
- Palaeontological Resources: The development is not expected to impact significant palaeontological heritage. However, a protocol for handling fossil discoveries during excavation is recommended.
- Cultural Landscape: The granite outcrop on-site is considered part of the cultural landscape and should be preserved. Consultation from IRASA KhoiSan comment is noted but no clear objection.
- Consultation between 13 August to 13 September, no objections on heritage were received.

FINAL COMMENT

The Committee has resolved to endorse the Heritage Impact Assessment (HIA) dated August 2024, and prepared by CTS Heritage, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 36:

1. The granite outcrop mapped in Figure 5 (in the HIA on page 28-29) must be retained. This is adhered to in the layout provided.
2. The HWC Chance Fossil Finds Procedure must be implemented for the duration of all excavation activities.
3. Although all possible care has been taken to identify sites of cultural importance during the investigation of the study area, it is always possible that hidden or subsurface sites could be overlooked during the assessment. If any evidence of archaeological sites or remains (e.g. remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments, charcoal and ash concentrations), fossils, burials or other categories of heritage resources are found during the proposed development, work must cease in the vicinity of the find and HWC must be alerted immediately to determine an appropriate way forward.

SB

14.38 Erf 4164, 6 Mancadan Street, Mostertsdrift, Stellenbosch, S34-Alterations & Additions

Case No: HWC24091810SB0918

OUTSTANDING INFORMATION:

Application form

SB

14.39 Farm 811, Portion 32, R45, Simondium, Wilderer Distillery, Paarl, S38(4)-NID
Case No: HWC24090218SB0910

OUTSTANDING INFORMATION:

Site Photographs

SB

14.40 Erf 153-RE, 41 Camps Bay Drive, Camps Bay, S34-Alterations & Additions

Case No: HWC24082209CN0911

CASE DUPLICATED – CSI TO PROCESS FURTHER.

CN

14.41 Erf 175, 43 Long Market Street, Stanford, S31-Alterations & Additions

Case No: HWC24091621CN0916

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is to renovate and restore the existing dwelling and build a new dwelling to the rear of the property
- Graded IIIC
- Inside HPO
- OHAC commented on Revision B of plans and states to the applicant to submit the HWC.
- SHC reviewed Revision B of plans and supports
- Work has not started.

DECISION

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

CN

14.42 Erf 29820, 11 Old Oak Road, Belville, S34-Total Demolition

Case No: HWC24091104CN0911

CASE DUPLICATED – EJV TO PROCESS FURTHER.

CN

14.43 Erf 308, 16 Church Street, Tulbagh, S27-Minor Works

Case No: HWC24091136CN0912

OUTSTANDING INFORMATION:

Correct Title Deed, Trust Resolution and confirmation if the work has been completed.

CN

14.44 Erf 3143, 21 Station Road, Paarl, S34-Minor Works

Case No: CN0916

CASE DUPLICATED – CH TO PROCESS FURTHER.

CN

- 14.45 Erf 7355, 6 Van Der Stel Road, Mosterdrift, Stellenbosch, S34-Alterations, Additions & Partial Demolition**
Case No: HWC24091103CN0911

OUTSTANDING INFORMATION:

Streetscape photos required

CN

- 14.46 Erf 8676, Alleman Street, La Concorde, Paarl, S38(4)-HIA SDP Amendment**
Case No: 21110808CN1109E

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is to revise the proposal to include a pergola over the surface parking, at the rear, to accommodate PV panels and the top floor restaurant to be used as office space, as well as additional basement parking.
- HOMS in 2022 endorsed the HIA for mixed use development on the property.
- Drakenstein Municipality supports on conditions: 1. All landscaping must be implemented in accordance with Page 17 of Landscape Design Concept dated 22 August 2024, 2. Landscaping and landscape maintenance must be submitted at building plan stage, 3. All landscaping must be implemented before occupation certificate is issued. The owner agreed to all of the above.
- DHF supports the application, however we are of the opinion that the lavender fields should be replaced by vines, as they are more symbolic to the original use of the building and in sympathy with the history and spirit of Paarl. They will create a much better visual connection and cohesion with the Paarl farms on the main road of Paarl. Consultation with Viticultural consultant states that the lavender fields are preferred as the vines would be very difficult to manage on the setting with mature trees and need to spray that would affect the health of employees.
- Paarl 300 supports
- Applicable Heritages:
 - Buildings: The main road facade of the building is listed by the applicant, and he states that there will be no impact. There are IIIA and IIIB resources across Main Road, but these will not be affected by the proposed development.
- No other resources were listed and not impacts are anticipated as stated by the applicant.
- The consultant does not recommend an HIA.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. The Committee resolved to endorse the revised SDP, as prepared by TB from Gass Architects, dated 2 September 2024, as per drawings numbers 420_SI-0000SL_4.1 – Revision Z, 420_SI-0001SL_4.1 – Revision I, 420_SI-0001SL_4.1 – Revision O, 420_SI-0002SL_4.1 – Revision L, 420_SI-0003SL_4.1 – Revision G, 420_SI-0004SL_4.1 – Revision K, 420_B1-0000PL – Revision AA, 420_B2-0000PL – Revision M, 420_B-1501PL_4.1 – Revision L, 420_B1-1500PL_4.1 – Revision V, 420_B1-1000PL_4.1 – Revision R, 420_B1-1001PL_4.1 – Revision R, 420_B1-1002PL_4.1 – Revision R, 420_B1-3000EL_4.1 – Revision I, 420_B1-2000SE_4.1 – Revision J, 420_SI-2000SE_4.1 – Revision I, AND the La Concorde Revised Scheme Comparison, dated 23 February 2024, and prepared by Gass Architecture Studios, AS WELL AS the Landscape Design Concept, dated 22 August 2024, as prepared by Daniel Rebel Landscape Architects and Giflo, as being substantially in accordance with the previous HWC approval dated 22 February 2022.

CN

- 14.47 Farm 34-RE, Muldersvlei Road, Eslenburg Agricultural Training Institute, Stellenbosch, S34-Minor Works**
Case No: HWC24090209CN0916

OUTSTANDING INFORMATION:

2023 Application Form, Plans/Proposal Report, Locality Plan, All photos and Motivation required.

CN

14.48 RE, Portion 1 and Portion 2 of Farm 123 and RE of Farm 175, S38(8)-NID

Case No: HWC24090205CN0910

OUTSTANDING INFORMATION:

Application Form, POA, Locality Plan, All Photos and Motivation required.

CN

14.49 Portion 1 of Farm The Oaks 145, Via R406, Greyton, S34-Minor Works

Case No: HWC24090413CN0905

Ms. Corne Nortje introduced the item.

DISCUSSION

- The proposal is for maintenance and repairs to four of the five cottages on the farm, as well as the installation of pergolas to the cottages. The applicant recommends the following mitigation measures: 1. Use soft lime plaster to allow walls to respond to moisture in an appropriate manner. 2. Unblock vents to allow for adequate ventilation. 3. Breathable acrylic paint or re-limewash buildings where required should be used.
- HOMS Graded Cottage B10 = IIC; Cottages B11, B14 and B15 = NCW
- Outside HPO
- Work has not started.

DECISION

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

CN

14.50 Erf 11876, 24 York Street, Woodstock, S34 - A&A, Minor Works

Case No: HWC24051446XM0906

OUTSTANDING INFORMATION:

Locality Map
Annotated Internal, External

XM

14.51 Erf 16396, 61 Bain Street, Wellington, S34 - A&A, Minor Works

Case No: HWC24091608XM0919

OUTSTANDING INFORMATION:

Title Deed
SG Diagram
Company/Trust Resolution
Power of Attorney
Locality Map
Coloured up plans
Annotated Internal, External & Streetscape photographs
Motivation

14.52 Erf 365, 33 Sweet Valley Road, Bergvliet, S34 - Alterations & Additions
Case No: HWC24082711XM0909

OUTSTANDING INFORMATION:

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

XM

14.53 Erf 41951, Vosmaar Street, Paarl, S34 - A&A, Minor Works
Case No: HWC24040413XM0906

OUTSTANDING INFORMATION:

Proof of Payment
 Locality Map
 Streetscape photographs

XM

14.54 Erf 467, 56 Main Road, Knysna, S34 - Total Demolition
Case No: HWC24090410XM0909

OUTSTANDING INFORMATION:

Title Deed
 SG Diagram
 Company/Trust Resolution
 Power of Attorney
 Consultation comments: Local municipality and Conservation bodies comment

XM

14.55 Erf 49549, 20 Rhodes Avenue, Newlands, S34 - Alterations & Additions
Case No: HWC24082806XM0909

OUTSTANDING INFORMATION:

SG Diagram
 Conservation bodies in the area
 Motivation

XM

14.56 Erf 737, 3 Krige Street, Stellenbosch, S34 - A&A, Minor Works
Case No: HWC24091702XM0919

OUTSTANDING INFORMATION:

Tick on form if work has started/completed.
 SG Diagram
 Company/Trust Resolution
 Power of Attorney
 Locality Map
 Motivation

XM

14.57 Erf 141, 142 and 165, 5 & 7 Paul Kruger and 10 Dennesig Street, Stellenbosch, S38(4)-NID
Case No: HWC24090418XM0906

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Redevelopment of Erven 141, 142, 163, 164 & 165 Dennesig Stellenbosch for student apartments.
- Sites are 936m²; 737m² & 1115m² respectively.
- Demolition of existing single residences and redevelopment for student apartments (MySpace@The Oaks)
- This is a revision of the previously HWC approved SDP for these erven and another two erven, also for student apartments.
- Current zoning: Single Residential
- The existing structures older than 60 years have already been approved for demolition and the area has been confirmed by HWC as Not Heritage Sensitive. The change in the SDP has no impact on the previous assessment of Not Conservation Worthy.
- The consultant recommends no HIA and no further studies.

DECISION

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. The Committee resolved to endorse the proposal/revised SDP, as being substantially in accordance with the previous HWC approval, as per the drawings numbered GSS-XX-XX-DR-AR-03EL0002 REV A dated, 30.08.2024 and prepared by GASS Architecture Studios.

XM

14.58 Erven 872, 873, 874, 875, 876, 877 and 878, 1 Kollege Street, Wellington - S34 -Minor Works Case No: HWC24091121XM0919

Ms Xola Mlwandle introduced the item.

DISCUSSION

- "This application is for general maintenance, which entails the Paint internal, external and roof; fixing, sanding and resealing of timber doors and windows, new rainwater goods.
- New external paint work: general wall base colour (sample provided) with bright/true white for all the trimmings (including pillars, pilasters, plaster mouldings, fascias, etc.)
- New internal paint work – walls and ceilings
- Servicing of timber doors and windows, including mechanism service and sanding and revarnish
- Painting of corrugated iron roof (of hall) to match charcoal grey colour of main building roofs, which are tiled.
- Painting of tiled roofs in charcoal colour. The tiled roofs are of asbestos tiles and according to the roof specialist requires maintenance in the form of a new encapsulating sealant layer, and is not to be pressure hosed or brushed.
- Maintenance to rainwater goods (fascias, gutters and downpipes) – Along street façade: new powdercoated aluminium gutters and downpipes; on facades internal to the building complex: make good and re-use existing.
- Internal wood panelling and wooden floors to be sanded and resealed (Varnish finish; i.e. not painted)
- Carpets to be replaced. External Wall Paint product and colours:
- Future seal paint. The above samples are being investigated. Background colour is the existing wall colour. The colours are being checked in shade and sunlight, and preference will be given to a tone that is warm (i.e. light grey, brown undertoned) in order to compliment the timber fenestration, sandstone plinth and grey roof.
- Work has not started
- Graded PHS- The site dates to the late 19th and early 20th centuries and is noted for its architectural,

- aesthetic, historic and contextual value.
- The maintenance as proposed will not have any negative impact on heritage resources.

DECISION

The Committee resolved to approve the application on condition that;

1. Work be monitored
2. Close out report to be submitted within 30 days of practical completion.

XM

15 OTHER MATTERS

16 ADOPTION OF RESOLUTIONS AND DECISIONS

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

17 CLOSURE

12: 33

18 DATE OF NEXT MEETING

7 October 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

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

GLCA- Greater Lynfrae Civic Association
GPARRA - Green Point Ratepayers & Residents Association
HVA- Harfield Village Association
HMB - Heritage Mossel Bay
HVTA - Hex Valley Tourism Association
HBRRA - Hout Bay & Ratepayers and Residents Association
HIA - Heritage Impact Assessment
ILASA - Institute for Landscape Architecture in South Africa
KBHA - Kalk Bay Historical Association
KBSJRR - Kalk bay-St James Ratepayers & Residents Association
LKID - Lower Kenilworth Improvement District
MHCS - Muizenberg Historical Conservation Society
NCW – Not Conservation Worthy
NEMA - National Environmental Management Act (No. 107 of 1998)
NID - Notification of Intent to Develop
NCOA - Noetzie Conservancy Owners Association
OH - Oudtshoorn Heritage
Paarl300 Foundation
PRRA - Pinelands Ratepayers & Residents Association
PACF - Prince Albert Cultural Foundation
SAHRA - South African Heritage Resources Agency
SRHS - Salt River Heritage Society
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
SvDSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
SHF - Stellenbosch Heritage Foundation
SHCT - Stillbaai Heritage Conservation Trust
GHT - George Heritage Trust
RVRA- Rustenburg Valley Residents Association
TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernacular Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association

GVHAG- Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Helderberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO – Heritage protects overlay.

HWC – Heritage Western Cape
IACom - Impact Assessment Committee
IGIC - Inventories, Gradings and Interpretations Committee
KHS - Kommetjie Heritage Society
MGHS - McGregor Heritage Society
NHC - Napier Heritage & Conservation
NASDB - Nelspoort Agency of Sustainable Development body
NHRA - National Heritage Resources Act (No. 25) of 1999
NRA - Newlands Residents Association
OCA - Observatory Civic Association
OHAC - Overstrand Heritage and Aesthetics Committee
PPP - Public Participation Process
PHCT - Pniel Heritage and Cultural Trust
RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRIS - South African Heritage Resources Information System
SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee
SIG - Stellenbosch Interest Group
SHA - Swellendam Heritage Association
OWVS - Old Wynberg Village Society
TVHF - Tulbagh Valley Heritage Foundation
UCRRA- Upper Claremont and Residents and Ratepayers Association
WERRA - Walmer Estate Ratepayers and Residents Association
Ward 2 Forum
WCC- Whale Coast Conservation
WRA - Woodstock Residents Association
WECA - Wynberg East Civic Association