

**APPROVED MINUTES OF THE MEETING OF
HERITAGE WESTERN CAPE,
HERITAGE OFFICERS MEETING
Held on Monday, 29 May 2023 at 08:30,
Via MS Teams**



1. OPENING AND WELCOME

The Chairperson, Mr Jonathan Windvogel officially opened the meeting at 08:40 and welcomed everyone present.

2. ATTENDANCE

Members of Committee

Mr Jonathan Windvogel (JW) (Chairperson)
Ms Corne Nortje (CN) (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)
Ms Nosiphiwo Tafeni (NT) (Admin)

Legal Advisor

Ms Penelope Meyer
Ms Naushina Rahim

Visitors

Mr Clive Theunissen
Ms Katie Smuts
Mr Andre Vercuil
Ms Uryke Du Preez
Mr Jaco Coetzer

Observers

3 Apologies

Ms Muneerah Solomon (MS) (Heritage Officer)
Ms Sneha Jhupsee (SJ) (Specialist Heritage Officer)

Absent

None

4. Approval of Agenda

- 4.1 29 May 2023. The Committee resolved to approve the agenda with minor edits and Additions. KB moves to adopt the agenda and AM seconds.

5. Approval of Minutes of the Previous Meeting

- 5.1 15 May 2023. The Committee resolved to approve the minutes. CH moves to adopt the minutes and AM seconds.
- 5.2 22 May 2023. The Committee resolved to approve the minutes. KB moves to adopt the minutes and CH seconds.

6. Disclosure of conflict of interest

None

7. Confidential matters

None

8. Standing Items

8.1 Site inspections undertaken

8.1.1 Erf 1131, Orlam Street, Velddrif (CH & RG)

- The Committee notes the site inspection undertaken on 26 May 2023.
- The unauthorized work included internal partitioning walls (building 1) and alterations to the building façade, windows and internal remodeling (building 2).
- The Committee noted previous cease work orders issued by the Bergriver Municipality's Building Control Inspectorate.
- HWC officials issued a stop works order for continuous unauthorized work on a heritage resource.

Recommendation:

- The applicant is to submit a full Section 34 application to HWC noting all previous unauthorized work and work that still needs to be completed.

8.1.2 Erf 2863, 35 Leeuwen Street c/o Buitengracht & Leeuwen Street, Cape Town (MS)

- Ms. Chane Herman reported on the site inspection.
- The Committee notes the site inspection undertaken on 24 May 2023.
- Unauthorized work is currently underway on the structure/site (grade II heritage resource) and the abutting stone wall (grade I heritage resource).

Recommendation:

- The applicant is to submit a full section 27 application and inform authorities on illegal work taking place.
- A compulsory repair order on the suitable remedial action must be issued to the owner.
- An application for the stone wall is to be made to SAHRA as the mandated authority for NHS's.

8.2 Proposed Site Inspection

8.3 Site Inspection Reports

8.3.1 Erf 14490, 161 Main Road, Paarl and Erf 16164, 191 Main Road, Paarl (RG and SB)

- Erf 14490, 161 Main Road, Paarl
- Site is a grade II heritage resource and is inside the Special Character Protected Area Overlay Zone of Paarl

- The Committee notes the site inspection was undertaken on 19 May 2023.
- All work on the site has ceased for 3 months because of the Drakenstein Municipality's Building Inspectorate's stop works order
- The owners were not on site, and they will be contacted to comply with section 27 of the NHRA

8.3.2 Erf 16164, 191 Main Road, Paarl

- Site is a grade II heritage resource and is inside the Special Character Protected Area Overlay Zone of Paarl
- A stop works was issued for this site on the 13th of April 2023 and is still in place
- The owner indicated that work will not stop on site
- More work will take place as there are building material which will be used for the proposed additions and alterations
- New brick counters have been built, floors have been repaired and as well as other maintenance and repair actions
- The HWC legal team is looking into the matter
- HWC might consider taking an additional site inspection

8.4 Preparation for upcoming Committee meetings

8.4.1 BELCom_31 May 2023

8.5 Interim and Close out Reports

8.5.1 Lot 4508 and 4509, Cnr of 82 Adderley & Short market Street, Cape Town (CH)

- The Committee resolved to endorse the interim report.
- The Committee notes that the report references to interim maintenance work that is required.
- The existing permit dated 10 July 2020 is still valid.

Recommendation:

- The applicant is to submit a Section 34 minor works application for the interim maintenance if the work is not included in the previous permit.

8.6 Incomplete Applications

9. Administrative Matters

9.1 Erven 738, 734, 564, 202, 566, Prestwich Precinct, Green Point (SB)

- Human remains were accidentally uncovered during removal of tar and earthwork activities
- A site inspection was undertaken on the 24 May, and a report to be tabled at the next meeting.
- A stop works has been issued
- The committee awaits the completed S34 and submission of the S38 application.

9.2 Erven 4774 & 4777, 96 Long Market Street, Cape Town (KB)

- The Committee requires reason why the permit must not be provided and the CV of the consultant who was monitoring the work.

10. Discussion of the agenda

MATTERS TO BE DISCUSSED

11. MATTERS ARISING

11.1 Proposed vegetation clearance on Portion 32 of Farm Searles 252, Mossel Bay, S38(8)-NID Case No: HWC23050905SB0512

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- There was download error with the new form.
- The proposed work entails the removal of vegetation and road widening.
- The application is made in terms of S24G NEMA.
- The site is within the very high palaeontological sensitive area on SAHRIS, although the nature of the development should not have impact on the possible resource beneath the surface.
- 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

11.2 Proposed additions and alterations on Erf 67004, 1 Silverlea Road, Wynberg, S34-A&A Case No: HWC23032701CM0418

Mr Robin George introduced the item.

DISCUSSION

- Information received on 19 May 2023
- Graded NCW
- Outside HPO
- CoCT supports the proposal
- WRRRA supports the proposal.
- Old Wynberg Village supports the proposal.

DECISION

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

RG

11.3 Proposed additions and alterations on Erf 6921, 17 Leipoldt Street, Belgravia, Bellville, S34-A&A Case No: HWC23050902RG0510

Mr Robin George introduced the item.

DISCUSSION

- Information received on 24 May 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.

**11.4 Proposed additions and alterations on Erf 17310, 9B Hartford Street, Paarl, S34-A&A
Case No: 22041404CH0623E**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 23 May 2023
- Not graded
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- DHF has no objections and notes that the work has already been completed.
- Paarl300 did not comment as work is already completed.
- The Committee notes that work has been completed.

DECISION

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

CH

**11.5 Proposed additions and alterations on Erf 17311, 9C Hartford Street, Paarl, S34-A&A
Case No: 22042905CH0623E**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 23 May 2023
- Ungraded
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality supports the proposal.
- DHF has no objections and notes that the work has already been completed.
- Paarl300 did not comment as work is already completed.
- The Committee notes that work has been completed.

DECISION

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

CH

**11.6 Proposed additions and alterations on Erf 576, 20 Quick Street, Stanford, S31-A&A
Case No: HWC23032210CH0330**

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 22 May 2023
- Ungraded
- Inside HPO
- Stanford Heritage Committee suggested design improvements to the windows on the southwest and northeast elevations.
- OHAC supports the two flat arched gable openings and states that the remainder arched windows should be flat headed. OHAC does not support the curved balcony as it should be rectangular.

FURTHER REQUIREMENTS

1. The applicant to respond to the concerns raised by the Stanford Heritage Committee and the Overstrand Heritage and Aesthetics Committee.

CH

11.7 Proposed additions and alterations on Erf 3991, 27 Main Street, Durbanville, S34-minor works Case No: HWC23041208CH0503

Item removed from the agenda. Case Officer awaiting CCT comments.

CH

11.8 Proposed additions and alterations on Erf 217, 6 Wilhelmina Street, Franschhoek, S34-A&A (TZ) Case No: HWC23011611KB0227

Ms Chane Herman introduced the item.

DISCUSSION

- Information received on 25 May 2023
- Graded IIIC
- Inside HPO
- Stellenbosch Municipality supports the proposal.
- SIG indicated that Franschhoek falls outside their commenting period.
- SHF did not comment within the 30-day commenting period.
- Franschhoek Heritage supports the proposal.

DECISION

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

CH

11.9 Proposed retention, restoration and demolition on Erf 90818, 66001-RE, 66002-RE, Klaasens Road Wynberg, S38(4)-NID

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received on 10 May 2023.
- 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

11.10 Proposed WEF and grid infrastructure on Remainder of the Farm Upper Stinkfontein No 246, Remainder of the Farm Melkbosch Kraal No 250, Portion 1 of the Farm Drinkwaters Kloof No 251 Patatskloof, S38(8)-HIA Case No: HWC22112804NK1130

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Missing documents recovered from admin on 10 May 2023.

DECISION

The Committee resolved to endorse the HIA as meeting the requirements of Section 38 (3) of the NHRA prepared by PGS Heritage dated April 2023 with the following recommendations on page 112- 114; In terms of the AIA:

- An archaeological walk down of the final approved layout will be required before construction commences.
- Implement a 50-meter buffer around all structures with a rating of IIIC and higher.
- Implement a 500-meter buffer around the farmstead site at PK 06 and PK 15.
- Implement a 200-meter buffer around the rock art sites at PK 29 and PK 42.
- Demarcate the resources rated as IIIC-III A as no-go areas.
- A management plan for the heritage resources needs then to be compiled and approved for implementation during construction and operations.
- A chance finds protocol must be developed that includes the process of work stoppage, site protection, evaluation and informing HWC of such finds and a final process of mitigation implementation.

In terms of the Cultural Landscape Assessment (CLA):

- Landscape units D and E are suitable for sensitive WEF infrastructure development;
- A 500m buffer to either side of the district road for turbine and infrastructure placement (Patatskloof WEF does not propose turbines or infrastructure within this buffer);
- 300m buffer to either side of identified significant historic farm roads (pink) for turbine placement, substation and laydown areas;
- The historic route (yellow) that passes through Stinkfontein site is no longer in use as such, but should be reinstated as a walking trail and open to public access;
- 1000m buffer around historic farmsteads (red circles) for turbine placements; and
- 50m outer boundary buffer for roads and infrastructure around farmsteads including cultivated areas and graves – integrity of farmstead complex as a whole should be retained and no WEF roads running through farmstead complexes;
- 200m freestanding graded heritage structure buffer for new roads and infrastructure;
- 100m buffer from cemetery or unmarked burial for all development;
- 400m buffer around water management bio-cultural landscape elements (blue circles);
- 600m buffer around significant Stinkfontein site (orange circle);
- existing roads to be used with minimal upgrade as far as possible;
- riverine corridors 100yr flood line buffer (ecological) or 100m buffer (archeological) whichever is further (buffers not indicated).
- CBA and ESA no-go areas for all development (green shading – turbines 5, 23, 18), unless otherwise recommended by the biodiversity and environmental specialist studies for this site;
- Pienaar Poort gateway buffer included in the 300m farm road buffer and unit A.

Further, the following changes to the current proposed layout are recommended:

- 18 current proposed turbine placements (red) have been found unacceptable for their negative impacts but could be accommodated in landscape unit D where appropriate;
- The substation option 1 and Gridline alternative 3 should be located out of the CBA, without impacting on the riverine corridor flood line and slopes over 3%.

In terms of the PIA:

- No specialist paleontological monitoring or mitigation is recommended for the development.
- The Environmental Site Officer (ESO) should be made aware of the possibility of important fossil remains (bones, teeth, fish, petrified wood, plant-rich horizons etc) being found or unearthed during the construction phase of the development.
- Monitoring for fossil material of all major surface clearance and deeper (> 1m) excavations by the Environmental Site Officer on an on-going basis during the construction phase is therefore recommended.

- Significant fossil finds should be safeguarded and reported at the earliest opportunity to Heritage Western Cape for recording and sampling by a professional paleontologist.
- A protocol for Chance Fossil Finds is appended to the PIA report (Appendix 2). These recommendations must be included within the EMPs for the Patatskloof WEF and grid connection developments.

AM

**11.11 Proposed widening of Klipheuwel Road and removal of trees on portion 7 of Farm 182-Re; Portion 6 of Farm 168; Farm 180 Klipheuwel Road, Durbanville, S38(8)-NID
Case No: HWC23050909AM0511**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received on 23 May 2023.
- 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

**11.12 Proposed stabilization of a river embankment on Rem portion 1 of Farm 305, Plettenberg Bay
Case No: HWC23041917AM0425**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received on 11 May 2023.
- 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

**11.13 Proposed solar PV layout on Portion 4 of Farm 123, Fisantekraal, Cape Town, S38(8)-NID
Case No: HWC23050805AM0510**

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- Information received on 23 May 2023.
- 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

**11.14 Proposed additions and alterations on Erven 2113 & 2114, 10 2nd Avenue, Paarl, S34-A&A,
Case No: HWC23051016RG0511**

Item removed from the agenda

RG

11.15 Proposed residential development on Erf 1486, Vermont, Hermanus, S38(8)-NID
Case No: HWC23021701SB0222

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Information received on 26 May 2023.
- The site is within the urban edge and surround by built up urban development.
- The site is in the low palaeontological sensitive area according to the SAHRIS map.
- The site has been previously excavated, no previous studies were found in the area.
- 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. NEW MATTERS

12.1 Proposed minor works on Erf 3179, Outeniqua Research Farm, George, S34-Minor Works
Case No: SB0523

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Minor works application
- Graded NCW
- The Committee does not deem the work to be minor in nature.

FURTHER REQUIREMENTS

1. Full Section 34 application required.

SB

12.2 Proposed new bus station on Erf 65741, Mitchells Plain, S38(4)-NID
Case No: HWC23051208SB0515

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The proposed development will entail a new bus station, digital bus information totems, server kiosk, balustrades, sewer, water and stormwater connection.
- The site is within the mid to high palaeontological sensitive area on SAHRIS, although previous development may have impacted on the fossil.
- A previous studied, east of the site by ACRM in 2003, concluded low archaeological findings.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Fossil finds procedure to be included.

SB

12.3 Proposed additions and alterations on Erven 96997 and 96994, 84 Palmyra Road, Claremont , S34-A&A
Case No: HWC23051209MS0522

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Graded NCW
- Outside HPO
- CoCT supports the proposal.
- GLCA has no objections

DECISION

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

SB

12.4 Zommerlust residential development on Erf 21875, 193 Main Street, Paarl, S38(4)-HIA
Case No: 22072610SB0827E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The site is within Special Character Heritage Overlay Zone of Paarl
- The committee noted several objections relating to the bulk, massing, spacing and height of the proposed development which could have direct or indirect impacts to heritage resources.
- Referred to IACom for the expertise.

HELD OVER:

Referred to IACom on 21 June 2023.

SB

12.5 Proposed Koeberg Sewage Pump Station on Erf 9379-RE, Milnerton, S38(4)-NID
Case No: HWC23031307SB0519

INCOMPLETE APPLICATION:

Proof of ownership required.

SB

12.6 Proposed signage on RE15 of Kleinjoosetenberg, S38(1)-NID
Case No: HWC23051205SB0518

Letter of no trigger to the NHRA to be issued.

SB

12.7 Proposed additions and alterations on Erf 1052, 20 Rosemead Avenue, Gardens, S34-A&A
Case No: HWC23051501RG0516

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIC
- Inside 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.

RG

12.8 Proposed additions on Erf 27965, 22 Ash Street, Observatory, S34-Addition Case No: HWC23050213RG0522

Letter of no trigger to the NHRA to be issued.

RG

12.9 Proposed minor works on Erf 46691, 41 Rouwkoop Road, Rondebosch, S34-Minor Works Case No: HWC23051105RG0516

Mr Robin George introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Inside HPO

DECISION

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

RG

12.10 Proposed additions and alterations on Erf 63901, 4 Tennant Road, Kenilworth, S34-A&A Case No: HWC23032808RG0516

Mr Robin George introduced the item.

DISCUSSION

- HOMs graded NCW
- Outside HPO
- CoCT has no objections to proposed work but cannot comment whether they would have supported previous work which took place without permitting

FURTHER REQUIREMENTS

1. Plans depicting the illegal work required.

RG

12.11 Proposed additions and alterations on Erf 738, 24 Pleasant Place, Pinelands, S34-A&A Case No: HWC23051604RG0522

Mr Robin George introduced the item.

DISCUSSION

- Graded IIIC
- Inside HPO

- CoCT supports the proposal
- PRRA has no objections

DECISION

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

RG

**12.12 Proposed additions and alterations on Erf 7641, 40 Auburn Street, Paarl, S34-A&A
Case No: HWC23051015RG0516**

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

Mr Robin George introduced the item.

DISCUSSION

- HOMs graded NCW
- Outside Special Character Protected Area Overlay Zone of Paarl.
- 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.

RG

**12.13 Proposed additions and alterations on Erf 94460, 2 Park Road, Gardens, S34-A&A
Case No: HWC23050813RG0518**

INCOMPLETE APPLICATION:

Title deed and streetscape images required.

RG

**12.14 Proposed additions and alterations on Erf 106988, 2 Milner Road, Rondebosch, S34-A&A
Case No: HWC23051005KB0516**

INCOMPLETE APPLICATION:

CoCT comment and contextual images required.

KB

**12.15 Proposed additions and alterations on Erf 152680, 20 Alster Avenue, Newlands, S34-A&A
Case No: HWC23051211KB0516**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Graded IIIC
- Outside HPO
- CoCT supports the proposal.
- NRA supports the proposal.

DECISION

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

KB

12.16 Proposed additions and alterations on Erf 25487, 16 Baker Street, Observatory, S34-A&A Case No: 22020806TZ0408E

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- The Committee notes the previous permit issued dated 30 June 2022.

FURTHER REQUIREMENTS

1. Updated images of completed work
2. Comments of CoCT and OCA required

KB

12.17 Proposed additions and alterations on Erf 3452, 7 Enslin Street, Paarl, S34-A&A Case No: HWC23051603KB0522

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

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Ungraded
- Inside Special Character Protected Area Overlay Zone of Paarl.
- Drakenstein Municipality did not support the proposal.
- DHF raised concerns.

FURTHER REQUIREMENTS:

1. Streetscape images
2. Boundary wall to be reflected on drawings
3. Issue regarding the double garage to be addressed.

KB

12.18 Proposed additions and alterations on Erf 4630, 17 Alfred Road, Rondebosch, S34-A&A Case No: HWC23051606KB0518

INCOMPLETE APPLICATION:

NRA comment required.

KB

12.19 Proposed additions and alterations on Erf 628, 17 London Road, Sea Point, S34-A&A Case No: HWC22102707KB0511

INCOMPLETE APPLICATION:

New application form required.

KB

**12.20 Proposed additions and alterations on Erf 72543, 67 Lympleigh Road, Plumstead, S34-A&A
Case No: HWC23051106KB0512**

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

**12.21 Proposed additions and alterations on Erf 72856, 85 Stella Road, Plumstead, S34-A&A
Case No: HWC23050904KB0511**

Ms Khanyisile Bonile introduced the item.

DISCUSSION

- Minor works application
- Graded NCW
- Outside HPO

DECISION

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

KB

**12.22 Proposed additions and alterations on Erf 780, 2 Stone Road, Three Anchor Bay, S34-A&A
Case No: HWC23051906KB0522**

HELD OVER:

Referred to HOMs on 5 June 2023.

KB

**12.23 Proposed additions and alterations on Erf 945, 16 Colingy Street, Paarl, S34-A&A
Case No: HWC23041806KB0512**

INCOMPLETE APPLICATION:

New application form required.

KB

**12.24 Proposed additions and alterations on Erf 96660, Boundary Road, Newlands, S27-A&A
Case No: HWC23051010CN0516**

INCOMPLETE APPLICATION:

External and streetscape images required.

CN

12.25 The Lenox and Lincoln House on 385; 381; 384-RE; and Portion of 386-RE, 2 & 4 Mill Street Oranjezicht, S38(4)-NID
Case No: HWC23042606CN0522

INCOMPLETE APPLICATION:

SG diagram and streetscape images required.

CN

12.26 Proposed additions and alterations on Erf 167760, 167741, 167762, 167763, 146109, 146110, 146111, 2, 2A, 4, 4A Burke Street & 27, 29, 31 Lower Rochester Street, Observatory, S34-A&A, Plan deviation
Case No: HWC23051011CN0515

INCOMPLETE APPLICATION:

SG diagram required.

CN

12.27 Proposed additions and alterations on Erf 1075, 18 Munnik Street, Strand, S34-A&A
Case No: HWC23051503CH0522

INCOMPLETE APPLICATION:

Internal images and plans depicting what work is completed are required.

CH

12.28 Proposed minor works on Erf 412855, 129 Main Street, Paarl, S34-Minor/Emergency
Case No: HWC23051605CH0522

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

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Inside Special Character Protected Area Overlay Zone of Paarl.
- The Committee notes that work has already started.

DECISION

The Committee resolved to approve the application on condition that;

1. Close out report to be submitted within 30-days of practical completion.
2. Lime and mortar to be used where existing.
3. Limewash plaster and breathable paint to be used on all internal walls.

CH

12.29 Proposed redevelopment for Restitution Housing Project on Erven 117891-117898, 117965, 117362, Re-10010, District Six, S38(4)-NID
Case No: HWC23051602CH0518

Ms Katie Smuts was present and took part in the discussion.

Ms Chane Herman introduced the item.

DISCUSSION

- 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. Archeological statement
2. Visual study
3. Socio-historical study
4. Townscape/ urban design study

CH

12.30 Proposed additions and alterations on Erf 469, 75 Park Road, Greyton, S34-A&A Case No: HWC23051507CH0518

Ms Chane Herman introduced the item.

DISCUSSION

- Minor works application
- Graded IIIB
- Outside HPO

DECISION

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

CH

12.31 Proposed additions and alterations on Erf 573, 7 Trotter Street, Knysna, S34-A&A Case No: HWC23041912CH0523

Mr Andre Vercuil was present and took part in the discussion.

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC
- Knysna Municipality supports the proposal
- Knysna Historical Society supports the proposal
- Simon van De Stel supports the repurposing of the cottage for an office space.
- The Committee notes that this application is for the restoration and refurbishment of an existing cottage.

DECISION

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

CH

12.32 Proposed total demolition on Erf 574, 9 Trotter Street, Knysna, S34-total demolition Case No: HWC23041913CH0523

Ms Chane Herman introduced the item.

Mr Andre Vercuil was present and took part in the discussion.

DISCUSSION

- Graded IIIC
- Knysna Municipality supports the proposal.
- Knysna Historical Society raised concern regarding the expression of the north elevation as the proposed new building does not take into account its negative impact on the Knysna Lower Town.
- The set-back “relaxations” for multi-storey buildings also does not address the back/ rear view/ impact on neighbours/ street views and should only be allowed when the back/ rear view is minimized. They also suggest the design revisions.
- Simon van De Stel supports the proposal.
- Referred to BELCom given the concerns raised.

HELD OVER:

Referred to BELCom on 28 June 2023.

CH

12.33 Proposed equestrian facilities on Canetsfontein Farm, Bovlei Road on Farm 1435, Bovlei Road, Wellington, S38(4)-NID Case No: HWC23051006AM0516

Mr Clive Theunissen, Ms Uryke Du Preez and Mr Jaco Coetzer were present and took part in the discussion.

Ms Ayanda Mdludlu 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.

AM

12.34 Proposed new bus stop and driver’s rest stop on Erf 20462, Erf 20459, Mitchells Plain, S38(4) Case No: HWC23051212AM0516

Ms Ayanda Mdludlu 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. Chance finds procedure required.

AM

12.35 Proposed additions and alterations on Erf 49905, 7 Garden Street, Newlands, S34-A&A Case No: HWC23052204AM0523

Ms Ayanda Mdludlu 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.

AM

12.36 Proposed Phase two of Substation Development at the junction of the R63 and N1 on Farm Uit Vlught, S38(8)-NID

Case No: HWC23052202AM0522

Ms Ayanda Mdludlu introduced the item.

DISCUSSION

- 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. PIA
2. AIA

AM

12.37 Proposed Road and bridge upgraded on Ptn 4, 7, 8 Farm Kweekkraal 530, Farm Glenfuin 578, Farm 575, Portion 2 of Farm Stettyn 748, Portion 1 Farm Kliprivier 920, Farm Stettyn Suid 749, Farm 577 Roode Hoogte, Farm 573 The Triangle, Portion 2 Farm 531 Stettyn, Farm 572 Roode Hoogte ,TR302 Between Villiersdorp and Worcester, S38(8)-NID

Case No: HWC23051102AM0516

Ms Ayanda Mdludlu 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. Chance finds procedure to be included.

AM

12.38 Proposed sand mine on Portion 2 of Farm 733, Paarl, S38(8)-NID

Case No: HWC23051502AM0522

INCOMPLETE APPLICATION:

New application form required.

AM

12.39 Exhumation of human remains on Shelly Point on Erf 5571,8 23rd Street, St Helena Bay

Case No: TBA

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- It's single burial in unofficial burial ground.
- The site is within the the Shelley Point Estate, St Helena Bay and about 250m away from the beach.
- A contractor accidentally encountered a human skeleton during earth works.

- The committee noted that some disturbance has taken place but appears not to have been significant.
- A cleansing ceremony is planned for the 5 June by the Guriqua/Xam Council.
- The remains will be record and exhumed by the professional appointed archaeologist.
- Afterwards transported to Iziko South African Museum where they will be lodged in the human remains repository and later, re-buried at a place and date determined in liaison with the Guriqua/Xam Council, the landowner and Saldanha Municipality.

DECISION

The Committee resolved to approve the application on condition that;

1. Re-burial plan to be approved by HWC
2. A a separate application with the full methodology statement for the destructive analysis to be submitted.

SB

12.40 Proposed new bus station on Erf 65740, Mitchells Plain, S38(4)-NID

Case No: HWC23051207SB0515

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The proposed development will entail a new bus station, digital bus information totems, server kiosk, balustrades, sewer, water and stormwater connection.
- The site is within the mid to high palaeontological sensitive area on SAHRIS, although previous development may have impacted on the fossil.
- A previous studied, east of the site by ACRM in 2003, concluded low archaeological findings.
- The Committee is of the opinion that no heritage resources will be impacted on.

DECISION

The Committee resolved that no further studies are required. Fossil finds procedure to be included.

SB

13. OTHER MATTERS

14. ADOPTION OF RESOLUTIONS AND DECISIONS

KB moves and RG seconds.

15. CLOSURE 12:00

16. DATE OF NEXT MEETING

5 June 2023

Chairperson.....

Secretariat:

Annexure A – HWC Heritage Officer Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners	ASAPA - Association of Southern African Professional Archaeologists
AHP - Agulhas Heritage Society	ABHC - Associated Bibbeys Hoek Conservancy (Knysna)
BKCA - Bo-Kaap Civic Association	BELCOM - Built Environment and Landscapes Committee
BKYM - Bo-Kaap Youth Movement	CBCRA - Camps Bay Clifton Ratepayers Association
CIBRA - City Bowl Ratepayers & Residents Association	CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CoCT – City of Cape Town	CTHF - Cape Town Heritage Foundation
CTHT – Cape Town Heritage Trust	CRRA - Constantia Ratepayers & Residents Associations
CRM - Cultural Resources Management	CMP – Conservation Management Plan
DRHCA - De Rust Heritage Conservation Association	DWCA - De Waterkant Civic Association
Docomomo South Africa	DHF - Drakenstein of Heritage Foundation
DHS -Durbanville Heritage Society	EMPr - Environmental Management Program
EHM – Environmental Heritage Management department	FHRA -Franschhoek Heritage and Ratepayer Association
FoBCA - Friends of Blaauwberg Conservation Area	FoCVGB - Friends of Constantia Valley Green Belts
FE - Friends Of Elim	GBRM - Great Brak River Museum
GLCA - Greater Lynfrae Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA - Harfield Village Association	HRF - Heldeberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO – Heritage protect overlay
HBRRA - Hout Bay & Ratepayers And Residents Association	
HIA - Heritage Impact Assessment	HWC – Heritage Western Cape
ILASA - Institute for Landscape Architecture in South Africa	IACom - Impact Assessment Committee
KBHA - Kalk Bay Historical Association	IGIC - Inventories, Gradings and Interpretations Committee
KBSJRR - Kalk bay-St James Ratepayers & Residents Association	IGIC - Inventories, Gradings and Interpretations Committee
LKID - Lower Kenilworth Improvement District	KHS - Kommetjie Heritage Society
MHCS - Muizenberg Historical Conservation Society	MGHS - McGregor Heritage Society
NCW – Not Conservation Worthy	NHC - Napier Heritage & Conservation
NEMA - National Environmental Management Act (No. 107 of 1998)	NASDB - Nelspoort Agency of Sustainable Development body
NID - Notification of Intent to Develop	NHRA - National Heritage Resources Act (No. 25) of 1999
NCOA - Noetzie Conservancy Owners Association	NRA - Newlands Residents Association
OH - Oudtshoorn Heritage	OCA - Observatory Civic Association
Paarl300 Foundation	OHAC - Overstrand Heritage and Aesthetics Committee
PRRA - Pinelands Ratepayers & Residents Association	PPP - Public Participation Process
PACF - Prince Albert Cultural Foundation	PHCT - Pniel Heritage and Cultural Trust
SAHRA - South African Heritage Resources Agency	RMCA - Rosebank and Mowbray Planning & Architectural Committee
SRHS - Salt River Heritage Society	SAHRIS - South African Heritage Resources Information System
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association	SPFA - Sea Point for All Group
SvdSF - Simon van der Stel Foundation Cape Town	
STHS - Simon's Town Historical Society	SHC - Stanford Conservation Trust & Stanford Heritage Committee
SHF - Stellenbosch Heritage Foundation	SIG - Stellenbosch Interest Group
SHCT - Stillbaai Heritage Conservation Trust	SHA - Swellendam Heritage Association
GHT - George Heritage Trust	OWVS - Old Wynberg Village Society
RVRA - Rustenburg Valley Residents Association	TVHF - Tulbagh Valley Heritage Foundation
TRHCS - Touws River Heritage and Conservation Society	UCRRA - Upper Claremont and Residents and Ratepayers Association
VASSA - Vernacular Architecture Society of South Africa	WERRA - Walmer Estate Ratepayers and Residents Association
WUECAG - Walmer/University Estate Conservation Action Group	Ward 2 Forum
WCAC - West Coast Aboriginal Council	WCC - Whale Coast Conservation
WAAC - Woodstock Aesthetic Advisory Committee	WRA - Woodstock Residents Association
WHCS - Worcester Heritage & Conservation Society	WECA - Wynberg East Civic Association
WRRRA - Wynberg Residents and Ratepayers Association	