

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
Held on Monday, 19 March 2024 at 08:30,  
via MS Teams**



**1. Opening and Welcome**

The Chairperson, Ms. Corne Nortje officially opened the meeting at 08:31 and welcomed everyone present.

**2. Attendance**

**Members**

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

**Staff**

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

**Legal Advisor**

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

None

**Visitors**

Mr. John Kelly	Mr. Chris Snelling
Mr. Jaco Jonker	Mr. Peter Cantel
Mr. Clive Theunissen	Ms. Ursula Rigby
Mr. John Biernacki	Mr. Stuart Burnett
Prof. Walter Peters	

**3. Apologies**

Ms. Sneha Jhupsee (SJ)  
Ms. Naushina Rahim (NR)  
Ms. Aneeqah Brown (AB)

**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. 19 March 2024. The Committee resolved to approve the agenda with minor edits.  
CH moves to adopt the agenda and SB seconds.

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

6.1. 11 March 2024

The Committee resolved to approve the minutes with minor edits.

CH 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**

None

**9.2 Proposed Site Inspection**

None

**9.3 Site Inspection Reports**

**9.3.1 Erf 754, 8 Cheviot Place Green Point - HWC23061909SB0826 (SB)**

- Graded IIIA
- Insite HPO
- Site inspection was undertaken on 22 February 2024.
- Stop works order was issued on the 30 January 2024.
- Stephanie to issue a letter with further requirements to the applicant.

**9.4. Preparation for upcoming Committee meetings**

None

**9.5. Tribunal updates (Legal)**

None

**9.6. Interim and Close out Reports**

**9.6.1 Montagu Pass – Interim Engineering Report: Week 2 (SJ)**

- WD reported back and no interventions required from HWC.

**9.7. Incomplete Applications**

13.8	14.39
13.19	14.42
14.1	14.43
14.8	14.45
14.10	14.46
14.14	14.47
14.16	14.48
14.18	14.49
14.19	14.50
14.23	14.53
14.25	14.57
14.26	14.59
14.32	14.60
14.34	14.61
14.37	14.64
	14.65

## **9.8. Archaeological Matters**

None

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

No stop works order were issued.

WD noted that officers to make updates to database.

## **9.10 Permit deadline**

20 March at 11am

## **10. Administrative Matters**

Officers seek clarity on SAHRA giving comment on applications in Bo-Kaap. PM noted that SAHRA does not comment in Bo-Kaap anymore.

## **11. Monitoring by practitioner**

None

## **12. Discussion of the agenda**

### **Item 13.16: Erf 295, Lombaard Street, Wellington, S34- Alterations & Additions**

**Case No:** HWC23042804RG0503 (SB)

Application incomplete - Drakenstein Mun comments, internal and streetscape photos and locality plan.

SB to issue a letter with further requirements to the applicant, and if the further requirements are not received, the application can be refused.

## **MATTERS TO BE DISCUSSED**

### **13 MATTERS ARISING**

#### **13.1 Erf 180295, 74 Milner Road, Rondebosch S34 -Alterations & Additions**

**Case No:** HWC24020118CH0208

Ms. Chane Herman introduced the item.

#### **DISCUSSION**

- Information was received on 23 February and 8 March.
- The proposal is for additions to the rear of the house, internal alterations, and a freestanding pool pavilion.
- The work has not started.
- CoCT supports.
- Graded IIIB
- Outside HPO

#### **DECISION**

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

**13.2 Erf 545, 59 Donkin Street, Beaufort West S34-Alterations & Additions**  
**Case No: HWC22112813MS1208**

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Not graded
- Outside HPO
- The proposal is to restore the building (maintenance and repairs)
- Central Karoo Municipality commented requesting that the application be dealt with urgency due to the safety risk of the structure.
- SvDSF commented stating that a methodology is required for the proposed restoration work.
- The Committee noted that the methodology was requested by the case officer and loaded to the case file.

**DECISION**

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

CH

**13.3 Erf 10847, Voortrekker Road, Bellville, S34-Minor Works**  
**Case No.: HWC24012511CH0516**

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Information was received on 12 March 2024.
- The application was initially submitted as a NID however a s34 minor works application form was requested.
- The proposal is for renovations and to convert the substation building into a booking center as well as rezoning of the site.
- The work has not started.
- Graded IIIC
- Outside HPO

**DECISION**

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

CH

**13.4 Erf 14216, 30 Balfour Street, Woodstock, S34-Deviation**  
**Case No.: HWC23111508CH1115**

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Information was received on 11 March 2024.
- The proposal is to increase the floor area of the 1st floor addition, increasing the width of the balcony to the rear, alterations to fenestration to the west and rear side of the building and a

new access gate.

- The work is complete.
- CoCT supports.
- WRA supports.
- WAAC supports.
- Graded IIIB
- Inside HPO

#### **DECISION**

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

CH

### **13.5 Erf 47559, 18 Muir Road, Rondebosch, S34-Additions & Alterations Case No.: HWC24020904CH0215**

Ms. Chane Herman introduced the item.

#### **DISCUSSION**

- Information was received on 13 March 2024.
- The proposal is to renovate the existing kitchen and living room, replace all existing wooden windows and selected wooden doors that have sustained water damage and became dilapidated over time with aluminum framed windows and doors. The solarium will be demolished and replaced with a covered stoep and braai area. Solar or PV panels will be installed on the roof. The existing roof structure with flat lead roof sheeting will be removed and replaced with new roof structure with Saflok-700 roof sheeting.
- The work has not started.
- CoCT supports the proposal subject to HWC considering the change in the roof pitch as the resource will be visually changed by the new roof.
- Graded IIIB
- Outside HPO
- The Committee noted the applicant's response to the CoCT comment.
- The applicant stated that the existing roof (angled at 7.5 degrees) will not be able to carry the additional weight of the solar and PV panels. If the existing pitch were to be retained, the solar panel will have to be placed on stilts and will have a negative visual impact on the building.
- The proposed new roof pitch (angled at 15 degrees) will stop any further water ingress and will have the structural integrity to carry the weight of the solar panels.
- The Committee is of the opinion that the change in roof pitch will not negatively impact the heritage resource.

#### **DECISION**

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

CH

**13.6 Erf 51, 66 Voortrekker Street, McGregor, S27-Additions & Alterations**  
**Case No.: HWC24011810CH0208**

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Information was received 13 March 2024.
- The proposal is for a new street boundary wall. The new wall will be extended to replace the existing barbed wire fence.
- Mc Gregor Heritage Society supports the work and notes that the work has already been implemented. The conservation body further states that the design complies with the architectural guidelines for McGregor.
- The applicant stated that the work has not started, and this is confirmed in the photographs.
- Graded II
- Outside HPO

**DECISION**

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

CH

**13.7 Erf 424, 2 Main Road, Somerset West, S34- Additions & Alterations**  
**Case No.: HWC23110713CH1113**

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Information was received on 12 March 2024.
- Ungraded however the heritage statement suggests IIIC grading. CoCT recommends a IIIB grading.
- Outside HPO
- The proposal is to demolish the garage and outbuilding, partial demolition of the existing house, renovate the existing house and the addition of consulting rooms.
- The proposed work has not started.
- CoCT stated that the information provided was not adequate enough in terms of scope of works report and fabric analysis to provide an informed comment on the S34 application. CoCT further stated that the application does not assess the impact of the outbuilding which is older than 60 years and proposed for demolition. CoCT recommends that a heritage statement be compiled to assess the significance of the site as the proposed work will change the character.
- HRF stated that an HIA must be prepared to assess the impact of the extensive demolitions.
- HOMS had FR on 18.01.24 stating *"Heritage statement to be submitted assessing the significance of all structures on site and the impacts of the proposed interventions. The heritage statement is to include a detailed scope of work, fabric analysis and an assessment of the site's historic value in reference/relation to "Die Ou Tol"*.
- Revised comments were received: CoCT supports with two conditions and HRF supports and has concerns with the height of the boundary wall.
- The Committee supports the CoCT recommended grading of IIIB

## DECISION

The Committee resolved to approve the application with the two conditions from CoCT to be included on the permit. A closeout report to be submitted to HWC within 30 days of practical completion.

CH

### 13.8 Erf 49262, 4 Fairdale Road, Newlands, S34-Alterations & Additions Case No: HWC23101722CN1019

**APPLICATION INCOMPLETE:** NRA comments required

CN

### 13.9 Erf 1392, 15 Military Road, Tamboerskloof, S34-Minor Works Case No: HWC23110203CN1107

Ms Corne Nortje introduced the item.

## DISCUSSION

- Additional information received on 7 Feb and 11 March
- New first floor (36 sqm) added onto the existing structure for new bedroom, study, bathroom, and outdoor terrace (16 sqm), cross-laminated timber construction, aluminum roof with gutter and flashing. Addition of first floor driveway, reinforced concrete.
- Demolition of internal walls on ground floor, as well as slab to make way for new stair.
- 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.

CN

### 13.10 Erf 5156, 20 Bird Street, Stellenbosch, S34-Minor Works Case No: HWC23121801CN0213

Ms Corne Nortje introduced the item.

## DISCUSSION

- Additional information received on 13 March
- The proposal is for internal alterations and new steel and timber bridges over the water canal (a.k.a. the Mill Sloop).
- Stellenbosch Municipality supports and notes that the building is not older than 60 years. The only structure that is older than 60 years is the Mill Sloop that runs adjacent to the structure.
- SHF did not provide comment in 30 days
- SIG supports
- SHF survey notes the building is not older than 60 years.
- Recommendation is for approval
- Unknown graded

- Outside HPO

#### **DECISION**

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

**CN**

**13.11 Remainder & Portion 1 of Farm Kweek Kraal 591, Portion 1 of Farm Heks Rivier 344, Farm Klein Brakfontein 439 and Farm Koedoeskop 592, via N7, Citrusdal, S38(8)-NID  
Case No: HWC23091301CN0914**

Ms Corne Nortje introduced the item.

#### **DISCUSSION**

- Additional information received on 20 Sept and 13 March
- The proposal triggers NEMA.
- The proposal for an SDP amendment.
- The properties are combined approx. 7.3sqkm in extent with an agricultural zoning. The current land use is agriculture, and the surrounding land uses are also agriculture.
- Applicable Heritages:
- Archaeological sensitivity is low. The currently proposed pipelines all lie in disturbed agricultural ground, roads, or cross the riparian zone of the Olifants River and no significant archaeological resources were identified previously.
- Palaeo - The SAHRIS palaeo-sensitivity map indicates the sites to falls in the red and orange areas. Previous studies were conducted as explained in the NID application form and there is no preference on palaeontological grounds for any particular project design alternative for the dam (e.g. configuration of the saddle embankment), since they are all underlain by very similar geology and their impact significance is rated as Very Low in all cases
- No historical structures exist on site.
- The applicant states that there will no impacts anticipated to any heritage resources.
- The heritage practitioner believes that no HIA is required.
- Recommendation is for NFS

#### **DECISION**

The Committee resolved that no further studies are required.

**CN**

**13.12 Erf 6, Heatherley Road, Lansdowne Erf 63538, 387 Imam Haron Road, Lansdowne, Erf 159891, 391 Imam Haron Road, Lansdowne Erf 159889, 391 Imam Haron Road, Lansdowne, Erf 159889, S38(4)-NID  
Case No: HWC24011811SBSB0130**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Additional information received 7 March 2024
- For the proposed demolition of the two buildings, which are both older than 60 years in order to redevelop the site and subdivide into three erven.
- Buildings are Graded IIIC that will be demolished.



- Outside HPO
- Archaeology and palaeontological: anticipated impact as low given the site is in an urban context and previously distributed.
- Visual: the surrounds context consists of mixed scales, volumes, architectures styles. Not many of the buildings are graded in the immediate surroundings. Considering the surrounding, anticipated impact low
- Consultant recommends no further studies.
- Since there is no reason to believe, heritage resource will be impacted.

#### **DECISION**

The Committee resolved that no further studies are required. Section 34 total demolition application to be submitted for the proposed demolition.

**SB**

#### **13.13 Erf 410, 30 Sedgemoor Road, Camps Bay, S34- Alterations & Additions Case No: HWC23082416SB0920**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Work has not started.
- Proposed underground cellar, double garage along with other addition to the dwelling.
- CoCT supports.
- Additional info received 19 October 2023.
- It was note that the site at the site was outside of the conservation body area on the HWC map.
- Graded NCW
- Outside HPO

#### **DECISION**

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

**SB**

#### **13.14 Remainder Farm Rhenosterkop 155 (N) & Remainder Farm 400(S), Rhenosterkop PV Facility, S38(8)-HIA Case No: HWC23082802SB1010**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- The proposed photovoltaic (PV) facility and associated infrastructure, to be located approximately 20 kilometers (km) to the east and north-east of Beaufort West
- HIA findings and the anticipated impacts to heritage summarized below:
- Cultural landscape: in the Central Plateau of the Great Karoo, with heritage value for historical, aesthetic, architectural, social, and scientific reasons. While the area contains some landscape elements contributing to its cultural significance, it is already dominated by existing infrastructure. Therefore, the addition of the PV facility is unlikely to negatively impact significant cultural landscape elements. The development is located sufficiently far from important scenic routes, railway infrastructure, and a farmstead, minimizing its impact on their

heritage significance.

- Archaeological: A total of 75 observations were made mostly consisting of low density MSA material, however one site of significance 045-050 which can be avoided was noted for the Rhino while Sunny SEF observation 19-22 associated with historical farming practices, area should be avoided. While the broader area has archaeological significance, no significant archaeological resources were found within the proposed development area for the Rhino SEF. Similarly, for the Sunnyside SEF, ruins of farm structures were identified within the development footprint, deemed to have contextual cultural value. Recommendations include implementing a no-development buffer zone around these sites to avoid negative impacts on associated buried archaeological heritage.
- Palaeontological: Rhino and Sunnyside SEF project areas are in practice of low palaeo-sensitivity. No observations of palaeontological significance were noted within the proposed development area, but the underlying geology remains sensitive to impacts on significant palaeontological heritage. Overall, the proposed renewable energy facility is supported from a heritage perspective as it is located in an area capable of tolerating the impact of the PV infrastructure, with limited anticipated impacts on archaeological and palaeontological heritage.
- Consultation concluded (Appendix 6) on the 11 March 2024. An email received on 12 March 2024, confirming no additional comments received and this is the final integrated HIA.
- No objections received on heritage grounds.

#### **FINAL COMMENT**

The committee resolved to endorse the HIA prepared by CTS Heritage dated January 2024 as complying with section 38(3) and the recommendations on page 64:

1. The buffers recommended in Table 4, and illustrated in Figures 4.3a, 4.3b and 4.3c are implemented.
2. The HWC Chance Fossil Finds Procedure is implemented for the duration of construction activities.
3. The recommendations of the VIA are implemented.
4. 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 SAHRA must be alerted immediately to determine an appropriate way forward

**SB**

#### **13.15 Erf 157, Pacaltsdorp, George, S38(8)-Workplan**

**Case No:** HWC18082018SB0831E

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- The application was heard on the IACom committee meeting on the 13 March 2024.
- The revised workplan was revised on the 13 March 2024
- IACom Committee noted that the work plan did not reflect graphically the areas that required monitoring and stated that HWC HOMs committee could deal with the revised work plan which is tabled today.
- The work plan has been revised to include the graphics that illustrate the monitoring of the southern portion of the subject site given the possibility of graves being uncovered.
- However, the revised work plan that was submitted, still retained that “automatically allow for excavation, collection and destruction (as may be required for dating and other analyses)

- This is problematic, suggested that workplan may proceed on conditions that any invasive dating methods, such as radiocarbon dating will require a separate section 36 section 35 permit application depending on the findings during monitoring.

#### **DECISION**

The committee resolved to support the revised workplan prepared by Jonathan Kaplan on conditions:

1. Any burials uncovered, will have to be removed under a Permit issued by Heritage Western Cape. A Heritage Agreement will also have to be entered into between the Developers (Pure Silk Invest 10) and Heritage Western Cape. Consultation with Interested and Affected Parties will also have to be conducted.
2. Any invasive dating methods will require a separated permits application in terms of S35 or S36 depending of the finding during monitoring of the subject site.

**SB**

#### **13.16 Erf 295, Lombaard Street, Wellington, S34- Alterations & Additions Case No: HWC23042804RG0503**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Drakenstein municipality and conservation body comments required:
- Additional information received on 14 February 2024, the information received did not included all the requested information that was communicated to the applicant.

#### **FURTHER REQUIREMENTS:**

The committee noted that the application is still incomplete, and required the following information:

1. Relevant comments, including Drakenstein municipality and conservation body comments required.
2. Internals photographs of the building
3. Streetscapes (surrounding buildings, neighbouring properties) and a locality plan

If further requirements are not received. The application can be refused.

**SB**

#### **13.17 Erf 754, 8 Cheviot Place, Green Point, S34- Alterations & Additions Case No: HWC23061909SB0826**

Ms Stephanie Barnardt-Delport introduced the item.

Mr. Stuart Burnett joined for the discussion of the item.

#### **DISCUSSION**

- Additional info received 10 Dec 2023.
- Work start as per previous approval.
- CoCT comment included a conditional approves.
- "All these elements contribute to the significance of the property and should remain intact. The removal of the timber floors and ceilings are a great concern". Although the plans suggest that these will be retained, they will need to be removed with the utmost care and will need to be skillfully reinstated. GPRRA - support

#### **FURTHER REQUIREMENTS**

An updated methodology statement for the repairs to the gable, brickwork bonding, flooring and

ceilings including specifications for materiality. The engineers report analyses the structural integrity of the gable however does not provide substantial information on the methods of repair for retention.

**SB**

**13.18 Erf 29459, 653 Settlers Way, Mowbray**  
**Case No: HWC23111304SB0131**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- The application is for proposed pump upgrading of the pump station and the construction of a sand trap and screening facility on the subject Earth in Mowbray.
- The application was previously incomplete and requested that special power of attorney.
- Additional information received on the 19 March 2024.
- Archaeology: According to the screener archaeology very high, however, the SDP indicates that upgrading in disturbed area.
- Paleontology: According to the screener report as low sensitivity.
- Visual: Low given the nature and scale of the proposal.
- Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource was impacted.

**DECISION**

The Committee resolved that no further studies are required.

**SB**

**13.19 Erf 7351, 16 Montreux Street, Courtrai, Paarl: S34-Additions & Alterations**  
**Case No: HWC23041804SJ0425**

**INCOMPLETE APPLICATION:**

DHF comments required and streetscapes photos.

**SJ**

**13.20 Erf 1863, 5 Constantia Road, Gardens: S34-Deviations**  
**Case No: HWC23102520SJ1107**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Previous permit issued: 22.02.22
- Work has been completed.
- Minor deviations to previously approved plans: new high-level windows, bathroom window repositioned, height of timber fence extended.
- CIBRA and COCT previously approved.
- FR 8.03.24 - CIBRA comment on deviations
- Recommend: S51.

**DECISION**

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

**SJ**

**13.21 Erf 9580, Vredeklouf Farmstead, 4 Koorsboom Crescent, Vredeklouf, Brackenfell: S34-Additions Alterations**  
**Case No: HWC24021504SJ0219**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Work has not started.
- Proposal is to connect two existing buildings with a passage and a new entrance. Connecting patient rooms and consultation rooms at a wellness clinic.
- Erf 9580 Vredeklouf (Erf 7267,7282 & 7268 before consolidation) – 9580 is approved on City Map.
- CoCT EHM: ""does not trigger""
- Durbanville Heritage Society: no objection

**DECISION**

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

**SJ**

**13.22 Erf 59531, 12 Denver Road, Lansdowne: S34-Additions & Alterations**  
**Case No: HWC24010807KB0118**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Work has started - pictures indicate work.
- Proposal is for stoep enclosure, extension of carport, new pool toward rear and freestanding outbuilding toward rear.
- CoCT EHM: support
- Applicant says that the boundary wall was built temporarily due to burglaries and they will demolish it and build it as per the submitted plans. The photographs show that the work has started and mainly finishes are to be completed. The plans indicate this work but not exactly what has been done.
- The applicant states that no building work has taken place but very obvious from pictures, work has taken place.
- Plans showing all unauthorised work has been submitted.

**DECISION**

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

**SJ**

**13.23 Erf 4269, Aan de Weg, 13 Main Road, Corner Orange & Main Road, Somerset West: S34-Maintenance & Restoration**  
**Case No: HWC24011601SJ0117**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Work has started.
- Site is > 5000sqm (11000sqm) but no change in character as only proposed restoration to structure.
- Proposal is for maintenance as there are new owners and the buildings have fallen into a state of disrepair. Owner's intention is to repair/restore to the original condition.
- The new owner was unaware of the heritage value and has thus begun restoration efforts.
- Significance: Late 19th century farmstead. Historic layering evident. May contain early 19th century fabric. Requires investigation. Intact wooden beams and teak joinery consistent with early 20th century remodeling.
- CoCT EHM: did not respond in 30-days.
- HRF: no objection to restoration.
- FR 30.01.24 - streetscapes (contextual images), methodology statement detailing proposed maintenance works with specifications in line with heritage methodology.

**DECISION**

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

**SJ**

**13.24 Erf 15901, 9 Cornelissen Street, Paarl, S34-Additions & Alterations**  
**Case No: HWC23120810KB0131**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- Not graded
- Outside HPIO
- DHF and Drakenstein Municipality supported the proposal.
- Proposal is for addition of a garage, lounge, bedroom and bathroom, Covered stoep

**DECISION**

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

**KB**

**14. NEW MATTERS**

**14.1 Erf 10021, 60 5th Avenue, Boston, S34-Additions & Alterations**  
**Case No: HWC23113014CH0304**

**APPLICATION INCOMPLETE:**

All work to be indicated in colour on the drawings and company resolution required.

**CH**

**14.2 Erf 1339, 65 Piet Retief Street, Porterville, S34-Minor Works**

**Case No:** HWC24012507CH0304

Ms. Chane Herman introduced the item.

**DISCUSSION**

- Proposal is for covered stoep and addition of a washing room.
- Work has not started.
- Bergriver Municipality supports.
- Ungraded
- Outside HPO

**DECISION**

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

CH

**14.3 Erf 295, 13 Akademie Street, Franschhoek, S34-Additions & Alterations**

**Case No:** HWC24030522CH0307

Ms. Chane Herman introduced the item.

**DISCUSSION**

- The proposal is to redevelop the site into a small-scale boutique hotel/upmarket guesthouse. The existing building will be retained with some internal alterations proposed. For the redevelopment, the existing garage and pool will be demolished in order to construct eight rooms in four two-storey buildings adjacent to the existing historic residence. The new structures will only be connected to existing with a covered terrace.
- The work has not started.
- Stellenbosch Municipality did not comment within 30 days.
- SIG did not comment within 30 days.
- SHF did not comment within 30 days.
- Franschhoek Heritage & Ratepayers Association (FHRRRA) does not object on heritage grounds to the proposed rezoning. FHRRRA has concerns with the increasing number of residential properties in the area being repurposed as guest houses and for short-term rentals and the consequential erosion of its residential character. FHRRRA argues that the residential character may be considered as part of the areas heritage. Further comments were made regarding reconsideration of the chimney height of the new additions.
- Graded IIIA
- Inside special character area overlay zone
- The Committee notes that the FHRRRA concerns are not objections on heritage grounds to the proposed work but are concerns with the change in use of structures within the area.

**DECISION**

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

CH

**14.4 Erf 4426, 27 – 29 ‘Impala House’ Castle Street, Cape Town, S34-Minor Works**

**Case No:** HWC24012319CH0308

Ms. Chane Herman introduced the item.

**DISCUSSION**

- The proposal is for internal partitioning dry walls, doors and bathroom fittings.
- Graded IIIC
- Inside 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.

**CH**

**14.5 Erf 46375, 56 Dean Street, Newlands, S34-Additions & Alterations**

**Case No:** HWC24040301CH0306

Ms. Chane Herman introduced the item.

Ms. Ursula Rigby joined for the item.

**DISCUSSION**

- The proposal is for the addition of two stories of residential accommodation to allow for additional bedrooms.
- The work has not started.
- CoCT did not support stating that the proposed design will impact the significance of the resource and receiving environment. CoCT provided suggestions for mitigation regarding the height, roof typology and set back.
- NRA supports.
- Docomomo objects to the resolution of the proposal. Docomomo stated that they would support a proposal that differentiates more clearly between the existing and new fabric and reviews the setbacks and distribution of new bulk to avoid overwhelming the existing building.
- The drawings have been revised taking into account the comments received from the I&APs.
- CoCT supported the revised design option 3.
- Docomomo supports the revised design option.
- Graded IIIC
- Inside HPO

**DECISION**

The Committee resolved to approve the application (the revised design option 3) as the proposal does not negatively impact on heritage resources.

**CH**



**14.6 Erf 5048, 100 Fisher Street, Goodwood, S34- Additions & Alterations**

**Case No:** HWC24040304CH0308

Ms. Chane Herman introduced the item.

**DISCUSSION**

- The proposal is for deviations from the previous approved plan. The flat roof over the patio braai was changed to awning dome roof.
- The work is complete.
- CoCT supports.
- Graded NCW
- Outside HPO

**DECISION**

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

CH

**14.7 Erf 51746, 25 Garrison Road, Claremont, S34-Additions & Alterations**

**Case No:** HWC24022802CH0304

Ms. Chane Herman introduced the item.

**DISCUSSION**

- The proposal is for internal alterations, the addition of a new bedroom, outdoor entertainment area and pergolas.
- The work has not started.
- CoCT supports
- Graded NCW
- Outside HPO

**DECISION**

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

CH

**14.8 Erf 524, 51 Forest Drive, Pinelands, S34-Additions & Alterations**

**Case No:** HWC24020801CH0308

**APPLICATION INCOMPLETE:**

New form and streetscape photographs required.

CH

**14.9 Erf 64271, 4 Richmond Road, Kenilworth, S34-Additions & Alterations**

**Case No:** HWC23101902CH0307

Ms. Chane Herman introduced the item.

**DISCUSSION**

- The proposal is for a covered patio, the addition of a storeroom and bathrooms as well as internal alterations.
- The work has not started.
- CoCT supports with conditions stating: the hand painted tiles around the fireplace must be carefully removed and used elsewhere; the existing IBR roof must be replaced with Victorian profile sheeting; and the original sash window to the rear be retained and possibly be shifted into the opening of the existing rear double door. The stacker doors could be reduced in width and made to match the existing which is more in character with the existing cottage.
- The applicant's response to CoCT comment is stated on page 38 of the heritage report.
- Point 1 and 2 of the CoCT's comment will be complied with. With regards to point 3, the applicant states that the sash window will be removed and replaced with aluminum stacking doors as this type of door will be more suitable for its function.
- Graded IIIB
- Outside HPO
- The Committee is supportive of the removal of one sash window as this will not detract from the significance of the IIIB structure.

**DECISION**

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

**CH**

**14.10 Erf 671, 4 Alexander Street, Stellenbosch, S34-Additions & Alterations**

**Case No:** HWC24020707CH0304

**APPLICATION INCOMPLETE:**

Plan indicating proposed work, internal photographs, external photographs, streetscape photographs required.

**CH**

**14.11 Erf 737, 22 Pleasant Place, Pinelands, S34-Additions & Alterations**

**Case No:** HWC24030521CH0308

Ms. Chane Herman introduced the item.

**DISCUSSION**

- The proposal is for internal renovations and the addition of a new boundary wall and fence.
- Work has not started.
- CoCT supports.
- Graded NCW
- Inside HPO

## **DECISION**

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

**CH**

### **14.12 Erf 891, 19 ST Anthony's Road, Hout Bay, S34-Additions & Alterations**

**Case No:** HWC24012204CH0307

Ms. Chane Herman introduced the item.

## **DISCUSSION**

- The proposal is to remove the existing lobby, extend the verandah, the addition of a new braai and a pool.
- The work has not started.
- CoCT supports.
- HBRRA did not comment within 30 days.
- Graded NCW
- Outside HPO

## **DECISION**

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

**CH**

### **14.13 Erven 1107, 1113, 672, & 669, 18, 20, 22 & 24, Wisbeach Road, Sea Point, S38(4)-NID**

**Case No:** HWC24021906CH0306

Ms. Chane Herman introduced the item.

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

## **DISCUSSION**

- The NID is submitted for the demolition of the four structures in order to redevelop the site. The site proposed for redevelopment is approximately 1269m<sup>2</sup> in extent.
- IIC (no. 18, 20 and 22); NCW (no.24)
- Outside HPO
- Current and surrounding land use is residential.
- The NID notes that the structures are remnants of the late 19th/early 20th century development of Sea Point however the structures are very altered with little heritage significance to warrant retention.
- Palaeo is low according to SAHRIS.
- No other impacts to heritage have been identified.
- Heritage consultant recommends an HIA with an architectural assessment and townscape assessment.
- The Committee noted that the site(s) are located outside of an HPOZ and within a section of Sea Point that predominantly consists of high-rise buildings/apartment blocks.
- The Committee is not of the opinion that heritage resources will be negatively impacted upon.

## **DECISION**

The Committee resolved that no further studies are required. A S34 Total Demolition application is required for the demolition of the four structures older than 60 years.

**CH**

### **14.14 Erf 1134, 9 Sand Street, Mamre, S34- Additions & Alterations Case No.: HWC24030712CH0311**

#### **APPLICATION INCOMPLETE:**

Internal photographs, streetscape photographs, FoBCA comments and drawings to indicate the work that is complete required.

**CH**

### **14.15 Erf 523, R326, Overberg Agri, Stanford, S31- Additions Case No.: HWC24030810CH0312**

Ms. Chane Herman introduced the item.

Mr. John Kelley, Mr. Jaco Jonker and Mr. John Bernacki was present and took part in the discussion.

#### **DISCUSSION**

- The proposal a new coffee shop.
- The work is complete.
- OHAC supports and states that the structure is in keeping with the agricultural-industrial feel of the Overberg Agri building and the broader site.
- Stanford Heritage Committee does not support stating that the proposal does not comply with the Stanford HPOZ regulations or the Stanford Style Guidelines.
- All parties have been invited to attend HOMs (19.03.24).
- Ungraded
- Inside HPO
- The Committee notes that although the unauthorized structure is located within the Stanford Heritage Area, it is located on an isolated Erf, outside of the residential context. It is arguably a lightweight structure that does not negatively impact the declared heritage area.

#### **DECISION**

HWC cannot condone illegal work. Section 51 letter to be issued. Any proposed new structures must come to HWC prior to any development or criminal charges will be laid.

**CH**

### **14.16 Erf 1003, 37 Avenue Normandy, Fresnaye, S34-Total Demolition Case No: HWC24030507CN0306**

#### **APPLICATION INCOMPLETE:**

SFB & SFA comments

**CN**

**14.17 Erf 116120, 36C Burg Street, Cape Town City Centre - Namaqua House, S34-Emergency**  
**Case No: HWC24030815CN0311**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Work on site has not started. Scaffolding has been placed around the balcony to protect the public on the ground from falling materials.
- The proposal is for the emergency stabilisation and propping of the balcony.
- Recommendation is for approval.
- Graded IIIA
- Inside HPO

**DECISION**

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

**CN**

**14.18 Erf 1180, 198 Queens Road, Simons Town, S34-Additions & Alterations**  
**Case No: HWC23102315CN0306**

**APPLICATION INCOMPLETE:**

Streetscape photos and CoCT comments required.

**CN**

**14.19 Erf 14796, 79 Victoria Road, Woodstock, S34-Additions & Alterations**  
**Case No: HWC24012514CN0307**

**APPLICATION INCOMPLETE:**

Plan indicating work that has started, Company Resolution, Locality Plan, all photos required

**CN**

**14.20 Erf 1543, 41B St James Street, Vredehoek, S34-Minor Works**  
**Case No: HWC24030701CN0307**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The proposal was for changes to doors and windows and internal changes.
- CoCT supports
- Recommendation is for a S51 letter to be issued.
- Graded NCW
- Outside HPO

**DECISION**

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

**14.21 Erf 1714, 135 Main Road, Green Point - Unit 11, Taronga Mansions, S34-Minor Works**

Case No: HWC24022614CN0306

**DISCUSSION**

- Graded NCW
- Outside an HPO
- The proposal is for internal changes to the kitchen, en-suite and creating a new bedroom, as well as changes to the windows.
- Recommendation is for approval

**DECISION**

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

**14.22 Erf 55935, 10 Foyle Road, Claremont, S34-Additions & Alterations**

Case No: HWC23081413CN0307

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for internal alterations and a loft addition with a new roof, as well as window changes.
- The work that started took place in 2019 when the owner bought the property.
- CoCT supports
- UCRRA notes that the unapproved work has a negative impact on the heritage value of the site and does not support. New roof sheeting i. In terms of heritage management and protection, for this building and site, we would have requested that the roof materials and finishes will all be "like for like". ii. However, if HWC allows a change to a different roof material, we recommended an approved historically appropriate sheeting in our Sep 23 letter. The updated plans show that Victorian profile sheeting is now proposed. iii. In addition, all eaves, bargeboards etc. should be sympathetic to the heritage value of the building and character / context of the surround area. New external doors and windows i. The existing windows have unfortunately been replaced already. This makes commenting on the new proposed fenestration difficult. ii. However, the fenestration of the new loft windows will be very visible to the street and as such: a. We request that the window style or proportions, i.e. that of the frame and mullions match or are sympathetic to that of the original building or style of the surrounding area. b. We recommend that the finish of the aluminum window is also sympathetic to the original fenestration of the building and surrounding area.
- This application was heard at HOMS on 21 Nov 2023 whereby the committee requested FURTHER REQUIREMENTS
- The applicant is to liaise with the UCCRA with regards to the roof and window comments. Please submit revised plans and/or a comment of support from the UCRRA.
- The applicant now submitted a ""new"" application, but the proposal is exactly the same, except for a plan submitted indicating the work that has been completed and updated comments. Thus, the applicant has conformed with the previous further requirements, as they liaised with UCRRA, hence the updated comments.

- Graded III C
- Outside HPO

#### **DECISION**

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

**CN**

#### **14.23 Erf 7705, 64 Erica Road, George, S34-Additions & Alterations**

**Case No:** HWC24030517CN0306

#### **APPLICATION INCOMPLETE:**

Completed application form and both owners to sign form, internal and streetscape photos, and George Municipality comments required.

**CN**

#### **14.24 Erf 807, 15 Buitengracht Street, Cape Town City Centre – MSK House, S34-Additions & Alterations**

**Case No:** HWC24030509CN0306

Ms Corne Nortje introduced the item.

Prof Walter Peters was present and took part in the discussion.

#### **DISCUSSION**

- The proposal is for a vertical extension of 3 floors with a rooftop addition to the existing building, as well as some internal changes. The applicant has put forward 4 options and Option 4 is the preferred option which is an extension by replication due to fenestration changes over the years. Differentiation. Even if in this case extension by replication is acceptable, new, and old should not conflate. A subtle variation in detail such as a horizontal hyphen or gasket might provide an acceptable degree of differentiation, especially on the highly visible, primary elevation on Buitengracht Str.
- CoCT is supportive of the recommendations of the heritage report and the proposed design in principle as not negatively impacting intrinsic or contextual heritage value. The plans, as included in the submission, do not yet reflect the suggested subtle variation of new fabric (the incorporation of a ledge for the first new floor) and E&HM is therefore supportive of the proposal on condition that this aspect be further considered.
- CIBRA supports Option 4
- CIFA agrees with option 4 being the best proposal. However, we disagree with the heritage practitioner's suggestion (ref. par 6.2) that there should be a differentiation between old and new. This approach, which is valid in more conservation-worthy buildings, might just provide unnecessary complexity to the facade, thereby detracting from the clean simple lines of the original building. The level of restraint applied by the architect in the design of the extension should be applauded. The role of the building in the city as defining the north-western edge of the historic settlement and simultaneously acting as backdrop to the Prestwich Memorial Garden could only be enhanced by the additional height.

#### **DECISION**

The Committee resolved to approve the application as the proposal (Option 4) does not negatively impact on heritage resources.

**CN**

**14.25 Erf 855, 287 Beach Road, Sea Point, Unit 309 - Lido Court, S34-Additions & Alterations**  
**Case No:** HWC24022906CN0306

**APPLICATION INCOMPLETE:**

Plan indicating work that has started 2nd page required.

CN

**14.26 Erf 8675, 2A Commercial Street, Paarl, S34-Minor Works**  
**Case No:** HWC24022906CN0306

**APPLICATION INCOMPLETE:**

Streetscape photos, Company Resolution and SG diagram required.

CN

**14.27 Ptn 5 of Farm Riet Vallei 167, via R62, Montagu, S38(4)-NID**  
**Case No:** HWC24030511CN0306

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The property are approx. 12ha in extent. The current land use is agriculture and tourism facilities. The property has a zoning of Agricultural and tourism and the surrounding land uses are also agricultural and tourism.
- The proposal is for a solar PV facility.
- Applicable Heritage:
- Archaeo: The Archaeo sensitivity is considered low
- Palaeo: The palaeo sensitivity is considered moderate.
- Cultural Landscape: The applicant states that the footprint is small and the solar PV's has a low height and that the visual impact will be low from any accommodation or travel route.
- Graves: No sites were present on careful inspection of project development footprint.
- The EAP does not recommend an HIA.
- Recommendation is for NFS.

**DECISION**

The Committee resolved that no further studies are required.

CN

**14.28 Erf 39829, 12 Old Oak Road, Bellville, S38(4)-NID**  
**Case No:** HWC24030510SB0308

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Proposed develop a small convenience center.
- Building: Historical Farmstead although won't impact by the proposed directly.
- Archaeology: Unknown, no previous studies. City viewer does not indicate any historical



significance. SAHRIS indicates that has been no previous studies, no other development has taken place since 1930. Site has been disturbed as used as parking (impact surface findings).

- Paleontology: According to SAHRIS map, site situated in the low sensitivity area. no palaeontological studies are required however a protocol for finds is required.
- Visual: The land unit is open with a few big trees and informal parking. Development will change the site to more formal development.
- Consultant recommends no further studies

#### **DECISION**

The Committee resolved that no further studies are required. HWC Chance finds protocol to be implemented.

**SB**

#### **14.29 Erf 4890, Off M9 Macassar Road Macassar, S38(4)-NID**

**Case No:** HWC24030516SB0306

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- "Proposed rezone to development of a Bus Depot
- The site is of no obvious social significance. It had been associated with contemporary local subsistence farming practices in the recent past.
- Archaeology: there is always a possibility of human remains- protocol to be included.
- Paleontology: According to SAHRIS map, site situated in the moderate sensitivity area. Desktop study required. However, given the scale, unlikely to have impact on palaeontological resource.
- Visual: Site is within a cultural landscape
- Consultant recommends no further studies

#### **DECISION**

The Committee resolved that no further studies are required. HWC Chance finds protocol to be implemented.

**SB**

#### **14.30 Erf 66, Baboon Point Residential Development, Elands Bay, S38(8)-HIA**

**Case No:** 21110815SB1108E

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- The committee noted the updated report 2023 prepared by A. Pelsler Archaeological
- Previous HIAs and findings: Site A to be the most viable (Erf 66) - has the Hail Storm Midden which could be mitigated (number of additional recommendations as well). Visually, increase visual buffer by 25m, single storey restrictions and removal of SITE A2 (fewer unites)
- HIA prepared by ARCON dated June 2007 - the HIA focus on the architectural and landscape guidelines and does not consider the Palaeontological or Archaeological recommendation. The site development for SITE A is similar
- Archaeology: AIA by ACRM dated April 2009. Findings: Site A to the north, Hail Storm Midden. Site B , EBO on the uppermost slopes. See recommendation - Site A- 10m set back, trail

excavations, monitoring. Site B - 10m set back, HMP, trail excavation, monitoring. Additional Homeowners to be established.

- Palaeontology: PIA by John Pether dated 2008 - The coastal platform at Baboon Point likely has surficial deposits underlain by three main layers:
  1. Coarse deposits from earlier Quaternary periods, potentially covered by scree-slope deposits.
  2. Last Interglacial (LIG) deposits dating back around 125,000 years.
  3. Holocene high stand beach deposits, formed between 6,000 to 4,000 years ago.These layers are expected to contain different fossil contents and have distinct sedimentary geometries. Fossilized shells and scattered bones of cetaceans, seals, and seabirds may be found. Any construction work at Sites A, B, and C would require palaeontological mitigation to document and sample these fossils and establish their stratigraphic and paleoenvironmental contexts.
- Visual: Bokamos dated 2023- According to the Cederberg Spatial Development Framework (2023-2027), the study site is situated within the Urban Edge of Elands Bay. Furthermore, the study site falls within Zone E which allows for medium density residential developments. Take note that development is only proposed on the Section of Erf 66, only 18ha. Two alternatives - 18 & 19 (alternative 1, preferred option). Alternative 3 on the SW is not preferred alternative. Sewage will be upgraded, installed on the lowest eastern side.
- Consultation concluded- need evidence although BAR been circulated - evidence received 18 March - comments around the sewage.

#### **DECISION**

Referred to IACom 17<sup>th</sup> April 2024.

**SB**

#### **14.31 Erf RE1, Erf 18807 & Erf 17391, Outside Worcester, S38(8) NID**

**Case No:** HWC24022910SB0306

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Proposed development (industrial and business) on the southwest outskirts of Worcester). Outside of the urban edge
- Archaeology: From the historical images, there is no indication of development however might have been past agricultural activity taking place. Site is known for isolated stone tools with little to no significance as out of context.
- Palaeontology: According to SAHRIS map, site situated in the low sensitivity area. no palaeontological studies are required however a protocol for finds is required.
- Visual: Precinct 1 to 4 are screened by botanical buffer. Road, access points, water connection and other low-key development which shouldn't have high visual impact. there is other development surrounding the site.
- Consultant recommends no further studies.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

**14.32 Erven 5374, 5374; 3486; 6468; 2862 & Remainder of Erf 2863, Moorreesburg, S38(8)-NID**  
**Case No: HWC24030502SB0306**

Ms Stephanie Barnardt-Delport introduced the item.

**Incomplete**

POA required (Government Resolution or Letter of Authority)

**SB**

**14.33 Farm 1270, Doolhof, Wellington, S38(4)-NID**  
**Case No: HWC24030526SB0307**

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Proposed solar installation on existing farm
- Slight change of character as there was no solar panels
- Archaeology: No previous studies in the immediate area, anticipated a few isolated stone tool with little no significance.
- Palaeontology: According to SAHRIS map, site situated in the low sensitivity area. no palaeontological studies are required however a protocol for finds is required
- Visual: Given the scale of the solar, impact will be small and unlikely
- Consultant recommends no further studies
- Since there is no reason to believe that heritage resource will be impacted.

**DECISION**

The Committee resolved that no further studies are required.

**SB**

**14.34 Farm Roundstone, Farm No. 610 & Farm No. 612, Riebeeksrivier Road, Riebeek Kasteel, S38(8)-NID**  
**Case No: HWC24022712SB0308**

**INCOMPLETE APPLICATION:**

POA, SG diagram and previous HWC final comment required.

**SB**

**14.35 Portion 6 of Farm 815 in Paarl, S38(8)-NID**  
**Case No: HWC24021423SB0306**

Ms Stephanie Barnardt-Delport introduced the item.

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

**DISCUSSION**

- Proposed engine Simondium filling station. According to the site development plan, the new development will comprise a filling station and convenient store/retail area with 2 No. warehouses and associated parking and delivery bays
- Site is situated on the intersection of R45 and Contractor/Berg River Resort Road, Paarl.

within the urban edge

- Archaeology: The site is located in an area of low archaeological and heritage sensitivity. Furthermore, site has been highly disturbed by previous excavation and dumping of foreign material.
- Palaeontology: According to screener tool, low sensitivity area.
- Visual: There is study - HWC can comment (Appendix G). The subject site situated around 1.2 km south of the N1 near Paarl, hosts both a transport business and a beverage business. It is surrounded by industrial and agricultural land uses, with the R45 passing through its eastern boundary. R45 Simondium Road, which is a Scenic route. Site is located at a gateway point with
- cultural heritage value. Visibility towards the north and northwest is anticipated to be significantly better compared to views from the south. This is attributed to the ridge line's position, as depicted in Figures 12 and 13, which blocks most views from the south and southeast. Some visibility is expected from the southwest due to the ridge line's orientation. However, many viewers situated north of the site are not highly sensitive to visual impacts, and existing vegetation, walls, and warehouses will likely obscure their views. Additionally, mature trees and the site's topography will shield views from the R45 to the south. The site will be visible from surrounding mountains however given 5km away, impact low. Recommendations page 81
- Consultant recommends no further studies

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

#### **14.36 Portions 29, 62, 78, & 93/106, Zand Rivier west of Robertson, S38(8)-NID**

**Case No: HWC24022310SB0223**

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Proposed expansion of the agricultural area to maximize productivity.
- There was a positive NID in 2019 for a dam on subject site.
- Archaeology: Very few archaeological resources were identified during fieldwork. The very low density of archaeological resources suggests that impacts
- of the proposed activities on such resources will be very low
- Palaeontology: According to SAHRIS map, site situated in the low sensitivity area. no palaeontological studies are required however a protocol for finds is required although given the proposal, anticipated impact low.
- Visual: The proposed agricultural activities are in line with current land use in the area and are not anticipated to diminish the characteristics of the cultural landscape to the west of Robertson. No visual impact to the scenic route (R60).
- Consultant recommends no further studies.

#### **DECISION**

The Committee resolved that no further studies are required.

**SB**

**14.37 RE Farm 2018, Alongside Heidelberg Road, Riversdale, S38(8)-NID**

**Case No:** HWC24020706SB0306

**INCOMPLETE APPLICATION**

POA required.

**SB**

**14.38 Erf 118143, 2 Roome Street, Brooklyn, S38(4)-NID**

**Case No:** HWC24030814SB0311

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Proposed demolition of existing structure, subdivide erf into 3 equal parts to constructed duplex styled townhouse on each new erf. Existing structures are older than 60 years. Windows and doors to be retained.
- Archaeology: urban context, archaeological resource unlikely to have survived in context. Anticipated impact is low
- Palaeontology: According to SAHRIS map, site situated in the low sensitivity area. no palaeontological studies are required however a protocol for finds is required although given the context and site previously disturbed, very unlikely to have an impact.
- Visual: urban contact with similar structures and outside HPO, no anticipated impact.
- Consultant recommends no further studies"

**COMMENT**

Letter of no trigger to S38 of the NHRA to be issued and then S34 total demolition application to be submitted for the demolition.

**SB**

**14.39 Remainder of Farm Jagersvlakte No. 929, Grabouw, S38(8)-NID**

**Case No:** HWC24021503SB0311

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Proposed powerline along existing road
- The Remainder of Farm Jagersvlakte No. 292 (proposed residential development site) has been historically used for agricultural practices, in addition, most the powerline with be along existing road.
- Consultant recommends no further studies

**APPLICATION INCOMPLETE:**

Title deed and POA for the relevant farm portions required.

**SB**

**14.40 Portion 9 of Farm 40, Wellington, S38(8)-NID**

**Case No:** HWC23111301SB0311

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Proposed dam & clearing occurred on the subject site
- Archaeology: no previous studies, the site have be disturbed by previous agricultural activity and only isolated ESA is excepted, outside context. Anticipated impact low
- Palaeontology: According to SAHRIS map, site situated in the moderate (river course) and low (land) sensitivity area
- Visual: keeping in the character of the surrounds, anticipated impact low
- Consultant recommends no further studies.
- Since there is no reason to believe that heritage resource will impacted on.

**DECISION**

The Committee resolved that no further studies are required. HWC Chance finds protocol to be implemented.

**SB**

**14.41 Erf 48292, Michaelis Hostel S.A.C.S. High school, Newlands, S34-MW**

**Case No:** HWC23120609SB0223

Ms Stephanie Barnardt-Delport introduced the item.

**DISCUSSION**

- Grade IIIA
- Outside of HPO
- inside Newlands Village Special Area but outside HPO.
- CoCT have supported.
- The application is for emergency repairs to the step and rainwater channel. The finishes and profile are to match like for like. Evidence of subsidence that need further investigation.

**DECISION**

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

**SB**

**14.42 Erf 1190, 5 Spring Gardens, Pinelands, S34. Alterations and Additions**

**Case No:** HWC24040306KB0403

**INCOMPLETE APPLICATION:**

City of Cape Town comment required

**KB**

**14.43 Erf 14076, Zwaanswyk Road, Tokai, S34-Alterations & additions**

**Case No:** HWC24022803KB0238

**INCOMPLETE APPLICATION:**

Friends of Contantia Greenbelt comments and Streetscape photos required.

**KB**

**14.44 Erf 14182, 136 Visagie Street Klipkop, Parow, S34-Additions & Alterations**

**Case No:** HWC24022710KB2027

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- Graded NCW
- Outside HPO
- CoCT supports
- Proposal is for renovations and additions to the existing structure

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. [\[06\]](#)

**KB**

**14.45 Erf 148291, 4 Sahaba Lane, Bo-Kaap, S34-Additions & Alterations**

**Case No:** HWC24020104KB0201

**INCOMPLETE APPLICATION:**

Application form, All Photos, Motivation and Power of Attorney required.

**KB**

**14.46 Erf 174327, 14 Frere Street, Woodstock, S34-Additions & Alterations**

**Case No:** HWC24022915KB0229

**INCOMPLETE APPLICATION:**

Woodstock Residents Association required.

**KB**

**14.47 Erf 174328, 16 Frere Street, Woodstock, S34-Total Demolition**

**Case No:** HWC24022915KB0229

**INCOMPLETE APPLICATION:**

Woodstock Residents Association required

**KB**

**14.48 Erf 3939, 26 Waveren Street Ruyterwacht, Garden Village, S34-Additions & Alterations**  
**Case No: HWC24040305KB0403**

**INCOMPLETE APPLICATION:**

External photographs required.

**KB**

**14.49 Erf 48905, 6 Thibault Avenue, Newlands S34-Minor Works**  
**Case No: HWC24010825KB0108**

**INCOMPLETE APPLICATION:**

Application Form and external photos of the house required

**KB**

**14.50 Erf 68152, 52 Goldbourne Road, Kenilworth, S34-Additions & Alterations**  
**Case No: HWC24030705KB0307**

**INCOMPLETE APPLICATION:**

Streetscape photos required

**KB**

**14.51 Erf 88940, 11 Bethel Road, Clovelly, S34-Additions & Alterations**  
**Case No: HWC24022707KB0227**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- Graded NCW
- Outside HPO
- CoCT supports
- The proposal is for a new garage, covered patio, laundry timber deck and internal alterations.

**DECISION**

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

**KB**

**14.52 Erf 8954, 18 Glenbrae Avenue, Tokai, S34-Minor Works**  
**Case No: HWC24030714KB0307**

Ms Khanyisile Bonile introduced the item.

**DISCUSSION**

- Not graded
- Outside HPO
- CoCT supports



- The proposal is for installation of skylights

**DECISION**

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

**KB**

**14.53 Portion 41 of Erf 213, 1 Kerk Street, Baardskeerdersbos, S34 Alterations and addition**

**Case No:** HWC24030714KB0307

**INCOMPLETE APPLICATION:**

Streetscape photos and SG diagram required

**KB**

**14.54 Erf 159961, Units 111A and 111B, Ground Floor, The Foundry, Corner Prestwich and Cardiff Streets, De Waterkant, Cape Town: S34-Minor Works for Alterations**

**Case No:** HWC24030804SJ0311

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Proposal is for the interior refit for a new tenant.
- Graded IIIB
- Outside HPO
- The work has not started.

**DECISION**

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

**SJ**

**14.55 Erf 465, 12-14 Constantia Main Road, Constantia: S34-Additions & Alterations**

**Case No:** HWC24030713SJ0311

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Proposal is for internal reconfiguration and additional space to be constructed for the Alphen Veterinary Clinic.
- Previous permit issued in 2017 for A&As (19050602AS0507E)
- Graded IIIC
- Outside HPO
- CRRRA: no objection
- FoCG: no objection
- CoCT EHM: support
- The work has not started.

## **DECISION**

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

**SJ**

### **14.56 Erf 2417, Market House, 90 Shortmarket Street, Cape Town: S34-Minor Works for Alterations Case No: HWC23101204SJ0307**

Ms Sneha Jhupsee introduced the item.

## **DISCUSSION**

- Proposal is for the replacement of the lift car.
- Graded IIIA
- Inside HPO
- The work has not started.

## **DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. A close-out report to be submitted to HWC.

**SJ**

### **14.57 Erf 439, 99 Joubert Street, Strand, S34-Additions & Alterations Case No: HWC24030703CSI0311**

## **INCOMPLETE APPLICATION:**

Internal, external, and Streetscape, Comments from HRF and CoCT required.

**CSI**

### **14.58 Erf 1680, 26 Clovelly Avenue, Vredehoek, S34-Additions & Alterations Case No: HWC240112303CSI0311**

Ms Chiara Singh introduced the item.

## **DISCUSSION**

- Graded IIIB
- Work had already started and was intensive as indicated by the internal photographs provided
- CoCT supports that a Section 51 letter is to be issued
- Internal additions include plans for the removal of a wall between the kitchen and living room area and the widening of a bathroom with a dry wall replacing a masonry wall. External additions include rear plans for a kitchen extension and a deck and pergola.

## **DECISION**

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

**CSI**

**14.59 Erf 49970, 5 Orange Street, Newlands, S34-Additions & Alterations**

**Case No:** HWC24030518CSI0311

**INCOMPLETE APPLICATION:**

Applicant to sign application form or POA to be submitted.

CSI

**14.60 Erf 56619, 16 Colenso Road, Bishopscourt, S34-Additions & Alterations**

**Case No:** HWC24030811CSI0311

**INCOMPLETE APPLICATION:**

2023 Application form, Streetscape photographs and more external photographs required.

CSI

**14.61 Farm 1054, Churchhaven, Langebaan, West Coast, S34-Additions & Alterations**

**Case No:** HWC24030801CSI0311

**INCOMPLETE APPLICATION:**

Trust Resolution and streetscape photographs required.

CSI

**14.62 Erf 360, 20 Children's Way, Bergvliet, S34-Additions & Alterations**

**Case No:** HWC24030812EJV0311

Ms Emily Jane Vowles introduced the item.

**DISCUSSION**

- Graded NCW
- Outside HPO
- Work has been completed
- Construction of a covered braai area and additional ablutions. None of the additions are visible from the street.

**DECISION**

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

EJV

**14.63 Erf 1705, 225 Main Road, Three Anchor Bay, S34-Additions & Alterations**

**Case No:** HWC24022109EJV0311

Ms Emily Jane Vowles introduced the item.

**DISCUSSION**

- Graded IIIC
- Outside an HPO
- Minor works

- Work has not started
- Enclosure of a 6th story balcony with an aluminum window while maintaining the façade and making use of the existing windows and brick balustrade.

**DECISION**

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

EJV

**14.64 Erf 50070, 2 Fernwood Avenue, Newlands, S34-Additions & Alterations**

**Case No:** HWC24030706EJV0311

**INCOMPLETE APPLICATION:**

Streetscape photos and more external photos required.

EJV

**14.65 Erf 63714, 3 Stellenberg Avenue, Kenilworth, S34-Additions & Alterations**

**Case No:** HWC24012205EJV0311

**INCOMPLETE APPLICATION:**

The Committee resolved to request a heritage statement and alternatives for the proposed aluminum windows be provided.

EJV

**14.66 Erf 179120, 3 Bertha Avenue, Bishopscourt, S34-Additions & Alterations**

**Case No:** HWC24030718EJV0311

Ms Emily Jane Vowles introduced the item.

**DISCUSSION**

- Graded NCW and
- Outside an HPO
- Work has not been started
- The proposal is to remove a leaking skylight; however, the skylight is not positioned within the original fabric thus not triggering the NHRA.

**COMMENT**

Letter of no trigger to the NHRA to be issued.

EJV

**15. Other Matters**

None

**16. Adoption of Resolutions and Decisions**

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

**17. Closure: 12:35**

**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 Lynfrae 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

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

**SvdSF** - Simon van der Stel Foundation Cape Town  
**STHS** - Simon's Town Historical Society  
**SHF** - Stellenbosch Heritage Foundation  
**SHCT** - Stillbaai Heritage Conservation Trust  
**GHT** - George Heritage Trust  
**RVRA**- Rustenburg Valley Residents Association  
**TRHCS** - Touws River Heritage and Conservation Society  
**VASSA** - Vernaclar Architecture Society of South Africa  
**WUECAG** - Walmer/University Estate Conservation Action Group  
**WCAC** - West Coast Aboriginal Council  
**WAAC** - Woodstock Aesthetic Advisory Committee  
**WHCS** - Worcester Heritage & Conservation Society  
**WRRRA** - Wynberg Residents and Ratepayers Association

**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

APPROVED