

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 4 March 2024 at 08:30,
via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

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

Staff

Ms. Aneeqah Brown (AB)	(Secretariat)
Mr. Reagon Fortune (RF)	(Admin)
Ms. Nosiphiwo Tafeni (NT)	(Admin)

Legal Advisor

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

Observers

None

Visitors

Bea Liebenberg
B. de Villiers
David Halkett

3. Apologies

Stephanie Barnardt-Delport (SB) left at 9:30am

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

6. Approval of Minutes of the Previous Meeting

6.1 26 February 2024. Held over to next HOMs

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1 Site inspections undertaken

9.1.1 Erf 135, 50 Long Street, Montagu (CN)

Ms. Corne Nortje reported on a site inspection that took place 29 March 2024 upon noticing that maintenance and repair was being undertaken to a PHS without a permit.

9.2 Proposed Site Inspection

9.2.1 None

9.3 Site Inspection Reports

9.3.1 None

9.4. Preparation for upcoming Committee meetings

9.6.1 Appeals_6 March 2024

9.6.2 Deadlines for BELCOM and IACOM agenda's

9.5. Tribunal updates (Legal)

9.5.1 None

9.6. Interim and Close out Reports

9.6.1 Montagu Pass – Interim Report (SJ)

Heritage Western Cape (HWC) has noted the first weekly engineering report submitted at the Heritage Officers Meeting (HOMs) on 04 March 2024. The committee notes its contents.

9.7. Incomplete Applications

- Item 13.12
- Item 13.13
- Item 14.1
- Item 14.4
- Item 14.5
- Item 14.6
- Item 14.7
- Item 14.7
- Item 14.11
- Item 14.16
- Item 14.18
- Item 14.30
- Item 14.34
- Item 14.36
- Item 14.39
- Item 14.40
- Item 14.42
- Item 14.45
- Item 14.46
- Item 14.47

9.8. Archaeological Matters

9.8.1 Archaeological Walkdown and Management Plan for the approved Tooverberg Wind Energy Facility and associated Grid Connection Infrastructure (On-Site Eskom Substation and 132kV Power Line) near

Touws River within the Komsberg Renewable Energy Development Zone (REDZ), Western Cape (SB)
Case No. (WEF): 18082013AS1029E
Case No: (Grid): 18102909AS1108E

Discussion

A fieldwork survey was conducted on foot over a span of 12 days by two archaeologists from PGS Heritage, spanning from July 2nd to July 7th and September 3rd to September 8th, 2023. Thirty-two heritage resource sites were identified, comprising twenty-three stone age scatters of low heritage significance, five medium to high density scatters, two stone kraals, and one historic farmstead. Among these, only specific sites necessitate further mitigation work as outlined in the Work Plan in Annexure B. Site TVBD008 requires demarcation as a no-go area during construction.

The development area is underlain by various geological formations, including the Ecca Group, Dwyka Group, and Witteberg Group of the Karoo Supergroup and Cape Supergroup. Different levels of palaeontological sensitivity are associated with these formations, requiring field assessments during the Health Impact Assessment (HIA) phase. Despite a comprehensive survey, no fossils were discovered within the development footprint, grid, or substation areas.

Comment

- The Committee resolved to endorse the Archaeological Walkdown and Management Plan dated 30 October 2023 prepared by PGS heritage and the recommendations on page 61 and 62 included the workplan Annexure B on page 104 to 112.

9.9. Illegal Works Database (Stop works orders)

9.9.1 Erf 135, 50 Long Street, Montagu (CN)

9.10 Permit deadline

9.10.1 5 March 2024 at 10:00

10. Administrative Matters

11. Monitoring by practitioner

11.1 Erf 13162, 92 Main Road, Paarl (HWC24011805SJ0129)

- HOMs endorses the appointment of Anja Lareman as the monitoring practitioner.

11.2 Erf 12836-RE, 19 10th Street, Voëlklip, Hermanus – Appointment

- The Committee is of the opinion that the practitioner lacks monitoring experience on projects and sites, and the Case officer will liaise with the consultant to get more evidence on monitoring experience.

12. Discussion of the agenda

MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 90804, 16 Durban Road, Wynberg, S27-Alterations & Additions

Case No: HWC23120703CH0206

Ms. Chane Herman introduced the item.

DISCUSSION

- Information was received on 27 February 2024.

- Proposal is for a new covered verandah to the rear.
- The work has not started.
- Graded II
- Inside HPO
- CoCT supports the proposal.
- Wynberg Village Association did not comment within 30 days.
- The Committee deemed the proposed work as minor.

DECISION

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

CH

13.2 Erf 98820, 13 Stuart Road, Claremont, S34-Alterations & Additions Case No: HWC24021209CH0213

DISCUSSION

- Information 26 February 2024.
- Proposal is for alterations to the garage and a small addition at the rear of the house.
- Graded NCW
- Outside HPO
- Work has not started.
- CoCT supports the proposal.

DECISION

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

CH

13.3 Portion of RE of Erf 464 (Erf 80), 44 CJ Langenhoven Road, George, S34-Total Demolition Case No: HWC23080714MS0822

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 22 Feb
- The proposal is to demolish the derelict building.
- George Municipality supports the proposal.
- George Heritage Trust has no objection.
- SVDS do not regard the building on Erf 80 in George as worthy of conservation. However, they find it a pity, though, that the building cannot be put to good use in this time of high construction cost and housing shortages but will not oppose the issuing of a permit by HWC in terms of Section 34 of the NHRA.

DECISION

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

CN

13.4 Erf 428, 54 Hoog Street, Napier (RG), S34-Minor Works
Case No: HWC23072404RG0806

Ms Corne Nortje introduced the item.

DISCUSSION

- Information received on 27 February 2024.
- Minor works application
- Work has been completed.
- The proposal was for replacing 1980's windows with mock sash windows and a pergola.

DECISION

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

CN

13.5 Portion 13 of Farm 168, Portion 3 of Farm 180 and Erf 2053, Corner of Pastorale Avenue and Klipheuwel Road, Fisantekraal, S38(8)-NID
Case No: HWC24020206SB0214

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Additional information received 26 February 2024 (SG Diagram)
- Proposed to develop a container glass manufacturing plant.
- Archaeology: low sensitive according to the screener report.
- Palaeontology: small portion in moderate to low sensitive according to the screener report.
- Visual: there has been a study as part of NEMA
- Consultant recommends no further studies.
- Since there is no reason to believe heritage will be impacted.

DECISION

The Committee resolved that no further studies are required.

SB

13.6 Erf 14507, 40 Ritchie Street, University Estate, S34-Minor Works
Case No: HWC24021305SB0215

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 26 February 2024.
- Proposed new first storey, the applications not deemed to be minor works.
- Work has not started.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Walmer University Estate Conservation Action Group no longer comments on application.

DECISION

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

SB

13.7 Erf 474, of the Main Road or Curlew Street or Pelican Street, St Helena Bay, S38(8)-NID Case No: HWC23091918SB0213

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 23 February 2024.
- Proposed residential development.
- Archaeology: Very high sensitivity according to previous finds of human remains founded in the area. Furthermore, the site situated close to rocky shoreline which is associated with Shell Midden and precolonial burials.
- The committee noted the previous HIA prepared by ASHA Consulting dated 2008, although the stone age artifacts may be impacted by the proposed development, these are of low significance. However, recent finds indicated the site and region is highly sensitive and high chance for finding of burials even further inland sites.
- Palaeontology: moderate and unknown - according to SAHRIS
- Visual: within urban context, anticipated impact low
- Consultant recommends no further studies.
- There is reason to believe that heritage resources will be impacted on.

DECISION

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

SB

13.8 Erf 754, 8 Cheviot Place, Green Point, S34-Alterations & Additions Case No: 19102335SB1106E

Item removed from the agenda as additional information requested as not been received.

SB

13.9 Erf 2433, 9419, Iziko Old Town House, S27-Minor Works for Repair & Restoration Case No: HWC23120606SJ1206

Ms. Sneha Jhupsee introduced the item.

Ms. Bea Liebenberg joined for the item.

DISCUSSION

- Information received on 23 February 2024.
- 5-Year maintenance plan done in 2018 has expired.
- The Committee notes the CMP and Condition report done in 2019.
- Restoration and repair to the existing roof structure including repairs to parapet, flashing, flat roof, roof light, drainage, bird proofing and HVAC upgrade.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. The committee endorsed the appointment of Avril Paterson (Osmond Lange Architects) to monitor the proposed work.

1. Work to be done strictly in accordance with the HWC stamped plans.
2. Appointment of Avril Paterson to monitor the proposed work.
3. A close-out report must be submitted to HWC within 30 days of practical completion of the work.

SJ

13.10 Erven 2528, 21 Van Zyl Street, Somerset West, S34-Additions & Alterations Case No: HWC24011611SJ0123

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 23 & 26 February 2024.
- Work has been completed and comprises of a new pergola, stacking doors and raised boundary wall.
- CoCT EHM supports the Section 51 letter.
- HRF: discontent regarding the streetscape, highlighting the absence of heritage approvals prior to the execution of the undertaken work, recommends HWC assess the situation and determine whether any remedial actions are deemed necessary.
- All parties were invited to the meeting to discuss the application.

DECISION

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

SJ

13.11 Erf 19440, 25 Dreyer Street, Rugby, S34-Additions & Alterations Case No: HWC24012206SJ0209

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 23 & 27 February 2024.
- Proposal is for the extension of the main house, addition of a staff quarters, carport and swimming pool.
- Work has not started.
- CoCT supports the proposal.

DECISION

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

SJ

13.12 Erf 36, 2 Vredehoek Avenue, Oranjezicht, S34-Additions & Alterations
Case No: HWC23032211RG0404

INCOMPLETE APPLICATION

Awaiting plans from practitioner and site report from Case Officer.

SJ

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

FURTHER REQUIREMENTS

Plan indicating work that has started and clarity on all work with updated photos.

SJ

14. NEW MATTERS

14.1 Erf 110512, 21 Wetton Road, Kenilworth, S34-Additions & Alterations
Case No: HWC24022004SJ0220

INCOMPLETE APPLICATION:

New form, more streetscape photos showing the context (surrounding houses)

SJ

14.2 Erf 1314, 14 Windburg Avenue, Vredehoek, 34-Permit Extension
Case No: HWC24021417SJ0220

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Permit extension for an original permit issued on 20/04/2021 (21020208SM0209E).
- LUMs process took longer than expected thus extension required.
- Work has not started.
- Graded NCW
- Outside HPO
- Consultation on original application:
 - CoCT had no objections
 - CIBRA: not supported.
 - GVHAG has no objections.

DECISION

The Committee resolved to issue the permit extension as the proposal does not negatively impact on heritage resources.

SJ

14.3 Erf 149294-RE, Moorings No 2, Portswood Road, V&A Waterfront, S27-Minor Works
Case No: HWC24021410SJ0221

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Proposal is installation of two security gates on existing doors at the Moorings Building 2 located in the Breakwater Prison precinct.
- The proposed gates are to be white epoxy coated steel with horizontal bars. They are frameless, with a single vertical tube member holding the hinges, to be affixed to the door reveal.
- The Breakwater Prison is a PHS. Practitioner recommends IIIA for the specific resource in the PHS.
- Work has not started.

DECISION

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

SJ

14.3 Erf 1713, Tottum Way, Durbanville, S38(4)-NID
Case No: HWC24021408SJ0219

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Proposed 12m Minor Freestanding Base Station and equipment units (2 x 1mx1m) to be installed. The installation will occupy 6sqm on a 13390sqm erf.
- Landscapes/natural features of cultural significance: Installation of base station visible on the landscape.
- Paleo: Blue - no paleontological studies are required however a protocol for finds is required.
- Practitioner recommends NFS.

DECISION

The Committee resolved that no further studies are required.

SJ

14.4 Erf 174, 3 Lichfield Avenue, Bishopscourt, S34-Additions & Alterations
Case No: HWC23120501SJ0220

INCOMPLETE APPLICATION:

Streetscape photographs showing road and neighbouring houses, please indicate if all work has been completed and please note that work has been completed on the plans.

SJ

14.5 Erf 280, Nottingham Court, 3 Fir Avenue, Sea Point, S34-Minor Works for Alterations

Case No: HWC24021418SJ0219

INCOMPLETE APPLICATION:

New form, streetscape photographs showing road and neighbouring houses, body corporate approval required.

SJ

14.6 Erf 3235, 152 Bree Street, Cape Town, S34-Additions & Alterations

Case No: HWC23072608SJ0222

INCOMPLETE APPLICATION:

South elevation does not indicate external covered area or arches above doors and signage, streetscape photographs showing road and neighbouring structures required.

SJ

14.7 Erf 4849, 110 Ryneveld Street, Proteahof, Stellenbosch, S34-Deviation

Case No: HWC24021502SJ0219

INCOMPLETE APPLICATION

Old plans and new plans to be submitted.

SJ

14.8 Erf 5215, 64 Mills Street, Strand, S34-Additions & Alterations

Case No: HWC24021207SJ0219

INCOMPLETE APPLICATION:

SG Diagram and streetscape photos required.

SJ

14.9 Erf 7865, 3A Nursery Lane, Constantia, S34-Additions & Alterations

Case No: HWC24021507SJ0219

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Proposal is to replace thatch with metal, extensions to create second dwelling, internal reconfigure, new garage.
- Work has not started.
- Ungraded
- Outside HPO
- CoCT supports the proposal.

DECISION

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

14.10 Erf 951, 14 Rhone Street, Paarl, S34-Additions & Alterations**Case No:** HWC23120809SJ0219

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Proposal is for a new carport to an existing structure, a new dwelling and boundary wall.
- Work has not started.
- Ungraded
- Outside HPO
- Drakenstein Municipality has no objections.
- DHF has no objections.
- Paarl300 supports the proposal.

DECISION

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

SJ

14.11 Erf 9580, Vredeloof Farmstead, 4 Koorsboom Crescent, Vredeloof, Brackenfell, S34-Additions & Alterations**Case No:** HWC24021504SJ0219**INCOMPLETE APPLICATION:**

SG diagram for Erf 9580 (9580 is approved on City Map), streetscape images showing the surrounding context of the site i.e. the roads and neighbouring building, consultation comments from: CoCT EHM and Durbanville Heritage Society required.

SJ

14.12 Erf 96826, 121 Campground/Palmyra Road, Newlands, S34-Additions & Alterations**Case No:** HWC24011809SJ0220**INCOMPLETE APPLICATION:**

Correct images as well as streetscape images i.e. the roads and neighboring building, consultation comment from Greater Lynfrae Civic Association required.

SJ

14.13 Erven 123-RE & 803, Harcroft Estate, Duntaw Close and Bel Ombre Road, Constantia, S38(8)-HIA**Case No:** HWC23053105AM / SJ0227

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The Committee is of the opinion that the heritage resources will be impacted on.

- The Committee notes the various objections during the public participation process.
- Proposed residential estate in the Cultural Landscape graded IIIA - Klaassenbosch-Diep Green Belt.
- Recommend: Referral to IACom on 13 March 2024.

HELD OVER:

Referred to IACOM on 13 March 2024.

SJ

14.13 Erf 322, 7 Reservoir Street, Moorreesburg, S34- Additions & Alterations

Case No: HWC24020704CH0516

Ms Chane Herman introduced the item.

DISCUSSION

- The proposal is for alterations to the garage and link it to the main structure, internal alterations, new windows in the same style as the existing sash windows, replacing the roof sheets and opening the wrap-around verandah.
- The work has not started.
- Graded IIIB
- Outside HPO
- Swartland Municipality supports the proposal.

DECISION

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

CH

14.14 Erf 785, 18 Hilton Road, Oranjezicht, S34-Additions & Alterations

Case No: HWC24020703CH0215

Ms Chane Herman introduced the item.

DISCUSSION

- The proposal is for internal alterations, alterations to doors and windows and the addition of a deck and pool.
- The work has not started.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- CIBRA supports the proposal.

DECISION

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

CH

14.15 Erf 2311, 37 Voortrekker Street, Citrusdal, S34-Additions & Alterations

Case No: HWC24021403CH0215

Ms Chane Herman introduced the item.

DISCUSSION

- The proposal is to demolish all internal walls, partially demolish the semi-detached flat and for an addition to the north east. The work is to the rear of the building.
- The work has not started.
- Not graded
- Outside HPO
- Cederberg Municipality supports the proposal.

DECISION

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

CH

14.16 Erf 10847, Voortrekker Road, Bellville, S38(4)-NID

Case No: HWC24012511CH0516

INCOMPLETE APPLICATION:

Section 34 application form and SG diagram required. Proposal is considered as Minor Works.

CH

14.17 Erf 11731, 15 Skool Street, Bellville South, S34-Additions & Alterations

Case No: HWC23110716CH0216

Ms Chane Herman introduced the item.

DISCUSSION

- The proposal to extend the existing building and an addition of a 1st storey.
- The work has not started.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

CH

14.18 Erf 47559, 18 Muir Road, Rondebosch, S34- Additions and Alterations

Case No: HWC24020904CH0215

INCOMPLETE APPLICATION:

CoCT comment required.

CH

14.19 Erf 52757, 27 St. Ledger Road, Claremont, S34-Minor Works

Case No: HWC23120502CH0216

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is to remove an internal wall and to enclose the existing covered patio with glass doors to serve as a sunroom.
- The work is complete.
- Graded IIIC
- Outside HPO

DECISION

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

CH

14.20 Erf 64061, 9 Baker Street, Kenilworth, S34-Additions and Alterations

Case No: HWC24021409CH0216

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is for the addition of a carport and to regularize the internal work carried out by the previous owner. The internal work included removing and repositioning the fireplace, built-in cupboards in the kitchen and scullery, bricking close one door opening and a small extension to a wall.
- The completed internal work has been annotated on the drawings.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.

DECISION

The Committee resolved to approve the work that must still be completed.

CH

14.21 Erf 68274, 15 Bathurst Street, Kenilworth, S34-Minor Works

Case No: HWC24021401CH0216

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application for the addition of a carport, roof over patio and braai area.
- 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

14.22 Erf 174394-RE, 15 Aberdeen Road, Rondebosch, S34-Additions and Alterations

Case No: HWC23120105CH0216

Ms Chane Herman introduced the item.

DISCUSSION

- The proposal is for an addition of a bathroom to the existing studio. The addition will be set back from the main porch, below the roof eaves and be in keeping with original timber clad detail. The design intention in terms of form and material is to differentiate the old from the new.
- The work has not started.
- GLCA supports the proposal.
- CoCT does not support stating that the proposal does not consider the high levels of heritage significance of the resource and is not sensitive nor appropriate to the strong architectural language, historic detail and existing fabric (the location/position and finishes of the addition is of concern). The applicant responded to the CoCT comment stating that:
 - The intention is not to degrade or diminish the heritage significance of the house and the but is required for the longevity and relevance of the building.
 - The studio is used by 'external visitors', the bathroom addition is required to prevent them from entering the private residence.
 - The location will have the least visual impact on the main façade of the house as it is tucked behind an existing porch and set back from the main façade. It is well concealed by existing established vegetation such as a camelia tree which the owners have no intention of removing.
 - The intention is to clad the structure in timber in order to echo the existing teak paneling which is evident on the existing façade. Windows have been situated facing away from the main entertainment stoep and main access to the house for privacy. The roof tucks in neatly under the existing eave so as not to interrupt the roof line or the existing clay tiles.
 - The structure is light weight and arguably easily removable as it does not impact the structure significantly, and no significant external features are lost.
- The owner suggested an alternative option of mimicking the timber post and plastered brickwork panels of the existing external wall. In return, CoCT stated that their comment still

stands and further suggests that the bathroom be positioned away from the existing main dwelling, possibly alongside or towards the garage.

HELD OVER:

Referred to HOMs on 11 March 2024. All parties to be invited to ventilate the objections.

CH

14.23 Farm 7/331, Proposed Eco-Cabins on Perdekloof Farm, Clanwilliam, S38(8)-HIA

Case No: HWC23073113CH0227

Ms Chane Herman introduced the item.

DISCUSSION

- The HIA is submitted for the proposed five eco cabins and associated tourism on Farm 7/331, Perdekloof, Clanwilliam. HOMs previously requested an HIA which includes an AIA, VIA and desktop PIA.
- Archaeological: The field survey identified a significant archaeological site including rock art and associated artefacts located outside of the development footprint but located within the designated Cederberg Wilderness Area. Other observations include Middle and Later Stone Age stone tools found on the low ridge in the southern side near the gravel road. The werf and the associated stone walling at Perdekloof were also recorded (outside the study site) and some modern/historical metal and glass remains were also found that are associated with the more recent farming history at Perdekloof since the 1800s. No direct impact is anticipated. The establishment of tourism and recreational facilities here is therefore likely to increase the number of people that visit this site. Indirect impact is therefore anticipated. This impact can be managed through the existing Protected Area Management Plan applicable to the Cederberg Wilderness Area and implemented by CapeNature. It is recommended, however, that information be made available to visitors at Driehoek regarding appropriate activities and behaviour at rock art sites.
- Palaeontology: Site is within a high palaeo sensitive area according to SAHRIS. The proposed surface activities may potentially impact fossil heritage within the development footprint. Geological structures indicate the rocks are of the right age to contain invertebrate fossils, but the material to be excavated (soils and weathered surface rock) typically doesn't preserve fossils. While there's a small chance that fossils from the nearby Vryheid Formation may be disturbed, a Fossil Chance Find Protocol is included in the report, assessing potential impacts as extremely low. Similarly, it's improbable that fossils are preserved in the overlying soils of the Quaternary. Though there's a slight chance of fossils in the quartzites of the Peninsula Formation, a Fossil Chance Find Protocol is recommended to be added to the Environmental Management Plan (EMPr).
- Visual: The subject site is not a visually prominent site. The topography around the site limits visibility from surrounding areas (especially the existing gravel road) and thereby reduces the number of potential viewers significantly. The visual impact anticipated overall should be Low to Moderate overall for the Sugarbush Eco-cabins development, without mitigation. While the proposed development does introduce new development (and adds to existing development in the area), limited change is expected in the visual character of the area. Overall, the proposed development should be expected to result in a low level of intrusion on landscapes and scenic resources, with many opportunities for mitigation measures that will reduce visual intrusion further (mitigation measures listed in section 7 of VIA).
- Consultation: One comment was received from the Cederberg Municipality. No objection to the proposed development.

FINAL COMMENT:

The Committee resolved to endorse the HIA prepared by CTS Heritage dated February 2024 with the recommendations listed on page 41:

- The mitigation measures outlined in Section 7 of the VIA (Smit, 2024) are implemented and adopted.
- Information be made available to visitors at Driehoek regarding appropriate activities and behaviour at rock art sites.
- The HWC Chance Fossil Finds Procedure must be implemented for the duration of excavation activities within the development area.
- If any unmarked or buried heritage resources are uncovered or exposed during bulk earthworks, these must immediately be reported to the contracted archaeologist, or Heritage Western Cape (Att: Mrs. Colette Scheermeyer 021 483 9685) for further actioning.
- The above recommendations must form part of the Construction Environmental Management Programme (EMPr) for the proposed development.

CH

14.24 Erf 17397 66 Mill Street, Paarl, S27-Maintenance

Case No: HWC23111509CH0220

Ms Chane Herman introduced the item.

DISCUSSION

- The proposal is for subsurface drainage to the exterior of the PHS structure due to rising damp in internal and external walls. The paving and stoep tiles will be replaced.
- The work has not started and will be done in accordance with the drawings and method statement.
- Graded II
- Inside HPO
- Drakenstein Municipality supports the proposal.
- DHF supports the proposal.
- Paarl300 Foundation supports the proposal.

DECISION

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

CH

14.25 Erf 12534, Corner of Steenberg and Ou Kaapse Weg Road, Westlake, S38(8)-NID

Case No: HWC23120601CH0220

Ms Chane Herman introduced the item.

DISCUSSION

- Proposal is to rebuild of the Westlake Conservation Centre by constructing new office areas, restoration works, retrofit operation works area and parking bays. Site is approximately 22ha in extent.
- Existing infrastructure on the site includes 2 residential houses on the western section of the

property and access roads that have been in existence since the late 1950's (not graded outside HPOZ).

- Water reservoirs and greenhouses in the northern and southern sections of the property can also be identified from historical imagery dating back to the late 1960's, with greenhouses having been expanded over time.
- The existing offices and old buildings will be demolished, and the new development will be approximately 1500m².
- No buildings, structures or features of heritage significance will be impacted by the proposed project.
- The proposed development will not change the character of the site but will 'soften' and enhance the landscape character of the surrounding areas
- Site is within the low paleontologically sensitive area.
- Archaeology: Historical remains, mostly late 19th, and 20th Century domestic household items, including glass, ceramics, stoneware, bottles, containers, metal, marine shell, have been collected over the years. According to the screener, the site is within the low sensitivity area.
- No graves were encountered during a foot survey of the study site, conducted by ACRM on 28 November 2023.
- Heritage consultant recommends NFS.

DECISION

The Committee resolved that no further studies are required.

Section 34 Total demolition application to be submitted for buildings to be demolished.

CH

14.26 Erf 121650, 6 Invo Chunnet Road, Cafda Village, Retreat, S34- Additions and Alterations Case No: HWC24022108SB0221

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Proposed additional bedroom.
- Graded NCW
- Outside HPO
- Work has not started.
- CoCT supports the proposal.
- No conservation bodies in the area.

DECISION

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

SB

14.27 Erf 1360, 3rd Avenue, Wellington, S34-Additions and Alterations

Case No: HWC2402215SB0221

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Proposed additional pergola, shade port, patio, cover patio and new bedroom.
- Ungraded
- Outside HPO
- Work has started.
- Municipality provide comments of no objections.
- Wellington Heritage Foundation support
- DHF supports.

DECISION

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

SB

14.28 Erf 144477, 25 Princess Street, Walmer Estate, S34-Additions and Alterations

Case No: HWC24021918SB0221

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Proposed alterations to kitchen with the addition of a new staircase to a new ground storey room
- Work has not started.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Walmer/University Estate Conservation Action Group did not comment within the 30 days.

DECISION

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

SB

14.29 Erf 1562, 2 Kloof Avenue, Tamboerskloof, S34-Minor Works

Case No: HWC24020902SB0221

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Proposed changing existing study into an additional bathroom.
- Work has not started.
- Graded IIIC

- Inside HPO

DECISION

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

SB

14.30 Erf 19333, 2 Jan Diessel Road, Leiden, Delft, S38(4)-NID

Case No: HWC24021901SB0221

INCOMPLETE APPLICATION:

Completed application form required.

SB

14.31 Erf 7077,7 High Way, Fish Hoek, S34-Additions and Alterations

Case No: HWC23111614SB0221

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Proposed extended bedroom, study & new garage
- Work has not started.
- Graded NCW
- Outside HPO
- CoCT has no objections
- Outside of the conservation body area

DECISION

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

SB

14.32 Erf 738, 19 Warren Street, Tamboerskloof, S34-Minor Works

Case No: HWC21012104SB0221

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Proposed new splash pool.
- Work has not started.
- CoCT has no objections.
- The proposal does not trigger Section 34 application as no work is proposed to the structure older than 60 years.

DECISION

The proposal does not trigger the provisions of Section 34 of the NHRA. A Letter of no trigger to the

NHRA to be issued.

SB

14.33 RE 5338, Off the N2, Swellendam, S38(8)-NID

Case No: HWC24022107SB0222

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Proposed swimming pool, recreational facilities, and associated infrastructure
- The proposed development footprint is to be kept on already disturbed areas as far as possible so as to keep impacts on natural vegetation.
- Archaeology: According to the screener this site is in very high archaeological-sensitive area.
- Palaeontology: According to the screener this site is in moderate palaeontological-sensitive area.
- Visual: given the nature of the development and the remoteness of the area, unlikely to have an impact
- Consultant recommends no further studies.
- There is reason to believe that heritage resources will be impacted on.

DECISION

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

SB

14.34 Erven 25309, 8178, 8746, 8744, 1597, 1591, 18308 and 18309, St Mark's Square, George, S38(4)-NID

Case No: HWC24021911SB0221

INCOMPLETE APPLICATION:

Application form and SG diagram required.

SB

14.35 Erven 9110, 9118, 16943 and 15775, Alexandra and Victoria Streets, Parow, S38(4)-NID

Case No: HWC24021904SB0219

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Proposed redevelopment of site
- Graded: not graded
- HPO: outside
- The site is within an urban area that has not been surveyed by CoCT.
- Properties on site will be demolition.
- Archaeology: urban development would disturbed the site previous, unlikely that archaeological

resource will be found of significance.

- Palaeontology: low-sensitive area according to the SAHRIS map, further given the nature of the development it is unlikely to negative impact
- Visual: There is a shopping mall opposite the site, the proposed development is fitting for the surrounding area.
- Consultant recommends no further studies.
- There is no reason to believe that heritage resources will be impacted on.

DECISION

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

SB

- 14.36 Remainder Farm Rhenosterkop 155 (N) and Remainder Farm 400 (Proposed development PV of the Rhenosterkop North and South SEF near to Beaufort West, S38(8)-HIA**
Case No: HWC23082802SB1010

HELD OVER:

Referred to HOMs 11 March 2024.

SB

- 14.37 Portion 1 and 12 of farm 158 Goree, Portion 2 of Farm 159, The Running Stream near Ashton, S38(8)-NID**
Case No: HWC24021907SB0219

Ms Khanyisile Bonile introduced the item on behalf of Ms Stephanie Barnardt-Delport.

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

DISCUSSION

- The application is part of the S24G NEMA application for unauthorized work.
- The completed work included clearance of indigenous vegetation, reshaping the watercourse and development of a road.
- No previous studies in the area.
- Archaeology: an archaeological survey conducted in areas where S24G activities are located, which had previously been cultivated and thus disturbed. The consultant states that, based on their field observations and information from other surveys, they believe that there have been minimal impacts on archaeological or historical heritage resources.
- Palaeontology: Dr Almonds comment that the higher lying sectors of project areas to the North East of the R60 are underlain by unfossiliferous metasediments of the Malmesbury Group and are probably mantled by unfossiliferous colluvium, it is unlikely that any significant palaeontological resources
- Visual: The affected farms are not part of any Cultural Landscape. impact is seen as low
- Consultant recommends no further studies
- There is no reason to believe that heritage resources were impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

14.38 Erf 102838-RE, 16 Mansfield Road, Lansdowne, S34-Additions and Alterations

Case No: HWC24013013CN0208

DISCUSSION

- The proposal is for internal alterations on the ground floor and the addition of a 1st floor.
- Ungraded
- Outside HPO
- CoCT supports the proposal.

DECISION

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

CN

14.39 Erf 104, 6 Camberwell Road, Three Anchor Bay, S34-Additions and Alterations

Case No: HWC24012312CN0208

INCOMPLETE APPLICATION:

2023 Application form, Title Deed, Coloured up Elevations, CoCT, SFB and SFA comments required.

CN

14.40 Erf 125614, 63 Princess Alice Avenue, Brooklyn, S34-Additions and Alterations

Case No: HWC23110716CN0213

INCOMPLETE APPLICATION:

Completed application form and external photos required.

CN

14.41 Erf 1319, 13 Pitlochry Road, Camps Bay, S34-Total Demolition

Case No: HWC24021206CN0213

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for the total demolition of the structure.
- CoCT supports and notes the grading as NCW.
- Outside HPO
- Recommendation is for approval.

DECISION

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

CN

14.42 Erf 1670, 2 Brookdale Avenue, Pinelands, S34-Additions, Alterations & Partial Demolition
Case No: HWC24020805CN0212

INCOMPLETE APPLICATION:

Locality plan required.

CN

14.43 Erf 28767-RE, 156 Main Road, 156 Main Road, Units 202, 203, 301, 305, 504 - La Roche Building, Paarl, S34-Minor Works
Case No: HWC24020708CN0212

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations to 5 units in the building.
- Recommendation is for a Section 51 letter to be issued as most of the work to the units are already complete.

DECISION

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

CN

14.44 Erf 29855, 39 Lente Road, Sybrand Park, S34-Additions and Alterations
Case No: HWC23120407CN0208

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for an internal alteration to a bathroom and a covered patio to the rear.
- Graded NCW
- CoCT supports the proposal.

DECISION

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

CN

14.45 Erf 50565, 31 Keurboom Road, Rondebosch, S34-Additions and Alterations
Case No: HWC24020201CN0212

INCOMPLETE APPLICATION:

Title Deed, Locality Plan, External and streetscape photos, and SG diagram required.

CN

14.46 Erf 5156, 20 Bird Street, Stellenbosch, S34-Minor Works

Case No: HWC23121801CN0213

INCOMPLETE APPLICATION:

Confirmation that building is not older than 60 years, confirmation that work has started, Company Resolution, Streetscape photos, SHF and SIG comments required.

CN

14.47 Erf 53070, 19 Greenwood Road, Claremont, S34-Additions and Alterations

Case No: HWC23112409CN0214

INCOMPLETE APPLICATION:

Completed application form, streetscape photos, CoCT and Harfield Village Association comments required.

CN

14.48 Erf 72648, 65 Churchill Road, Plumstead, S34-Additions and Alterations

Case No: HWC24012506CN0213

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for extensions to the side of the house and a covered patio at the rear.
- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- Recommendation is for approval.

DECISION

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

CN

14.49 Erven 26539 & 26540, 7 Lower Trill Road & 13 Cambridge Road, Observatory, S34-Minor Works

Case No: HWC24020705CN0208

Ms Corne Nortje introduced the item.

DISCUSSION

- The proposal is for internal alterations, a new loft with stairs and a new roof sheeting to a section of the roof.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- Recommendation is for approval.

DECISION

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

CN

15. Other Matters

- City commenting – No trigger comments given where the NHRA is triggered. CoCT comments should state that heritage not impacted.
- Company and Trust Resolutions – Title Deeds to be scrutinised to request Resolutions where required and if property is owned by more than 1 person - all owners to sign application form or sign a POA.
- Consistent agendas required with regards to grammar, punctuation, and decisions.

16. Adoption of Resolutions and Decisions

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

17. Closure: 10:50

18. Date of Next Meeting

11 March 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

ASAPA - Association of Southern African Professional Archaeologists
ABHC - Associated Bibles 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

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
PAFC - Prince Albert Cultural Foundation
SAHRA - South African Heritage Resources Agency
SRHS - Salt River Heritage Society
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
SvdSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
SHF - Stellenbosch Heritage Foundation
SHCT - Stillbaai Heritage Conservation Trust
GHT - George Heritage Trust
RVRA- Rustenburg Valley Residents Association
TRHCS - Touws River Heritage and Conservation Society
VASSA - Vernaclar Architecture Society of South Africa
WUECAG - Walmer/University Estate Conservation Action Group
WCAC - West Coast Aboriginal Council
WAAC - Woodstock Aesthetic Advisory Committee
WHCS - Worcester Heritage & Conservation Society
WRRRA - Wynberg Residents and Ratepayers Association
GBRM - Great Brak River Museum
GVHAG- Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Heldeberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO – Heritage protects overlay

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

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