

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



1. Opening and Welcome

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

2. Attendance

Members

Ms Chiara Singh (Acting SHO for SB)	Chairperson, Acting Specialist Heritage Officer	CSI
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Chane Herman	Heritage Officer	CH
Ms. Corne Nortje	Acting Specialist Heritage Officer	CN
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

Mr Chris Charlton	Architect	Item 13.1
Mr James Hallinan	Heritage practitioner	Item 13.1
Mr Mark Bell	CoCT-EHM	Item 13.1
Mr Clive Theunissen	Drakenstein Municipality	Drakenstein items
Mr QC Jordan	Consultant	Item 13.9
Dr John Almond	I&AP (palaeontologist)	Item 13.11
Mr Ashley Lillie	Heritage practitioner	Item 14.27
Mr John Wilson Harris	Applicant/Heritage practitioner	Item 14.47
Ms Anne Marie Fick	Heritage practitioner	Item 14.41
Ms Cherie Steenkamp	Owner	Item 14.41

3. Apologies

Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Emily Jane Vowles	Heritage Officer	EJV

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

The Committee resolved to approve the agenda of 30 April 2025 without changes and additions. CH moved to adopt the agenda and RB seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 23 April 2025.

CN moved to approve the minutes and CH seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1. Erf 3510, 88B Main Street, Paarl: 24 April 2025 (SJ; CN) – Unauthorised work

- The committee notes the site inspection undertaken on Thursday, 24 April 2025.

9.2. Proposed Site Inspections

None.

9.3 Site Inspection Reports

9.3.1 Erf 3510, 88B Main Street, Paarl: 24 April 2025 (SJ)

- Ms Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.
- The Committee notes the site inspection undertaken.
- The Committee resolved to endorse the recommendations in the site inspection report.
- Grading of the property to be confirmed with Drakenstein Municipality.
- Findings on Site:
 - Work was being undertaken toward the rear of the property to create an outdoor entertainment area with a braai. The interior of the structure has been stripped including flooring, ceilings and joinery
 - Stop works order issued to the owner and accepted by the site manager.
- Site Inspection Report Recommendations
 - The site inspection report to be tabled at HOMS on 30 April 2025
 - A Section 34 application with consultation is to be submitted to HWC.
 - HWC legal is to provide a way forward regarding the fraudulent permit created by an architect by the name of Jacques

9.4 Preparation for upcoming Committee meetings

9.4.1 Appeals – 7 May 2025

9.5 Tribunal Updates (HWC Legal)

- None
- PM noted that Tribunal set dates cannot be confirmed beforehand.

9.6 Interim and Close Out Reports

None.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.24 ; 13.27 ; 13.30 ; 13.31 ; 13.32 ; 13.33 ; 13.34

9.7.2 New Matters: 14.3 ; 14.8 ; 14.12 ; 14.14 ; 14.16 ; 14.17 ; 14.18 ; 14.19 ; 14.20 ; 14.22 ; 14.24 ; 14.25 ; 14.26 ; 14.27 ; 14.28 ; 14.29 ; 14.30 ; 14.31 ; 14.32 ; 14.33 ; 14.44 ; 14.45 ; 14.38 ; 14.39 ; 14.47 ; 14.48 ; 14.50 ; 14.51 ; 14.52 ; 14.53 ; 14.54 ; 14.55

9.7.3 Duplicate Matters: 14.23

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: None.

9.8.2 New Matters: 14.37; 14.41 - WD reviewed and approved

9.9 Exemption Notice 9051 of 2025 – NCW graded within the CoCT

9.9.1 Matters Arising: None.

9.9.2 New Matters: None.

9.10 Archaeological Matters

None.

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1 Erf 3510, 88B Main Street, Paarl: 24 April 2025 (SJ)

9.10 Permit deadline:

- WD - No set date given operational requirements and public holidays. CH and XM given priority as they will be on leave next week.

10 Administrative Matters

10.1 SAHRIS Rollout (WD)

- Noting the S38 rollout to applicants as of 5 May 2025. On-going use of SAHRIS to familiarize staff review of the system is encouraged.
- SAHRIS rollout to be included as a standing item on the HOMs agenda moving forward.

11 Monitoring by Practitioner

11.1 Portion 12-Re of Farm 653, Homestead, Vergenoegd Low Estate, 1 Vergenoegd Road, Faure, Somerset West, S27-Maintenance & Repairs (SJ)
Case No: HWC25032505SJ0328

DISCUSSION

Ms Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.

HOMS on 7 April 2024 supported the proposed interventions. However, in order to issue a permit, the following was required:

1. The applicant is to appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work
2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
3. A letter of appointment to be signed by the applicant and consultant.

The above conditions have been met, and the committee is satisfied to proceed with Mr. Stuart Hermansen, as the appointed consultant.

DECISION

The Committee endorsed the CV and appointment letter of Mr Stuart Hermansen to monitor the proposed work and to submit a close out within 30-days of practical completion.

12 Discussion of the agenda

12.1 Item 13.22, Erven 1 – 188, Meerenbosch, Hermanus, S38(4)-NID (SVB)

Case No: HWC25040705SVB0411

- This application was discussed under admin at HOMs on 23 April and it was determined that the application was incomplete.
- The application encompasses 115 individual erven.

- Given this, it was requested by the applicant that a Homeowner's Association Resolution be accepted in place of proof of ownership for all 115 properties.
- This was discussed with the legal advisor, prior to this meeting, who advised that the HOA resolution may be accepted in the case that it meets certain criteria.
- The original HOA resolution did not meet one of the criteria as it was taken from minutes of a meeting of the trustees and not all the homeowners, however the applicant has since provided minutes of a meeting of all the homeowners which minutes a majority vote on a resolution concerning the rezoning.

12.2 Item 14.49, Erf 2160, 70 Loop Street, Cape Town City Centre, S34-Minor Works (CN)

Case No: HWC25041707CN0422

- The applicant submitted a Minor Works application for the repair and restoration of the building.
- The proposal is for reconstruction of the roof and ventilation lantern. The principle is to replicate the previous roof with the undamaged fabric that was salvaged. Furthermore, repair is proposed to all fire damaged walls, floors and ceilings, clearing of all boarding to windows and doors and the restore the interior to match the original building.
- Previous approvals: Emergency Permit dated 15 October 2024 issued for the removal of fire debris and to make building safe. A close out report was endorsed by HOMS on 5 February 2025, as having met Condition 1 & 2 of the permit.
- The applicant has not met Condition 3 of the emergency permit: A heritage agreement in terms of Section 42 of the NHRA must be entered into between the owners and HWC within 6 months in order to establish the way forward for the required restoration of the heritage resource. Emergency Permit dates 15 October 2024. The Heritage Agreement should have been submitted by 15 April 2025.
- The Minor Works application cannot be processed, as the applicant must enter into a Heritage Agreement with HWC, as per condition 3 of the Emergency Permit dated 15 October 2024.

12.3 Item 13.21, Erf 91062, 29 Durban Road, Wynberg, S27- Additions & Alterations (SVB)

Case No: HWC25020419SVB0213

- This application was heard at HOMs on 23 April and the committee issued the following further requirements:
 - "Separate emergency rethatching application to be dealt with under ASD delegations with a new reference number, payment, and application form."
 - "Applicant must submit updated plans with the rethatching removed from the plans for the other proposed work."
- In response to these further requirements the applicant requested that the application be dealt with in a single submission and not a separate emergency application for rethatching of the roof.
- The matter has been tabled under matters arising for this meeting's agenda.

12.4 Item 13.12, Farm 1500, Proposed Redevelopment, Paarl, S38(8)-HIA (RB)

Case No: 18102913AS1207E

- Ruan Brand introduced the item on behalf of Stephanie Barnardt-Delport.
- The matter was discussed with the legal advisor before the meeting.
- A NID had been submitted in 2019, for which HWC, through IACom, issued a Final Comment in 2021.
- The applicant has had to restart the BA process, with a new reference number, as the old EA process never concluded.
- However, as HWC had received a NID for the original development, it satisfied the requirements of S38(1), and the applicant is allowed to submit an HIA for the revised application.

12.5 Item 13.11, Various farm portion, Carissa wind energy South of Beaufort West, along the N12, Central Karoo, Beaufort West, S38(8)-HIA (RB)

Case No: HWC24071217SB0712

- Ruan Brand introduced the item on behalf of Stephanie Barnardt-Delport.
- The Committee briefly discussed the concerns raised by Dr John Almond on the submitted PIA.
- The Committee noted that the commenting period for the HIA concluded on 28 April 2025.
- Although outside of the commenting period, there were several heritage concerns to be addressed in the HIA, and the Committee deemed it appropriate, if required after discussion in the public forum, to still refer the HIA to IACom that is sitting on 14 May 2025.

MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 146696, 153 Main Road, Muizenberg, S34-Additions & Alterations

Case No: HWC25040211CH0704

Ms Chane Herman introduced the item.

Mr Chris Charlton (architect), Mr Mark Bell (CoCT-EHM) and Mr James Hallinan (Heritage Practitioner) were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 17 April 2025.
- Graded IIIC inside HPO.
- The building is referred to as the second post office building in Muizenberg. The building was constructed in 1934 and replaced the first post office that was built in 1911. The three-storey addition at the rear is the 1957 addition.
- Proposal is to refurbish and repurpose the building in order to be used as an office space with amenities such as a restaurant and surf concierge. The work includes internal fit-out, the addition of a surface concierge on the south at ground floor, café on the east facing terrace, portion of the roof will be demolition to make way for the internal fire escape staircase and an external staircase towards the south of the building. Contemporary tiles will be used internally, and the building will be repainted.
- The intention is to maintain the integrity of the original fabric with minimal but impactful alterations to enhance its utility. Historic elements where possible, such as the entrance hall, parquet floors and stonework will be maintained/retained.
- Work has not started
- CoCT supports and states that the proposed changes are sensitive to the associated levels of significance of the resource and will not have a negative impact on the significance of the resource.
- Muizenberg Historical Conservation Society objects to the proposal stating that the heritage qualities of the Main Road facade of the post office and its public postal lobby are important and should be preserved with minimal changes, these include:
 - No additional fenestration should be inserted in this facade.
 - Should the wooden windows be replaced with aluminium, it should match the original windows in profile and colour.
 - No changes to the floors and walls of the post office lobby should be allowed.
 - It is preferred that paint be removed from the exterior brickwork. If this is not possible, the brick should be painted a red oxide colour to closely match the original colour if the bricks.
 - No changes should be made to the cornices or roof.
 - No changes should be made to the Isa Cameron tile murals on the facade.
 - The "dental" brick surrounds should be painted with a different colour from the walls to create contrast.

- The original parquet floors should be retained and restored throughout the building.
- MHCS has no objection to the remainder of the work.
- Applicant provided a response to the objections stating the following:
 - The Main Road facade, post office lobby and specific features will be retained with regards to fenestration and the floors and walls in the post office lobby. The space will be used as a two boardroom and a pause area within the office.
 - The design intent aligns with MHCS's recommendations with regards retaining the stone plinth, cornice detailing on the roof, tile murals on main facade and parquet flooring.
 - With regards to the existing paint treatment and potential future paint treatment, the intention is to restore and add new dental brickwork to the existing and proposed new windows to match, respectively. However, should this not be possible due to several restricting parameters the removal of paint to the dental brickwork may not be feasible. In this event, the applicant agrees that the dental brickwork (decorative feature) should be painted in a contrasting colour to the main building colour.
 - The paint colour of the building and dental brickwork is not yet confirmed, and the 3D images provided are for illustration purposes. The building has also been painted under previous ownership in 2009, 2014 and 2019.
- All I&APs have been invited to attend HOMs on 30 April 2025. MHCS tendered their apologies on 30 April 2025.
- The Committee is of the opinion that the proposal is quite well thought out and the design intent takes the comments from MHCS into consideration. The Committee noted the following:
 - The placement of the new additions is done sensitively and do appear subservient to the heritage resource so there is a clear distinction between the old and new.
 - The Main Road facade will be retained specifically the stone wall on the ground floor, the ceramic murals (although not specifically specified on the plans), the window proportions and quoining detailing and the decorative plaster bands and mouldings.
 - The only new element on the Main Road facade is the new wooden vehicular gate to the right of the building.
 - The heritage statement references to finding ways of possibly incorporating the internal woodwork and parquet flooring into the refurbishments of the interior.
 - The structure is a place-maker building within its context and recommends that the building be re-graded to IIIB.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. Approval is given on condition that:

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Mr James Hallinan to monitor the proposed work.
2. A close-out report, compiled by Mr James Hallinan, must be submitted to HWC within 30 days of practical completion.
3. The replacement of aluminium windows must match the profile and colour of the existing windows.
4. No changes to the floors and walls of the public post office lobby, post office counter, a counter under the window and facing the street, brick walls and counters, granite and brick floors, original post office boxes, original wooden entrance door, parquet flooring, and the four tile murals is permitted.

13.2 Erf 2950, 162 6th Street, Voelklip, Hermanus, S34-Additions & Alterations
Case No: HWC25040906CH0410

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 22 April 2025
- Not graded outside HPO
- Proposal is for internal alterations, the addition of a shaded patio, entrance timber deck, demolition of a portion of the outbuilding and a new braai to the outbuilding.
- Work has not started.
- OHAC supports

DECISION

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

CH

13.3 Erf 51594, 45 Washington Road, Claremont, S34-Additions & Alterations
Case No: HWC25040902CH0414

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 22 April 2025.
- Not graded outside HPO
- Proposal is for internal alterations, alterations to the boundary wall, a new garage and the addition of a staff room with en-suite and a laundry room at the rear.
- Work is complete.
- CoCT supports

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.

CH

13.4 Erf 649, 19 Torbay Road, Greenpoint, S34-Minor Works
Case No: HWC25041005CH0414

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 22 April 2025.
- Graded IIIB inside HPO
- Proposal is for minor alterations to the internal, an addition of an external staircases, alterations to the first storey bathrooms, alterations to ground storey balcony, new braai and new skylights on the roof.
- The work is completed.
- Previous applications: 20030309KB0615E (additions and alterations, permit dated 24 November 2020) and HWC23070407RG0705 (minor works, permit dated 4 April 2023).

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.

13.5 Erf 749, 16 Hasting Street, Tamboerskloof, S34-Additions & Alterations
Case No: HWC25032704CH0411

Ms Chane Herman introduced the item.

OUTSTANDING INFORMATION

Both title deed owners are to sign the application form under the owner field.

CH

13.6 Erf 1344, 10 Mill Street, Stellenbosch, S34-Minor Works
Case No: HWC25031127CH0312

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 23 April 2025.
- Graded IIIC inside Historic Core of Stellenbosch
- Proposal is for internal alterations.
- Work has started. The only work completed was the cladding of existing walls and tiling of the kitchen floor. No structural changes have taken place. The applicant is requesting approval to paint the shopfront.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant must respond within two weeks as to the reason why work was undertaken without a valid Section 34 permit.

CH

13.7 Erf 21857, 193 Main Road, Paarl, S34/27-Additions & Alterations
Case No.: HWC24072305CH0210

Ms Chane Herman introduced the item.

DISCUSSION

- Application was tabled at HOMs on 23 April 2025 and placed under investigation – “case officer to obtain clarity on the grading”.
- Clinton Jackson (SAHRA) confirmed that there is no Gazette Notice for 193 Main Road and stated that was site was nominated for declaration in October 1996 however the council resolution referred it back to the regional committee for further consideration however that process was never concluded.
- Grading unknown and inside the Special Character Protected Area Overlay Zone of Paarl.
- Proposal is to regularize the pizza gazebo constructed on site in 1997. The structure consists of a pizza oven and chimney.
- Work was completed in 1997
- Previous permit, dated 15 December 2021, was for partial demolition and repairs to the existing wall.
- Drakenstein Municipality supports.
- DHF has no objection to the pizza gazebo and notes that the application contains the proposed residential development which they object to.
- Paarl300 Foundation does not support due to work being completed without a permit.

DECISION

The proposal does not trigger the NHRA. A letter of no trigger to be issued.

CH

13.8 Erf 44201-RE, HW Pearson Building, University Avenue North, UCT, Rondebosch, S34-Additions & Alterations
Case No.: HWC25032711CH0327

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 24 April 2025.
- Not graded outside HPO
- Permit extension for the proposed replacement structure due to fire damage in April 2021.
- Previous permit is dated 31 March 2023 (23031503MS0316).
- Work has not started.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. Approval is given on condition that:

1. Work must be monitored by a suitably qualified architect with heritage experience.
2. A Close-out report must be submitted to HWC within 30 days of practical completion.

CH

13.9 Erf 1039, 4 Hoop Street, Bredasdorp, S34-Additions & Alterations & Partial Demolition
Case No: HWC25030311CN0307

Ms. Corne Nortje introduced the item.

Mr. QC Jordan was present and took part in the discussion.

DISCUSSION

- Ungraded
- Outside
- Work has not started
- The proposal is to develop the property into a retirement village by demolishing the street facing house and to repair and restore the old barn to the rear of the property to be used as a communal space.
- SAHRIS Paleo Map indicates Red = Very High and states that a field assessment and protocol for finds is required
- Cape Agulhas Municipality supports and notes the property has no heritage significance or historical significance.
- WCCA does not comment on S34's.

DECISION

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

CN

13.10 Stompiesfontein, Groenfontein Private Nature Reserve, Ceres (housed at UCT), S35-Destructive Analysis
Case No: HWC25041010RB0414

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 24 April 2025.
- Proposal is for the destructive analysis of 1mg of mastic material each from 6 artefacts (6mg total) excavated at Stompiesfontein in the 1960s by Ray Inskeep.
- The analysis will use GSMS and the material is planned to be exported to Tübingen, Germany, for this analysis.
- The applicant will apply to SAHRA for the export, once they have obtained their HWC permit.
- The research is supported by UCT, with the application form being signed by the HOD and a letter of support being provided by the head of the lab in which the material is currently curated.
- This would build on the growing publications of Dr Patrick Schmidt in which mastic material analysis is providing a greater picture of how LSA people used their environments.
- There are no conservation bodies registered for this area and Witzenberg municipality defers their heritage commenting powers to HWC.

DECISION

The Committee resolved to approve the S35 permit application prepared by Dr Patrick Schmidt, dated 10 April 2025.

RB

13.11 Various farm portion, Carissa wind energy South of Beaufort West, along the N12, Central Karoo, Beaufort West, S38(8)-HIA
Case No: HWC24071217SB0712

Mr Ruan Brand introduced the item on behalf of Ms Stephanie Barnardt-Delport.

Dr John Almond was present and took part in the discussion.

DISCUSSION

- The application was heard at HOMS on 14 April and it was placed under investigation to ascertain whether the public participation process adhered to HWC guidelines, to ensure that the public knew that they were commenting on heritage aspects and not just environmental aspects.
- NID level: HIA - AIA, PIA, VIA of CLA
- The Phase 1 HIA for the Carissa Wind Energy Facility (WEF) proposes the development of a large-scale wind energy project near Beaufort West
- The majority of the site falls within the Beaufort West Renewable Energy Development Zone (REDZ).
- Findings and Impact on Heritage Resources:
 - Archaeological Resources
 - Graveyard (PF/3/370/014): Which is located next to the internal access road, noted the potential impact as high. Mitigation recommended is a 35m buffer around the graveyard – road widened away from the site.
 - Lithic Assemblage: low significance surface scatters; not conservation-worthy, potential impact as low. No mitigation required.
 - Historical Structures: kraals, a fieldstone house, wagon remains, potential impact as medium to high significance. Mitigation recommended 30–60 m buffer zones around historical structures and realignment of roads to avoid significant features.
 - Palaeontological Resources:

- The area is recognized as highly fossiliferous, with a high palaeontological significance assigned to the construction phase. The impact on palaeontological heritage is considered MEDIUM post-mitigation, with no significant impacts expected during operational phases. Mitigation recommended is chance finds protocol, and training of ECO.
- Dr John Almond raised concerns relating to the PIA, particularly in terms of the quality of the field assessment(s) and the reported-on formations and their sensitivities.
- Visual Impact:
- Low-intensity lighting to reduce night-time visibility. The visual impact of the development is deemed to be NEGATIVE HIGH before and after mitigation during construction and operation phases. However, despite this visual concern, the project may be justified by its economic and sustainability benefits
- Public Comments – Clarification was received on 24 April – heritage consultant confirms that the HIA was circulated Blue Crane Environmental (EAP) confirmed that the Heritage Impact Assessment (HIA), including specialist reports, forms part of the Draft Environmental Impact Assessment Report (DEIR) currently undergoing a 30-day public participation process (PPP), which started on 28 March 2025 (28 April 2025 is when the commenting period closed).
- Proof of distribution and reminders regarding the DEIR and HIA is attached in the email received on the 24 April 2025.
- Furthermore, there was site notice and Newspaper ads
- There is no registered conservation body in the area and the site is situated in the REDZ.

REFERRAL

The Committee resolved to refer the matter to IACom on 14 May 2025 due to the concerns raised regarding the Palaeontological Impact Assessment and that the expertise of IACom is required.

SB

13.12 Farm 1500, Proposed Redevelopment, Paarl, S38(8)-HIA Case No: 18102913AS1207E

Mr Ruan Brand introduced the item on behalf of Ms Stephanie Barnardt-Delport.

DISCUSSION

- Information from the applicant received on 24 April 2025.
- Proposed redevelopment of Farm 1500 Paarl that includes developing a 37.8684-hectare property between the N1 and Old Paarl Road in Paarl into an agri-industrial park.
- Graded: site itself is considered not conservation-worthy, and the significant heritage landscape. Surrounding sites 3A (Drakenstein Slopes Policy).
- Background: NEMA and NHRA trigger.
- NID in 2019 for HIA -VIA on CL
- August 2021 HIA was endorsed at IACom - this was never concluded therefore a new Basic Assessment process is underway due to substantive amendments from the original agri-business park proposal to an agri-industrial park. This is an updated HIA. – which has a comparison on page 26 for the SDP from 2021 and 2025.
- Visual: Context is transformed with commercial and industrial and vacant land in the surroundings and number other developments still to be developed but are approved - still going to be further transformed. Visual impacts are assessed as Medium-High but can be mitigated to Medium-Low with appropriate measures such as setbacks, planted berms, bioswales, tree lines, and public green spaces - see page 35. North of the site is the agricultural landscape although not within the proposed Agter Paarl HPO. The site can be seen from proposed HPO. although likely absorbed by the surrounding development. The development will increase the bulk of industrial infrastructure but is within the urban edge, so cumulative impacts are considered insignificant.
- Consultation: previous HIA received no objections from Drakenstein municipality and Paarl300 while DHF stated no comment at that stage. Current: Drakenstein Heritage Foundation (DHF)

objected and were the only body to provide a comment within 30 days.

- The DHF does not object to the industrial development but strongly disagrees with the current SDP. They believe it does not respect the rural nature of Paarl and affects the area's cultural and historical significance. The DHF asks for a visual impact assessment, including building setback lines, height restrictions, and green zones near major roads with suitable landscaping. The response indicates that the HIA compared the original proposal to the revision, showing little change in impact. The visual impact assessment is included in the documentation, and there are guidelines for setbacks and landscaping. The agricultural area north of the N1 is designated for Mixed Use under the SDF.

REFERRAL

The Committee resolved to refer the matter to IACom on 14 May 2025 due to the objections received from DHF and IACom having been the decision makers for the previous HIA that was approved in 2021.

SB

13.13 Erf 581, 125 Park Street, Greyton, S34-Additions, Alterations & Partial Demolition Case No: HWC25010903SJ0307

Ms Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.

DISCUSSION

- The work has not started.
- Graded IIIB and falls within the proposed Core Heritage Precinct of Greyton.
- A Total Demolition permit was issued on 07 September 2022.
- Proposal is for the demolition of the mud brick portion of the house (living room and chimney) which is to be replaced with a new guest bedroom en-suite and a new garage and carport on the street frontage. A new en-suite and dressing room will be added to the second bedroom in the existing courtyard and internal alterations to accommodate a re-configured open plan kitchen/dining/living area will be implemented. A new stoep area, partly covered with a pergola, opening from the living spaces and second bedroom onto the rear garden and mountain views and a new stair and second storey main bedroom en-suite and study area in the roof over the existing rear part of the building will be constructed.
- Theewaterskloof Municipality: no response within 30-day commenting period.
- GCS: no response within 30-day commenting period.
- Ward2 Forum: no response within 30-day commenting period.
- Outstanding information received on 14 April 2025.
- HOMs 17.03.25: OUTSTANDING INFORMATION.

DECISION

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

SJ

13.14 Erf 75-RE, Flat 9 (Section 21), Mount Carmel, 8 Milner Road, Tamboerskooft, S34-Alteration Case No: HWC25033110SJ0401

Ms Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.

DISCUSSION

- The work has not started.
- Graded IIIC and inside Upper Table Valley HPOZ. Abutting Ruimzicht PHS.
- Proposal is for expansion into ceiling/roof space for storage.
- Consultation:

- CoCT EHM: support.
- CIBRA: support.
- Body Corporate: special resolution signed.
- Outstanding information received on 14 April 2025.
- HOMs 14.04.25: OUTSTANDING INFORMATION

DECISION

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

SJ

13.15 Erf 75-RE, Flat 10 (Section 20), Mount Carmel, 8 Millner Road, Tamboerskloof, S34-Alteration Case No: HWC25033111SJ0401

Ms Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.

DISCUSSION

- The work has not started.
- Graded IIIC and inside Upper Table Valley HPOZ. Abutting Ruimzicht PHS.
- Proposal is for expansion into the ceiling/roof space to create a bedroom loft space and a new dormer window on the roof.
- Previous permit (16091903WD0124E, issued 06.02.17) was for the same proposal but was not undertaken. The permit was issued to the incorrect owner.
- Consultation:
 - CoCT EHM: support.
 - CIBRA: support.
 - Body Corporate: special resolution signed.
- Outstanding information received on 14 April 2025.
- HOMs 14.04.25: OUTSTANDING INFORMATION

DECISION

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

SJ

13.16 Farms Koudeberg 170, Koudeberg Extension No. 169, Farm Wupperthal 168, Wupperthal Extension No. 291, Electrical Services Upgrade, Wupperthal and surrounding villages, S31-Service Upgrades Case No: HWC25031803SJ0411

Ms Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.

DISCUSSION

- Outstanding information received on 22 April 2025.
- NHRA Trigger: Heritage Area
- Additional Information: WD has stated in email: "The application may be considered as one application, with specific reference to the associated infrastructural requirements an upgrade of electrical facilities may entail on the broader cultural landscape. Should new DV board be required – the placement may be limited to the pathways which are not as intrusive and visible from the pedestrian roads."
- The work has not started.
- Graded Heritage Area.
- Proposal is for Eskom to construct a two-part reticulation of medium voltage (MV) and low voltage (LV) components and various service components. New distribution boards (DB) will be

installed in most buildings around the mission.

- The submitted method statement indicates scope and certain instances of connections as well as examples of replacement areas.
- Phase plans were submitted on 22 April 2025 that show the proposed electrical infrastructure and connections
- Consultation: WD has stated it is not a MW but advertising is sufficient and thus consultation is covered (email on 22.04.25).
 - Municipality: -
 - Moravian Church: -
 - Notice signs of the upgrade were placed around the main werf and in local newspaper.
- Outstanding information received on 22 April 2025.
- HOMs 23.04.25: OUTSTANDING INFORMATION

DECISION

The Committee resolved to approve the application on condition that:

1. Work must be monitored by a suitably qualified architect/consultant with heritage experience.
2. HWC must be provided with the details of the architect/consultant and their CV confirming suitability to oversee the work
3. A letter of appointment must be signed by the applicant and consultant.
4. The appointed consultant must undertake a walkthrough of the area and clearly demarcate the placement of each DV board prior to installation.
5. The DV boards must not be on the front or rear facing facades and must be limited to the walkway thoroughfares.
6. A close-out report must be submitted to HWC within 30-days of practical completion.

SJ

13.17 Erf 237, 19 Heron Water, 64 Victoria Road, Clifton, S34-Minor Works Case No: HWC25041009SJ0414

Ms Corne Nortje introduced the item on behalf of Ms Sneha Jhupsee.

DISCUSSION

- Outstanding information received on 22 and 23 April 2025.
- NHRA Trigger: Structure older than 60 years old.
- Additional information: Falls right next to the Clifton Bungalow area 1 (Section 31 Heritage Area).
- The work has started in terms of stripping elements destroyed by the flood.
- Ungraded and outside HPOZ.
- Proposal is for an internal retrofit for an apartment affected by burst municipal water mains on Victoria Road on 13 July 2024. The building is below street level and several apartments were extensively damaged. Stripping of affected materials have already commenced. The existing bathroom will be demolished and be reconfigured to accommodate a larger master suite and bathroom.
- Consultation: Confirmed MW by CH via email.
- HOMs 23.04.25: OUTSTANDING INFORMATION

DECISION

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

SJ

13.18 Erf 1572, 35A Kloof Road, Fresnaye, S34-Minor Works

Case No: HWC25040907SVB0409

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 23 April.
- The property is graded IIIB and is outside of any HPO.
- Work as applied for has not started.
- The proposal is to convert the kitchen to open plan; removal of the fenestration on the balcony and bricking up an existing internal doorway.

DECISION

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

SVB

13.19 Erf 256, 37 Market Street, Stellenbosch, S27- Additions & Alterations

Case No: HWC25030313SVB0306

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received 13 March and 18 April.
- The property is a PHS and within the Stellenbosch Historic Core.
- Work as applied for has not started.
- The proposal is for construction of a new veranda and staircase.
- A previous permit was issued on 17 September 2019 for the same work; however, it has since lapsed (19090215WD0904E).
- Stellenbosch Interest Group support the proposal.
- Stellenbosch Heritage Foundation support the proposal.
- Stellenbosch Municipality did not respond to the request for comment.

DECISION

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

SVB

13.20 Erf 28739, 23 Eiland Street, Bella Vista, Paarl, 34-Minor Works

Case No: HWC25042203SVB0408

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 22 and 23 April.
- The grading is unknown, and the property is outside of any HPO.
- Work as applied for has not started.
- The proposal is to add two walls to create a new enclosed area, separate from part of the daily production operations in the building.
- A previous permit was issued on 21 November 2024 for similar minor works to a different portion of the building.

DECISION

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

SVB

13.21 Erf 91062, 29 Durban Road, Wynberg, S27- Additions & Alterations

Case No: HWC25020419SVB0213

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 27 February, 01 and 10 April 2025.
- The property is a PHS and Within Wynberg Village HPOZ.
- Work has started.
- The proposal is for regularization of an open plan living room addition to the property that has been partially completed without a valid permit from HWC. The proposal is also for new work that has not yet been constructed which includes a fireplace in the new living room, a portico, internal alterations on the ground floor to the kitchen, and adjacent bathroom as well to bedroom 1 to accommodate an ensuite bathroom and stairs leading to the first storey. There will also be internal dry wall added to the first storey for an adjusted layout.
- In 2011 there was an application for alterations and additions (111012TG12).
- On 21 September 2012 BELCom issued a permit for alterations and restorations of the cottage on Erf 91062 (120815JW16M).
- On 20 March 2013 a permit was issued by HOMs for removal and replacement of existing windows and exterior doors only (120815JW22M).
- In 2015 there was an application for deviation to the previous approval for alterations, the deviation was to shift the boundary wall (15071002JW0717M).
- A stop works order was issued by HWC on 20th of August 2024, the reason given was that additions and alterations commenced under a lapsed permit. Construction of the new open plan living room had commenced, and the property owner was about to start demolition and rethatch of the existing roof. The stop works order was issued in time to halt planned work on the Main House. The open plan living room that has been constructed outside of a valid HWC permit has been constructed up to a point but not completed.
- As per correspondence with the applicant dated 26 February 2025, they have confirmed that all work was stopped on site when the stop works was issued.
- CoCT support the proposal.
- Wynberg Residents and Ratepayers Association did not respond.
- Old Wynberg Village Society did not respond.
- At HOMs on 23 April the Committee resolved to request the following further requirements: Separate emergency rethatching application to be dealt under ASD delegations with a new reference number, payment and application form; Applicant must submit updated plans with the rethatching removed from the plans for the other proposed work.
- The applicant responded to these Further Requirements and requested that the application not be split up and be processed as a single application that includes the work to the roof.

FURTHER REQUIREMENTS

The Committee resolved to request further requirements:

1. Applicant must submit a heritage statement assessing the unauthorized work and its impacts on the PHS.
2. The heritage statement must be compiled by a suitably qualified architect with heritage experience and must include mitigation measures as well as reasons as to why the work was not carried out under the original permit.

3. The heritage statement must reference the conservation principles as indicated in Section 5 of the 2011 heritage report and must state whether or not the work is substantially in accordance with the previous approvals.

SVB

13.22 Erven 1 to 188, Meerenbosch, Hermanus, S38(4)-NID

Case No: HWC25040705SVB0411

Ms Sofia Briel introduced the item.

DISCUSSION

- The trigger is S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- The proposal is to rezone 115 erven that are part of the Meerenbosch Resort Zone to General Residential Zone 1 with consent use for self-catering units, to formalize the current use of Meerenbosch to allow permanent residency for the affected 115 landowners.
- The palaeosensitivity is marked as unknown on the SAHRIS Paleo Map.
- Given that the proposal is purely for rezoning I do not foresee any archaeological impacts or visual impacts. The heritage practitioner noted that they did an AIA there many years ago, and no heritage resources were encountered at the time.
- As discussed under admin, given that the proposal is for rezoning of 115 individual erven a Homeowners Resolution has been provided in place of the 115 individual title deeds. The Erf numbers, owners' details and title deed numbers have also been tabulated in the motivation report.
- The heritage consultant recommended that no HIA is required.

DECISION

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

SVB

13.23 Farm 1555, 16 Tobacco Lane, Stellenbosch Farms, 34-Total Demolition

Case No: HWC25040808SVB0409

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is ungraded and outside of any HPO. However, the CoCT comment notes Potential IIIC.
- The property is within Broadlands/Monkey Valley Cultural Landscape.
- Work has not started.
- The proposal is for the total demolition of the existing farm store.
- CoCT support the total demolition of the existing farm building. And had the following comments: "Although the structure contains various elements that represents a typical farm-like as well as earlier built period, there have been various accretions to the structure over time which have ultimately impacted the original fabric and contribution to its heritage significance. Further to this, the subject building is not considered rare or valuable enough within its surrounding/immediate context and according to the heritage statement, contains no socio-historic significance. However, the site does form part of the Broadlands/ Monkey Valley Cultural Landscape and therefore considered a potential IIIC based on its greater context and earlier contribution/s. Given the status, the Heritage Section of the E&HM Branch has no objection and supports the demolition of the farm building.

- The Helderberg Renaissance Foundation had the following comments: We suggest that consideration be given to incorporating the original barn into future plans. At the very least, the reuse of existing materials, such as floorboards and joists should be explored. And if not then such design explorations as well as some investigation into the broader historical building arrangements should be included in the motivation to HWC. The HRF consider this comment final.
- The applicant responded to the comments received from HRF noting the following: that there is no evidence showing that the building (store) ever formed part of a formal werf. The 1938 aerial photograph shows a building to the southwest of the store and two structures to the south. The 1953 aerial photograph shows that the three adjacent structures which might have constituted a werf, have already been demolished. The materials referred to is common gum poles and disintegrating floorboards. It is our opinion that the materials in question are not of enough significance to warrant their re-use.
- All I&APs have been invited to this meeting.

INCOMPLETE APPLICATION

Streetscape images required.

SVB

13.24 Erf 1089, 25 Kruger Street, Strand, S34-Additions & Alterations Case No: HWC25032511XM0327

OUTSTANDING INFORMATION

Title deed stating the owner of the property as stated on the application form.

XM

13.25 Erf 128, The Diplomat, Tulbagh Square, S34- Minor Works Case No: HWC25031101XM0312

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 24 March 2025
- The proposal is for renovations on the existing apartment building to create a 2-bedroomed apartment suitable for a professional couple. The proposed arrangement requires an additional window to be built in on the Northwest elevation of the building as shown on drawings DIP-01-01 and DIP-01-02.
- Work has not started
- Graded IIIC
- Not within HPOZ
- Recommend: approval

DECISION

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

XM

13.26 Erf 296, Franschhoek High School, 15 Akademie Street, Franschhoek, S34 - Minor Works
Case No: HWC24092515XM1021

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for internal and external alterations including disability ramps, enclosure for new classrooms, covered walkway, internal bathroom modification.
- Work has not started
- Recommend: Approval
- Building is graded IIIA according to the Stellenbosch survey.

DECISION

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

XM

13.27 Erf 454, 38 Brompton Avenue, Bantry Bay, S34- Additions & Alterations
Case No: HWC25040703XM0306

OUTSTANDING INFORMATION

Company resolution stating correct surname of owner.

XM

13.28 Erf 4929, 1 Drommedaris Street, Paarl, S34 - Total Demolition
Case No: HWC25011701XM112

OUTSTANDING INFORMATION

Company resolution and tittle deed.

XM

13.29 Erf 69179, 67 Batts Road, Wynberg, S34-Additions & Alterations
Case No: HWC25013001XM0129

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 16 April 2025
- The proposal is for proposed ensuite to main bed, 2nd bed made bigger, ex lounge converted to bed 3, ex dining converted to bathroom, bathrooms demolished for open plan lounge / kitchen area. kitchen extended carport, garage, 2nd dwelling demolished for proposed 2nd & 3rd dwelling.
- Work has not started
- Graded IIIC/NCW on City Map Viewer
- Outside HPOZ
- CoCT supports
- Wynberg Civic Association has not provided comment within 30 days
- Recommend: approval

DECISION

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

XM

13.30 Erf 96170, Section 7, Unit 24, 16 Dunkley Mews, S34- Additions & Alterations

Case No: HWC25031002XM0306

OUTSTANDING INFORMATION

Applicant to provide the engineers report and any photographic record of the repair work done. Streetscape photographs (up the road, down the road, across the road from the building and the neighbours on either side).

XM

13.31 Erf 75, 1 Ravine Steps, Bantry Bay, S34- Additions & Alterations

Case No: HWC24091707XM0923

OUTSTANDING INFORMATION

Resolution reflecting the correct company reg. number, CoCT final comment.

XM

13.32 Erf 13342, 200 Victoria Street, Woodstock, S34 – Minor Works

Case No: HWC24102106XM1121

OUTSTANDING INFORMATION

All work completed needs to be annotated on the plans submitted.

XM

13.33 Erf 718, 14 Weenen Road, Milnerton, S34- Additions & Alterations

Case No: HWC25021407XM0228

OUTSTANDING INFORMATION

Streetscape photographs, trust resolution.

XM

13.34 Erf 1014, 14 Avenue, Drelingcourt, Fresnaye, S34-Total Demolition

Case No: HWC25012804XM0218

OUTSTANDING INFORMATION

Proof that the building is owned by Amit Katz or MZL Property.

XM

14. NEW MATTERS

14.1 Multiple erven, Malherbe and Main Road, Bonnievale, S38(1)-NID

Case No: HWC25040202RB0422

Mr Ruan Brand introduced the item.

DISCUSSION

- Triggers S38(1)(a)
- Proposal is for the construction of a new water pipeline along Malherbe and Main street in Bonnievale.
- The pipeline will be 1540m long, and between 355mm-400mm in diameter. One section will cross the Breerivier via an existing bridge. The construction is mainly confined to within an existing road reserve that has been disturbed previously during the construction of roads and other municipal infrastructure.
- Palaeo is green (moderate).
- Visually, just a short-term impact but there are no known heritage resources near the proposed

area for the pipeline.

- Archaeologically, the trenching will be in already disturbed soil, so no foreseen impacts.
- Applicant recommends NFS.

DECISION

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

RB

14.2 Farm Assegaaiboschfontein No. 576, along DR01568, Riversdale, S38(8)-NID Case No: HWC25041106RB0415

Mr Ruan Brand introduced the item.

DISCUSSION

- 38(8) application with Department of Agriculture as the authorising authority.
- Applicant claims that it triggers S38(1)(c)(i).
- Two parcels of land 3.5ha and 4.3ha in size separated by a hedgerow are proposed to be cultivated after being in fallow for just over 10 years.
- Applicant recommends NFS.
- As these parcels were cultivated before, and although there is some indigenous vegetation that has grown and needs to be cleared, it fits into the zoning and to how the land was used 10 years ago.

COMMENT

The proposal does not trigger the NHRA. A letter of no trigger to be issued.

RB

14.3 Farm Poespas Valley No. 149-RE, Robertson, S38(1)-NID Case No: HWC25041106RB0415

OUTSTANDING INFORMATION

Completed and signed application form, any additional information pertaining to the heritage of the site, and contextual images required.

RB

14.4 Multiple farms (Sedgefield 5074, Sedgefield 5194, Ruygte Vally 205, Groen Valley 207-RE, Ruygte Vally 11/205), south of the N2, Sedgefield, S38(8)-NID Case No: HWC25041506RB0417

Mr Ruan Brand introduced the item.

DISCUSSION

- Submitted in terms of section 38(8) with DEA&DP as the authorising authority.
- Section 38(1)(a) triggered.
- Proposal is to install optic fibre cabling along Groenvlei Road (607m), south of the N2, which entails 800mm deep trenching within 1m from the road in the road reserves.
- The road runs close to the Groenvlei vlei, which recently had a midden being found on the opposite side late last year, and with other assessments quoted by the HP noting smaller sites a few kms from the area such as ESA scatters.
- The SAHRIS Palaeosensitivity map has an unknown significance here but the HP notes that the road is on the Peninsula Formation which is known for sparse marine/estuarine trace fossils.
- The N2, though not an officially declared scenic route, is unofficially recognised as such, and the Knysna approach section would be temporarily impacted during the work but be restored once

completed (no long-term impacts).

- Based on what is known, the HP concludes that visually, the impacts are very short, and in terms of archaeological or palaeontological resources, although potentially in a more sensitive area, the area of impact is quite small and in a mostly disturbed context, so also likely negligible.
- As such, the HP recommends NFS.

COMMENT

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

RB

14.5

Erven 174, 168-RE, and 1835, Lamberts Bay, S38(8)-NID

Case No: HWC25041102RB0422

Mr Ruan Brand introduced the item.

DISCUSSION

- Submitted in terms of S38(8) with DEA&DP as the authorising authority.
- Triggers S38(1)(a).
- Proposal is to install a water supply pipeline of approx. 7.2km in length along mostly gravel roads, crossing the railway line and an informal settlement. When crossing the wetland, it will cross in an open trench section, affixed to the existing concrete headwall, having no physical impact.
- Palaeo is a mix of blue (low) and green (moderate).
- The EAP recommends NFS.
- A 2022 HIA for a proposed phosphate mine by Gavin Anderson in the area concluded with the general area having very high archaeological sensitivity, in particular with the potential for graves, shell middens, and various sites from the last 1.5Ma.

COMMENT

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

1. Archaeological Impact Assessment.

RB

14.6

Multiple erven and street parcels, Simon's Town, S38(8)-NID

Case No: HWC25041509RB0416

Mr Ruan Brand introduced the item.

DISCUSSION

- Submitted in terms of S38(8) with DEA&DP as the authorising authority.
- Triggers S38(1)(a).
- Proposal is to replace an existing asbestos cement pipeline with an HDPE one, within the northernmost portion of the M4 (i.e., Simon's Town Main Road), proceeding south, then diverting along Arsenal road, south into Cornwall street, through the Naval base grounds, and connecting to the Victoria Reservoir via Dolphin Way for a total of 2.6km of pipeline.
- The NID identifies 11 PHs along this route, none of which will experience more than a short-term impact when the existing roads are cut open and the replacement pipeline is laid down.
- Palaeo is a mix of blue, green and yellow.
- EAP recommends NFS.
- Although this is close to the coast and there are likely many archaeological resources below the road surface of Main Road, the entire replacement pipeline is being installed in previously

disturbed (relatively modern) context.

COMMENT

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

RB

**14.7 Farm No. 7/663, Sonstraal Road, Paarl, S38(1)-NID
Case No: HWC25032713RB0416**

Mr Ruan Brand introduced the item.

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

DISCUSSION

- Submitted in terms of S38(1)(c)(i).
- Proposal is to construct two new classroom buildings on a vacant farm portion that abuts two other farm portions that contain historic buildings.
- The proposal is for the Paarl Calling Academy and the goal is to remain sensitive to the abutting Klein Drakenstein Primary School buildings (whose education legacy dates back to 1854) and which the Paarl Calling Academy wishes to safeguard that legacy.
- Mr Clive Theunissen added that this is one of the oldest schools in the region and the socio historic aspects need to be examined.
- The property falls along the Paarl Scenic Route Overlay Zone (Map No. SR-09) and within the 200m buffer.
- The NID notes that the buildings are only partially visible from the road with a row of mature trees screening it from the more scenic views that are dominated by the farmlands and mountains.
- SAHRIS Palaeo is blue/low.
- Applicant recommends NFS.

DECISION

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

1. Visual Impact Assessment on the Cultural Landscape which includes design informants for the proposed new buildings.
2. Socio Historical Study.

RB

**14.8 Multiple farms (Riversdale 608-RE, Riversdale 602, Farm 607, Oakdale 231, Aan de Vette Rivier 230, Vette Rivier 240), Riversdale, S38(8)-NID
Case No: HWC24092518RB0415**

OUTSTANDING INFORMATION

Locality plan or map, topography map, SAHRIS Palaeosensitivity map, any additional information pertaining to the heritage of the site, and photographs of the area required.

RB

14.9 DR1223, Bredasdorp, S38(8)-NID

Case No: HWC25032410RB0417

Mr Ruan Brand introduced the item.

DISCUSSION

- Submitted in terms of S38(8) with DEA&DP as the authorising authority.
- Applicant ticked that it triggers S38(1)(a).
- Proposal is to upgrade the existing stormwater infrastructure within the proclaimed road reserve of DR1223 at km marker 10.80.
- The existing structure will be upgraded via the addition of new wingwalls, gabion scour protection within the riverbed, and erosion protection on the embankment slopes.
- Applicant recommends NFS with the Chance Finds added to the EMPr.
- The area is not particularly archaeologically sensitive, and the Palaeo has it as a mix of green/blue (low/moderate).

COMMENT

The proposal does not trigger the NHRA. A letter of no trigger to be issued.

RB

14.10 Portions 1 and 2 of Farm Bergplaas No. 104, Ceres, S38(8)-NID

Case No: HWC25041405RB0417

Mr Ruan Brand introduced the item.

DISCUSSION

- Submitted in terms of S38(8) with DEA&DP as the authorising authority.
- Triggers S38(1)(a) & (b).
- Proposal is to upgrade an existing causeway and to construct a new bridge after demolishing an existing causeway.
- During the construction of the new bridge, a temporary bypass will need to be constructed for continued use during construction.
- Palaeosensitivity is a mix of red and yellow (very high/high).
- Visually, I believe the causeway and bridge would fit into the feel of the area.
- Archaeologically, this is in the Southern Cederberg near a watercourse, so the archaeological sensitivity is high.
- Applicant recommends NFS.
- The actual work on the existing causeway will likely not disturb the area enough to have an impact, however the construction of a bypass road and new bridge will entail more earthworks in a sensitive area.

COMMENT

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

1. Archaeological Impact Assessment.
2. Palaeontological Impact Assessment.

RB

14.11 Farm Sandfontein No. 688 and Farm Langfontein No. 689, Clanwilliam, S38(8)-NID
Case No: HWC25040206RB0417

Mr Ruan Brand introduced the item.

DISCUSSION

- Submitted in terms of S38(8) with DEA&DP as the authorising authority.
- Triggers S38(1)(a) and 38(1)(c).
- Proposal is to develop two citrus production blocks and two centre pivots for potato production during winter.
- The total development footprint is 19.98Ha.
- In terms of the citrus orchards, it will entail developing 9.83Ha.
- In terms of the potatoes, it will entail expanding over natural vegetation to create 9.82Ha of potato agricultural land including 2 x 13Ha centre pivot irrigation circles that will include 3143m of buried pipeline.
- This pipeline will be trenched along an existing road verge for 2570m and then the balance of 673m will be through natural vegetation.
- In addition, two transfer/irrigation dams will be developed for a combined 40 000cubic metre capacity with a maximum wall height of 4m in an old quarry site.
- All the soils will be prepared to maximum depth of 0.5m for all the proposed activities described above.
- Palao is orange/high.
- Visually, the farms are located on both sides of the N7 just before Clanwilliam, but this type of agricultural activity is incredibly typical for the Citrusdal region along the N7.
- The general Clanwilliam area, especially near koppies and the Clanwilliam river, are hotspots for archaeology.
- To note, on SAHRIS there are two BGG sites on the eastern portion of the farm and three recorded archaeological sites (nowhere near the development area though).
- EAP recommends NFS.

COMMENT

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

RB

14.12 Erf 16016, 1 Keerom Street, Wellington, S34-Total Demolition
Case No: HWC25041406SVB0415

OUTSTANDING INFORMATION

Local Authority comments / Local Municipality comments; Registered conservation body comment.

SVB

14.13 Erf 1650, 40 Van Der Stel Street, Stellenbosch, S34-Total Demolition
Case No: HWC25041704SVB0422

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is ungraded and outside the declared Grade I area, however it is within the Proposed Urban Character Area.
- Work as applied for has not started.
- The proposal is for total demolition of the dwelling unit and ancillary structures on the site.
- SIG do not object to the proposal.
- SHF did not respond.

- Stellenbosch Municipality did not respond.
- ClfA did not respond.

DECISION

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

SVB

14.14 Erf 175, 18 Bloem Street, Riebeek Kasteel, S34-Additions & Alterations **Case No: HWC25040108SVB0415**

OUTSTANDING INFORMATION

Coloured up to scale plan with dimensions indicating potential unauthorized work.

SVB

14.15 Erf 2429, 8 Bien Donne Road, Pinelands, S34-Additions & Alterations **Case No: HWC25041701SVB0422**

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is ungraded and outside any HPO.
- Work as applied for has not started.
- The proposal is for internal alterations to create an open plan living space, a scullery, study and ensuite within the existing footprint and for the addition of a veranda.
- CoCT support the proposal.

DECISION

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

SVB

14.16 Erf 31677, 58 Liesbeek Road, Rosebank, S34-Minor Works **Case No: HWC25041501SVB0416**

OUTSTANDING INFORMATION

Internal photographs; External photographs.

SVB

14.17 Erf 65233, 8 Pearson Avenue, Kenilworth, S34-Additions **Case No: HWC25032415SVB0416**

OUTSTANDING INFORMATION

Coloured up to scale plan with dimensions; External photographs; Local authority / Local Municipality comments' Registered conservation body comment.

SVB

14.18 Erf 776,9 Avenue Koosani, Sea Point, S34-Minor Works **Case No: HWC25041507SVB0416**

OUTSTANDING INFORMATION

Power of Attorney; Clear Locality Plan or Map.

SVB

14.19 Erf 907, 24 Marmion Road, Oranjezicht, S34-Additions & Alterations
Case No: HWC25041508SVB0417

OUTSTANDING INFORMATION

Power of Attorney; Coloured up to scale plan with dimensions; Internal photographs; External photographs; Streetscape / contextual images; Local Authority comments / Local Municipality comments; Registered conservation body comment.

SVB

14.20 Erf 9472, 10 Kinrae Crescent, Fish Hoek, S34-Alterations & Additions
Case No: HWC25031903SVB0415

OUTSTANDING INFORMATION

Power of Attorney (should the owner not have signed the application form); Title Deed; Company or Trust Resolution (where applicable); External photographs; Streetscape / contextual images; Registered conservation body comment.

SVB

14.21 Erven 4507-RE, 4508 & 4509, Cnr St Georges Street & Shortmarket Street, Cape Town City Centre, S38(4)-HIA
Case No: HWC24010803SJ0108

Ms Sofia Briel introduced the item.

DISCUSSION

- The proposal is to repurpose the buildings across the three erven, for retail, office and hotel use with a new additional floor component to be added (additional storeys). This would entail repurposing the banking halls, which area all half-a-level up. Access and visual contact with the streets will have to be improved for retail, hospitality and restaurant use, as will the emergency exits to meet with today's fire regulations especially with the intended additional floors.
- All three properties are graded IIIA and are within the Central City HPOZ.
- The trigger for the NID application was S38(1)(c)(ii) involving three or more erven or subdivisions thereof.
- An RNID was issued to the applicant on 9 February for the proposed redevelopment of Erf 4507 (also known as the Nedbank building), Erf 4508 (formerly Bank of Africa & FNB building) and Erf 4509 (formely Barclays Bank and FNB building). The following studies were requested:
 - Architectural emphasis (including a fabric analysis; and historical analysis)
 - Visual Impact Assessment on the townscape context at varying scales, with a focus on the ground level interface
- An overview of the HIA Findings are as follows:
 - This triad of heritage significant but uni-functional buildings in effect neutralised large portions of the pedestrianised environment.
 - The proposals for their revitalisation were embedded in an urban design framework within which the public realm was reimagined to generate a mixed-use and inclusive environment, that together with other properties in common ownership could be actualised – and accord with the City's Local Spatial Development Framework, 2024.
 - The impacts of the proposals on these three Grade IIIA heritage resources, by the internal re-arrangements and the addition floors over, and on any other buildings of significance in the surrounds have been responsively addressed and are minimal. But for the lowering of the cills, there is nothing adverse and therefore no need for evaluating any alternatives to minimise any impacts.
- Consultation was carried out with the following I&AP: CIBRA; CoCT and ClfA and their concerns were addressed in the HIA.
- The HIA recommendations were as follows:

- (1) the architects' proposals, substantially as set out in AnnexureD* be approved by Heritage Western Cape;
- (2) that details for the replacement of the cornice to Nedbank building, Lot 4507, be submitted for approval;
- (3) and ditto, for the interventions to the bases of each of the buildings to the triad, together with associated method statements and the proviso that any components to be removed be considered for appropriate integration within the redevelopment or safely stored for future re-use.

DECISION

The Committee resolved to refer the application to IACom on 14 May 2025 for their expertise.

SVB

14.22 Erf 88221, 2 Main Road, Kalk Bay, S34- Minor Works
Case No: HWC25031914XM0415

OUTSTANDING INFORMATION

Title Deed, SG Diagram, Locality Map, Coloured up plans, Annotated Internal, External & Streetscape photographs.

XM

14.23 Erf 987, 11 Avondale Road, Green Point, S34-Additions & Alterations
Case No: HWC25031107XM0415

Duplicate with XM – 24 March 2025.

XM

14.24 Erf 16537-RE, Rhenish Girls' High School, Koch Street, Stellenbosch, S34-Additions & Alteration
Case No: HWC25030315XM0415

OUTSTANDING INFORMATION

Stellenbosch Heritage Foundation and Stellenbosch municipality comment

XM

14.25 Erf 2533, 5 Victory Court, 48 Davenport Road, Vredehoek, S34-Additions & Alterations
Case No: HWC25031707XM0422

OUTSTANDING INFORMATION

POP with HWC allocated reference Number, Consultation comments: Local municipality and Conservation bodies in the area

XM

14.26 Erf 1109, 321 Ocean View Drive, Fresnaye, S34- Total Demolition
Case No: HWC25040803XM0416

OUTSTANDING INFORMATION

Streetscape photographs, Consultation comments: SFA, Motivation

XM

14.27 Erf 12, 231 Main Road, Green Point, S34-Additions & Alterations
Case No: HWC25031107XM0422

OUTSTANDING INFORMATION

Previous Permit, Demolition plan, Consultation comments: Local municipality and Conservation bodies in the area

XM

14.28 Erf 125638, 51 Clarendon Crescent, Brooklyn, S34-Additions & Alterations
Case No: HWC25032702XM0416

OUTSTANDING INFORMATION

Annotated plans showing work already undertaken and proposed work that is yet to be completed
Company/Trust Resolution, Locality Map, Consultation comments: Local municipality

XM

14.29 Erf 7 1788, 7 Glen Avon, Pinelands, S34- Minor Works
Case No: HWC25021808XM0422

OUTSTANDING INFORMATION

Streetscape photographs

XM

14.30 Erf 3936, 6 Upper Faure Street, Paarl, S34-Additions & Alterations
Case No: HWC25030504XM0422

OUTSTANDING INFORMATION

Work has not started, SG Diagram, Company/Trust Resolution, Consultation comments: Local municipality and Paarl 300

XM

14.31 Erf 51840, 11 Dakota Road, Claremont, S34-Additions & Alterations
Case No: HWC24111903XM0422

OUTSTANDING INFORMATION

NCW on CoCT comment, ungraded on map. To be reviewed Homs 5 May

XM

14.32 Erf 575, 22 Normandie Avenue, Fresnaye, S34- Minor Works
Case No: XM0417

OUTSTANDING INFORMATION

POP with HWC allocated reference Number, Title Deed, Annotated Internal, External & Streetscape Photographs, Consultation comments: Local municipality and Conservation bodies in the area.

XM

14.33 Erf 142, Carosini Street, Laaiplek, Velddrif, S34-Total Demolition
Case No: HWC25041702CH0422

OUTSTANDING INFORMATION

Bergriver Municipality comments

CH

14.34 Erf 153, Pniel Congregational Church, Pniel, Stellenbosch, S38(4)-NID
Case No: HWC25041514CH0416

Ms Chane Herman introduced the item.

DISCUSSION

- Proposed IIIA according to the Stellenbosch Heritage Survey and outside the historic core.
- Site is approximately 10369sqm in extent.
- The site is currently being used as a church and surrounded land uses are residential and agricultural.
- Proposal is for an extension to the existing church hall. The existing church hall was built in the 1970s (i.e., not older than 60 years).
- Work has not started

- There are no anticipated impacts to the church, graveyard, bell and garden of remembrance as the proposed church hall extension will be 50m away from the church and will not be visible from the church precinct.
- The site has been disturbed and therefore little chance of finding undisturbed subsurface material.
- Stellenbosch Municipality supports.
- Stellenbosch Heritage Foundation supports.
- SIG supports.
- Heritage consultant recommends NFS

DECISION

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

CH

14.35 Erf 164197, 19 Governors Lane, Newlands, S34-Minor Works Case No: HWC25041603CH0416

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC outside HPO
- Proposal is to change windows and doors on the street facing facade and for internal alterations.
- Work has not started.
- CoCT supports.
- NRA supports

DECISION

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

14.36 Erf 290, 33 Carstens Street, Tamboerskloof, S27- Additions & Alterations Case No: HWC25041709CH0422

OUTSTANDING INFORMATION

Both owners to sign the application form, additional external photographs, streetscape photographs.

CH

14.37 Erf 48977, 19 Evergreen Avenue, Newlands, S34- Additions & Alterations Case No: CH0416

OUTSTANDING INFORMATION

POP with the HWC reference number, CoCT comment and NCID comment, title deed and SG diagram.

CH

14.38 Erf 940, 9 Stemmet Street, Eastcliff, Hermanus, S34-Minor Works
Case No: HWC25041601CH0417

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC outside HPO
- Proposal is for a minor deviation to the previous approved plan. The deviation includes a roof between the two buildings which will serve as a lobby / passage (see clouded area on east elevation).
- Previous permit (HWC24091906CH1108) was issued on 28 November 2024 for A&A.
- Work has not started.

DECISION

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

CH

14.39 Erf 13782, 44 Nova Constantia Road, Constantia, S34-Minor Works
Case No: HWC25021910CH0415

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC outside HPO
- Proposal is for a new carport and to replace the verandah roof.
- Work has not started.
- CoCT supports.

DECISION

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

CH

14.40 Erf 1686, 1687-RE & 1688, 24 Waterkant Street, Cape Town, S34-Emergency
Case No: HWC24112902CH0422

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA inside HPO
- Proposal is to repair the existing balcony. The building is 3 storeys high with an existing balcony on the first floor that overhangs the public pavement, supported by cast iron columns on the ground floor. The balcony has fallen into a state of disrepair on the corner and is need of repair
- Hulme & Associates (consulting structural and civil engineers) inspected the balcony on 15 August 2024 and noted the following:
 - The concrete floor at the corner area of the balcony has been removed and it is presumed due to previous distress/failure. The ceiling has been compromised due to failed waterproofing and pigeons are currently roosting in this area.
 - The steel beams on the remainder of the balcony has corroded significantly. A cursory visual inspection suggests that the balcony's load-bearing capacity is unlikely to meet current SANS code requirements. Given that the concrete is likely unreinforced, the risk of sudden collapse under load must be acknowledged.

- The repair work includes supporting the existing slabs with new, underslung, steel beams that will span from the building to the fascia beam similar to those existing.
- Repairing the beams are opted for instead of demolition as demolition will create risk of collateral damage to the walls of the existing masonry and risk damaging the cast iron balustrades.
- For the corner section where concrete was removed, it is proposed to use a solution of steel and timber to avoid the deadload of concrete and would allow the structural design to be simplified in that the existing corner beam would readily be justified as having sufficient capacity. The timber can be designed to support the balcony live load as recommended in the SANS loading code. The top of the timber boarding can be designed to accommodate screed so that the final waterproofed surface would have same appearance as the concrete on either side.
- Work has not started.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. Approval is given on condition that:

1. The work must be monitored by a suitably qualified structural engineer.
2. HWC must be provided with the details of the structural engineer and their CV confirming suitability to oversee the work.
3. A letter of appointment must be signed by the applicant and the appointed structural engineer.
4. A close-out report, compiled by a suitably qualified structural engineer, must be submitted to HWC within 30 days of practical completion.

Once point 2 and 3 above has been fulfilled, HWC will provide the required permit.

CH

14.41 Erf 3432, 58 Main Road, Paarl, S27-Deviation Case No: HWC25040905CH0415

Ms Chane Herman introduced the item.

DISCUSSION

- Grade II, inside the Special Character Protected Area Overlay Zone of Paarl.
- Proposal is for deviations from the previous approved permit for maintenance and repairs.
- The work in the current application includes removal of certain internal walls in Main building and Outbuilding, new openings in internal walls, changes to certain doors (in Main Building interior, and also the external garage doors in the outbuildings), removal of modern additions (at kitchen and at link between main building and outbuilding, changes to floor finishes in existing tiled areas, back stoep and exterior paving, new braai area and for parking as per rezoning minimum requirement (refer to page 3 and 4 of the heritage reports for a detailed description of the proposed work).
- Work has not started.
- Drakenstein Municipality supports
- DHF provided comment stating that there should be more landscaping in the parking area on Main Road. DHF stands by their previous comment with regards to the proposed front door being widened to match the approximate width of the louver shutters on the front facade. A fielded panelled door with plaster moulding to match the existing doors should be used. Alternatively, a wide modern frameless glass door could be installed.
- Paarl300 Foundation supports.
- The heritage report noted that the proposal is generally acceptable and will benefit the proposal however the removal of entire internal walls obscures the reading of the original plan layout. Further stating that the original plan layout has already been obscured by the post-1951 division of the house into two living units. The other proposed work is deemed to have a positive impact on the heritage resource.

The heritage consultant recommends the following changes be made to the proposed plans:

1. Undertake plaster stripping of the walls proposed for removal at their junctions to the outside walls and internal longitudinal wall, to determine if any of these walls form part of the post 1951 alteration which divided the house into two units. Such walls could then be motivated to be removed fully. Any walls which form part of the older fabric, i.e. is tied in and of the same material as the outer and longitudinal internal wall, should have substantial enough nibs retained (at least 450mm) so that the original room layout of the structure remains legible. The wall at the Front Office was the original hallway side wall and should retain nibs.
 2. The fireplace could be re-used elsewhere, and it could be fitted with a flue.
 3. Store the two doors that are proposed for removal in the attic of the main building.
 4. Plaster stripping could be done on the interior around the central window on the front façade to determine the original door size in this position, which would have been the central front door.
 5. There is too much parking presented in the front yard. It is understood that the current owner will not really make use of so much parking. However, the rezoning will remain in place for future owners. It is recommended that as much as possible parking is moved to the back yard, and that further plant screening be introduced on Main Street.
- The Committee noted the following:
 - There are discrepancies in the number of parking bays proposed on landscape plan (10 bays) and building plan (7 bays).
 - If the rear area is to be used for additional parking, parking bay no.1 should be omitted due to the narrow turning space between the building and common boundary wall.
 - The current owner will not necessarily use the parking however with the rezoning being in place, it may be used by the future owner.
 - The landscape plan submitted does not indicate any new trees towards Main Road apart from hedge planting along the boundary lines and a rose garden in front of the verandah. Two new trees at proposed at the rear.
 - To introduce more trees/screening on Main Road (specifically referencing to the building plan), it is recommended that parking bays 1, 4 and 7 be omitted from the drawings and to use the space at bays 4 and 7 for additional landscaping. An additional parking bay can then be placed to the left of bay 5.
 - The building sits on gentle slope and therefore the buildings street interface would not be obscured.
 - No changes are proposed to the street facing façade of the building.
 - The Committee agrees with the recommendations made by the heritage practitioner with regards to the retention of wall nibs in the oldest section of the building by at least 450mm (as indicated in a yellow dotted line on page 19 of the heritage report). The retention of these nibs will preserve the historic spatial configuration even after the walls are removed. The nibs will also ensure that the original layout of the structure remains legible.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Parking bays 1, 4 and 7 must be omitted from the drawings. Parking bays 4 and 7, as indicated on the drawings dated 3 March 2025, prepared by Arch on Main must be used for additional landscaping.
2. An updated landscape plan must be submitted indicating the additional landscaping along Main Road.
3. Wall nibs must be retained by at least 450mm in the oldest section of the building. This must be annotated on the drawings.

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded however given the high local significance, the church could be at least a IIIB or IIIA.
- Wittewater was formally established on 1 April 1859 as a Moravian mission village and the church was constructed in 1911.
- Proposal is to repair the church that was damaged by a fire on 12 September 2024.
- The burnt roof sheets have since been removed. The damage was both direct and indirect. Direct damage is limited to the church vestry which comprises two interleading rooms, i.e. vestry rooms 1 & 2. Indirect damage is from the water used to firefighters and has resulted in waterborne soot stains across the entire interior of the church auditorium
- Work has not started.
- Structural engineers report (dated 24 September 2024) notes that the south side of the church was badly damaged but can be restored. The most challenging problem will be to remove and replace the timber window and door frames, including the timber lintels which extend 200 – 300 mm into the brickwork on either side of the door and window openings.

There are 9 recommendations proposed by the structural engineer:

1. Create holes for 75 x 75 hardwood needles in the positions shown by the yellow squares, just above the damaged lintels, at roughly third points across the width of the opening.
 2. Insert 1 500 mm long 75 x 75 hardwood needles (to project 500 mm on either side of the 500 mm thick wall, allowing space to slide out burnt lintels).
 3. Position props on either side of the opening, under the ends of the needles. Ensure that the props are on firm ground – install spreaders if necessary. Do not torque up the props tightly, they are intended only to support the brick wall above them, not to lift it.
 4. Carefully remove all brickwork above the lintel, up to the top of the needles, for the width of the lintel.
 5. Remove the burnt lintels and frames.
 6. Insert new timber lintels and frames, to match existing as closely as possible.
 7. Rebuild brickwork, removing the props and needles only after the mortar has cured sufficiently.
 8. If there are cracks above the lintel, install glass fibre and co-polymer based composite fibre mesh (e.g. Duramesh, not stainless steel as stated in the annexure) up to 1 m beyond either side of the opening, as shown by the green rectangle. Fix the mesh to brickwork using stainless steel screws as specified in the Annexure.
 9. Apply plaster as set out in the Annexure.
- Additional recommendations were made for the removal and reapplication of internal and external plaster, the replacement of all timber floor boards and floor joists, the replacement of the entire roof and that the roof void be inspected any damage.
 - The remedial work as proposed in the heritage report includes crack reinforcements, re-plastering with a lime/sand plaster in accordance with the detailed specification provided in the report, prime and re-paint building with breathable paint such as Breathcoat or conservation architect approved alternative, replacing windows to match existing after removing the burned lintels (prestressed lintels can be used instead of timber lintels as specified by the engineer if required), retain arched external soffits, prime and paint windows, replace ceiling to match the pre-existing ceiling, replace dislodged bricks along the roofline, replace the asbestos cement rainwater goods with PVC rainwater gutters and downpipes, replace suspended flooring to a similar appearance as the pre-existing flooring (T&G SA pine boards will be a suitable replacement), treat structural cracks if encountered in vestry room 2, remove all loose plaster, retain window 3 and repair it as far as possible, doors 1, 2 and 3 are to be replaced with matching equivalents (including the moulded architraves and timber lining of the door reveal), suspended timber floor to be replaced if damaged and be retained where possible, repairs to fire damaged ceiling boards. This work applies to vestry room 1 and 2 and the church

auditorium.

- The Committee supports the grading of IIIA

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. Approval is given on condition that:

1. The work must be monitored by a suitably qualified structural engineer and a suitably qualified architect with heritage experience.
2. HWC must be provided with the details of the structural engineer and architect and their CVs confirming suitability to oversee the work.
3. A close-out report, compiled by the structural engineer and architect, must be submitted to HWC within 30 days of practical completion.

Once point 2 above has been fulfilled, HWC will provide the required permit.

CH

14.43 Divisional Road 1227 Bridge, Napier, S38(8)-NID Case No: HWC25032502CN0417

Ms Corne Nortje introduced the item.

DISCUSSION

- Section 38(8) with DEA&DP as the authorising authority.
- S38(1) trigger(s): No trigger as the length of the bridge is 35.5m in extent.
- Property: Extent cannot be determined, as it's a road reserve. Existing land use is for transport purposes and the zoning is Transport. The surrounding land uses are agricultural activities.
- Proposal: To demolish and replace the existing bridge.
- Heritage resources: N/A. Applicant states that Fossil Finds Procedure will be appended to the EMPr for construction purposes.

COMMENT

The proposal does not trigger the NHRA. A letter of no trigger to be issued. A Section 34 application must be submitted for the proposed demolition of the bridge.

CN

14.44 Erf 12637, 16 Lille Street, Paarl, S34- Additions & Alterations Case No: HWC25032503CN0415

Ms Corne Nortje introduced the item.

DISCUSSION

- Grading: Ungraded
- HPO: Outside
- Status of work: Completed
- Proposal: For extensions to the lower ground and ground floor, as well as internal alterations.
- Consultation:
- DHAC has no objection
- Paarl 300 does not support and cannot comment on work already completed
- DHF has no objection
- Heritage considerations: No impact to the heritage resource

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.

CN

- 14.45** **Erf 14076, 96 Zwaanswyk Road, Tokai, S34-Additions, Alterations & Partial Demolition**
Case No: HWC25033107CN0416

OUTSTANDING INFORMATION

Streetscape photos required

CN

- 14.46** **Erf 159255, 10 Mark Road, Claremont, S34-Additions, Alterations & Partial Demolition**
Case No: HWC25040807CN0415

OUTSTANDING INFORMATION

Company Resolution, UCRRA comments and motivation required

CN

- 14.47** **Erf 2160, 70 Loop Street, Cape Town City Centre, S34-Minor Works**
Case No: HWC25041707CN0422

Mr John Wilson Harris was present and took part in the discussion.

DISCUSSION

- Grading IIIA
- HPO Inside
- Status of work: Not started
- Proposal: For reconstruction of the roof and ventilation lantern. The principle is to replicate the previous roof with the undamaged fabric that was salvaged. Furthermore, repair is proposed to all fire damaged walls, floors and ceilings, clearing of all boarding to windows and doors and the restore the interior to match the original building.
- Previous approvals: Emergency Permit dated 15 October 2024 issued for the removal of fire debris and to make building safe. A close out report was endorsed by HOMS on 5 February 2025, as having met Condition 1 & 2 of the permit.
- Heritage considerations: Victorian Style Building dating 1896. The proposals to restore the building seem appropriate and do not impact on the IIIA heritage resource.
- Other Considerations: The applicant has not met Condition 3 of the emergency permit: A heritage agreement in terms of Section 42 of the NHRA must be entered into between the owners and HWC within 6 months in order to establish the way forward for the required restoration of the heritage resource. Emergency Permit dates 15 October 2024. The Heritage Agreement should have been submitted by 15 April 2025.

UNDER INVESTIGATION

The applicant must enter into a Heritage Agreement with HWC, as per condition 3 of the Emergency Permit dated 15 October 2024

CN

- 14.48** **Erf 766, 24 Derry Street, Vredehoek, S34-Minor Works**
Case No: HWC25041101CN0415

OUTSTANDING INFORMATION

2023 Application Form and streetscape photos required.

CN

14.49 Erf 806, 6 Krom Street, Montagu, S34-Additions & Alterations
Case No: HWC25032801CN0417

OUTSTANDING INFORMATION

Completed application form - confirmation of status of work and motivation, and Montagu Heritage Association comments required.

CN

14.50 Erven 2001-RE, 14701, 14702, 14703 and 19201, Louis Fourie Road, Mossel Bay, S38(8)-NID
Case No: HWC25041113CN0422

OUTSTANDING INFORMATION

Correct POP required.

CN

14.51 Erven 2667, 2686 & 2687, 1-3 Dagbreek Lane, Grootbrak Rivier, S38(8)-NID
Case No: HWC25031125CN0422

OUTSTANDING INFORMATION

Correct POP required.

CN

14.52 Erven 9231, 9232, 9233, 9234, 9442-RE, 15675 & 16096, Marlin Street, Mossel Bay, S38(8)-NID
Case No: HWC25041112CN0422

OUTSTANDING INFORMATION

Correct POP required.

CN

14.53 Portion 12-RE of Farm 1298, Via R46, Hermon, S38(1)-NID
Case No: HWC25040106CN0417

OUTSTANDING INFORMATION

2023 Application Form, Topo Map/KMZ, Palaeo Map, Photos that are not Google Streetview and SG diagram

CN

10 Other Matters

11 Adoption of Resolutions and Decisions

SVB moves to adopt and RB seconds the adoption of resolutions and decisions of the meeting of 31 March 2025.

12 Closure

The chairperson, Ms Chiara Singh, officially closed the meeting at 13H54.

13 Date of next meeting: 6 May 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers & Residents Association

CoCT – City of Cape Town

CTHT – Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM – Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfrae Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA- Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW – Not Conservation Worthy

NEMA - National Environmental Management Act (No. 107 of 1998)

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

CSDBOA - Clifton-On-Sea & District Bungalow Owners Association

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage protects overlay.

HWC – Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

NHRA - National Heritage Resources Act (No. 25) of 1999

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA - Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC - Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association