

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
Held on Wednesday, 19 June 2024 at 10:00,  
via MS Teams**



**1. Opening and Welcome**

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

**2. Attendance**

**Members**

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

**Staff**

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

**Legal Advisor**

None

**Observers**

None

**Visitors**

**3. Apologies**

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

**Absent**

None

**4. Acceptance of the Code of Conduct**

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

**5. Approval of Agenda**

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

**6. Approval of Minutes of the Previous Meeting**

**6.1.** 10 June 2024. The Committee resolved to approve the minutes.  
EJV moves to adopt the agenda and SB seconds.

**7. Disclosure of conflict of interest**

None.

**8. Confidential matters**

None.

## **9. Standing Items**

### **9.1. Site inspections undertaken.**

- 9.1.1 Erf 54616, Caretakers Cottage, Arderne Gardens, Main Road, Claremont (CH)  
The committee notes the site inspection that was undertaken on 14 June 2024.
- 9.1.2 Erf 6230, 1 Van Der Horst Avenue, Kommetjie (CN)  
The committee notes the site inspection that was undertaken on Tuesday, 11 June.
- 9.1.3 Erf 4249, 3rd Avenue, Melkbosstrand (SB)  
The committee notes the site inspection that was undertaken on Tuesday, 11 June.

### **9.2. Proposed Site Inspection**

### **9.3. Site Inspection Reports**

- 9.3.1 Erf 6230, 1 Van Der Horst Avenue, Kommetjie (CN)
- Reason for Site Inspection:  
Heritage Western Cape (HWC) conducted a site inspection on Tuesday, 11 June 2024 upon receiving email communication from CoCT EHM Dept. stating that deviations have taken place and what is being undertaken on site is not in line with what has been approved.
  - Findings on site:  
The HWC official started a walkabout on the property. The HWC official was joined by Mario Dieckow (Trustee and Builder). It was noted that extensive work has already been undertaken to the building, and that deviations has taken place. Mario Dieckow explained on site why deviations had taken place, and that he was not aware that these deviations would require approval from HWC. Mario further stated that a rider plan had been submitted to CoCT for approval.  
Recommendations:
    - The site inspection and report to be noted at HOMS on 19 June 2024.
    - HWC to send a letter to the owner whereby the owner needs to explain why the exiting permit should not be revoked, as substantial deviations has taken place from what was previously approved.

### **9.4. Preparation for upcoming Committee meetings**

IACOM - 20 June 2024

### **9.5. Tribunal updates (Legal)**

None

### **9.6. Interim and Close out Reports**

None

### **9.7. Incomplete Applications**

13.13, 13.23, 13.24, 14.1, 14.3, 14.5, 14.7, 14.10, 14.11, 14.12  
14.15, 14.16, 14.17, 14.18, 14.19, 14.20, 14.21, 14.22, 14.23, 14.24, 14.25, 14.26, 14.27, 14.28, 14.29,  
14.30, 14.35, 14.39, 14.42

### **9.8. Archaeological Matters**

- 9.8.1. Erf 2168, Corner Railway & Herte Street (Lakay Graveyard), Kraaifontein (SB)  
The committee noted that a joint site inspection will be undertaken with an official from the City of Cape Town to determine if there are any surface finds or evidence indicating the site as a historical cemetery. The site inspection to be undertaken on Friday, 21 June.

### **9.9. Illegal Works Database (Stop works orders)**

None

**9.10. Permit deadline.**

**10. Administrative Matters**

- 10.1 Namaqua House Applications Timeline (CN)  
• Held over
- 10.2 Jan Danckaert Museum CRO Status (CN)  
• Held over
- 10.3 Erven 304, 2770, 3465, 1282, 3476, and 3465, 24 Dirkie Uys Street and 24-28 Akademie Street, Franschhoek (CSI)  
• Ratification of email decision to approve the section 34 application to partially demolish and rebuild the culverts situated along Dirkie Uys and Akademie Street, Franschhoek.
- 10.4 Erf 3236, 154 Bree Street, Cape Town – S34 Emergency Application (HWC24061819SJ0618)  
**DISCUSSION:**  
• Emergency application submitted as a condition stipulated by BELCom.  
• Graded IIIA  
• Inside HPO  
• Emergency application for temporary protection due to inclement weather.  
• The roof on the heritage structure was removed thus the building needs to be protected while the heritage statement is being compiled for BELCom.  
**DECISION:**  
The Committee resolved to approve the emergency application.

**11. Monitoring by practitioner**

None

**12. Discussion of the agenda**

**MATTERS TO BE DISCUSSED**

**13. MATTERS ARISING**

**13.1 Erf 1165, 34 Buxton Avenue, Gardens, S34- Additions & Alterations  
Case No: HWC24040521CH0516**

Ms Chane Herman introduced the item.

**DISCUSSION**

- Information received on 11 June 2024.
- Graded IIIC
- Inside HPO
- Application is to regularize deviations from the previously approved plans dated 2019.
- Work is complete.
- CoCT supports.
- CIBRA 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.

**13.2 Erf 154159, 5 Broadway, Newlands, S34- Additions & Alterations**

**Case No:** HWC24042516CH0521

Ms Chane Herman introduced the item.

**DISCUSSION**

- Information received on 7 June 2024.
- Graded IIIC
- Outside HPO
- Proposal is to demolish the single garage in order to construct a double garage, addition of a sliding folding door to the kitchen and lounge and a new raised timber deck. Alterations to boundary wall and fenestration.
- The work was completed in 2020.
- CoCT supports.

**DECISION**

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

**CH**

**13.3 Erf 2382, 3 Kleineweide Street, Stellenbosch, S34-Total Demolition**

**Case No:** HWC24032505CH0326

Ms Chane Herman introduced the item.

**DISCUSSION**

- Information received on 5 April 2024 and 7 June 2024.
- Ungraded
- Inside HPO
- Stellenbosch Municipality supports
- SIG supports
- SHF did not comment within 30 days

**DECISION**

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

**CH**

**13.4 Erf 14138, 3 Alphonse Close, Constantia, S34-Deviations**

**Case No.:** HWC24051710CH0521

Ms Chane Herman introduced the item.

**DISCUSSION**

- Information received on 11 June 2024.
- Graded IIIC
- Outside HPO
- Minor works application for deviations from the previous HWC approval dated 13 September 2021.
- Work is complete.

**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.

**13.5 Erf 101696-RE, 176 Voortrekker Road, Maitland, S34-Total Demolition**  
**Case No: HWC24052202CN0522**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 12 June 2024.
- The proposal is for a new storage facility that will replace a current building on site.
- CoCT supports.
- Graded NCW
- Outside HPO

**DECISION**

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

CN

**13.6 Erf 11196, 16 Hof Street, Bellville, S34-Total Demolition**  
**Case No: HWC24052729CN0528**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 12 June 2024.
- The proposal is for the total demolition of the building.
- CoCT supports and notes the building to be graded NCW.
- Outside HPO
- Work has not started.
- Not graded on CoCT Map Viewer.

**DECISION**

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

CN

**13.7 Erf 3605, 27 Harbour Road, Kleinmond, S34-Total Demolition**  
**Case No: HWC24052004CN0408**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 21 May and 13 June 2024.
- The proposal is to demolish the buildings on site and subdivide the property to develop 12 erven with single residential properties.
- Graded IIIC
- Inside HPO
- OHAC did not comment in 30 days.
- Work has not started.

**DECISION**

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

**13.8 Erf 4269, 13 Main Road, Somerset West, S34-Total Demolition**  
**Case No: HWC24041203CN0521**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The application was heard at HOMS on 11 June and the committee requested Further Requirements. Case officer requested to re-table the application to rectify the further requirements issued.
- The proposal is to demolish the neglected and dilapidated old stable building. A tree recently fell on the roof and caused further damage to the building.
- Structural engineers report concludes: the building is in a dangerous state, and it would be more cost effective / sustainable to demolish the building and re-build it to the exact dimensions (with modern building materials) provided by Vinitra Consulting's plans.
- Recent M&R application to main house recently processed by SJ approved 19.03.24.
- CoCT is not in support of the demolition of the building as the opportunity exists for informed restorations/reconstruction of the building to allow for the adaptive reuse thereof. Consideration should thus be given to the appointment of a suitably experienced heritage architect to provide input into any proposed interventions given the IIIB significance and for such interventions to be shown on a building plan which is to be approved by the authorities concerned (prior to any further work being undertaken).
- Suggested conditions:
  - That consideration be given to following a holistic approach by requesting a NID submission in accordance with the requirements of Section 38 of the NHRA (which could possibly include a HIA) rather than assessing the demolition and/or additions and alterations to buildings older than 60 years individually as stand-alone Section 34 submissions.
  - That consideration be given to the appointment of a suitably experienced heritage architect to provide input into any proposed interventions given the IIIB significance and for such interventions to be shown on a building plan which is to be approved by the authorities concerned (prior to any further work being undertaken).
- HRF objects and states that:
  - The HRF oppose the granting of the requested permit for the total demolition of this barn / building, based on the current information provided.
  - The application provides no meaningful review of the Heritage Status of the building.
  - We note that per the City website it is graded 3B as a "late 19th century farmstead with possible earlier fabric and "Requires investigation".
  - The building occupies a very visible contextual position and is a landmark at the entrance to the town.
  - We thus encourage a more informed review of the Heritage status and recommendations as to the best way to deal with the building, such by a suitable qualified Heritage practitioner.
  - The building has been identified as being at risk for some time and has subsequently deteriorated.
  - The HRF thus encourage the urgent review and approval of a constructive solution, ideally with a reconstruction and stabilization with a suitable adaptive reuse.
- Case Officer Recommends
  - 1. Applicant to submit and emergency application to stabilise the building.
  - 2. A suitably qualified heritage professional be appointed to submit a heritage statement on the building with the purpose of re-use and not demolition
  - 3. More information on the future development of the site with timelines.

**HELD OVER:**

Referred to BELCom on 27 June 2024 for their expertise and due to the negative comments provided by CoCT and HRF. Furthermore, the committee resolved to recommend that an emergency application be submitted for the stabilisation and propping of the building.

**CN****13.9 Erf 5268, 30 Frans Conradie Drive, Parow, S34-Total Demolition**  
**Case No: HWC24042512CN0426**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 13 June 2024.
- The proposal is to demolish the entire building.
- Graded NCW
- Outside HPO
- The roof and internal walls have already been demolished.
- CoCT 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.

**CN****13.10 Erf 53070, 19 Greenwood Road, Claremont, S34-Additions & Alterations**  
**Case No: HWC23112409CN0214**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- Information received on 28 May and 7 June 2024.
- The proposal is for a bedroom extension and garage to the front and a veranda at the rear.
- CoCT did not comment in 30 days.
- Graded NCW
- Outside HPO
- Work has not started.
- Harfield Village Association did not comment in 30 days.

**DECISION**

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

**CN****13.11 Portion 50 of Farm Nooitgedacht 65, via Bottelary Road, Stellenbosch, S38(8)-NID**  
**Case No: HWC24040418CN05820**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The property is approx. 15ha in extent. The current land use is mining with a zoning of Agriculture and Rural (Changed in 2019 from Industrial III SZS came into effect). The surrounding land uses are a mostly vineyards and wine farms, Devonvale Golf & Wine Estate, small holdings, guest farms and roads. Property is also within the Urban Edge.
- The proposal is to relocate the current brick making activities from the adjacent farm portions 9

& 20, into a position within the current actively mined area on Ptn 50.

- Applicable Heritages:
  - Buildings: None
  - Archaeo: The applicant lists stone tools - low.
  - Palaeo: Dr. Pether states the site is on deeply weathered shales of the Tygerberg Fm and Malmesbury Group - no fossil potential, blue on paleo map. No impact.
  - Anticipated impacts: Low
  - Consultant recommends: NFS.
- The CL might be visually impacted. An extract from the Stellenbosch Heritage Survey states under the Aesthetic Significance that this landscape unit runs along the R45 and extends around to the Bottelary Road. It consists of open fallow land with chicken broilers in contrast to vineyards on the opposite side of the road. Several untidy properties are located along the Bottelary Road, with intrusive functions that include an open sand mine and a brickwork. The road environment is negative and less scenic than the other routes in the area. Development Criteria:
  - This landscape unit has potential for rehabilitation and sensitive development in order to improve the quality of the landscape. Except for two small pockets the most of this unit has been degraded to such a degree that the entire landscape is considered as non-conservation worthy (NCW).
  - Mining and quarry operations leave scars in the landscape that impact on its character and significance. These operations are required by law to undergo extensive rehabilitation strategies, and such work should commence at the earliest possible stage as work takes place.

#### **DECISION**

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

CN

#### **13.12 Erf 2225, 56 10<sup>th</sup> Street, Hermanus, S34 - Total Demolition Case No: HWC24042301CSI0430**

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Additional information was received on the 23 May 2024.
- Further requirements were for the applicant to provide replacement structure plans and include any heritage indicators present in the current building in the replacement structure plans.
- Total demolition application, work applied for has not started.
- The motivation for the demolition is to construct a new building in place of the old one. The applicant stated that the current building is susceptible to vagrants and graffiti and has become an eyesore for the community. The building additionally has moisture and structural issues.
- The applicant feels that the building holds no significant heritage value as it has been significantly altered over the years (new flooring, roof, aluminium window, doors, etc).
- The Overstrand Heritage and Aesthetics Committee have strongly opposed the demolition of the building.
- The building has a grading of NCW according to a previous permit issued by HWC and is located within a IIIB heritage area and inside a Local Conservation Zone
- The applicant stated in an email that a member of OHAC who is an architect was consulted regarding the draughting of the plans for the replacement building.
- OHAC was contacted requesting further comment regarding the replacement building plans on the 23rd of May and 3rd of June but there was no email response.
- OHAC was invited to attend the meeting however was not present.



## **DECISION**

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

CSI

### **13.13 Erf 266, 4 Chepstow Road, Greenpoint, S34 – Total Demolition**

**Case No:** HWC24042205CSI0423

## **INCOMPLETE APPLICATION**

Power of attorney indicating the applicant's name as stated on the application form

CSI

### **13.14 Erf 4453, 22 Alexander Street, Paarl, S34 – Additions & Alterations**

**Case No:** HWC24052736CSI0527

Ms Chiara Singh introduced the item.

## **DISCUSSION**

- Additional information was received on the 12th of June 2024
- Previous requirements included clarification regarding the work completed
- Applicant indicated in an email response that the only work completed was for the outdoor toilet area.
- Graded IIIB
- Inside HPO
- Proposed work is for the extension of the existing braai and patio area with a chimney, extension of the existing garage, and a new swimming pool
- Drakenstein Municipality supports.
- DHF supports.
- Paarl 300 provided comment and stated that they cannot comment on work already completed without a permit.

## **DECISION**

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

CSI

### **13.15 Erf 76080, 13 Marion Avenue, Southfield, S34 – Additions & Alterations**

**Case No:** HWC23120507KB1207

Ms Chiara Singh introduced the item.

## **DISCUSSION**

- Additional information was received on the 31st of May and 13th of June.
- Previous requirements were for all photographs, comment from CoCT, and the locality map.
- Work applied for has been completed.
- Graded NCW
- Outside HPO
- Proposed work was for the extension of the entertainment area, new pergola, carport, verandah, roof, and attic space.
- CoCT have provided comment and support the application.

## DECISION

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

CSI

### 13.16 Farm 1/1749, Old Hermon Road off the R44, Hermon, Elandsberg, S38(4) – NID

Case No: HWC24053105CSI0514

Ms Chiara Singh introduced the item.

## DISCUSSION

- Previous requirement was for a company resolution
- Additional information was received on the 12th of June
- Proposed work is for a new solar plant with plant room
- No significant heritage or archaeological resources present
- Paleo sensitivity is low on the SAHRIS paleo map

## DECISION

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

CSI

### 13.17 Farm 1259, Erven 583, 1613, 1751, 1752, Paternoster Waterfront, S38(8) – NID

Case No: HWC24050209EJV0516

Emily Jane Vowles introduced the item.

## DISCUSSION

- Information received on 6 and 10 June 2024.
- DEADP is the deciding authority. The application triggers 38(1)(a) and 38(1)(c)(ii) and 38(1)(d) and involves 1 farm and 5 erven on the waterfront of Paternoster Village. The erven are vacant residential land while the farm is a decommissioned crayfish factory and cannery that originated in 1913 and closed in 2019 with a rich history of use.
- The proposal is to convert (primarily internal conversions with changes to the facade in new doors and windows) the factory on Farm 1259 into 11 apartments or dwelling units of approximately 2626m<sup>2</sup> and upgrade the surrounding area with parking and landscaping with the existing access, parking, loading areas, municipal and service infrastructure to be retained and improved.
- The existing labourers accommodation on the site (not older than 60 years) will be upgraded and retained for accommodations. Erven 586 and 1613 are to be consolidated, rezoned, and developed for seven apartment or sectional units with onsite parking and new access road. Erven 1751, 1752, and 1753 are to be consolidated, rezoned and developed for 6 apartments or sectional units with onsite parking and accessed by a widened Kreeftegang.
- Assessment of the heritage significance of the site revealed that the structures Kreeftegang and Louw House on the neighbouring erf 2063 are both older than 60 years but will not be affected by the development. Some of the ancillary infrastructure of the canning activities can also be considered heritage, and these elements are being retained and repurposed for renewed use.
- The SAHRIS map shows unknown sensitivity surrounded by insignificant sensitivity. Possible archaeological deposits on Farm 1259 have likely been disturbed due to the industrial history of the site; while no archaeological resources were identified on erven 1613 and 583; and archaeological deposits were identified on erven 1751 and 1752 consisting of black musel and limpet species as well as several silcrete and limestone flakes.

## **DECISION**

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

1. Cultural Assessment
2. Social Historical Study
3. Archaeological Impact Assessment.

**EJV**

### **13.18 Erf 3587, 151 Arum Road, Table View, S34 – Total Demolition**

**Case No:** HWC24040415EJV0405

Emily Jane Vowles introduced the item.

## **DISCUSSION**

- Additional information received on 8 May and 12 June
- Total demolition of the existing dwelling and construction of three storey apartment block with parking on the ground floor.
- Graded NCW
- Outside HPO
- CoCT support
- FoBCA didn't respond within 30 days

## **DECISION**

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

**EJV**

### **13.19 Portion 1 of 83, Portion 2 of farm 83, Portion 9 of farm 88, portion 0 of farm 458, off the R44, Gouda Gouda, Drakenstein, S38(8)-NID**

**Case No:** HWC24052101SB0522

Ms Stephanie Barnardt-Delport introduced the item.

## **DISCUSSION**

- The application is resulted from an amendment to an existing approved environmental authorised projected, furthermore, there has been previously completed a walkdown report (HWC case number: 120703TS04M.)
- Amendment to the approved Zen WEF layout. The Zen Wind Farm, located near Gouda in the Western Cape, has received Environmental Authorisation for its development.
- The proposal aims to reduce costs and construction time by sharing infrastructure with the nearby Bergriver Wind Farm.
- Proposed amendments include reducing the number of turbines, increasing turbine capacity, widening internal roads, and optimizing the layout.
- Archaeological impact assessments have been conducted in the area, identifying Early and Middle Stone Age resources. However, it is not anticipated that any significant archaeological heritage will be impacted by the project.
- Palaeontological assessments show low sensitivity to impacts, and no further assessments are recommended.
- The proposed development is located in the Upper Berg River Valley, which has high heritage significance. However, the impact on cultural heritage is likely to be negligible due to the existing wind farm cluster and electrical infrastructure in the area.
- Consultant recommends no further studies.
- Since there is no reason to be believed that heritage resource will be impacted,

#### **DECISION**

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

**SB**

**13.20 Erven 40316, 40317, 40319, 40320, 40321, 40326 & 40327, Vygekraal Road, Sand Industria, Cape Flat, Cape Town, S38(4)-NID**  
**Case No: HWC24042502SB0410**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Proposed Subdivide each Erf into two portions (Portion 1 & Remainder), consolidating all these Portions & creating a development area, rezoning the consolidated areas from Limited Zone, Transport 2 & Open Space 2 to sub-divisional area overlay zone to permit. Local Business 2 & Community 2 zonings.
- No heritage resource identified in the NID application.
- Since there is no reason to be believed that heritage resource will be impacted,

#### **DECISION**

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

**SB**

**13.21 Erf 2152, 91 Bree Street, Cape Town, S34-Minor Works**  
**Case No: HWC24052701SB0527**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Information received on 9 June 2024.
- HWC has issued two permits for alterations and additions to this building (HWC Case numbers: 19050310SB1106E and 21022613SB0304E).
- The previous approval applications (2019 and 2021) are submitted with this application, for information purposes.
- All minor deviations have been completed but have not impacted heritage resource.
- Graded IIIB
- Inside HPO

#### **DECISION**

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

**SB**

**13.22 Erf 2426, 14 Bien Donne Road, Pinelands, S34- Additions & Alterations**  
**Case No: HWC24042906SB0516**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Information received on 10 June 2024.
- Work has not started.
- CoCT supports.
- Proposed new pool, modified garage, covered patio, extension of bedroom and en-suite bathroom.

- Graded NCW
- Outside HPO

#### **DECISION**

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

**SB**

#### **13.23 Erf 3346-RE, 40 Orpen Road, Constantia, S38(4)-NID**

**Case No:** HWC24052205SB0409

#### **INCOMPLETE APPLICATION**

New application form as old application was submitted.

**SB**

#### **13.24 Erf 47375, 16 Tulley Allen Road, Rondebosch, S34- Additions & Alterations**

**Case No:** HWC24050204SB0516

#### **INCOMPLETE APPLICATION**

External images Both owners to signed applications form, non-google streetscape photos, comments. from Greater Lynfrae Civic Association

**SB**

#### **13.25 Erf 846, 8 Uitvlucht Road, Pinelands, S34-Additions & Alterations**

**Case No:** HWC24040401SB0520

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Information received on 9 June 2024
- Work has not started.
- Minor work application
- Proposed new roof area between kitchen and garage.
- Graded IIIC
- Inside HPO

#### **DECISION**

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

**SB**

#### **13.26 Road 234 between Hopefield and Velddrif, S38(8)-NID**

**Case No:** HWC24051420SB0522

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Information received on 9 June 2024
- The proposal involves improving a 6.67km section of road between Hopefield and Velddrif, specifically from km 17.83 to 24.50.
- The plan includes reconstructing the pavement and base course layer, surfacing the gravel shoulder, and increasing the shoulder width from 0.9m to 1.5m on each side. To accommodate this, indigenous vegetation will be cleared, and two smaller culverts will be replaced to meet the Western Cape Government's minimum standards.

- The screened report indicated two Archaeological sites of very high significance however no other information provide. Further investigation may be required.
- Palaeontologically small portion in the moderate and majority in the low sensitive area.
- Consultant recommends no further studies.
- Since there is no reason to be believed that heritage resource will be impacted,

#### **DECISION**

The Committee resolved that no further studies are required, as heritage resources will not be impacted. Chance finds procedure to be included. Separate section 35 application to be submitted given the archaeological sensitivity.

**SB**

#### **13.27 Erf 1440, 60 Fourie Street, Heidelberg, S34-Minor Works**

**Case No:** HWC24052712SB0530

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Information received on 11 June 2024.
- Proposed filling cracks, painting, awning added to windows, inside: dry walls, other additions to bathrooms.
- Not Graded
- Outside HPO

#### **DECISION**

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

**SB**

#### **13.28 Erf 17633, 34 Main Road, Fish Hoek, S34-Additions & Alterations**

**Case No:** HWC24042302SB0409

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Work has been completed, applying for approval of as built plans.
- Graded NCW
- Outside HPO
- CoCT 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**

#### **13.29 Erf 3850, 87 Main Road, Strand, S34-Additions & Alterations**

**Case No:** HWC24052725SB0528

#### **INCOMPLETE APPLICATION**

HRF comment.

**SB**

**13.30 Remainder farm Port Michael 653, Off the R324 Road towards Malgas, adjacent to Witsand Municipal boundary, Witsand, S38(8)-NID**  
**Case No: HWC24031809SB0320**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Information received on 7 June 2024.
- Proposed subdivision of agricultural land, access tracks, water pipeline, and additional accommodation clusters
- Archaeology: Very high sensitive according previous finds and site situated close to rocky shoreline
- Palaeontology: high, moderate and low sensitive according to SAHRIS
- Consultant recommends no further studies.
- Since there is reason to believed that heritage resource will be impacted,

**DECISION**

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

1. Desktop Paleontologically Impact Assessment
2. Archaeological Impact Assessment

**SB**

**13.31 Erf 170562, 15 Rhodesia Road, Muizenberg, S34-Additions & Alterations**  
**Case No: HWC24010804SJ0109**

Ms Chane Herman introduced the item on behalf of Ms Sneha Jhupsee

**DISCUSSION**

- Information received on 7 June 2024.
- Work has started.
- Part of a terrace of 3 houses.
- Application is to regularise works undertaken by previous owner (c. 2018) and for a new proposal for a double storey extension to the rear of the property, for a guest room and extended living space. The kitchen will be opened into the existing small bedroom to create an open plan space.
- CoCT EHM: support with conditions pertaining to the uniform ridge capping. The ridge line capping is not to be covered by new waterproofing or flashing of the new gable window.
- Muizenberg Historical Conservation Society: no objection
- An alternative method was provided for the ridge capping however, it will not work in a long-term application and will eventually require waterproofing to be redone multiple times.

**DECISION**

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

**SJ**

**13.32 Erf 10861, Bertram Building and Production Cellar, Groot Constantia Wine Estate, Constantia, S27 - Minor Works**  
**Case No.:** HWC24050804SJ0409

Ms Chane Herman introduced the item on behalf of Ms Sneha Jhupsee

**DISCUSSION**

- Information received on 12 June 2024.
- The work has not started.
- Proposed work is for new shopfronts to the existing buildings as well as internal reconfiguration. Maintenance, alteration and shopfitting work to two of the existing wine cellars. The first cellar is the Bertram's Building, near the entrance of the estate, and the second is the Production Cellar located on mountain side of the estate's historical core. The internal alterations will take place only within the left wing of the Bertram's Building. The production cellar's front facade that is facing the historic core will undergo a 'facelift' with a complete redesign. 4 new shopfronts will be inserted, and the entrance arch will be extruded to a higher position for more glass and in turn natural light. The outdoor space is redesigned as an outdoor seating area and all trees are to be retained.
- CoCT EHM: support.
- CRRA: support
- Applicant has indicated that this is a 'permit extension' or new permit for an application that was previously approved (29.07.20). The previous permit expired, and the drawings are exactly the same as the previous approval. The previous approval was approved at BELCom.
- HOMs previously requested heritage indicators/design informants for the front façade changes to the production cellar and further coloured up and detailed plans for this façade. This request considered the cumulative applications for Groot Constantia at this time.
- The applicant stipulated that the Bertram's Building has already been completed during Covid and they are just requesting a permit for the production cellar to continue work, without contravening the NHRA. Due to lockdown and financial constraints, the production cellar did not start work.

**DECISION**

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

**SJ**

**13.33 Erf 196-RE, 40 Church Street, Tulbagh, S27-Deviation**  
**Case No.:** HWC24060502SJ0426

Ms Chane Herman introduced the item on behalf of Ms Sneha Jhupsee

**DISCUSSION**

- Information received on 31 May, 6 and 7 June 2024.
- The work is ongoing in accordance with previous approval, however, during construction, a deviation was undertaken.
- The deviation is the raising of the front garden wall 3 brick courses and finished capping of rounded plastering.
- The heritage practitioner has recommended that there has been no affect to heritage significance and there are several similar low walls in Church Street with plastered and painted masonry, acting as retaining walls due to the fall of the sites.
- Previous HWC permit: 22.08.23
- Witzenberg Municipality: support
- TVHF: do not support, "with respect to the deviation itself. Increasing the height of the wall



would result in a significant alteration directly affecting the heritage protection of the property. It is for this reason that a demolition order was granted 15 years ago and it is for the same reason that TVHF will not provide support for the proposed deviation”.

**DECISION**

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

SJ

**14. NEW MATTERS**

- 14.1 Erf 1096, Claradave Mansions, 33 Rugley Road, Vredehoek, S34 – Minor Works**  
Case No: HWC24061306EJV0603

**INCOMPLETE APPLICATION:**

Coloured-up to scale plans required

EJV

- 14.2 Erf 1789, 14 Constantia Road, Gardens, S34 – Additions & Alterations**  
Case No: HWC24053109EJV0603

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Replacement of the existing windows and doors with new timber and aluminium, repairing the external structural walls, reconfiguration of the internal layout of the outbuilding and main dwelling, façade changes to the outbuilding, addition of a new braai
- Graded IIIC outside HPO
- CoCT supports the proposal
- CIBRA supports the proposal
- Work has not started

**DECISION**

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

EJV

- 14.3 Erf 2020, 14 Morkel Street, Somerset West, S34 – Additions & Alterations**  
Case No: HWC24052811EJV0603

**INCOMPLETE APPLICATION:**

Streetscapes; conservation body comment; plan to differentiate as built from proposed required

EJV

- 14.4 Erf 221, 13 Oberon Way, Meadowridge, S34 - Additions & Alterations**  
Case No: HWC24061106EJV0603

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Additions of a dressing room, bathroom, covered veranda with braai, and double garage
- Ungraded
- Outside HPO
- CoCT supports the proposal
- Work has not started

## DECISION

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

EJV

- 14.5 RE 3366; RE 14105; RE 955; RE 62; 20918; 20918-0-10; RE 152; 149; 10528; CA597, 16  
Sheffield Road, Philippi, S38(4) - NID  
Case No: HWC24040508EJV0603

## INCOMPLETE APPLICATION:

Photographs required

EJV

- 14.6 Erf 46372, 3 Westerford Road, Rondebosch, S34 – Minor Works  
Case No: HWC24053102EJV0603

Emily Jane Vowles introduced the item.

## DISCUSSION

- Applicants were initially told by CoCT that the dwelling was not older than 60 years and so they didn't apply to HWC (email correspondence confirms); however, since learning that their dwelling is older than 60, they've applied for and been given administrative penalty and are now applying for as-built MW of a new internal first storey bathroom, a 19mm in depth first storey balcony, and repositioning and installation of 3 doors and 2 windows.
- Graded IIIC
- Inside HPO
- Work has been completed.

## DECISION

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

EJV

- 14.7 Erf 46733, 12 Rouwkoop Avenue, Rondebosch, S34 - Additions & Alterations  
Case No: HWC24051701EJV0603

## INCOMPLETE APPLICATION:

Correct application form; Company Resolution allowing Gavin Tucker to sign obo CPOA; streetscapes; GLCA comment required

EJV

- 14.8 Erf 55356, 13 Mark Road, Claremont, S34 - Additions & Alterations  
Case No: HWC24030805EJV0603

Emily Jane Vowles introduced the item.

Mr Alexis van der Merwe was present and took part in the discussion.

## DISCUSSION

- Internal reconfigurations and the renovation of the existing courtyard into a kitchen and pantry; replacement of timber windows with aluminium on the east, south, and west elevations. Previous permit 20111806TZ1120E approved the internal reconfiguration and the replacement of windows on the SE and SW elevations with aluminium, but not the deviation that has seen a change to the street facing facade.
- CoCT support

- UCCRA do not support, and state that:
  - a. The UCRRA raises an objection with regard to the process and procedures followed by the past applicant / owner in terms of the works as completed at 13 Mark Road, Claremont and the resulting negative impact on the heritage value of the site and surrounding area.
  - b. We believe that a heritage assessment report should be completed, as per the process followed on other recent Section 51 applications for HWC in the Upper Claremont Area.
  - c. In terms of the past unapproved works, the heritage assessment report should record both the scale / scope of the negative impact from the works and then secondly, the proposed remedial works or measures required, especially to the street façade, such as the replacement of the new front window as it is not in keeping with the heritage character of the house; the adjoining semi-detached house at number 15 or the streetscape.
  - d. We request to be kept informed of any submission to HWC and any related HWC meetings or communication.
- Graded III C
- Inside proposed HPO
- Work has been completed.

#### **DECISION**

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

EJV

#### **14.9 Farm 552; Portions 7, 12, 107, 108, 118 Farm 305, Plettenberg Ridge, Knysna, S38(8) - NID Case No: HWC24041503EJV0605**

Emily Jane Vowles introduced the item.

#### **DISCUSSION**

- Decision-making authority is DEADP, and a previous NID application for Farm 305 dated to 2007 determined that NFS were necessary. The land is currently vacant, some if it is used for grazing, within a larger area where the predominant land-use is agricultural which has changed the landscape over time.
- The proposal is for a "Nature Farm Estate" consisting of a village, an agricultural residential cluster, either an equestrian centre or a school, small scale farms, and a recreation hub and community operations hub supported by ancillary infrastructure consisting of roads and a sewer system (38(1)(a); 38(1)(c)(i); 38(1)(c)(ii); (38(1)(d)). All development will be subject to a design code to be enforced as part of the rules of the establishment of the estate. In summary, it is envisaged that 82% of the property will remain natural, 15% will be allocated to human settlement and 3% to small scale farming.
- An AIA as part of a larger EIA was prepared by David Halkett (June 2006) on Farm 305 and concluded that the presence of ESA and MSA stone artefact scatters and two partially ruined structures were not worthy of protection and did not require mitigation as they were of low heritage significance.
- A brief palaeontological assessment conducted by John Pether (March 2024) determined that the development will occur on formations consistent with the upper formations of the Table Mountain Group with low to very high sensitivity. While fossils are unlikely, and thus impact is not expected, the consultant recommends the implementation of the HWC Chance Finds Procedure. There is a grave dated to 1971 on the site which will not be disturbed. There are a few potentially historic buildings and ruins on the lower, southern portion of the site dated to the late 19th or early 20th century. They are in poor condition and none have significant enough heritage significance to warrant protection; however, individual S34 applications for their demolition will be submitted should the developers want to demolish them in the course of the development.
- Unknown
- Work has not started.

**DECISION**

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

EJV

- 14.10 Portion 29 of Farm 306, Wittedrift, Bitou, S38(4) - NID**  
Case No: HWC24050205EJV0606

**INCOMPLETE APPLICATION:**

Power of attorney required

EJV

- 14.11 Erf 1048, 2 Maynard Mansions, 98 Upper Maynard Street, Vredehoek, S34 - Minor Works**  
Case No: CSI0531

**INCOMPLETE APPLICATION:**

Proof of payment, comment from GVHAG, clarification regarding the temporary deck required.

CSI

- 14.12 Erf 1181, 109 Baron van Reede Street, Oudtshoorn, S34 - Additions & Alterations**  
Case No: HWC24053115CSI0531

**INCOMPLETE APPLICATION:**

Applicant to indicate completed work on plans, photos of completed work.

CSI

- 14.13 Erf 18320, Koeberg Road, Tijgerhof, S34 - Additions & Alterations**  
Case No: HWC24053115CSI0531

**INCOMPLETE APPLICATION:**

Comment from City of Cape Town required.

CSI

- 14.14 Erf 26682, 7 De Houtman Road, Belrail, Bellville, S34 - A&A, Minor Works**  
Case No: HWC24052715CSI0531

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Work applied for has not started, minor works application
- Ungraded
- Outside HPO
- Proposed work is for an enclosed porch, covered patio, and a new domestic quarters with kitchen
- CoCT provided comment and referred the applicant to HWC

**DECISION**

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

CSI

- 14.15 Erf 692, 68 Forrest Drive, Pinelands, S34 - Additions & Alterations**  
Case No: HWC24040317CSI0404

**INCOMPLETE APPLICATION:**

Streetscape photographs, comment from PRRA required

CSI

- 14.16 Erf 707, 84 Forest Drive, Pinelands, S34 - Additions & Alterations**  
**Case No:** CSI0531
- INCOMPLETE APPLICATION:**  
Streetscape photographs, comment from PRRA required.
- CSI
- 14.17 Erf 1146, 61 Waterfront Drive, Knysna**  
**Case No:** HWC24040903CSI0605
- INCOMPLETE APPLICATION:**  
All photographs, title deed, SG diagram, locality map, up to scale and coloured plans
- CSI
- 14.18 Erf 2598, Pentz Street, Wellington, S34 - Total Demolition**  
**Case No:** HWC23121103CSI0605
- INCOMPLETE APPLICATION:**  
Comment from Paarl 300 and DHF, title deed, locality map, SG diagram, applicant to specify the outcome of court proceedings
- CSI
- 14.19 Erf 56702, 6 Robinson Avenue, Bishopscourt, S34 - Additions & Alterations**  
**Case No:** CSI0605
- INCOMPLETE APPLICATION:**  
Proof of payment required.
- CSI
- 14.20 Erf 950, 92 Upper Mill Street, Vredehoek, S34 - Addition**  
**Case No:** HWC24053104CSI0605
- INCOMPLETE APPLICATION:**  
All photographs, comment from GVHAG
- CSI
- 14.21 Erf 4383 – RE, 10 Venter Road, Durbanville, S34 - Additions & Alterations**  
**Case No:** HWC24042902CSI0605
- INCOMPLETE APPLICATION:**  
Comment from the Durbanville Heritage Society
- CSI
- 14.22 Erf 14179, 103 Chamberlain Street, Woodstock, S34 - Minor Works**  
**Case No:** CSI0606
- INCOMPLETE APPLICATION:**  
Proof of payment required
- CSI

- 14.23 Erf 1434, 34 Bradwell Road, Vredehoek, S34 – Additions & Alterations**  
**Case No:** HWC24060514CSI0606
- INCOMPLETE APPLICATION:**  
Applicant to state whether work has started, comment from GVHAG required.
- CSI
- 14.24 Erf 1124, 28 Ludlow Road, Herzlia Court, Unit 6 Vredehoek, S34- Minor Works**  
**Case No:** HWC24051714CH0530
- INCOMPLETE APPLICATION:**  
Streetscape photographs required.
- CH
- 14.25 Erf 13149, 9 Golders Green Road, Woodstock, S34- Additions & Alterations**  
**Case No:** HWC24052810CH0530
- INCOMPLETE APPLICATION:**  
WRA comment and WAAC comment required
- CH
- 14.26 Erf 13342, 200 Victoria Road, Woodstock, S34- Additions & Alterations**  
**Case No:** HWC24021422CH0530
- INCOMPLETE APPLICATION:**  
Plans, confirmation is work is complete and company resolution required.
- CH
- 14.27 Erf 248, 6 Vigne Street, Greyton, S34- Additions & Alterations**  
**Case No:** HWC24052739CH0530
- INCOMPLETE APPLICATION:**  
Internal photographs, streetscape photographs, applicant/owner to sign form and clouded plan indicating work that has started/completed
- CH
- 14.28 Erf 273, Taaibos Road, Wilderness Heights, George, S34- Additions & Alterations**  
**Case No:** HWC24052110CH0530
- INCOMPLETE APPLICATION:**  
George Heritage Trust comments, SvdS Foundation comments required.
- CH
- 14.29 Erf 2777, 18 Palgrave Street, George, S34- Additions & Alterations**  
**Case No:** HWC24060703CH0530
- INCOMPLETE APPLICATION:**  
George Heritage Trust comment and SvdS Foundation comments required.
- CH

**14.30 Erf 29242, 12 Hurley Road, Mowbray, S34- Additions & Alterations**  
**Case No: CH0530**

**INCOMPLETE APPLICATION:**

POP and RAMPAC comments required.

CH

**14.31 Erf 38, 6 Bennington Road, Tamboerskloof, S34- Additions & Alterations**  
**Case No: HWC24052735CH0530**

Ms Chane Hernan introduced the item.

**DISCUSSION**

- Proposal is for internal alterations and the addition of a patio and deck and a new drive way and alterations to boundary wall.
- Work has not started.
- CoCT supports.
- CIBRA supports
- Graded NCW
- Inside HPO

**DECISION**

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

CH

**14.32 Erf 4440, 10 Cheve Street, PaarlS34- Additions & Alterations**  
**Case No: HWC24051423CH0530**

Ms Chane Hernan introduced the item.

**DISCUSSION**

- Proposal is for a swimming pool, covered braai area and the addition of attic rooms in the existing roof space.
- Work is complete.
- Drakenstein Municipality supports.
- DHF supports.
- Paarl300 Foundation supports.
- Graded IIIC
- Inside HPO

**DECISION**

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

CH

**14.33 Erf 50696, 36 St Thomas Road, Claremont, S34-Additions**  
**Case No: HWC24051601CH0530**

Ms Chane Hernan introduced the item.

**DISCUSSION**

- Proposal is for the addition of a garage and pergola on street and common boundary. Work does not touch the fabric the existing heritage resource.

- Ungraded
- Outside HPO

**COMMENT**

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

CH

**14.34 Erf 1193, 46 Molteno Road, Oranjezicht, S34-Additions & Alterations**  
**Case No: HWC24051001CN0604**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for a boundary wall that has already been constructed. All other work on the plan was approved in January with some work that has started.
- Graded IIIC
- Inside HPO
- CoCT supports.
- CIBRA supports.
- Work has been completed.

**DECISION**

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

CN

**14.35 Erf 15381, 18 Recreation Road, Fish Hoek, S34-Additions & Alterations**  
**Case No: HWC24052815CN0606**

**INCOMPLETE APPLICATION:**

Streetscape photos and motivation required.

CN

**14.36 Erf 1717, via Adriaans Drive, Watson Way, and Mayixhale Streets, Mossel Bay, S38(8)-NID**  
**Case No: HWC24051424CN0604**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The property is approx. 54ha in extent. The current land use is vacant (previously unauthorised farming) with a zoning of Agriculture Zone 1. The surrounding land uses are agriculture, industrial buildings, and residential dwellings.
- The proposal is for an 8ha urban expansion development with industrial and business uses that abuts the N2. A previous NID was submitted in 2018 for properties adjacent to where this development is, and HWC issued an NFS.
- Applicable Heritages:
  - Archaeo: There is a possibility of scatters of ESA and MSA stone tools in the study area and should anything be found; it would be considered low significance or NCW.
  - Palaeo: The SAHRIS Palaeo map indicates the property within the red high palaeo sensitivity, but the applicant describes the area as highly disturbed due to the construction of the N2, and it's unlikely that any palaeo resources will be found.
  - Anticipated impacts: No other resources were listed and the consultant states that there will be no impacts.
  - Consultant recommends: NFS.



- Recommendation is for NFS + CFP.

#### **DECISION**

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

**CN**

#### **14.37 Erf 1815, 14 Church Street, George, S34-Additions & Alterations**

**Case No:** HWC24061315CN0604

Ms. Corne Nortje introduced the item.

#### **DISCUSSION**

- The proposal is for subdivision and re-zoning to allow for 4 dwellings on the property, maintenance and upgrading of the front historic building, demolition of the garage outbuilding, and minor renovations to the rear building. The work that has started was to the outbuilding, with an internal wall being demolished and painting.
- George Municipality did not comment within 30 days.
- George Heritage Trust has no objection.
- HOMs graded IIIIC.
- Outside HPO

#### **DECISION**

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

**CN**

#### **14.38 Erf 1923, 109 Forest Drive, Pinelands, S34-Deviation**

**Case No:** HWC24060510CN0606

Ms. Corne Nortje introduced the item.

#### **DISCUSSION**

- The proposal is for additions and alterations, including a 1st floor. HWC approved this proposal in August 2023, with a deviation now proposed to add a storage room and a pitched roof instead of a flat roof.
- Ungraded
- Outside HPO
- CoCT supports the amended proposal.
- Recommendation is for approval.
- Work has not started.

#### **DECISION**

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

**CN**

#### **14.39 Erf 1995-RE, 20 Angus Avenue, Constantia, S34-Additions & Alterations**

**Case No:** HWC24060501CN0606

#### **INCOMPLETE APPLICATION:**

Trust Resolution, Streetscape photos and CoCT comment required.

**CN**

**14.40 Erf 23365-RE, 146 Main Road, Paarl, S27-Emergency**  
**Case No: HWC24060508CN0606**

Ms. Corne Nortje introduced the item.

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

**DISCUSSION**

- The proposal is for like for like restoration and repair after the building was damaged by a storm that made a tree fall on the facade and a vehicular collision on the side with a 2.5mx2.5m wall breach, as well as floor and a door change.
- Graded II
- Inside HPO
- The Committee supports the application as minor works.
- Work has not started.

**DECISION**

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

**CN**

**14.41 Erf 26198, 8 Blake Street, Observatory, S34-Minor Works**  
**Case No: HWC24061313CN0606**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for the removal of an internal wall to make an open plan living and dining room.
- CoCT states that an application is required to HWC.
- Graded IIIC
- Inside HPO
- Work has not started.

**DECISION**

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

**CN**

**14.42 Erf 31768-RE, 12 Pillans Road, Rosebank, S34-Additions & Alterations**  
**Case No: HWC24060507CN0606**

**INCOMPLETE APPLICATION:**

Title Deed, Streetscape photos and RMCA comments required.

**CN**

**14.43 Erf 676, 10 Cardinal Close, Noordhoek, S38(4)-HIA**  
**Case No: HWC23101709SJ1020**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- HOMS on 6 November 2023 requested an HIA with AIA and VIA on the CLA.
- Graded IIIB
- Outside HPO

- The proposal is to develop a private equestrian estate that includes:
  - Alter and extend the historic residence (certain work has commenced).
  - Re-establish equine facilities such as a stable block, restore / develop the arena and paddocks.
  - Add additional buildings and structures to the site such as 2 cottages and a staff quarters, stables, office, new swimming pool, building containing a gym and pool terrace structures.
  - Re-landscape the garden and add vegetation on the site.
  - Replace the site's boundary structures with an entrance structure and fences.
- Heritage Resources Identified:
  - Historic Residence: The historic residence is assessed as Grade IIIB for associational, contextual, and historic values. It is considered important to the Noordhoek community and an example of a farm residence in the city's southern district. The building has undergone alterations, which have downgraded its cultural significance to Grade IIIC.
  - Historic Bricks and Walls: The remaining historic bricks and walls are an endangered and rare structure fabric within Noordhoek. They have the potential to yield information on the building's history and are considered significant for their aesthetic and cultural value.
  - Historic Farmhouse: The original building demonstrated a mid-18th century farmhouse design. Although it has undergone alterations, it retains some of its original characteristics and is considered significant for its historical and cultural value.
  - Noordhoek Community: The Noordhoek community is invested in the protection and management of their cultural and natural heritage. The site is considered important to the community and its cultural significance is assessed as Grade IIIB.
- AIA: The site has multiple locations where three or more artefacts were found, primarily in the exposed sand of the old horse-riding paddocks. Other isolated finds were also discovered, potentially indicating more artefacts in vegetated areas. A single Stone Age artefact, a quartz flake with adze-like lateral retouch, was found. Other isolated artefacts may be present but may not hold cultural significance. Fragments of marine shell were found, possibly of historical origin or introduced to agricultural lands. Two wells are situated in the garden north of the house. The larger well appears to have been filled in, with its walls plastered, making it difficult to determine its contents. The smaller well, covered by a metal sheet, still contains water, and may hold archaeological significance due to the practice of dumping rubbish into wells historically. Comments on built structures include a crack in the werf wall revealing modern brick construction, indicating it's not a heritage feature. The house has undergone various changes over the years, with different types of bricks and mortar used, making it challenging to determine a full building sequence.
- VIA: The site, primarily the boundary fence, will be visible from a section of Avondrust Circle, a short section of Leerdam Road, and the bridle path. Views from Avondrust Circle and Leerdam Road are obscure and screened by the boundary fence and entrance structure. The cumulative visual impact of the proposed development on the site and context is considered low. Overall, the assessment concludes that the visual impact of the development is expected to be minimal, and no significant negative visual impacts are anticipated.
- Impact on Heritage Resources:
  - The unauthorized work to the homestead of primary replacing and raising the roofscapes and the internal changes with removal and adding internal walls has negatively impacted the historic structure, through a loss of historic fabric, intactness and level of intrinsic value. The demolition of the outbuildings further diminished the site's historic value in terms of the loss of the complex of building, even though the Archaeologist commented on the low cultural value of these structures in 2022. The assessment of the proposed development considers the fact that the unauthorized work has occurred to the homestead, that HWC has permitted this construction work and the demolition of the outbuildings. The proposed development of a series of appropriately scaled buildings, boundary fences, entrance structures and landscaping are assessed positively and will improve this property from a neglected site used over

the past decades for rental accommodation, horse livery and arena use. Overall the positives are the retention of the site extent (no subdivision) and the enhancement of the site with well design new buildings and landscaping to positively impact the site and context.

- Heritage Indicators:
  - The applicant list 22 heritage indicators for the proposed development.
- Consultation:
- CoCT:
  - HRS has no objection in principle to the new buildings proposed on site. However, there is currently a lack of cohesion in architectural treatment/style which should be amended to create a cohesive site. The cottages/dwelling are plastered and painted pitched roof structures (positive), the pool house and home gym are flat-roofed stone clad structures (foreign) and the garden office is a nutec/timber clad structure (contrasting). HRS would recommend a more consistent architectural language be applied to the buildings on the site, as per the heritage design indicator. In addition to the above the City is still not satisfied about the previous unauthorised work that has taken place on site as they state it has had a negative impact on the heritage resources.
  - Boundary treatment: HRS agrees with the HIA that the new boundary treatment must be visually permeable. The report states that the current fence was 'erected to create site security while the stop works order is in place', however, it does not appear to be temporary in nature. The previous boundary treatment and street interface was positive but is no longer due to the solid timber fence (see photos below). Considering the history of unauthorised work on the property, HRS is concerned that the current solid fence will not be amended to be visually permeable.
- NRPA:
  - We have reviewed the latest amended Heritage Impact Assessment and Archaeological Impact Assessment report submitted to us via email on May 30th, 2024. We have noticed that our comment on the non-permeable nature of the fencing has been heeded and that the fence is now non-permeable up to 1.2 m height, with lattice work of 0.6m added on top. As a result, we now do not have any comments, other than to reiterate that it is extremely unfortunate that a property of this age was amended without regard for its heritage value to the community. NRPA was not consulted in first instance, disregarding that we are registered as IAP and official civic for Noordhoek. It is still unclear how this oversight was possible in the first place. This is something that HWC should investigate.
- The applicant provided responses to the objections and comments that were raised by both the NRPA and CoCT.

**HELD OVER:**

Referred to IACom in July for their expertise and due to the negative comments received from CoCT.

**CN**

**14.44 Portions 1 and 2 of Farm 320, via the R62, Ladismith, S38(4)-NID  
Case No: HWC24053110CN0604**

Ms. Corne Nortje introduced the item.

**DISCUSSION**

- The property is approx. 608ha in extent. The current land use is a lodge/guest farm that host events with a zoning of Agriculture Zone 1. The surrounding land uses are agriculture and open space.
- The proposal is for land use approvals that includes a rezoning of Node 1 and 3 to Resort Zone 1 to permit the 4 existing self-catering guest cottages, the 13ha camping area. A rezoning of Node 2 to permit the Bush Motel which has 25 eco cabins, and a consent use application to permit the Restaurant and Entertainment are under Agricultural zoning.

- **Applicable Heritages:**
  - Palaeo: The farm is located within the red palaeo area and requires a field assessment.
  - Graves: The applicant states that there are two graves on the farm on top of the mountain range.
  - Anticipated impacts: No other resources were listed and the consultant states that there will be no impacts.
  - Consultant recommends: NFS.

#### **DECISION**

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

CN

#### **14.45 Erf 8442-RE, Frater Street, Paarl, S38(4)-HIA Case No: 22022506CH0228E**

Ms Chane Herman introduced the item.

#### **DISCUSSION**

- This HIA is for the proposed subdivision and development on a 34ha portion of the farm for residential on remainder Erf 8442, Frater Street, Paarl. The development will be undertaken over 5 phases.
- HOMs requested an HIA with a desktop PIA and VIA on 7 March 2022
- Heritage Resources Identified:
  - Erf 8442-RE is a remnant of the historical farm De Zoete Inval, one of the earliest to be granted in the region.
  - There are groups of structures on the subject site older than 60 years or of heritage or cultural significance, strung along the central historical avenue that are either graded IIIC or NCW
  - The subject site does not fall within an historically significant townscape.
  - At the farm scale, the farm has significance as part of the Berg River Cultural Landscape which is a proposed Grade IIIB riverine landscape.
  - The dense, mature treed setting of the farm complex aligned along a central avenue is a significant historical feature.
  - The Scenic Resources of the area and site are rural and Highly Rated. The inherent visual sensitivity of the site is high to low.
  - The site has associations of limited local social significance having been in the continual ownership of the Frater family since 1878.
  - Paleontological sensitivity is regarded as Low.
  - No archaeological assessment was undertaken for this site, but precedent would indicate that the archaeological significance of any material found there is likely to be Low.
  - Although associated (now at a remove) with an early land grant in the region, which undoubtedly had slaves, the property as a late 19thC construction will have no direct significance relating to the history of slavery.
- Anticipated impacts:
  - Impacts of the preferred alternative are generally High and High to Moderate significance (negative) prior to mitigation in respect of the heritage and visual considerations.
  - The rural scenery and sense of place on the property will be lost once development takes place as the site will become a high-density residential development, typical of a sub-urban area. While mitigation will not be able to restore the current rural character and sense of place of the site itself, it could reduce the visual impact from the surrounding areas, in particular the rural and river landscape.
  - One of the most significant concerns relates to the loss of a potentially viable remaining farm, in part as a result of the extent of infill on the 1:100 year flood line, and the use of the

- floodplain to provide the fill allowing for the expansion of the development area.
- Of the three full access route options, two of them will effectively lead to the destruction of agricultural viability, and in the one instance, require the demolition of all the historic farm buildings. The extent of the proposed development will reinforce these concerns. The agricultural land will become redundant, the riverine area will be unmanaged, and it is unclear what the value of retention is under these circumstances. The farm is not a significant farm in the context of the Paarl Farms.
  - The development is dense and suburban in nature and the natural ground level is being raised to extend the developable area at the expense of the Berg River floodplain. This development will result in a negative visual impact on the passive and rural Sense of Place and Scenic Resources of the site and immediate surrounds such that these are significantly impacted.
  - Desktop PIA findings:
    - Although the intensity of impact on fossil resources is rated as LOW and fossil finds are improbable, the proposed development entails considerable shallow subsurface disturbance and a chance occurrence of fossil material cannot be entirely dismissed and could be of scientific significance.
    - It is recommended that a protocol for finds of potential fossil material (and buried artefacts, unmarked graves), the Fossil Finds Procedure (FFP), is included in the Environmental Management Plan (EMP) for Page 5 of 5 the Construction Phases of the project
  - VIA findings:
    - The proposed site of development falls within the Paarl Urban Edge.
    - This development will result in a negative visual impact on the passive and rural Sense of Place and Scenic Resources of the site and immediate surrounds such that these are significantly impacted.
    - Some mitigation is provided in the Preferred Alternative namely building density gradation from west to east, development setback from rural boundaries with single storey units adjacent to the buffers, building style, retention of large existing trees and landscaping.
    - Providing further mitigation will be more achievable at the SDP level of the individually phased developments.
    - The visual impacts should be re-assessed and submitted to HWC for comment prior to Municipal Approval
  - Comment received from Drakenstein Municipality does not support the proposed development.

**HELD OVER:**

Referred to IACom on 20 June 2024 for their expertise.

**CH**

**15. OTHER MATTERS**

**16. ADOPTION OF RESOLUTIONS AND DECISIONS**

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

**17. CLOSURE**

11:20

**18. DATE OF NEXT MEETING**

24 June 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 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

**ASAPA** - Association of Southern African Professional Archaeologists

**ABHC** - Associated Bibbeys Hoek Conservancy (Knysna)

**BELCOM** - Built Environment and Landscapes Committee

**CBCRA** - Camps Bay Clifton Ratepayers Association

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

**CTHF** - Cape Town Heritage Foundation

**CRRA** - Constantia Ratepayers & Residents Associations

**CMP** - Conservation Management Plan

**DWCA** - De Waterkant Civic Association

**DHF** - Drakenstein of Heritage Foundation

**EMPr** - Environmental Management Program

**FHRA** - Franschhoek Heritage and Ratepayer Association

**FoCVGB** - Friends of Constantia Valley Green Belts

**GBRM** - Great Brak River Museum

**GVHAG** - Greater Vredehoek Heritage Action Group

**GCS** - Greyton Conservation Society

**HRF** - Helderberg Renaissance Foundation

**HOMs** - Heritage Officers Meeting

**HPO** - Heritage protects overlay.

**HWC** - Heritage Western Cape

**IACom** - Impact Assessment Committee

**IGIC** - Inventories, Gradings and Interpretations Committee

**KHS** - Kommetjie Heritage Society

**MGHS** - McGregor Heritage Society

**NHC** - Napier Heritage & Conservation

**NASDB** - Nelspoort Agency of Sustainable Development body

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

**NRA** - Newlands Residents Association

**OCA** - Observatory Civic Association

**OHAC** - Overstrand Heritage and Aesthetics Committee

**PPP** - Public Participation Process

**PHCT** - Pniel Heritage and Cultural Trust

**RMCA** - Rosebank and Mowbray Planning & Architectural Committee

**SAHRIS** - South African Heritage Resources Information System

**SPFA** - Sea Point for All Group

**SHC** - Stanford Conservation Trust & Stanford Heritage Committee

**SIG** - Stellenbosch Interest Group

**SHA** - Swellendam Heritage Association

**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

**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

APPROVED