



## **MEETING OF HERITAGE WESTERN CAPE'S HERITAGE OFFICERS MEETING (HOMS)**

**DATE: Monday, 31 March 2025**

**TIME: 08:30**

**VIA MICROSOFT TEAMS**

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**Follow this link to join the WhatsApp group:**

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## **RULES FOR HERITAGE WESTERN CAPE COUNCIL and COMMITTEE MEETINGS**

- 1) **Engage in productive discussions:** The Chairperson will guide the meeting, and all questions and comments must be directed through the Chairperson, who will give permission to speak.
- 2) **Respect the time limit:** Parties should limit their oral representations to the time set by the Chairperson unless the committee agrees to extend the period.
- 3) **Stay focused on the topic:** The members of the committee have already familiarized themselves with the written representations, so there's no need to repeat this information. The Chair will ask parties to focus on new information.
- 4) **Ask and answer to questions:** Members of the committee may ask questions to parties, and all responses should be made through the Chair.
- 5) **Maintain a positive atmosphere:** No cross-examination of parties by other parties is allowed, and parties should refrain from repeating information, using unbecoming language, making irrelevant or personal attacks, and focus on the heritage merits of the matter.
- 6) **Show proper conduct:** If an individual engages in misconduct, obstructs the business of a meeting, declines to withdraw any expression when asked to do so by the Chair, indulges in repetition, unbecoming language, or remarks, or commits any breach of the rules, the Chair may direct them to behave properly.
- 7) **Respect the chair's decision:** If a member or non-member disregards the Chair's directions, the Chair may ask them to leave the meeting for a specified period or have them removed from the meeting.
- 8) **Encourage good behaviour:** If the Chair fails to act, any member may move a motion to require the Chair to enforce proper behaviour.
- 9) **Follow the Code of Conduct:** The entire Code of Conduct applies to all HWC meetings, and everyone should be mindful of their behaviour and language.
- 10) **Let's work together:** The Heritage Western Cape Committee Meetings are an opportunity to work together towards building social cohesion. Let's work towards a productive and respectful meeting.

1. **Opening and Welcome**
2. **Attendance**
3. **Apologies**
4. **Acceptance of the Code of Conduct**
5. **Approval of Agenda**
  - 5.1 31 March 2025
6. **Approval of Minutes of the Previous Meeting**
  - 6.1 24 March 2025 (SJ)
7. **Disclosure of Conflict of Interest**
8. **Confidential Matters**
9. **Standing Items**
  - 9.1 **Site Inspections Undertaken**
    - 9.1.1 Erf 11827, Afrikaanse Taal Monument (Mountain Commonage), Gabbema Doordrfit Street, Paarl (CH)
    - 9.1.2 Erf 775-RE, 469 Main Road, Paarl (CN)
    - 9.1.3 Erf 87114-RE, 181 Main Road, Muizenberg - Muizenberg Train Station (CN)
  - 9.2 **Proposed Site Inspections**
  - 9.3 **Site Inspection Reports**
    - 9.3.1 Erf 11827, Afrikaanse Taal Monument (Mountain Commonage), Gabbema Doordrfit Street, Paarl (CH)
    - 9.3.2 Erven 4536 and 4537, Beach Boulevard, Blouberg (SB)
    - 9.3.3 Erf 775-RE, 469 Main Road, Paarl (CN)
    - 9.3.4 Erf 87114-RE, 181 Main Road, Muizenberg - Muizenberg Train Station (CN)
  - 9.4 **Preparation for Upcoming Committee Meetings**
    - 9.4.1 Appeals: 02 April 2025
    - 9.4.2 HOMs: 07 April 2025
  - 9.5 **Tribunal Updates (HWC Legal)**
  - 9.6 **Interim and Close-Out Reports**
    - 9.6.1 Close Out Report: Erf 2378, 27 St James, Vredehoek (HWC23080704SB0815)
  - 9.7 **Incomplete Applications**
  - 9.8 **Archaeological Matters**
  - 9.9 **Illegal Works Database: Stop Works Orders Issued**
    - 9.9.1 Erf 775-RE, 469 Main Road, Paarl (CN)
  - 9.10 **Permit Deadline**

10. **Administrative Matters**
  - 10.1 Erf 91062, 29 Durban Road, Wynberg, S27-Additions & Alterations (SVB)
11. **Monitoring by Practitioner**
12. **Discussion of the Agenda**

#### **MATTERS TO BE DISCUSSED**

|              |                                                                                                                                   |            |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>13</b>    | <b><u>MATTERS ARISING</u></b>                                                                                                     |            |
| <b>13.1</b>  | <b>Erf 1243, 6 Molteno Street, Gardens, S34-Additions &amp; Alterations<br/>Case No: HWC24040406CH0516</b>                        | <b>CH</b>  |
| <b>13.2</b>  | <b>Erf 14226, 78 Roodebloem Road, Woodstock, S34-Additions &amp; Alterations<br/>Case No: HWC25030604CH0307</b>                   | <b>CH</b>  |
| <b>13.3</b>  | <b>Erf 144432, 24 Arnold Street, Observatory, S34-Additions &amp; Alterations<br/>Case No: HWC25020504CH0210</b>                  | <b>CH</b>  |
| <b>13.4</b>  | <b>Erf 594, 2 Peddie Road, Milnerton, S34-Additions &amp; Alterations<br/>Case No: HWC250300405CH0305</b>                         | <b>CH</b>  |
| <b>13.5</b>  | <b>Erf 2423, 10 Elba Street, Paarl, S34-Additions &amp; Alterations<br/>Case No.: HWC25022605CH0304</b>                           | <b>CH</b>  |
| <b>13.6</b>  | <b>Erf 72, 4 Forest Drive, Pinelands, S34-Additions &amp; Alterations<br/>Case No.: HWC25022602CH0304</b>                         | <b>CH</b>  |
| <b>13.7</b>  | <b>Erf 1325, 6 Bird Street, Stellenbosch, S34-Minor Works<br/>Case No.: HWC25020417CH0304</b>                                     | <b>CH</b>  |
| <b>13.8</b>  | <b>Erf 1045, 52 Sarel Cilliers Street, Strand, S34-Additions &amp; Alterations<br/>Case No: HWC25030704CN0312</b>                 | <b>CN</b>  |
| <b>13.9</b>  | <b>Erf 3446, 20 Acacia Way, Pinelands, S34-Additions &amp; Alterations<br/>Case No: HWC25031204CN0313</b>                         | <b>CN</b>  |
| <b>13.10</b> | <b>Erf 5356, 17 Wynberg Street, Paarl, S34-Additions &amp; Alterations<br/>Case No: HWC25021806CN0113</b>                         | <b>CN</b>  |
| <b>13.11</b> | <b>Erf 1194, 14 Friars Road, Section 18 and 11 Chamonix, Unit 9, Sea Point, S34 – Minor Works<br/>Case No: HWC25012013CSI0214</b> | <b>CSI</b> |
| <b>13.12</b> | <b>Erf 1505, 31 Beach Road, Green Point, S34 – Minor Works<br/>Case No: HWC25011004CSI0203</b>                                    | <b>CSI</b> |
| <b>13.13</b> | <b>Erf 57112-RE, 2 Carbrook Avenue, Claremont, S34 – Minor Works<br/>Case No: HWC25031102CSI0312</b>                              | <b>CSI</b> |
| <b>13.14</b> | <b>Erf 91325, 35 Wolfe Street, Wynberg, S27 – Additions &amp; Alterations<br/>Case No: HWC25010715CSI0123</b>                     | <b>CSI</b> |
| <b>13.15</b> | <b>Erf 957, 9 Avenue Fontain Bleu, Fresnaye, S34 – Additions &amp; Alterations</b>                                                | <b>CSI</b> |

**Case No:** HWC25020403CSI0306

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|              |                                                                                                                                                                              | <b>CSI</b> |
| <b>13.16</b> | <b>Farm 1029-RE, off the R45, Mariama Mining, Malmesbury, Saldanha Bay, S38(8) – HIA</b><br><b>Case No:</b> HWC24101601CSI1022 & 24101526                                    | <b>CSI</b> |
| <b>13.17</b> | <b>Erf 733-RE, 13 Krige Road, Stellenbosch, S34 – Minor Works</b><br><b>Case No:</b> HWC25031302EJV0307                                                                      | <b>EJV</b> |
| <b>13.18</b> | <b>Erf 11337, 18 Plein Street, Woodstock, S34- Additions and Alteration</b><br><b>Case No:</b> HWC25031206SB0307                                                             | <b>SB</b>  |
| <b>13.19</b> | <b>Erf 1953, 4 Kloof Street, Gordon's Bay, S34- Additions and Alteration</b><br><b>Case No:</b> HWC25030310SB0304                                                            | <b>SB</b>  |
| <b>13.20</b> | <b>Erf 276,4 Peerboom Street, Thornton, S34- Additions and Alteration</b><br><b>Case No:</b> HWC25031810SB0314                                                               | <b>SB</b>  |
| <b>13.21</b> | <b>Erf 439, 440 and 442, The Grey Hotel, 47 &amp; 49 Napier Street, 13 Jarvis Street, De Waterkant, Cape Town, S34-Permit extension</b><br><b>Case No:</b> HWC24120906SB0306 | <b>SB</b>  |
| <b>13.22</b> | <b>Erf 672,1A Merten Street, Paarl, S34-Additions</b><br><b>Case No:</b> HWC24100205SB1118                                                                                   | <b>SB</b>  |
| <b>13.23</b> | <b>Erf 13495-RE, 252 Roodebloem Road, Woodstock, S34-Minor Works</b><br><b>Case No:</b> HWC25030701SVB0312                                                                   | <b>SVB</b> |
| <b>13.24</b> | <b>Erf 97234, 7 Middleton Road, Claremont, S34-Additions &amp; Alterations</b><br><b>Case No:</b> HWC25020406SVB0227                                                         | <b>SVB</b> |
| <b>13.25</b> | <b>Erf 1939, 34 Lourensford Road, Somerset West,S34-Minor Works</b><br><b>Case No:</b> HWC24121032XM0107                                                                     | <b>XM</b>  |
| <b>13.26</b> | <b>Erf 1424, 7 Vesperdene Road, Green Point, S34-Additions &amp; Alterations</b><br><b>Case No:</b> HWC25010608XM01114                                                       | <b>XM</b>  |
| <b>13.27</b> | <b>Erf 1024, 103 Monreith, Hall Road, Sea Point, S34-Minor Works</b><br><b>Case No:</b> HWC24121004XM0129                                                                    | <b>XM</b>  |
| <b>13.28</b> | <b>Erf 128, The Diplomat, Tulbagh Square, 8 Hans Strijdom Avenue, Cape Town, S34- Minor Works</b><br><b>Case No:</b> HWC25031101XM0312                                       | <b>XM</b>  |
| <b>13.29</b> | <b>Erf 155105, 6 Lever Road, Kalk Bay, S34-Additions &amp; Alterations</b><br><b>Case No:</b> HWC24041610XM0109                                                              | <b>XM</b>  |
| <b>13.30</b> | <b>Erf 162904, CT Metro Police Training College, 10 Margate Road, Muizenberg, S34-Additions &amp; Alterations</b><br><b>Case No:</b> HWC24111105SJ1112                       | <b>SJ</b>  |
| <b>13.31</b> | <b>Erf 163045, Tothills Building, Corner Buitengracht and Castle Streets, Cape Town, S34-Minor Works</b><br><b>Case No:</b> HWC25020514SJ0211                                | <b>SJ</b>  |
| <b>13.32</b> | <b>Erf 971, 1 Belair Drive, Constantia, S34-Total Demolition</b><br><b>Case No:</b> HWC25012011SJ0304                                                                        | <b>SJ</b>  |

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| <b>13.33</b> | <b>Erf 970-Re, 7 Belair Drive, Constantia, S34-Total Demolition</b><br><b>Case No: HWC25012012SJ0304</b>                                  | <b>SJ</b>  |
| <b>14</b>    | <b><u>NEW MATTERS</u></b>                                                                                                                 |            |
| <b>14.1</b>  | <b>Erf 117955, 21 Lower Main Road, Observatory, S34-Additions &amp; Alterations</b><br><b>Case No: HWC25031714CH0318</b>                  | <b>CH</b>  |
| <b>14.2</b>  | <b>Erf 1434, 25 Leeuwenhof Road, Higgovale, Oranjezicht, S34-Additions &amp; Alterations</b><br><b>Case No: HWC25031713CH0318</b>         | <b>CH</b>  |
| <b>14.3</b>  | <b>Caledon Farm CN863/0, Steenbras Nature Reserve, Steenbras Dam, Cape Town, S34-Emergency</b><br><b>Case No: HWC25031702CH0318</b>       | <b>CH</b>  |
| <b>14.4</b>  | <b>Erf 237, 16 Markstraat, Elim, S27-Additions &amp; Alterations</b><br><b>Case No: HWC25031718CH0319</b>                                 | <b>CH</b>  |
| <b>14.5</b>  | <b>Erf 874, CP Nel Museum, 3 Baron van Reede Street, Oudtshoorn, S27-Minor Works</b><br><b>Case No: CH0319</b>                            | <b>CH</b>  |
| <b>14.6</b>  | <b>Erf 1621, 124 York Street, George, S27-Restoration</b><br><b>Case No: HWC25011303CH0319</b>                                            | <b>CH</b>  |
| <b>14.7</b>  | <b>Erf 3715, St Cyprian's School (Art Block), 4 Gorge Road, Oranjezicht, S38(4)-Final Heritage Report</b><br><b>Case No: CH0304</b>       | <b>CH</b>  |
| <b>14.8</b>  | <b>Erf 1051, 18 Bain Street, Wellington, S34 – Additions &amp; Alterations</b><br><b>Case No: HWC25032406CSI0324</b>                      | <b>CSI</b> |
| <b>14.9</b>  | <b>Erf 1328, 16 Castle Street, Paarl, S34 – Additions &amp; Alterations</b><br><b>Case No: HWC25032405CSI0324</b>                         | <b>CSI</b> |
| <b>14.10</b> | <b>Erf 28767, 156 Main Street, Paarl, S34 – Additions &amp; Alterations</b><br><b>Case No: HWC25032002CSI0324</b>                         | <b>CSI</b> |
| <b>14.11</b> | <b>Erf 3269, 39 Dirkie Uys Street, Franschhoek, S34 - Minor Works</b><br><b>Case No: HWC25030708CSI0318</b>                               | <b>CSI</b> |
| <b>14.12</b> | <b>Erf 49, 34 Old Cape Road, Paradise, Knysna, S34 - Minor Works</b><br><b>Case No: HWC24101417CSI0319</b>                                | <b>CSI</b> |
| <b>14.13</b> | <b>Erf 664, 21 Bellvue Road, Sea Point, S34 – Additions &amp; Alterations</b><br><b>Case No: HWC24120911EJV0124</b>                       | <b>CSI</b> |
| <b>14.14</b> | <b>Erf 1066-RE, Basse Cottage, Basse Provence, 45 Main Road, Franschhoek, S34 - Minor Works</b><br><b>Case No: HWC25030513CSI0314</b>     | <b>CSI</b> |
| <b>14.15</b> | <b>Erf 1066-RE, Basse Homestead, Basse Provence, 45 Main Road, Franschhoek, S34 - Minor Works</b><br><b>Case No: HWC25030512CSI0314</b>   | <b>CSI</b> |
| <b>14.16</b> | <b>Erf 1066-RE, Basse Jonkershuis, Basse Provence, 45 Main Road, Franschhoek, S34 - Minor Works</b><br><b>Case No: HWC25030511CSI0314</b> | <b>CSI</b> |
| <b>14.17</b> | <b>Ptn 20 of Farm 172, Farm Woodville, Seven Passes Road, George, S34 – Additions &amp; Alterations</b>                                   |            |

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|              | <b>Case No: HWC24091101CSI0318</b>                                                                                                                                                                                        | <b>CSI</b> |
| <b>14.18</b> | <b>Erf 172362-RE, 6 Kenilworth Road, Kenilworth, S34 - Extension</b><br><b>Case No: HWC25031208EJV0318</b>                                                                                                                | <b>EJV</b> |
| <b>14.19</b> | <b>Erf 384, 28 Pypies Square, Vredehoek, S34 – Additions &amp; Alterations</b><br><b>Case No: HWC25031712EJV0319</b>                                                                                                      | <b>EJV</b> |
| <b>14.20</b> | <b>Erf 99, 40 Kortmark Street, Stanford, S31 - Subdivision</b><br><b>Case No: HWC25021319EJV0324</b>                                                                                                                      | <b>EJV</b> |
| <b>14.21</b> | <b>Erf 12994; 12995, 18 &amp; 19 Jan Van Riebeeck Drive, Bella Vista Park, Paarl, S38(4) – NID</b><br><b>Case No: HWC25031719EJV0319</b>                                                                                  | <b>EJV</b> |
| <b>14.22</b> | <b>Erf 1502329-RE; 156138 (Erven 178896; 178895), 122 Boyes Drive and 7 Carisbrooke Steps, St James S38(8) – HIA</b><br><b>Case No: HWC24050602EJV0324</b>                                                                | <b>EJV</b> |
| <b>14.23</b> | <b>Farm 167 Portion 4, Appelbosch, Swellendam, S34 - Total Demolition</b><br><b>Case No: HWC25031108EJV0324</b>                                                                                                           | <b>EJV</b> |
| <b>14.24</b> | <b>Farm 167 Portion 7-RE, Appelbosch, Swellendam, S34 - Total Demolition</b><br><b>Case No: HWC25031109EJV0324</b>                                                                                                        | <b>EJV</b> |
| <b>14.25</b> | <b>Erf 2738, 27 St James Street, Vredehoek, S34 - Maintenance</b><br><b>Case No: HWC25031205SB0319</b>                                                                                                                    | <b>SB</b>  |
| <b>14.26</b> | <b>Erf 47451, 62 Sandown Road, Rondebosch, S34-Deviation</b><br><b>Case No: HWC25031407SVB0320/ HWC23102522CN1113</b>                                                                                                     | <b>SB</b>  |
| <b>14.27</b> | <b>Erf 77, 77 Retief Street, Infanta, S34-Total Demolition</b><br><b>Case No: HWC25031719SB0318</b>                                                                                                                       | <b>SB</b>  |
| <b>14.28</b> | <b>Erf 86752, 176 Main Road, Muizenberg, S34-Minor Work</b><br><b>Case No: HWC25031910SB0320</b>                                                                                                                          | <b>SB</b>  |
| <b>14.29</b> | <b>Portions 4, 5, 11, 14 of Farm Koopmans Kloof 221, Off Botfontein Road, Botfontein Smallholdings, Stellenbosch Farms, S38(8)-HIA</b><br><b>Case No: HWC23092010CN0921</b>                                               | <b>SB</b>  |
| <b>14.30</b> | <b>Portion 7 of Farm Sewesprong 168 (Bantamsfontein) and Remainder of Farm Baakens Rivier No. 155, Provincial Road OP06128 (Matjiesfontein to Ceres), Cape Winelands, S38(8)-NID</b><br><b>Case No: HWC25031801SB0318</b> | <b>SB</b>  |
| <b>14.31</b> | <b>Erf 382, 65 Bath Street, Montagu, S34 - Partial Demolition &amp; Additions</b><br><b>Case No: HWC25032009SB0324</b>                                                                                                    | <b>SB</b>  |
| <b>14.32</b> | <b>Erf 14786, 8 Jubilee Road, Somerset West, S34- Additions and Alteration</b><br><b>Case No: HWC25031128SB0324</b>                                                                                                       | <b>SB</b>  |
| <b>14.33</b> | <b>Erf 1357, 7 Dagbreek Road, Pinelands, S34-Additions &amp; Alterations</b><br><b>Case No: HWC25031804SVB0318</b>                                                                                                        | <b>SVB</b> |
| <b>14.34</b> | <b>Erf 15821, 96 Durban Street, Worcester, S34-Partial Demolition &amp; Restoration</b><br><b>Case No: HWC25031306SVB0319</b>                                                                                             |            |

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| 14.35 | Erf 1883, 13 Glen Avon Road, Pinelands, S34-Additions & Alterations<br>Case No: HWC25031715SVB0319                             | SVB |
| 14.36 | Erf 548, 222 Kloof Road, Clifton, S34-Total Demolition<br>Case No: HWC25031901SVB0324                                          | SVB |
| 14.37 | Erf 55, 26 Caledon Street, Stanford, S31-Deviation<br>Case No: HWC25021306SVB0324                                              | SVB |
| 14.38 | Erf 67876, 2 Lower Maynard Road, Wynberg, S34-Alterations<br>Case No: HWC25032008SVB0324                                       | SVB |
| 14.39 | Erf 7084, 3 Pinehurst Close, Constantia, S34-Additions & Alterations<br>Case No: HWC25031913SVB0324                            | SVB |
| 14.40 | Erf 11497, 41 Kyle Street, Strand, S34-Additions & Alterations- Deviation<br>Case No: HWC24112128XM0318                        | SVB |
| 14.41 | Erf 127, Die Koetles, Hoewe 143 Kameeldriftweg, Zeekoegat, Stilbaai, S34-Additions & Alterations<br>Case No: HWC25031711XM0318 | XM  |
| 14.42 | Erf 138, Strandstraat, Jongesfontein, S34-Minor Works<br>Case No: HWC23052206XM320                                             | XM  |
| 14.43 | Erf 64259, 1 Chippenham Road, Kenilworth, S34-Additions & Alterations<br>Case No: HWC25022703XM0319                            | XM  |
| 14.44 | Erf 12686, 9 Huising Street, Somerset West, S34-Additions & Alterations<br>Case No: HWC25031905XM0324                          | XM  |
| 14.45 | Erf 2673, 7 Erica Way, Pinelands, S34-Additions & Alterations<br>Case No: XM0324                                               | XM  |
| 14.46 | Erf 417, 178 Main Road, Sea Point, S34- Total Demolition<br>Case No: HWC25020624XM0324                                         | XM  |
| 14.47 | Erf 61234, 6 Derma Road, Kenwyn, S34-Additions & Alterations<br>Case No: HWC25031717XM0324                                     | XM  |

**15 OTHER MATTERS**

**16 ADOPTION OF RESOLUTIONS & DECISIONS**

**17 CLOSURE**

**18 DATE OF NEXT MEETING:**

**7 April 2025**