

**APPROVED DRAFT MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 3 April 2023 at 08:30,
Via Microsoft Teams**



1. OPENING AND WELCOME

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

2. ATTENDANCE

Members of Committee

Ms Sneha Jhupsee (SJ) (Chairperson)
Ms Cecilene Muller (CM) (Specialist Heritage Officer)
Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Ayanda Mdludlu (AM) (Heritage Officer)
Ms Chane Herman (CH) (Heritage Officer)
Mr Robin George (RG) (Heritage Officer)
Ms Stephanie Barnardt-Delport (SB) (Heritage Officer)
Ms Khanyisile Bonile (KB) (Heritage Officer)

Members of Staff

Ms Aneeqah Brown (AB) (Secretary)
Ms Zikhona Sigonya (ZS) (Admin)

Legal Advisor

Ms Penelope Meyer

Visitors

Mr Clive Theunissen
Ms Carina Wiggill
Mr Zack Wessels
Chief Khaesen Maart
Chief Ewold Smith

Observers

3 Apologies

Ms Corne Nortje (CN) (Heritage Officer)

Absent

None

4. Approval of Agenda

- 4.1 3 April 2023. The Committee resolved to approve the agenda with minor edits and Additions. CM moves to adopt the agenda and RG seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1 22 March 2023. The Committee resolved to approve the minutes CM moves to adopt the minutes and RG seconds.

6. Disclosure of conflict of interest

None

7. Confidential matters

None

8.1 Site inspections undertaken

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.3.1 RE of Portion 17 of the farm Altydgedacht 276 - HWC Site Report 2023 (CN & CH)

- The Committee notes the site inspection undertaken on 24 March 2023.

8.4 Preparation for upcoming Committee meetings

8.5 Interim and Close out Reports

8.6 Incomplete Applications

9. Administrative Matters

9.1 Portion of Erf 5142-RE, Off Kommetjie Main Road (AM)

- The Committee resolved that No Further Studies are required for the amendment to the construction of the boundary from ClearVu Fencing to solid wall.

9.2 Agenda streamlining

- SJ to discuss with admin team

9.3 HWC case filing/folder template

- Officers to agree upon filing and folder system
- To be discussed at management meeting

9.4 HIA and NID bulk upload on to SAHRIS

- SB to contact SAHRA regarding the bulk upload template

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

**11.1 Proposed additions and alterations on Erf 137431, 5 Regent Square, Woodstock, S34-A&A
Case No: HWC22121302CH0109**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 20 March 2023.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- WRRRA supports the proposal.
- WAAC did not comment within 30-day commenting period.

DECISION

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

CH

**11.2 Proposed additions and alterations on Erf 13920, 63 Roberts Road, Woodstock, S34-A&A
Case No: HWC23030701CH0308**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 22 March 2023.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- WRRRA supports the proposal.
- WAAC supports the proposal.

DECISION

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

CH

**11.3 Proposed additions and alterations on Erf 15396, Point Village, Mossel Bay, S34-A&A
Case No: HWC23090205CM0209**

Ms Cecilene Muller introduced the item.

Ms Carina Wiggill and Mr Zack Wessels was present and took part in the discussion.

The applicant to be issued a, "Letter of no trigger " pertaining to Section 34 the NHRA.

CM

**11.4 Proposed additions and alterations on Erf 165, 33 Le Roux Street, De Rust, S34-A&A
Case No: 22092311CM0926E**

INCOMPLETE APPLICATION:

Streetscape images required.

CM

- 11.5 Proposed minor works on Erf 45360, 44 Campground Road, Rondebosch, S34-MW**
Case No: HWC23022811CM0306

INCOMPLETE APPLICATION

Images of where the solar panels are going to be placed.

CM

- 11.6 Proposed additions and alterations on Erf 5227, 8 Brown Street, Montagu, S34-A&A**
Case No: HWC23021412CM0217

INCOMPLETE APPLICATION:

Municipality comment required.

CM

- 11.7 Proposed boundary wall on Farm 1512, Devonvale, Stellenbosch, S38(4)-NID**
Case No: HWC23030307CM0306

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 24 March 2023.
- The Committee is of the opinion that no heritage resources will be impacted on when the Clearvu boundary wall is erected.

DECISION

The Committee resolved that no further studies are required in terms of Section 38.

CM

- 11.8 Proposed total demolition on RE of Erf 70557, 2 Athlone Road, Plumstead, S34-TD**
Case No: HWC23022204CN0223

Ms Chane Herman introduced the item on behalf of Corne Nortje.

DISCUSSION

- Information received on 23 March 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal.

DECISION

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

CN

- 11.9 Proposed Partial demolition, alterations on Erven 2144 and 2147, 22 Drama Street, Somerset West, S34-Partial demolition, alterations**
Case No: HWC23022806CN0301

Ms Chane Herman introduced the item on behalf of Corne Nortje.

DISCUSSION

- Information received on 26 March 2023
- Graded NCW
- Outside HPO

- CoCT declined the opportunity to comment.
- HRF supports the proposal

DECISION

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

CN

11.10 Proposed additions and alterations on Erf 13894, 30 Roodebloem Road, Woodstock S34-A&A

Case No: HWC23021408CN0217

Under investigation with Concrete Monkeys.

CN

11.11 Proposed minor works on Erf 96660, Main Road, Newlands, S34-Minor works

Case No: 20062305KB0626E

Item removed from the agenda.

KB

11.12 Proposed additions and alterations on Erf 45439, Apartment 6 Halevery Holt Apartment, S34-A&A

Case No: HWC23030203TZ0313

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Information received on 23 March 2023.
- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- The Committee notes work has commenced.

DECISION

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

KB

11.13 Proposed additions and alterations on Erf 56725, 2 Princess Avenue, Bishops Court S34-A&A

Case No: HWC23031001TZ0313

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- 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

KB

11.14 Proposed total demolition on Erf 1174, 112 Beach Road, Strand, S34-TD
Case No: HWC23022308RG0223

INCOMPLETE APPLICATION:

Internal, external and streetscape images required.

RG

11.15 Proposed additions and alterations on Erf 26693, 46 Wrench Road, Observatory, S34-A&A
Case No: HWC23021502RG0221

Under investigation with Concrete Monkeys.

RG

11.16 Proposed additions and alterations on Erf 423, 15 Station Street, Albertina, S34-A&A
Case No: 21111807RG0302

Mr Robin George introduced the item.

DISCUSSION

- Information received on 23 March 2023
- Unknown graded
- Within the historic core of Albertina
- Hessequa Municipality provided no comment.
- The Committee notes that work has been completed.

DECISION

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

RG

11.17 Proposed additions and alterations on Erf 5741, 65 Herbert Street, Oakdale, Bellville, S34-A&A
Case No: HWC23021516RG0313

Mr Robin George introduced the item.

DISCUSSION

- Information received on 28 March 2023.
- 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.

RG

11.18 Proposed additions and alterations on Erf 944, 20 Stockenstrom Street, George, S34-A&A
Case No: HWC23011801RG0118

Mr Robin George introduced the item.

DISCUSSION

- Information received on 24 March 2023.

- Unknown grading
- Abuts the historic core of the town
- George Municipality did not comment within the 30-day commenting period.
- George Heritage Trust had no objections.
- Simon van de Stel Foundation had no objections.

DECISION

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

RG

11.19 Proposed fence on Farm 90 portion 6, Stellenbosch, S38(4)-NID Case No: HWC23030808SB0313

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 23 March
- Replace the existing fence on site
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

11.20 Proposed Extension of the Residential, Light Industry and Business Precincts on the western portion of Portion 5 of Farm 742, S38(8) - HIA Case No: 20032416JW0331E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Referred to IACom for their expertise as there are several objections from SIG and Francois Bekkers.

HELD OVER:

Referred to IACom on 19 April 2023.

SB

11.21 Proposed subdivision on Erf 12915 & 13916, Tokai, S38(8)-NID Case No: HWC23030104SB0306

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 23 March 2023.
- Previous HIA and approval in 2015 the City of Cape Town
- Heritage Resource included mature trees and buildings, won't be impacted negatively.
- The committee noted that there HOA in place and control over the site.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**11.22 Proposed additions and alterations on Re-183 Distillery Bridge, Stellenbosch, S34-report
Case No: 20092307SB0106E**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The report is compiled as part of the close-out documentation for the project for the bridge engineers
- The committee noted that heritage architects were only notified that work was underway after demolition of the bridge and embankments was largely completed.

DECISION

The Committee notes the interim report prepared by Rennie Scurr Adendorff Architect dated February 2023 and the following conditions:

1. Complete bridge and filler interface as per sketch SI of October 2022 (see Annexure C). It is recommended this is built up in brick and plaster, with natural plaster finish.
2. Repair damaged areas of stone pier using pure lime plaster with no cement to consolidate the stone edge.
3. As the safety requirements for the bridge dictate a robust balustrade edge, incorporation of the old pier(s) is not an option. It is suggested that one salvaged pier be positioned on site with a plaque recording the history of the bridge. The position and wording are to be as indicated in Section 9.0 in the report.

SB

**11.23 Proposed additions on Erf 416, B-10 Kassiesbaai, Waenhuiskrantz, Overberg, S27-Minor Works:
Case No: HWC23010304SJ0110**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 23 March 2023.
- Minor works application
- Graded PHS.

DECISION

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

SJ

**11.24 Proposed additions and alterations on Erf 11335, 6 -10 Plein Street, Woodstock, S34-A&A
Case No: HWC23021512SJ0216**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Information received on 22 March 2023.
- HOMs graded NCW
- Inside HPO
- CoCT supports the proposal.
- WRRRA has no heritage related comment.

- WAAC supports the proposal.

DECISION

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

SJ

11.25 Proposed freestanding base station on Erf 49963, 13 Riverside Road, Bishopscourt, S38(4)-NID Case No: HWC23021714MS0220

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 22 March 2023.
- CoCT requested that the application is submitted to HWC
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

MS

11.26 Proposed additions and alterations on Erf 4828, 7 Primrose Street, Paarl, S34-A&A Case No: HWC23030201MS0310

Ms Muneerah Solomon introduced the item.

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

DISCUSSION

- Information received on 27 March 2023.
- Ungraded
- Outside Special Character Protected Area Overlay Zone of Paarl.
- Paarl300 supports the proposal.
- DHF has no objections.
- Drakenstein Municipality has no objections.

DECISION

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

MS

11.27 Proposed additions and alterations on Erf 88583, 3 Pentrich Road, St James, S34-A&A Case No: HWC23022703MS0228

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Information received on 22 March 2023.
- Graded IIIC
- Inside HPO
- CoCT supports the proposal.
- KBSJRRRA has no objections.

DECISION

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

MS

11.28 Proposed additions and alterations on Erf 81, 6 Dirkie Uys Street, Gansbaai, S34-A&A Case No: HWC23022004CM0221

Ms Cecilene Muller introduced the item.

DISCUSSION

- Information received on 30 March 2023.
- Graded IIIC
- Inside HPO
- Overstrand Heritage and Aesthetics Committee (OHAC) supports the proposal.

DECISION

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

CM

11.29 Proposed Residential Development on Portion 66 & 67 Of Farm 443, Plettenberg Bay, S38(8)-HIA Case Number 21021901SB1008E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The committee noted that only two heritage resource identified on the site, one ruin been a small concrete slab and rainwater tank, and the other of the ruins of a fireplace and flue, concrete slab and two rainwater tanks. These ruins may well be from beach cottages dating back to the 1900's.
- There were no records of these ruins in historical aerial photographs.
- The ruins are regarded as NCW.
- The Planning Motivation Report confirms that the proposed development is in line with all legislation and planning policies in place.

DECISION

The Committee resolved to endorse the HIA prepared by Andre Vercueil Professional Architects dated 17 February 2023 as meeting the requirements of Section 38 (3) of the NHRA and the following recommendations on page 33;

1. That the proposed consolidation and re-zoning of the Erven in the application and submission process (which have been motivated in terms of the local by-laws and in accordance with the requirements of the Bitou SDF, SPLUMA and LUPA), is to proceed, as it also conforms to the appropriate heritage principles identified in this report.
2. The findings of the Visual Impact Assessment Report, the Archaeological Impact Assessment Report and the Paleontological Impact Assessment Reports, are that no heritage resources will be negatively affected by the proposed development. It is therefore recommended that the application is endorsed by HWC with the necessary mitigation measures as outlined in the report.
3. The proposed development is to be integrated and rolled out throughout the planning, construction and the post construction phases according to the specialist reports, which will assure a sustainable project.
4. Should pre-colonial heritage resources be uncovered during construction, these must be reported immediately to the Archaeologist and Heritage Western Cape to indicate a way forward. If human remains be surfaced, they must be cordoned off and not disturbed any further, until an investigation

has been concluded.

5. If any Strandloper middens or large mammal bones or any other significant paleontological resources be uncovered during construction these must be reported immediately to the Paleontologist and Heritage Western Cape to indicate a way forward.
6. An EIA process is under way and any potential impacts will be identified and reported, with associated mitigation.
7. That the Architectural Design Guidelines proposed for the development be adopted by HWC to mitigate the colours, heights, disturbance areas, maximum footprint, vegetation, etc, which will all contribute to a smaller visual impact on the landscape.
8. That the necessary measures be implemented during the construction phase to protect the natural vegetation, to control the noise, dust and visual intrusion.
9. That the developers appoint a landscape consultant to recommend and implement the introduction of an indigenous landscape plan to protect the existing indigenous vegetation and to prepare a landscape plan for implementation in the private and common areas.
10. That the comments from the interested and affected parties, the conservation bodies and the Local Authority regarding the proposed development be considered and worked into the recommendations.
11. The existing access track from Robberg Bay Road to the proposed site access is to be upgraded to a hard surface with the cost to be met by the developer.

SB

11.30 Proposed total demolition on Erf 54489, 24 Station Road, Claremont, S34-TD
Case No: HWC23011808RG0215

Mr Robin George introduced the item.

DISCUSSION

- Information received on 30 March 2023
- Ungraded
- Outside HPO
- CoCT did not support or object and requested a heritage statement

DECISION

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

RG

12. NEW MATTERS

12.1 Proposed industrial development on Erf 33, Atlantis, S38(4)-NID
Case No: HWC23031507AM0322

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Palaeontology- low palaeosensitivity
- Archaeology- An AIA conducted for the proposed expansion of a gas turbine in 2007 by ACO found no surface though vegetational clearing was still to be conducted. The area at large has since been further developed since then which is indicative of the area holding no heritage resources of significance.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

12.2 Proposed residential development Knysna on Portion 38 of Farm Ganse Valle 444, Plettenberg Bay, S38(8)-HIA

Case No: HWC22101907AM1019

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- **Desktop Archaeological Impact Assessment-** A field survey conducted on the 10th of October 2022 revealed no evidence of pre-colonial/historical period archaeology on the site. It is noted that existing dense vegetation did affect the survey. Two small stone features consisting of quartzite cobbles identified on the northern edge of the property, that according to a report written by Nilssen (2009) may have been relocated and assessed as being either graves for pets or burials of small children. The reports are not convinced that the stone piles are grave markers and cannot be verified from a visual inspection. The track logs seemed sparse that can be attributed to the dense vegetation mentioned in the text.

DECISION

The Committee resolved to endorse the HIA prepared by Perception Planning dated March 2023 as meeting the requirements of Section 38 (3) of the NHRA and the following recommendations on page 18;

is recommended that development proposals are endorsed subject to the following recommendations to be assimilated into future outcome(s) of the NEMA process currently underway:

- Alternative 1, the preferred alternative, is supported.
- A buffer of 5 m must be implemented around the two stone features. They must be fenced during the earth moving activities, to protect them from accidental impact.
- An archaeologist must be on site to monitor earth moving activities, particularly those areas around the stone features.

If any human remains or significant archaeological materials are exposed during development activities, then the find should be protected from further disturbance and work in the immediate area should be halted and Heritage Western Cape must be notified immediately. These heritage resources are protected by Section 36(3)(a) and Section 35(4) of the NHRA (Act 25 of 1999) respectively and may not be damaged or disturbed in any way without a permit from the heritage authorities. Any work in mitigation, if deemed appropriate, should be commissioned and completed before construction continues in the affected area and will be at the expense of the developer. The above recommendations should be included in the Environmental Management Program (EMPr) for the proposed residential development.

As per the APM Committee decision dated 2nd June 2009 (Case No 37/ROD ID 418):

- Archaeological monitoring of bulk earthmoving activities must take place.
- The Archaeologist must report any occurrences of fossils and a Palaeontologist must record the exposed sections before the trenches are closed up.

The HWC Chance Fossil Finds Protocol to be implemented and included in the Environmental Management Programme Report. Provision of adequate public (pedestrian) access to the estuary should be addressed in the environmental process.

AM

**12.3 Propose mining quarry extension on Potion 11 (a Portion of Portion 1) of Farm Hartenbos No. 217, Kleingeluk Quarry, Mossel Bay, S38(8)-HIA
Case No: 22050905AM0523E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- **Archaeological Impact Assessment-** No stone age resources were found in Section E. A low-density scatter of ESA tools was identified in Section F. None were formal tools. Few ESA chunks were found in Section G which is a steep slope with dense vegetation. Area is not deemed to have had human occupation meaning tools were likely discarded in the area. These tools earned a grading of not conservation worthy.
- **PIA:** The Kirkwood, Buffelskloof, Hartenbos and Grahamstown formations have been identified as underlying the subject site. Almond (2009) states that besides the Hartenbos and Grahamstown formations having abundant well-preserved fossil wood, the other formations hold very little fossil materials within the study area.
- **VIA:** It is acknowledged that the Visual Impact of unplanned mining of the upper east facing slopes of Sections B, E, F and G, will result in 'significant visual impacts on the residents of Outeniquasbosch and Monte Christo'. This area is however, already sanctioned for mining and this proposal is for its extension.
- **Public engagement-** No heritage related comments were received from the Mossel Bay Municipality, or any Interested and Affected Parties. Heritage Mossel Bay (a Registered Conservation body) were sent a copy of the HIA report but failed provide comment.

DECISION

The Committee resolved to endorse the HIA prepared by CRM dated June 2022 as meeting the requirements of Section 38 (3) of the NHRA and the following recommendations on page 25; Archaeology

1. No mitigation is required prior to proposed quarrying operations commencing.

2 Palaeontology

1. The Mine Manager is encouraged to rescue and set aside larger blocks of petrified wood for palaeontological examination. Where prominent layers of coalified plant material ("lignite / peat / charcoal") or other fossils such as vertebrate bones and teeth are exposed by mining, Heritage Western Cape or a qualified palaeontologist should be notified so that relevant field observations and sampling can be conducted at the earliest opportunity (Almond 2009:1).

The above recommendations must be incorporated into the Environmental Management Programme (EMPr) for the proposed project.

Monitoring by a paleontologist to be done to assist Mine Manager in the rescuing of artefacts.

AM

**12.4 Proposed excavation, removal from its original position, collection, analysis, dating & restoration on Cape Farm Vissershok 957, Potsdam Road, Vissershok, CT, S35-Archaeological permit
Case No: 17092810AS1025E**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- This werf served as a Dutch East India outpost from the 1680s to 1791. A PhD study on the sequence of settlement patterns before and after the colonial period by finding the footprint of the VOC cattle outpost's werf walls was to conduct test pit excavations and this is the final report from that study.

- HWC required that a report on the Vissershok site layout and architectural analysis and interpretation be prepared by a heritage consultant. This has been fulfilled as the heritage practitioner's assessment is under Addendum A and cultural historian's consultation on the architecture is included in the report.
- The Vissershok site is located in a region of low paleontological sensitivity in which to date no fossils have been found (Orton 2018).
- Although no late 17th century artefacts could be found and current werf walls and entrance gates had undergone structural change, archaeological and documentary sources do point to what could be considered the footprint of the VOC outpost werf walls. The study has revealed points for further investigations in future to uncover the larger unknowns of the earliest VOC facilities.
- The report has met the requirements.

LETTER TO BE ISSUED

A letter to be issued acknowledging receipt of report and its compliance with HWC's requirements.

AM

12.5 Proposed equestrian farm on Re-Portion 32 of Farm 141, Morningstar, Cape Town Case No: HWC23032318AM0324

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Palaeontology- low palaeosensitivity
- Archaeology- Ferruginous gravel often associated with MSA artefacts did not contain any artefacts. Ceramics scatters likely from the 20th Century were found. No significant archaeological materials were found.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

12.6 Proposed development of a market space on portion of Erf 34787, Portion of Erf Rem-1142, and Erf 34689, Strand, S38(4)-NID Case No: HWC23032306AM0324

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Palaeontology- partially unknown to moderate palaeosensitivity. Area is already an established parking area.
- Archaeology- Potential for archaeological resources near the high-water mark and there is knowledge of marine archaeological resources and shell middens along this stretch of coast.
- Committee notes that any works taking place within the high-water mark fall within SAHRA's jurisdiction and as such HWC will only be considering the proposed works for the market space.
- The Committee is of the opinion 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 specialist studies;

1. Desktop AIA
2. Townscape study

Letter to stipulate that the works of the sea wall barrier fall within SAHRA's jurisdiction, and the applicant will need to split the applications between the two organizations.

AM

12.7 Proposed industrial development on Farm 1132 (Portion 2 of Yzervarkensrug No 129, portions 8 and 13, Yzervarkensrug No 127 and portion of Farm 195), Saldanha Bay, S38(8)-NID

Case No: HWC23012007AM0320

Ms Ayanda Mdludlu introduced the item.

Chief Khaesen Maart was present and took part in the discussion.

DISCUSSION

- Referred to IACom for their expertise.

HELD OVER:

Referred to IACom on 19 April 2023.

AM

12.8 Proposed subdivision and rezoning on Portion 4 of Farm 595, Swellendam, S38(4)-NID

Case No: HWC23032217AM0324

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- **Palaeontology**- very high palaeosensitivity
- **Archaeology**- the more thickly vegetated area is part of the site that won't be developed on. The area where renovation for parking area has existing structures on it. The rest of Portion B is an animal grazing veld.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

12.9 Proposed expansion of agricultural facilities, RE 6-481, Robertson, S38(8)-NID

Case No: HWC23032006AM0320

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- **Palaeontology**- Moderate to high palaeosensitivity. In 2021, Almond also assessed Portion 12 of the Farm Scherpe Heuvel 481 just to the south of Scherpe Heuvel (this application) and he concluded that the proposed agricultural activities did not pose a significant threat to local palaeontological resources and no specialist palaeontological monitoring or mitigation measures were proposed.
- **Archaeology**- Robertson has had no focused archaeological research. Reports on the more widespread regions have noted no presence of LSA sites or artefacts. ESA and MSA artefacts that have been recorded were graded with low significance.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

AM

- 12.10 Proposed social housing development on Erven 36580 and 36581, 90 Station Road & 17 Pelikan Circle, Goodwood, S38(4)-NID**
Case No: HWC23022817MS0324

Ms Muneerah Solomon introduced the item.

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

MS

- 12.11 Proposed mixed-use development on Erven 4260-4262, Main Street, Struisbaai, S38(4)-NID**
Case No: HWC23032807MS0328

Ms Muneerah Solomon introduced the item.

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

MS

- 12.12 Proposed new residence on Farm 966 Ptn 2, Angala Boutique Hotel, Simondium, S38(4)-NID**
Case No: HWC23032225MS0328

Ms Muneerah Solomon introduced the item.

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

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

MS

- 12.13 Proposed additions and alterations on Erf 178073, Akasia Park Primary School, Goodwood, S34-A&A**
Case No: HWC23032319MS0324

Ms Muneerah Solomon introduced the item.

DISCUSSION

- Graded IIIA
- Outside HPO

DECISION

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

MS

12.14 Proposed residential development on Erf 13184, De Pagter Road, Wellington, S38(4)-NID Case No: HWC23032708RG0327

Mr Robin George introduced the item.

DISCUSSION

- Not within the Special Character Protected Area Overlay Zone of Wellington.
- Situated within the blue region on the PalaeoSensitivity map
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

RG

12.15 Proposed healthcare facility on erven 9192, 9193, 9198, 13094, 15857, 15858, 16272, 16547, 16548, 16549, 30186, 9199, 9 Eighth Street, Elsie's River, S38(4)-NID Case No: HWC23032707RG0327

Mr Robin George introduced the item.

DISCUSSION

- Situated within the blue region on the PalaeoSensitivity map
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

RG

12.16 Proposed rezoning and development of the site on Portion of Remainder of Erf 569, Stillbaai S38(4)-NID Case No: HWC23032221RG0323

Mr Robin George introduced the item.

DISCUSSION

- Site is more than 5000m²
- Situated within the clear region on the PalaeoSensitivity map
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

RG

12.17 Proposed housing development on Erf 325, Vredenburg, S38(8)-HIA Case No: HWC23021602SB0322

Ms Stephanie Barnardt-Delport introduced the item.

Chief Khaesen Maart and Chief Ewold Smith was present and took part in the discussion.

DISCUSSION

- Referred to IACom for their expertise as several objections was received.

HELD OVER:

Referred to IACOM on 19 April 2023.

SB

**12.18 Proposed commercial development on Erven 11233 and 11203, Malmesbury, S38(8)-NID
Case No: HWC23031506SB0315**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

**12.19 Proposed housing development on Erf 1475, Jacobsbaai, S38(8)-HIA
Case No: HWC23021602SB0322**

Ms Stephanie Barnardt-Delport introduced the item.

Chief Khaesen Maart and Chief Ewold Smith were present and took part in the discussion.

DISCUSSION

- Referred to IACom for their expertise as several objections was received.

HELD OVER:

Referred to IACOM on 19 April 2023.

SB

**12.20 Erven 36580 and 36581, 90 Station Road and 17 Pelican Circle, Goodwood, S38(4)-NID
Case No: HWC23022817SB0315**

Item removed from the agenda. (Duplication)

SB

**12.21 Proposed Jacobsbaai intersection (Main Road 238); Jacobsbaai Road (Minor Road 7647)
and Trunk Road 85/1, Jacobaai, S38(8)-NID
Case No: HWC23032222SB**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.22 Proposed mixed use development on Remainder Erf 464 George and Erf 324, Pacaltsdorp, S38(8)-NID
Case No: HWC23031514SB0315

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- George Special Development Plan notes this for area has been for earmark for Urban Development.
- It was noted that Early and Middle Stone Age material is likely to occur on site but of low significance.
- No impact to palaeontological resource.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.23 Proposed industrial development on Erven 20414, 14881, 14867, 14882-Rem, 14878, 14877, 14876, 14873, Bellville, S38(4)-NID
Case No: HWC23031512SB0315

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required.

SB

12.24 Proposed mining activities on Portion 3 of Farm 475, Botrivier, S38(8)-NID
Case No: HWC23032317SB0324

Under investigation.

SB

12.25 Proposed mining on Remainder of Rhenosterkop 155, Beaufort West, S38(8)- NID
Case No: HWC23032317SB0324

INCOMPLETE APPLICATION:

Title deed required.

SB

12.26 Proposed clearance of vegetation for a shooting range on Remainder of Langefontein No 12, Piketberg, S38(8)-NID
Case No: HWC23022805SB0324

INCOMPLETE APPLICATION:

Title deed required.

SB

**12.27 Proposed additions and alterations on Erf 149294-RE, Alfred House, Portswood Road, S34-A&A
Case No: HWC23022804SJ0316**

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- Referred to BELCom for their expertise.

HELD OVER:

Referred to BELcom on 26 April 2023.

SJ

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

MS adopted and SB supports.

15. CLOSURE 13:55

16. DATE OF NEXT MEETING

11 April 2023

Chairperson.....

Secretariat:

APPROVED