

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING**
Held on Wednesday, 21 January 2025 at 08:30 via MS Teams



1. Opening and Welcome

The Chairperson, Mr. Ruan Brand, officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Mr. Ruan Brand	Chairperson, Specialist Heritage Officer	RB
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Ms. Chiara Singh	Heritage Officer	CSI
Ms. Corne Nortje	Heritage Officer	CN
Emily Jane Vowles	Heritage Officer	EJV
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	Intern (I&AP Group)	YH
Ms. Nosiphiwo Tafeni	Secretariat (back up)	NT
Ms. Waseefa Dhansay	Assistant Director	WD

Legal Advisor

Ms. Penelope Meyer	Deputy Director: Legal Services	PM
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Observers

None.

Visitors

Stuart Hermansen	Heritage consultant	Item: 13.1
Clive Theunissen	Drakenstein Municipality	Drakenstein items
Jonathan Kaplan	Heritage Practitioner	Item: 14.27
Uryke Du Preez	Project Administrator	Item: 14.10
Carmen-Ann Wessels	Architect	Item: 14.10
Dominic Parkin	Applicant	Item: 14.11
Anja Lareman	Architect	Item 14.32

3. Apologies

Ms. Chane Herman	Heritage Officer	CH
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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. The Committee resolved to approve the agenda of 21 January 2025 with minor changes:

EJV moved to adopt the agenda and CSI seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 15 January 2025.

CN moved to adopt the minutes and XM seconded.

7. Disclosure of Conflict of Interest

None.

8. Confidential Matters

None.

9. Standing Items

9.1. Site Inspections Undertaken

9.1.1 31 Upper Orange Street, Oranjezicht (SJ)

- The Committee noted the site inspection, and no site inspection report will be tabled as the site inspection served to provide guidance to the applicant for an application to be submitted.
- IIIB, inside HPOZ.

9.2. Proposed Site Inspections

None.

9.3. Site Inspection Reports

None.

9.4 Preparation for Upcoming Committee Meetings

9.4.1 IACom: 22 January 2025

9.4.2 BELCom: 27 January 2025

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close out Reports

None.

9.7 Incomplete Applications

Matters Arising 13.16

New Matters 14.1; 14.3; 14.5; 14.6; 14.7; 14.13; 14.14; 14.16; 14.23; 14.30; 14.31; 14.33; 14.36; 14.37;
14.39; 14.40; 14.41; 14.43; 14.44; 14.45; 14.46; 14.47; 14.49; 14.50; 14.51; 14.52; 14.54;
14.55

Duplicates 14.53 is a duplicate of 14.14 (CSI will be the case officer under 14.14).

9.8 Archaeological Matters

None.

9.9 Illegal Works Database: Stop Works Orders Issued

None.

9.10 Permit Deadline:

22 January 2025 @ 16:00

10 Administrative Matters

Erf 3863, 5 Protea Street, Paarl - HWC24112214EJV0107

- HWC was contacted regarding a fire that occurred on 18 January 2025 that caused extensive damage to the

structure. Case officer to contact the applicant to request that the s34 application HWC24112214EJV0107 for additions and alterations be withdrawn. Further application for salvaging, or stabilization, or demolition be made to HWC in due course when the future of the structure is determined given the extent of the damage

11 Monitoring by practitioner

None.

12 Discussion of the Agenda

- 12.1** Item 13.15 is to be held over to HOMs on 29 January 2025 pending the outcome of the site inspection agreed upon at HOMs on 15 Jan 2025.
- 12.2** EJV's cases to be heard first (items 13.8 & 14.20-14.28).
- 12.3** Item 14.33 and 14.37 were deemed to be incomplete and added to the incomplete applications
- 12.4** Item 14.29 received new information after this agenda closed and as such will be held over to HOMs on 29 January 2025.

MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 1971-RE, 4 Victoria Street, Strand, S34 – Minor Works

Case No: HWC24020510CN0515

Ms Corne Nortje introduced the item.

Stuart Hermansen (Heritage Consultant) was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 13 January 2025.
- Graded IIIA.
- The proposal is for maintenance and repairs to doors and windows, duplicating 3 facades to match the western facade, and changing the study to a new museum, as well as general internal and external maintenance and repairs.
- Work has not started.
- HRF notes that in light of the 3A grading, the HRF suggests that a heritage specialist be approached to give some guidance on the design and implementation of this project. Subject to such advice, our suggestion is that perhaps mimicking the existing might not be appropriate as the original must remain intact as a prominent heritage resource.
- The new additions should perhaps read as secondary elements to the existing, in order to retain the hierarchy of the original house. To help ensure the aptness of the additions and alterations, we suggest that a motivation be compiled, specifically focusing on the architectural language that will be used; as well as a short heritage study to understand the history and layering of the built fabric.
- This matter was heard at HOMs on 28 May 2024 and the decision was to request further requirements in terms of a heritage statement being prepared by a suitably qualified consultant with appropriate heritage experience. This has been received and the matter is now back at HOMs.

DECISION

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

CN

13.2 Erf 20013-RE, 5 Justin Street, Brooklyn, 34 – Total Demolition

Case No.: HWC24090211CN0106

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 16 January 2025.
- Graded IIIC.
- Work has not started.
- The proposal is to demolish all structures on site and retention of the mature palm tree and relocation of two other palm trees.
- Work has not started.
- CoCT supports.

DECISION

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

CN

13.3 Erf 20014, 7 Justin Street, Brooklyn, S34 – Total Demolition

Case No.: HWC24090212CN0106

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 16 January 2025.
- Graded IIIC.
- Work has not started.
- The proposal is to demolish all structures on site and retention of the mature Norfolk tree.
- CoCT supports and notes that the proposed demolition due to the current lack of heritage significance represented by these structures.
- Any future development of the site should respond to the remaining relevant conditions of the previous S38 approval.
- There are no internal photos, as CoCT is serving eviction notices, as the building is illegally occupied and it's impossible to get access to the site.

DECISION

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

CN

13.4 Erf 5092-RE, 17 Gustrouw Road, Strand, S34 – Total Demolition

Case No.: HWC24090213CN0106

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 16 January 2025.
- Ungraded.
- Work has not started.
- The proposal is to demolish all structures on site.
- Previous S38(8)-NID for a proposed rezoning from agriculture and subdivision for the establishment of residential low-cost housing presented as double storey typology and associated bulk services vide reference number 18040306HB0409E was approved with No Further Studies in 2018.
- CoCT declines to comment, and applicant can proceed to HWC.
- HRF supports.
- There are no internal photos, as CoCT is serving eviction notices, as the building is illegally occupied

and it's impossible to get access to the site.

DECISION

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

CN

13.5 Erf 11582, 1 Protea Avenue, Fish Hoek, S34 – Additions & Alterations

Case No: HWC24091920CSI1001

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 14 January 2025.
- Ungraded.
- Proposal is for the removal of the kitchen door and replacing it with an enlarged glazed bay.
- Work has not started.
- Proposed work is for a new three door garage, two bedrooms, bath, connecting roof over the yard, and new boundary wall.
- CoCT provided comment and support the application.

DECISION

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

CSI

13.6 Erf 1353, 12 Hillside Road, Section 4, Tamboerskloof, S34 – Additions & Alterations

Case No: HWC25010905CSI0819

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 16 January 2025 for the correct plans.
- Applicant had previously submitted the incorrect plans that received approval at HOMs on 15 January 2025.
- Work applied for has not started.
- Graded IIIC.
- Inside HPO.
- Proposed work is for the removal of the kitchen door and replacing it with an enlarged glazed bay.
- CoCT and CIBRA provided comment and support the application.

DECISION

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

CSI

13.7 Erven 35323-RE and 5083-RE, Onverwacht Road, Strand, S38(4) – NID

Case No: HWC24112113CSI0107

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 16 January 2025 for site photographs.
- Proposed development is for 1x1m trenching and directional drilling across public roads for the installation of a 11kv cable.
- There are no visual impacts expected as it is a road reserve.
- There are no archaeological impacts expected.

- The palaeo sensitivity on the SAHRIS palaeo map is low.

DECISION

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

CSI

13.8 Erf 623, 3 Loader Street, de Waterkant, S34 – Additions & Alterations

Case No: HWC24071707EJV0902

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding information received on 18 September 2024, 16 October 2024, 11 December 2024, & 10 & 15 January 2025.
- Graded IIIC.
- Inside HPO.
- Internal and façade alterations with accompanying heritage statement compiled by Bridget O'Donoghue were approved by HWC in 2019 (19100207KB1002E); however, were never acted upon due to covid.
- Work commenced in June 2024 (permit having lapsed) and the architects now wish to apply for deviations related to the terrace due to changes in building codes. The work that has started is indicated on the 2nd page of the plans (OI 10.1.2025) and includes the demolition of significant portions of the internal structure.
- CoCT support.
- DWCA did not respond to request for comment within 30 days.

DECISION

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

EJV

13.9 Erf 1337, 13 Progress Street, George, S34 – Additions & Alterations

Case No: HWC24121028SB1113

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 17 December 2024.
- Ungraded.
- Proposed refurbishment and upgrade of building.
- Report with photos show work has not started.
- Work is minor in nature and can be treated as minor works.

DECISION

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

SB

13.10 Erf 180, 21 Clinic Street, Pacaltsdorp, George, S38(4) – NID

Case No: HWC24061807SB0828

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received 5 December 2024.
- Site has never been developed, proposed subdivide Erf 180 into 15 plots for residential housing consultant recommends no further studies.
- There are no visual impacts expected.
- There are no archaeological impacts expected.
- The palaeo sensitivity on the SAHRIS palaeo map is grey/zero.

DECISION

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

SB

13.11 Erf 76472, 71 Tramore Street, Southfield, S34 – Additions & Alterations

Case No: HWC24091604SB0917

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 17 December 2024.
- Graded NCW.
- Work has not started.
- The proposed internal alterations to optimize space, minor external alterations, and additions including an awning for the garage, a shade port, a bedroom extension, and a new swimming pool area.
- These changes aim to enhance the existing spaces without compromising the architectural integrity of the building or the surrounding area. Due to the location of the erf, there will be minimal visibility of the new structures.
- CoCT support.

DECISION

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

SB

13.12 Farm Eastbrook 183/45, North of Sedgfield, Knysna, S38(8) – NID

Case No: HWC24070209SB0710

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 17 December 2024.
- Previous NID application from 2023 (HWC23080103AM0802) the HOMs committee resolved no further studies.
- Proposed development of a bike track, barn, ablution facility, workshop, parking area, padel court near Knysna
- While the proposed bike track is not expected to impact the archaeological and palaeontological heritage directly, the broader area contains heritage resources that could be affected.
- The SAHRIS palaeosensitivity map indicates sediments of unknown palaeontological sensitivity in the area, with trace fossils such as eurypterid trackways and trilobite burrows.
- Despite the potential risk of impact to trace fossils, the limited footprint of the development makes significant impact on palaeontological heritage unlikely.

- Overall, the proposed development of the bike track and associated infrastructure is not expected to have a significant impact on the cultural landscape, scenic routes, or heritage resources in the area.
- The presence of artefacts and trace fossils in the broader area is noted, but the likelihood of significant impact is considered low
- Consultant recommends no further studies

FINAL COMMENT

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

SB

13.13 Erven 4105-RE and 4330, 21 Juniper Way & 4 Lekkerwater Road, Noordhoek, S38(4) – NID

Case No: HWC24091617SVB0106

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 14 January 2025.
- The properties are ungraded and outside of any HPO.
- The whole of Erf 4330 is indicated as being LOW sensitivity on the SAHRIS Paleo Map.
- Approximately three quarters of Erf 4105-RE is indicated as LOW sensitivity, however the north-eastern corner of the site is marked as HIGH sensitivity.
- The proposal is for total demolition of all permanent structure across both properties, and development of 68 single- and double- storey residential units, as shown in the draft SDP submitted with this application.
- It should be noted that the property is owned by Cape Homes Property Developers, however a WinDeed noting the director of the company has been provided in place of a company resolution, as John Raymond Biermann is the sole director of the company and has submitted a Power of Attorney giving the applicant the authority to act on his behalf.
- The heritage consultant notes that a very small section of the property falls within this HIGH sensitivity area and given that this whole area has already been developed and the nature of the proposed residential development, with relatively shallow foundations, it seems unlikely that paleontological resources will be affected and thus a desktop study would be unnecessary.
- Furthermore, the applicant noted on the NID form that they do not anticipate any impacts on heritage resources and that they do not believe that an HIA is required.

DECISION

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

SVB

13.14 Erven 4105-RE and 4330, 21 Juniper Way & 4 Lekkerwater Road, Noordhoek, S34 – Total Demolition

Case No: HWC24101509SVB0106

Ms. Sofia Briel introduced the item.

DISCUSSION

- Awaited the outcome of the S38 NID application (HWC24091617SVB0106).
- Ungraded.
- Work has not started.
- The proposal is for demolition of all structure on the property. No plans for the proposed development were submitted with this application, however the proposed Site Development Plan was submitted with the NID application which suggested that the owner wishes to develop the property for residential purposes with a mix of single- and double- storey residential units.
- CoCT support.

DECISION

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

SVB

- 13.15 Erf 2743, 3 Camps Bay Drive, Camps Bay, S34 – Additions, Alterations & Partial Demolition**
Case No: HWC24101007SVB0106

HELD OVER

SVB

- 13.16 Erf 1084, 22 Durbanville Avenue, Durbanville, S34 – Additions & Alterations**
Case No: HWC24102917XM1111

OUTSTANDING INFORMATION

Conservation body (Durbanville Heritage Society) comment required.

XM

- 13.17 Erf 10861, Flat 1 Kingston Court, 12 Sunray Road, Fish Hoek, S34 – Minor Works**
Case No: HWC24081914XM0913
Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 4 November 2024 & 16 December 2024.
- Graded NCW/IIIC.
- The proposal is for additions and alterations for renovations to the existing dwelling.
- Work has started but less than half of the work has been completed.

DECISION

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

XM

- 13.18 Erf 97393, 11 Norfolk Road, Newlands, S34 – Total Demolition**
Case No: HWC24111918XM1121
Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 8 January 2025.
- Graded NCW.
- The proposal is for total demolition of the existing structure.
- Located within the proposed Newlands Village Special Area.
- CoCT support with conditions regarding the replacement structure.
- NRA offered a comment of no objection.
- The Committee does not wish to apply Gees to assess the replacement structure.

DECISION

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

XM

14 **NEW MATTERS**

14.1 **Erf 119, 4 Waterkant Street, Piketberg, S34 – Additions & Alterations**

Case No: HWC25010901CN0113

OUTSTANDING INFORMATION

Original Title Deed, Trust Resolution, Detailed Plans, Locality Plan, All photos, Bergriver Municipality comments and SG diagram required.

CN

14.2 **Erf 1195, 275 Beach Road, Unit 701, Pleasant Ways, Sea Point, S34 – Minor Works**

Case No: HWC25010708CN0108

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIB.
- Work has not started.
- The proposal is for replacing selected windows with like for like noise reduction windows, replacing half of the balcony glazing with balustrade to restore the original appearance, create a pass-through opening in a non-structural wall between the kitchen & dining area, as well as replacement of appliances such as countertops and taps.
- The engineering letter confirms the wall to be removed as not being a load bearing wall.

DECISION

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

CN

14.3 **Erf 149979, 18 Campbell Road, Observatory, S34 – Additions & Alterations**

Case No: HWC24112805CN0110

OUTSTANDING INFORMATION

Plans, Locality Plan, all photos, motivation and SG diagram required.

CN

14.4 **Erf 234, 22 Huguenot Street - Shop 1, Franschhoek, S34 – Minor Works**

Case No: HWC25010909CN0109

Ms Corne Nortje introduced the item.

DISCUSSION

- Graded IIIB
- Inside historical core of Franschhoek.
- Work has not started.
- The proposal is for signage and box wedge canopy on front facade to be installed, grey painting of window frames, installation of a glazed glass door and a new security trellidoor.

DECISION

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

CN

14.5 Erf 2527, 14 6th Avenue, Hermanus, S34 – Additions & Alterations

Case No: HWC24120415CN0113

OUTSTANDING INFORMATION

Coloured up plans required.

CN

14.6 Erf 281, 172 Park Road, Oudtshoorn, S34 – Additions & Alterations

Case No: HWC25010701CN0108

OUTSTANDING INFORMATION

Heritage motivation and SG diagram required.

CN

14.7 Erf 5356, 17 Wynberg Street, Paarl, S34 – Additions & Alterations

Case No: CN0113

OUTSTANDING INFORMATION

POP, Plans, Locality Plan, Internal and External photos, Paarl 300 and DHF comments, and SG diagram required.

CN

14.8 Erf 5672, 6 Kohler Street, Montagu, S34 – Minor Works

Case No: HWC24111422CN0108

Ms Corne Nortje introduced the item.

DISCUSSION

- Grading is unknown.
- Work has not started.
- The proposal is for a new timber deck, internal alterations, changes to doors and solar panels.
- Montagu Heritage Association supports

DECISION

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

CN

14.9 Erf 6981-RE, 74 Old Stellenbosch Road, Somerset West, S34 – Additions & Alterations

Case No: HWC24071208CN0113

Ms Corne Nortje introduced the item.

DISCUSSION

- Ungraded.
- Work has been completed.
- The proposals are for additions that entail an awning to the existing garage, a shade port next to the second dwelling, an extension at the rear of the existing dwelling to enlarge the bedroom, garage conversion to domestic quarters, internal alterations and addition of a new swimming pool area.
- CoCT supports the issuance of a Section 51 letter and notes the grading to be IIIC.
- HRF supports

DECISION

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

14.10 Farm Groene Rivier 572-RE, Annandale Road - Alto Wine Farm, Stellenbosch, S34 – Additions & Alterations

Case No: HWC241211108CN0113

Ms Corne Nortje introduced the item.

Uryke Du Preez and Carmen-Ann Wessels were present and took part in the discussion.

DISCUSSION

- Within a proposed Grade II Cultural Landscape
- The Werf is graded IIIB.
- Work has not started.
- The proposal is to convert existing long outbuilding & small hay store into offices for their admin staff.
- Long outbuilding alterations:
 - 1) A new staircase to the loft
 - 2) The loft to be renewed with a new lightweight concrete floor atop the existing floorboards, with a new Oggi timber finish (engineered planks) on top
 - 3) Spaces for office, kitchen and boardroom to be created in the loft, with internal dry walls
 - 4) On the ground floor, the existing 110mm and 230mm internal division walls will be demolished. These are modern insertions dating to later than the 1919 origin of the building.
 - 5) Construction of new 110mm and 230mm internal division walls where necessary for space requirements
 - 6) Spaces for office, boardroom, was and related to be created in the ground floor.
 - 7) Changes to the windows: mostly at the back elevation, but also two windows on the front, the existing windows are not uniform in type, size, spacing, etc. These idiosyncrasies do not form part of the buildings heritage value. They are to be conformed in size and spacing as indicated and replaced with new timber windows and shutters, which have been designed based on an earlier window found in the small outbuilding behind the long outbuilding.
 - 8) The IBR roof sheeting will be removed, and replaced with Victorian profile corrugated iron, with rolled aluminum gutters and a roll top ridge flashing.
 - 9) New roof lights in line with the roof angle on the back of the building to give light into the loft.
- Small outbuilding alterations:
 - 1) Roof to be lowered slightly, to original level, as can be seen on the photographs
 - 2) Bathroom fit out
 - 3) General maintenance and making good of existing doors and windows.
- Stellenbosch Municipality did not comment in 30 days
- SIG did not comment in 30 days
- SHF did not comment in 30 days

DECISION

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

14.11 Erf 11497, 41 Kyle Street, Strand, S34 – Additions & Alterations

Case No: HWC24112131CSI0113

Ms Chiara Singh introduced the item.

Dominic Parkin was present and took part in the discussion.

DISCUSSION

- Work applied for has not started.
- Graded IIIB.
- Proposed work is for the extension of the kitchen connecting to the existing garage.
- CoCT support.
- HRF support.
- Previous applications include HWC24032701EJV0409 and HWC24112114SVB1121.

DECISION

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

CSI

14.12 Erf 21266, Aalwyndal, Mossel Bay, S38(8) – NID

Case No: HWC24121007CSI0113

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the construction of 94 affordable income housing units and the clearing of vegetation
- There is no visual impact expected as the proposed development will be constructed on the urban edge of Mossel Bay
- The most likely archaeological resources to occur here are isolated stone age lithics of mainly ESA and MSA origin with the occasional LSA piece, or at best, low to medium density scatters of the same materials. Due to their low densities, temporal mixing, the complete absence of associated cultural and organic remains, and in this case partially disturbed context, such finds are of low to no archaeological value and hence the archaeologist has attributed a Grade IIIC or Not Conservation Worthy status to them.
- The palaeo sensitivity on the SAHRIS palaeo map is a mixture of high and low. John Pether has been consulted and indicated that Impacts on fossil heritage resources due to disturbance of the soil profile and weathered Skurweberg Formation underlying the Erf 21266 Project Area are not anticipated and no further palaeontological studies are required but the chance finds procedure should be included in the EMP.

FINAL COMMENT

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. Chance Finds Protocol to be included into the approval

CSI

14.13 Erf 259, 45 Woodside Road, Ottery, S34 – Total Demolition

Case No: CSI0109

OUTSTANDING INFORMATION

New application form, PoP, title deed, all photos, SG diagram, locality map, power of attorney required.

CSI

14.14 Erf 30158, 17 Herbrand Street, Hazendal, S34 – Additions & Alterations

Case No: HWC25010912CSI0110

OUTSTANDING INFORMATION

Plans indicating all ongoing and completed work required.

CSI

14.15 Erf 528, 35 Mark Street, Stellenbosch, S34 – Minor Works

Case No: HWC24103108CSI0113

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIC (suggested). The author of the heritage report has suggested a grading of IIIB instead.
- Inside HPO
- HOMs graded IIIB
- Proposed work is for alterations to the municipal courthouse including the replacement of the roof and internal alterations. Exterior walls are to be restored, plastered, and painted with breathable paint. Most of the work is for repair and maintenance with like for like replacement of materials. The toilet facilities are to be demolished and will be replaced with new facilities.
- Stellenbosch Municipality and SIG provided comment and support the application.
- SHF did not provide comment within 30 days.

DECISION

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

CSI

14.16 Erf 743, 13 Cheviot Place, Green Point, S34 – Additions & Alterations

Case No: HWC25010703CSI0108

OUTSTANDING INFORMATION

Application form, additional streetscape photographs required.

CSI

14.17 Farm 464, off the N2 and south of the R102, George, S38(8) – NID

Case No: HWC24101403CSI0113

Ms Chiara Singh introduced the item.

DISCUSSION

- This is a 24G application for the rectification of the implementation of the Gwaing Waste Disposal Facility
- The transgressions include informal structures erected on site, no storm water management system on site, and no waste management system in place
- The impact to archaeological resources would have been low. If there were any resources impacted, it would have been scattered lithics without any contextual finds.
- John Pether provided comment regarding the paleontological resources that would have been impacted and stated that the Gwaing landfill site is located on the un-fossiliferous Maalgaten Granite (Cape Granite Suite), and the palaeo sensitivity on the SAHRIS palaeo map is grey. Ongoing earthworks at the Gwaing Landfill Site are unlikely to have any impact on paleontological resources as the granite bedrock substratum has no fossil potential.

FINAL COMMENT

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

upon.

CSI

14.18 Farm Kleine Soebattersvlakte 369/30 & 369/7, Droevlakte, Still Bay, S38(8) – NID

Case No: HWC25010907CSI0109

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the expansion of the existing open cast sand mine from 5ha to 11ha.
- Mining is to take place to a maximum dept of 10m below ground surface. As the mining continues to the next 1ha phase stockpiled topsoil will be returned to the previously mined areas for rehabilitation of impacted areas.
- HWC previously issued a RoD for the site indicated that an HIA with AIA. The findings of the AIA were minimal subsurface finds. The archaeologist recommended that the mining of sand proceed as proposed with no further archaeological requirements.
- There are other sand mines operating in the vicinity of the site so the visual impact is expected to be minimal
- According to the previous HIA conducted, the likelihood of fossils occurring in the sand is considered to be low. The site is not known to contain any palaeontological resources of significance therefore the chance for potential impacts on paleontological resources is low.

FINAL COMMENT

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

CSI

14.19 Farm Buffels Fontein 435/30 & 435/23, Albertinia, S38(8) – NID

Case No: HWC24120413CSI0109

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the expansion of existing rock and gravel mining activities.
- There is an existing quarry on the property where expansion of the open pit mine is envisaged. The existing quarry will be central in the expanded open mine and will be one of the blocks to be mined further. Mining excavations are to be conducted at a maximum depth of 40m and not below groundwater level which is expected at 45m.
- The landscape of the existing mining area has changed since the previous visual impact assessment which was conducted during 2016 for the previous mining area extension application. The proposed new mining extension area is also larger than what was previously assessed, and the altitude of the site is lower lying than what was assessed during 2016. An amendment of the previous visual impact assessment is therefore proposed to assess the potential visual impact of the new proposed 13ha mining right application area and provide visual mitigation measures to be implemented.
- There was an AIA conducted in 2016, and no archaeological remains were found within the existing mining area nor within the area identified for the previous proposed mining extension areas to the south.
- The site is not known to contain any paleontological resources of significance, and none has been unearthed during the ongoing mining operations to date.
- The consultant has recommended an HIA with amended VIA.

FINAL COMMENT

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

CSI

14.20 Farm Zwarte Jongersfontein 489/101, Still Bay, S38(8) – NID

Case No: HWC24121102EJV0109

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers s38(1)(a) and s38(1)(c)(i).
- The proposal is for the development of tourism accommodation and associated services on a portion of Farm 489.
- The site adjoins the Jongensfontein township and is 9 km southeast of the Still Bay village centre.
- A walkover survey was conducted and noted no structures, ruins or graves on the site or within the larger area, while previous archaeological studies revealed that the site was unsuitable for definition of the Still Bay type site.
- Buried shell middens occurring in the area are a possibility, however the stratigraphy of a drainage trench dug on site revealed fine grained gravelly silty sand and no evidence of marine shell or lithics.
- The SAHRIS palaeo-map indicates low paleontological sensitivity.

FINAL COMMENT

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

EJV

14.21 Erf 953, 5 Strathearn Avenue, Camps Bay, S34 – Additions & Alterations

Case No: HWC25010709EJV0109

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded.
- Extension of the dwelling to accommodate a gym, bedroom extension, bathroom, laundry, garage, garage deck, as well as internal alterations.
- The work to the dwelling has been completed, with work still to be undertaken being the new entrance stairs, garage, garage deck, pool and pool terrace extension.
- CoCT support.
- CBCRA did not respond in 30 days

DECISION

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

EJV

14.22 Farm Melkhoutfontein 449/11, Gourits, S38(8) – HIA

Case No: HWC24050905EJV0516

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers 38(1)(a) and involves the development of six cottages on the site.
- The property is 32km southwest of the Mossel Bay historic town centre and 22km southwest of the PetroSA industrial area and is comprised largely of rural occupation land use.
- The SAHRIS map indicates a range of primarily low to very high sensitivity due to the presence of the Gouritz river; however, this area has been very disturbed by the frequent flooding of the river. But, the eastern node of development falls precisely on this area and adjacent to the floodplain and as a result, HOMs requested an HIA with desktop PIA.
- A walkover of the site was undertaken during the NID phase revealed the eastern site of the property overlooks the river and is located just below a modern structure and associated outbuilding not older than 60 years old or considered significant. Nothing of archaeological or palaeontological

significance was found.

- Survey of the western portion of the property revealed that it contains primarily sandy soils and a small bluegum forest (suggestive of human intervention), with a few overgrown tracks and no structures or anything of archaeological or palaeontological significance.
- A desktop study by Dr. Lita Webley revealed a number of previous studies that situate the site within an area of medium significance when it comes to stone artefacts but close to a coast where significant shell midden deposits have been found although, due to its distance from the coast, shell middens are unlikely to be found on this site.
- The PIA was undertaken by Prof. Bamford and determined that the site lies on non-fossiliferous quarternary sands with only a small part of the easternmost section on the very highly sensitive Bokkeveld Group with a chance of invertebrate fossils very similar to modern forms. However, the geology of this area is not well exposed and the material to be excavated is soil and sand which do not preserve fossils. As such, the potetial impact to palaeontological resources is low.
- The Hessequa Municipality and Stilbaai Heritage Conservation Trust did not provide comment within the public participation period.
- The Simon van der Stel foundation supported the findings of the HIA.
- No other comments were received. Stefan de Kock et al therefore recommends that HWC endorse the findings of the HIA

FINAL COMMENT

The Committee has resolved to endorse the Heritage Impact Assessment (HIA), titled "Final Integrated Heritage Impact Assessment in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999): Proposed tourism development on a portion of the farm Melkoutefontein 449/11 (Gouritz River), Riversdale District and Hessequa Municipality", dated January 2025, and prepared by Perception Planning, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 17:

1. Implementation of the proposal must be in accordance with the Site Development Plan and design details provided, and as attached to this report as part of Annexure 4.
2. 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.
3. The HWC Chance Fossil Finds Protocol to be implemented and included in the Environmental Management Programme Report.

EJV

14.23 Farm L'Ormarins 1166, Franschhoek, S38(4) – NID
Case No: HWC25010911EJV0110

OUTSTANDING INFORMATION

Company resolution; screening tool required.

EJV

14.24 Erf 51150, 50 Alpina Road, Claremont, S34 – Additions & Alterations

Case No: HWC25011307EJV0113

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded.
- Graded not conservation worthy.
- Work has started.
- The proposed work is for a braai and patio extension, storeroom, and patio roof replacement while the applicants also seek to regularize an as-built pool, carport, and patio roof built by previous owners.
- CoCT and GLCA have no objection.

DECISION

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

EJV

14.25 Erf 69324, 33 Cheddar Road, Wynberg, S34 – Additions & Alterations

Case No: HWC25011309EJV0113

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded NCW.
- Work has not started.
- The proposal is for the addition of verandas on the east and west elevations.
- WECA support.
- CoCT support

DECISION

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

EJV

14.26 Farm Roodeheuwel 141/41, Oudtshoorn, S38(8) – NID

Case No: HWC24111410EJV0113

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers s38(1)(c)(i) and NEMA.
- The 24G application is for the unauthorised clearing and as-built structures added between August 2019 and November 2020 on a site used for commercial agriculture with existing facilities to serve this function.
- The site has been significantly transformed by these activities.
- The SAHRIS palaeo-map indicates moderate and unknown sensitivity; however, Prof. Pether notes that the gravelly alluvium beneath the site is of low palaeontological sensitivity thus not necessitating further investigation, management, or mitigation on palaeontological grounds.
- The DFFE archaeological and cultural heritage theme sensitivity map indicates low sensitivity. The site is not visible from the N12 (the nearest scenic route), and its visual quality has been eroded by the variety of agricultural and commercial developments in the area.

FINAL COMMENT

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

14.27 Farm 483-RE, Westfield A, Witsand, S38(8) – NID**Case No:** HWC24082103EJV0113

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers s38(1)(c)(i).
- The proposal is for the development of an open cast sand mine with existing ancillary infrastructure and access roads.
- The site is vacant undeveloped land with an existing mine on the property approved via the HIA process in 2019 (18111942SB1213M) on the condition that archaeological monitoring must be undertaken for all bulk earthworks.
- Kaplan 2019 recorded crude quartzite flakes, and cortex cobbles during a baseline study for a sand mine, and Hart 2016 encountered scatters of shellfish and pottery.
- Prof. Pether assigns the Strandveld formation underlying the proposed mine a low sensitivity grading, as they are unconsolidated and overlies calcrete capping on the old aeolianites of the Wankoe formation with fossils likely to be of extant, modern fauna; however, unexpected species could occur due to fluctuating pre-historic palaeo-climates of the region.
- Kaplan recommends an AIA and desktop PIA.

COMMENT

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. Desktop Paleontological Impact Assessment

EJV

14.28 Erven 79127, 79132 & 79133, 9 & 11 Annandale Road, Diep River, S38(4) – NID**Case No:** HWC24112019EJV0115

Emily Jane Vowles introduced the item.

DISCUSSION

- Triggers s38(1)(c)(ii).
- The proposal is for the consolidation and rezoning of the site to allow for the construction of an apartment block subject to the approval of the total demolitions of the dwellings on site.
- The dwellings on site did not warrant retention and were approved for demolition under case number HWC24112018EJV1122 with the permit having been issued on 17 January 2025, and there are no other recognisable heritage resources on site.
- The SAHRIS Palaeo-map indicates low sensitivity
- Ron Martin recommends NFS

DECISION

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

EJV

14.29 Erf 179686, 78 Loop Street, Cape Town, S34 – Alterations

Case No: HWC25010614SB0110

Ms. Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Graded NCW.
- Inside HPO.
- Work has not started.
- Alternation are being motivated by engineering requirements, fire safety compliance, and practical internal layout optimization, have minimal to no impact on the building's external character.
- Internal modifications include new vertical ducts, fire-compliant brickwork behind glass panels, rearranged doors, and adjusted brickwork to enhance circulation.
- A window facing the enclosed back courtyard was resized to accommodate joinery, with no effect on the building's overall appearance or historical significance.
- External adjustments include correcting errors in the approved plans and relocating the ground floor entrance to improve access.
- Slightly amended plans received on 20 January 2025 deviate from the originally submitted plans that required more time to review as additional information was submitted late.

HELD OVER

New plans were received on 20 January 2025 and to provide the Committee with sufficient time to analyse these, the matter will be held over to HOMs on 29 January 2025.

SB

14.30 Erf 3384, Food Science Building, Stellenbosch University, Hammanshandweg cnr Helshoogte Road, Stellenbosch, S34 – Minor Works

Case No: HWC24112204SJ0108

OUTSTANDING INFORMATION

Company/Trust Resolution required.

SJ

14.31 Erf 910, 11 Bay View Avenue, Tamboerskloof, Cape Town, S34 – Minor Works

Case No: HWC25010707SJ0108

OUTSTANDING INFORMATION

Colored up plans, Annotated Internal, External & Streetscape photographs required.

SJ

14.32 Farm 1075/12-RE, 1 Elandskloof Road, Franschhoek, S34 – Additions & Alterations

Case No: HWC24121003SJ0108

Ms. Sneha Jhupsee introduced the item.

Anja Lareman was present and took part in the discussion.

DISCUSSION

- The work has not started.
- Suggested grading of IIIB and falls inside IIIA landscape unit.
- The site includes a primary dwelling, two outbuildings, an existing cottage and stores (cluster of a living unit, garages, an old cellar, undercover storage areas). There is no clear development pattern visible in the current werf layout, but the strong connections to the surrounding landscape and its positioning within the valley are significant.
- The dwelling and stores have suggested gradings of IIIC.
- The outbuildings are not gradable but are significant in their contribution to the property's overall suggested grading of IIIB.

- The cottage and outbuildings are not older than 60 years but are included as they form part of the development of the estate.
- The primary dwelling proposed changes include internal reconfigurations to create an open plan living arrangement and covered entrance foyer and patio as well as the creation of new double volume space and additional bedroom spaces on the first floor.
- The wine tasting building proposed changes includes the rearrangement of bathroom facilities, addition of a signage wall and a new reception area within existing building.
- The cottage (not older than 60 years old) proposed changes include a new kitchen wing with patio area, pergola covering and pitched roof structure.
- The outbuildings (not older than 60 years old, however the laundry room may be older than 60 years old - applicant) proposed changes include new pitched roofs and internal reconfiguration to create a self-contained guest suite and workshop/studio space.
- No comment received from Stellenbosch municipality within 30 day commenting period.
- SIG offered no objection.
- No comment received from SHF within 30 day commenting period.
- Franschhoek Trust & Ratepayers Association offered no objection.

DECISION

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

SJ

14.33 Erf 14490, 161 Main Street, Paarl, S27 – Signage

Case No: HWC24121109SJ0113

Ms. Sneha Jhupsee introduced the item.

OUTSTANDING INFORMATION:

Applicant must respond to the objections raised by DHAC and DHF.

SJ

14.34 Erf 3470, Cnr 70 Main Road and Enslin Street, Paarl, S27 – Minor Works

Case No: HWC25010613SJ0109

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has not started.
- Graded PHS and inside Special Character Protected Area Overlay Zone of Paarl.
- Proposal is for the replacement of existing roof sheets with new metal roof sheeting to match the existing.
- The replacement is underpinned by the requirement to maintain the structural integrity of the historic structure.

DECISION

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

SJ

14.35 Erf 9028, 7 Kort Street, Wellington, S34 – Additions & Alterations

Case No: HWC24120403SJ0109

Ms. Sneha Jhupsee introduced the item.

DISCUSSION

- The work has started.
- Graded IIIB and inside Special Character Protected Area Overlay Zone of Wellington.

- Proposal is to reconfigure the structure for new accommodation requirements and insert 3 new living units in the rear garden portion of the property in a free-standing structure.
- The work on the existing structure is almost all complete.
- DHAC: no objection.
- DHF: no objection.
- Wellington Heritage Foundation: no objection.

DECISION

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

SJ

14.36 Erf 98394, 3 Muir Road, Rondebosch, S34 – Deviation Case No: HWC24102908SJ0109

OUTSTANDING INFORMATION

Title Deed, SG Diagram, Company/Trust Resolution, Power of Attorney, Plans showing work already undertaken and proposed work that is yet to be completed required.

SJ

14.37 Erf 4907, Uitkyk Farm, Bo-Lang Street, Groenvlei, Paarl, S34 – Deviation Case No: HWC24110802SJ0113

OUTSTANDING INFORMATION:

Applicant must respond to the objection raised by DHAC.

SJ

14.38 Erf 1296, 24 Frank Avenue, Vredehoek, S34 – Additions, Alterations & Partial Demolition Case No: HWC24112110SVB0108 Ms. Sofia Briel introduced the item.

DISCUSSION

- Graded NCW.
- Work has not started.
- Outstanding information was received on 17 January 2025.
- The proposed alterations involve retaining the original footprint of the garage and foundations as well as most of the first storey. The first storey living areas will be repositioned and new windows will be added.
- A Second storey (bedroom wing) will be added.
- Part of the first storey is proposed to be demolished to make space for a sheltered courtyard.
- There will also be new modern finishes added to the building.
- CoCT support.
- Greater Vredehoek Action group is no longer an active commenting body.

DECISION

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

SVB

- 14.39 Erf 14928, 9 Sweet Valley Vineyard Estate, Constantia, S34 – Additions, Alterations & Partial Demolition**
Case No: HWC24110652SVB0113

OUTSTANDING INFORMATION

POP, Streetscape photographs, Company/Trust resolution, and correct Title Deed required.

SVB

- 14.40 Erf 1387, 8 Yeoville Road, Vredehoek, S34 – Additions & Alterations**
Case No: HWC24120903SVB0108

OUTSTANDING INFORMATION

Updated application form required.

SVB

- 14.41 Erf 70674-RE, 203 Main Road, Plumstead, S34 – Additions & Alterations**
Case No: HWC25010606SVB0110

OUTSTANDING INFORMATION

Updated application form; Power of Attorney (should the owner not have signed the application form); Title Deed; Surveyor General (SG) Diagrams; Company or Trust Resolution (where applicable); Locality Plan; Internal; External & Streetscape photographs; motivation required.

SVB

- 14.42 Erf 72977, 111 Stella Road, Plumstead, S34 – Additions & Alterations**
Case No: HWC25010908SVB0110
Ms. Sofia Briel introduced the item.

DISCUSSION

- Graded NCW.
- Work has not started.
- The proposal is for a new boundary wall, enclosing of the existing covered porch at the front of the building, new internal walls, new carport, new extension to the back of the property to enlarge an existing bedroom and converting the existing outbuilding to an entertainment room.
- It should be noted that the SG Diagram not available from the surveyor general and a general plan has been uploaded by SVB in its place.
- CoCT support.

DECISION

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

SVB

- 14.43 Erf 794, 37 Hastings Street, Tamboerskloof, S34 – Additions & Alterations**
Case No: HWC24112215SVB0113

OUTSTANDING INFORMATION

Coloured up to scale plan distinguishing the completed work from the proposed work; Power of Attorney (should the owner not have signed the application form); Title Deed; Surveyor General (SG) Diagrams; Company or Trust Resolution (where applicable); Internal photographs of the building / structure; Local Authority comments / Local Municipality comments required.

SVB

14.44 Erf 826-RE, 77 Avenue St Charles, Fresnaye, S34 – Additions & Alterations

Case No: HWC24120910SVB0113

OUTSTANDING INFORMATION

Streetscape / contextual images analyzing the streetscape and showing the immediate surrounds; Local Authority comments / Local Municipality comments; Registered conservation body comment, Proof of Payment required.

SVB

14.45 Erf 88203, 260 Main Road, Muizenberg, S34 – Minor Works

Case No: HWC25010602SVB0109

OUTSTANDING INFORMATION

Title deed; revised plans; Streetscape / contextual images required.

SVB

14.46 Erf 988, 9 Avenue Dreling, Fresnaye, S34 – Minor Works

Case No: SVB0113

OUTSTANDING INFORMATION

Case number; Streetscape / contextual images; Proof of Payment required.

SVB

14.47 Erf 1501, 31 Beach Road, Green Point, S34 – Minor Works

Case No: HWC25011004XM0113

OUTSTANDING INFORMATION

Coloured up plans and annotated Streetscape photographs required.

XM

14.48 Erf 155105, 6 Lever Road, Kalk Bay, S34 – Additions & Alterations

Case No: HWC24041610XM0109

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for external alterations to the first floor, proposed new bedroom bathroom and terrace on the first storey.
- Work has not started
- Graded IIIB.
- Inside the HPO.
- Kalk Bay – St. James Ratepayers and Residents Association provided a comment of no objection.
- CoCT does not support- HRS remains concerned with the proposed extent of demolition in the first storey, particularly the removal of most of the external wall between the existing front room and enclosed balcony (which may impact the existing balcony roof) and the internal central wall. The proposal also includes sound insulation to the flooring and a general renovation of the first storey that, as currently proposed, would result in a complete loss of authenticity due to the extensive removal of historical fabric. The proposal has not been informed by heritage indicators or heritage concerns and would have a negative impact on the authenticity, character and significance of the building. As a result, HRS does not support the proposal in its current form.

FURTHER REQUIREMENTS

1. Applicant must respond to the objection raised by CoCT.

XM

14.49 Erf 1566, 35 Warren Street, Tamboerskloof, S34 – Additions & Alterations

Case No: XM0113

OUTSTANDING INFORMATION

New Application form, POP/Reference Number, Title Deed, Company/Trust Resolution, Power of Attorney, Coloured up plans, Annotated Streetscape photograph, and Consultation comments: Local municipality required.

XM

14.50 Erf 19000, 20 Farnworth Street, Brooklyn, S34 – Additions & Alterations

Case No: HWC24102115XM0109

OUTSTANDING INFORMATION

New Application form, POP/Reference Number, Title Deed, Company/Trust Resolution, Power of Attorney, Coloured up plans, Annotated Streetscape photographs, and Consultation comments: Local municipality required.

XM

14.51 Erf 25945, 261 Lower Main Road, Observatory, S34 – Minor Works

Case No: XM0108

OUTSTANDING INFORMATION

Coloured up plans and Streetscape photographs required.

XM

14.52 Erf 39358, 20 Raleigh Road, Mowbray, S34 – Additions & Alterations

Case No: HWC24112024XM0110

OUTSTANDING INFORMATION

SG Diagram, Annotated Internal photographs, Conservation body comments required.

XM

14.53 Erf 30158, 17 Herbrand Street, Hazendal, S34 – Additions & Alterations

Case No: XM0109

DUPLICATE – CSI case

XM

14.54 Erf 89758-RE, 90 Main Road, Kalk Bay, S34 – Additions & Alterations

Case No: HWC25011301XM0113

OUTSTANDING INFORMATION

New Application form, Title Deed, SG Diagram, Company/Trust Resolution, Power of Attorney, Locality Map, Coloured up plans, Annotated Internal, External & Streetscape photographs, Consultation comments: Local municipality and Conservation bodies in the area, Motivation required.

XM

14.55 Erf 96797, 8 Tweed Road, Rondebosch, S34 – Additions & Alterations

Case No: HWC24102407XM0108

OUTSTANDING INFORMATION

Title Deed, SG Diagram, Locality Map, and Motivation required.

XM

14.56 Farm La Dauphine 1119/2-RE, Inheemshoek Farm, Excelsior Road, Franschoek, S34 – Additions & Alterations

Case No: HWC24121107XM0113

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Within the proposed grade II cultural landscape and on the proposed grade 2 scenice route of Exelsior road.
- Werf is graded IIIC in the Stellenbosch survey.
- The proposal is for additions and alterations to create new wine cellar in the existing restaurant on two structures on the farm.
- All doors and windows will be replaced with timber as none of them are original and hold no heritage significance.
- Work has not started
- Consultation comments: Stellenbosch municipality, Stellenbosch municipality conservation aesthetics committee, Stellenbosch heritage foundation, and Stellenbosch interest group did not provide comment during the 30-day commenting period.
- Franschoek heritage and Ratepayers associated offered no objection.

DECISION

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

XM

15 OTHER MATTERS

16 ADOPTION OF RESOLUTIONS & DECISIONS

EJV moved to adopt and XM seconds the adoption of resolutions and decisions of the meeting of 21 January 2025.

17 CLOSURE

The chairperson, Mr Ruan Brand, officially closed the meeting at 11:50.

18 DATE OF NEXT MEETING:

29 JANUARY 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' 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 Lynrae Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA -Harfield Village Association	HRF - Helderberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO – Heritage protects overlay.
HBRRRA - 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	KHS - Kommetjie Heritage Society
LKID - Lower Kenilworth Improvement District	MGHS - McGregor Heritage Society
MHCS - Muizenberg Historical Conservation Society	NHC - Napier Heritage & Conservation
NCW – Not Conservation Worthly	NASDB - Nelspoort Agency of Sustainable Development body
NEMA - National Environmental Management Act (No. 107 of 1998)	NHRA - National Heritage Resources Act (No. 25) of 1999
NID - Notification of Intent to Develop	NRA - Newlands Residents Association
NCOA - Noetzie Conservancy Owners Association	OCA - Observatory Civic Association
OH - Oudtshoorn Heritage	OHAC - Overstrand Heritage and Aesthetics Committee
Paarl300 Foundation	PPP - Public Participation Process
PRRA - Pinelands Ratepayers & Residents Association	PHCT - Pniel Heritage and Cultural Trust
PACF - Prince Albert Cultural Foundation	RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRA - South African Heritage Resources Agency	SAHRIS - South African Heritage Resources Information System
SRHS - Salt River Heritage Society	SPFA - Sea Point for All Group
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association	
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	