

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS MEETING  
Held on Monday, 14 October 2024 at 08:30,  
via MS Teams**



**1. Opening and Welcome**

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

**2. Attendance**

**Members**

Ms. Corne Nortje (CN)	(Chairperson)
Ms. Sneha Jhupsee (SJ)	(Specialist Heritage Officer)
Ms. Chiara Singh (CSI) <i>left at 10:43</i>	(Heritage Officer)
Emily Jane Vowles (EJV)	(Heritage Officer)
Ms. Xola Mlwandle (XM)	(Heritage Officer)
Mr Ruan Brand (RB)	(Specialist Heritage Officer)

**Staff**

Ms. Aneeqah Brown (AB)	(Secretariat)
Ms. Nosiphiwo Tafeni	(Admin)
Ms. Waseefa Dhansay (WD)	(Assistant Director: Professional Services)

**Legal Advisor**

Ms. Penelope Meyer (PM)	(Deputy Director: Legal)
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**Observers**

None

**Visitors**

Mr Henry Aikman  
Ms Lesley Armstrong  
Ms Victoria De la Cour  
Ms Berta Hayes  
Ms Anne Marie Fick  
Ms Tali Bruk  
Ms Natalia Cieslik  
Ms Ursula Rigby  
Ms Nicolene Visser  
Mr Clive Theunissen  
Mr Zwelibanzi Shiceka  
Mr Osman Shaboodien  
Ms Janine Maske  
Ms Jacky Poking  
Mr Jonathan Kaplan  
Mr Andre Vercueil

**3. Apologies**

Ms. Stephanie Barnardt-Delport (SB)	(Specialist Heritage Officer)
Ms. Chane Herman (CH)	(Heritage Officer)

**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 14 October with minor edits. EJV moves to adopt the agenda and RB seconds.

6. **Approval of Minutes of the Previous Meeting**

The Committee resolved to hold over the minutes of 7 October, as Ms. Chane Herman (chairperson) was not present in the meeting.

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

None.

9. **Standing Items**

**9.1. Site inspections undertaken.**

9.1.1. 10 October 2024 – 27 Ocean View Drive, Green Point (CN)

9.1.2. Farm 950-Re, Vrede & Lust Farm, Simondium (BELCom matter) (SJ)

**9.2. Proposed Site Inspection**

None

**9.3. Site Inspection Reports**

None

**9.4. Preparation for upcoming Committee meetings**

9.4.1. The committee noted the HRMS and HWC Road Map Meeting on to take place on 15 October 2024.

9.4.2. The committee noted the IACOM to place on 16 October 2024.

**9.5. Tribunal updates (Legal)**

None

**9.6. Interim and Close out Reports**

9.6.1. Erf 164, 47 5<sup>th</sup> Avenue, Melkbosstrand - 20101905TZ1021E (CH)

- A Section 34 A&A permit was issued by HWC on 3 November 2020. Structure is graded III B, and the work included:
  - Replacing all corrugated roof sheets
  - Replacing the rotten timber doors of the enclosed sea-facing veranda with epoxy coated aluminium folding doors.
  - Removing unauthorized floor tiles and reinstating it to its earlier rustic 2011 finish.
  - Refurbishing and re-tiling the bathrooms.
  - Replacing municipal meter box
  - General redecorating and general electrical and lighting repairs.
- Work was done in accordance with the HWC approval with negative impacts to the heritage resource.
- The committee resolved to endorse the close-out report titled Heritage Close Out Report Melkbos Kitchen, dated October 2024, and prepared by ARCON Architectural & Spatial Heritage Consultants, as having met the conditions of the HWC issued permit, dated 3 November 2023.

### 9.6.2. Farm 956, Simondium – HWC20030508SB1020E (SB)

- The Final Close Out Report for Soetmelksvlei Farm 956,
- Purpose: The report fulfils conditions set by Heritage Western Cape regarding the restoration of Cape Colonial farm buildings, transforming the site into a “living museum” that showcases 19th-century agricultural practices.
- Scope: The project included the restoration of various structures such as the homestead, wine cellar, stables, and the addition of new buildings.
- Conservation Principles
  - The restoration aimed to retain material authenticity while carefully controlling changes. New elements were designed to complement the existing historical fabric.
  - All new constructions were treated as distinct historical layers, ensuring they respected the overall integrity of the site.
- Homestead: Restoration focused on both exterior and interior aspects, preserving historical features while updating necessary elements.
- Old Wine Cellar: Similar restoration principles applied, with attention to maintaining historical accuracy.
- New Buildings: Several new structures were added, including a visitor centre and workshop, which received approval from Heritage Western Cape.
- Methodologies
  - Use of compatible materials (lime mortars for old structures) was emphasized to ensure durability and historical accuracy.
  - Demolition was limited to areas where it enhanced cultural significance, removing later additions that detracted from the original character.
- Conclusion: The report indicates that while minor finishing touches remain, such as interpretative plaques, the majority of the restoration work is complete. The project has successfully integrated historical narratives into a functional space that educates visitors about its heritage.
- The committee resolved to endorse the close-out report titled Heritage Close Out Report Soetmelksvlei, dated October 2024, and prepared by ARCON Architectural & Spatial Heritage Consultants, as having met the conditions of the HWC issued permit, dated 11 August 2021.

### 9.7. Incomplete Applications

9.7.1. MA's - 13.20, 13.27, 13.38.

9.7.2. NM's – 14.1, 14.2, 14.3, 14.4, 14.5, 14.8, 14.9, 14.10, 14.14, 14.18, 14.19, 14.20, 14.25, 14.28, 14.29, 14.30, 14.31, 14.32, 14.33, 14.35, 14.37, 14.38, 14.40, 14.41, 14.24,14.43, 14.45, 14.46

### 9.8. Archaeological Matters

9.8.1. Bergriver walkdown (SB)

- Held over for clarity from the case officer

9.8.2. Laingville permit report (SB)

- ASHA Consulting (Pty) Ltd was hired by Sillito Environmental Consulting to oversee the construction of a pipeline in Laingville near St Helena Bay. The pipeline runs from the Laingville Wastewater Treatment Works to St Helena Bay Road, crossing various areas. The project involves upgrading an existing sewer line and building a new, larger pipeline adjacent to it, connecting to a recently constructed section behind the rocky shore. The monitoring report details the methods used and the findings of the study.
- The methods included a brief desktop study and fieldwork. Fieldwork involved observing excavations and photographing the area. GPS technology was used to track locations. Due to most of the construction being completed prior to monitoring, only the last section of the pipeline route was examined. The findings of the desktop study revealed archaeological sites concentrated near the coast and in granite hills. Shell middens have been excavated further north. These sites typically contain marine shells, animal bones, stone artifacts, and pottery.
- On September 5, 2024, inspections revealed the buried pipeline with no shell middens or

fossils.

- On September 9, excavations at varying depths did not uncover any significant artifacts.
- By September 16, the pipeline took turns and exposed layers of sediment, with no archaeological findings. The monitoring efforts focused on ensuring heritage sites were not disturbed during construction.
- Due to time constraints, a short section of about 50m could not be fully monitored; instead, test pits were hand excavated at waypoints 575 and 576, showing brown sand with no marine shell. A small trench near waypoint 578 also had brown sand with no shell present. Excavation at the western end of the new pipeline confirmed the absence of marine shell. Overall, it was concluded that no archaeological or palaeontological materials, human remains, or subsurface heritage resources were impacted by the pipeline construction.
- In conclusion, the pipeline construction at Laingville did not encounter any significant archaeological artifacts. The monitoring ensured that potential heritage resources were not compromised. The findings provide valuable information on the historical significance of the area. Further monitoring may be necessary as construction continues.
- The committee resolved to endorse the Archaeological report dated 2 October 2024, and prepared by ASHA Consulting, as having met the conditions of the HWC issued permit, dated 9 April 2024.

### **9.9. Illegal Works Database (Stop works orders)**

**9.9.1.** Erf 1361, 37 Ocean View Drive, Green Point (CN)

### **9.10. Permit deadline.**

**9.10.1.** Wednesday at 10:00

## **10. Administrative Matters**

**10.1.** Erven 418-Re, 420, 421 and 419, Cavalcade, Glenside, and Freeman Street, Greenpoint 20033103JW0420E (SB)

- The changes to the development been the additional basement which general in accordance with previous SDP and proposed development, however as IACom previous endorsement and ongoing IACom matter
- Item referred to IACOM on 16 Octoebr 2024.

**10.2.** Erf 21277, Aalwyndal, Mossel By - 21051106SB0525E (SB)

- The development is question has undergone major layout changes after final comment.
- Proposed Development Description: A self-storage facility is planned on a 1. 44 ha portion of erf 21277, including an office, ablution area, and 7 parking bays. The facility will have standard and larger units, with pitched roofs at heights of 4. 213 m and 9. 500 m respectively. The site will be fenced.
- Heritage Resources: No significant fossils or archaeological materials were found during studies. The landscape is considered a heritage resource, but the area is minimally developed. The main impact would be visual, but this can be mitigated with a landscape plan and screening vegetation.
- Although the SDP for the site has changed, the impacts to heritage general the same (largely visual) and therefore as similar as well.

The Committee resolved to endorse the revised HIA and revised SDP prepared by ASHA Consulting dated 13 June 2024 and the following recommendation, as being substantially in accordance with the previous approval dated 19 December 2022:

- The buildings must make use of visually recessive materials, colours and design principles.
- Fencing to be visually permeable and dark coloured.
- A landscape plan that includes perimeter planting to screen the development must be compiled prior to the start of construction.
- Nighttime lighting must be minimised, and light fittings must be designed to minimise light spillage.
- If any palaeontological material is found during the course of development, then the HWC Fossil Find Procedure should be implemented, and the find should be reported to the heritage authorities; and

- If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

**10.3.** Amendment to previously authorized wind farm at Klawer, Vredendal - 18112002SB1207E (SB)

- Query from CTS Heritage, given the age of the HIA (2011, amended in 2016) and whether a NEW NID is required or another approach?
- Recommendation of submitting a new NID form for this amendment. While I lean towards a NID being necessary, I cannot confirm the outcome at this point.
- A revised comment might be more appropriate to note the recommendations as there is heritage resource that could be impacted, and the recommendation need to carry over to the EMP stage.
- A screener report has been provide and following noted:
- Application for Proposed extension to the EA for Klawer WEF originally authorised in 2011 and amended in 2017 and 2021.
- The committee resolved that a new NID application is to be submitted.

**10.4.** Erven 153-Re, 151-Re & 318, Sea Point Pavilion Building, Beach Road, Sea Point (SJ)

- The committee resolve to refer the matter to BELCom on 23 October 2024 for their expertise due to the further requirements issued by HOMS not being deemed necessary by the applicant.
- The committee noted that CoCT EHM are to attend the meeting.

**10.5.** Farm 1450, Noord Agter Paarl Road, Paarl - Rhebokskloof Wine Estate (CN)

- Site inspection conducted 16 August 2024.
- HOMS on 15 August 2024 requested that a practitioner be appointed within 7 days of the letter dated 21 Aug. The applicant wrote an email requesting extension, as the decision makers would only meet the week after. The owners sent a letter dated 26 August stating that the farm submitted an application in 2010 with environmental processes that was subsequently approved 2024 and due to the long delay, they now have to amend their cost and business model. CN replied to this letter stating that HWC's letter dating 21 August pertains to Section 34 of the act and not Section 38, as HWC is not concerned about the development but the buildings that need urgent maintenance and repair. CN then received a letter dating 27 August, stating that the owners are considering various SDP options for the precinct and the outcome of the investigation will inform the way forward and the appointment of a practitioner in November.
- HOMS stated that if the applicant don't comply with HOMS resolve, then Drakenstein Municipality must provisionally protect the site and there after a CMP can done. The property is to be dealt with by the Municipality though their problem buildings process.
- The property owners are not complying with HWC requirements.
- The Committee awaits for the practitioner to be appointed in November 2024.

**10.6.** Kloof Street

- The committee raised concerns regarding the vehicle accidents on the road and that heritage resources are being impacted by these accidents. The committee noted the high local gradings of the heritage resources adjacent the road. WD to draft a letter to CoCT Traffic Department.

**11. Monitoring by practitioner**

None

**12. Discussion of the agenda**

**12.1.** Farm 1796, C'est La Vie, 1 Olyvenbosch Road, Wellington, S38(1) - Advice HWC24100102EJV1002 (EJV)

- The applicant is seeking to determine whether a NID is required for the as-built ad-hoc additions to the farm since 2010/2011
- The committee resolved to place the matter under investigation by EJV and PM with reference to the ongoing application for new infrastructure and subsequent appeal process centring on the site under

## MATTERS TO BE DISCUSSED

### 13. MATTERS ARISING

#### 13.1 **Elsenburg Experimental Farm 24, Agricultural Institute, Stellenbosch, S27-Minor Works** Case No: HWC24091706CH0906

Ms Corne Nortje introduced the item on behalf of CH.

Ms Berta Hayes was present and took part in the discussion.

#### **DISCUSSION**

- Outstanding information received on 8 October 2024. Required additional streetscape photographs.
- Proposal is maintenance and repairs to house 19 and 20. House 19 is used as offices for administration, and House 20 is used as a mixed hostel for post-graduate students. Both buildings require general maintenance, bathroom renovations, and general compliance and universal access.
- Description of buildings:
  - House 19 is a single-story structure with an extension of a garage which is currently used as a storage.
  - The main building is covered with terracotta roof tiles while the garage is covered with asbestos roofing. The house is approximately 100 years old and is in a Cape Revival style. The house is generally in a fair condition, although the floors have been covered with laminate flooring and there is some evidence of rot in the one doorway.
  - House 20 is also a single-story structure with an extension of a storage room together with the caretaker's room. The building is approximately 50 years old and has no heritage significance. The house and outbuilding are covered with metal roofs. House 20 is in a very dilapidated condition with evidence of extensive mould on the ceilings.
- The scope of work is as follows:
  - House 19:
    - Maintenance Works: Redecoration work for both building fabric, internal, and external works, all engineering building services.
    - Compliance Works: Fire, Universal access, etc
    - Minor Internal Alterations: Ablution and storage room
  - House 20:
    - Maintenance Works: Redecoration work for both building fabric, internal, and external works, all engineering building services
    - Compliance Works: Fire, Universal access, etc
    - Alterations: 3 Rooms, ablution and communal room
- Work has not started.
- Graded II
- Inside IIA Cultural Landscape Unit

#### **DECISION**

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

**13.2 Erf 3690, 4 Montrose Avenue, Oranjezicht, S34-Minor Works**

**Case No:** HWC24071713CN0916

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for alterations to the external deck, a new pergola, alterations to stairs on the lower level as well as lower ground floor patio
- Graded NCW
- Inside HPO
- Work has not started

**DECISION**

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

CN

**13.3 Erf 4806, 27 Saldanha Street, Ruyterwacht, S34-Minor Works**

**Case No:** HWC24071806CN0916

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The proposal was for internal alterations and a new roof.
- Graded NCW
- Outside
- Work has been completed.

**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

**13.4 Farm 1604, Langenhoven Avenue via R101, Paarl, S38(4)-NID**

**Case No:** HWC24070812CN0717

**OUTSTANDING INFORMATION:**

Applicant to submit revised application form or motivation to include the site history, identified heritage resources on the property and the surrounding areas, as well as an assessment of the anticipated impacts on heritage resources.

CN

**13.5 Various Farm Portions, Via R302, Klipfontein Road, Durbanville, S38(8)-NID**

**Case No:** HWC24090205CN0910

Ms Corne Nortje introduced the item.

**DISCUSSION**

- Outstanding information received on 10 October 2024.
- The properties measure a combined 189.5ha in extent. The current land uses are Agriculture, sewage plant, residential, farm warehouses with a zoning of Sub-divisional Area per the CoCT approval dated 17 November 2014. The surrounding land uses are the Cape Winelands Airport (previously known as Fisantekraal Airfield), agricultural land, Mossel bank riverine precinct.
- The proposal is for a mixed-use development on the various properties, which will include

**Residential:**

- 975 of single residential units,
- 813 group houses,
- 1281 apartments.

**Commercial:**

- 10 000m2 of business GLA.

**Institutional:**

- School with 2000 learners.
- Crèches with 500 children.
- Open spaces:

Various private/public open spaces.

**Roads / Rail:**

- East-west link road will connect through the site from the R302 to the new proposed Cape Winelands Airport.
- Melish train station will be situated directly north of the new proposed bridge with room for a future public transport facility.
- The intention of the subject project is to re-establish the existing rights, but only on two of the previously approved six properties. This will entail the consolidation and rezoning of Remainder of Farm 123 and Portion 2 of Farm 123, Cape Farms, from Agricultural (AG) to Subdivisional Area, subdivision to allow the main east-west access route and development pockets, the phasing of these pockets as well as the amendment of the previously approved development framework to allow a densified development

• **Applicable Heritages:**

- **Buildings:** Most of the structures located within the development footprint have a recent origin and are not conservation-worthy. One structure has moderate local significance (IIIB) and the rest have been graded IIIC due to their contribution to the agricultural and farm werf context. Impact - Change in context to the structures of local cultural significance
- **Landscapes:** The proposed mixed-use development is situated in a rural area, surrounded to the west, north and east (with the exception of the lime/clay mine and the Fisantekraal Airfield) by agricultural use landscape. Although this farm falls outside of the areas identified for the Durbanville Hills, Joostenburg Vlakte and Agterpaarl/Paardeberg Cultural Landscapes by the CoCT, this farm is a component of a cultural landscape. Impact - Anticipated change in character of the abutting rural landscapes to the north, west and east
- **Archaeo:** Halkett (2008) conducted an archaeological field assessment of the area proposed for development. Only one archaeological site was identified on the property (SAHRIS SID 108004). This site is described as a “small, low density stone artefact scatter situated on a gravel terrace in the southern part of the proposed development area, close to a silcrete source. The artefacts are likely to be from the Early Stone Age, although no highly distinctive tools from that period are noted. Fresh damage has probably resulted from ploughing. Impact - Halkett (2008) recommended that no archaeological mitigation was required for the proposed development
- **Palaeo:** Applicant states that the sensitivity is low, as per SAHRIS map. Impact - No impacts
- **Consultant recommends:** HIA with a Cultural Assessment and a VIA

**DECISION**

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

1. Visual Impact Assessment on the Cultural Landscape.



**13.6 Erf 153, 41 Camps Bay Drive, Camps Bay, S34 – Additions & Alterations**

**Case No:** HWC24082209CSI0829

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on the 9th of October for the SG diagram and photographs of the roof space.
- Work applied for has not started
- Graded IIIB
- Outside HPO
- Proposed work is for a roof space with dormer window
- CoCT provided comment and support the application.
- Camps Bay Clifton Ratepayers Association did not provide comment within 30 days.

**DECISION**

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

CSI

**13.7 Erf 165443, 21 Sussex Street, Woodstock, S34 – Additions & Alterations, Restoration**

**Case No:** HWC24052704CSI0527

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on the 9th of October for comment from WRA
- Work applied for has been completed
- Graded NCW
- Outside HPO
- Completed work is for internal and external alterations including the restoration of the front façade of the building
- CoCT provided comment and support the application.
- WAAC and WRA declined to comment.

**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.

CSI

**13.8 Erf 19426, Kohler Street, Paarl, S34 – Additions & Alterations, Minor Works**

**Case No:** HWC24080621CSI0909

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on the 9th of October for all photos, clarification regarding company resolution, and clarification regarding whether work has started/been completed
- Work applied for has not started
- Not graded
- Outside HPO
- Proposed work is for the conversion of the existing storage into storage that would accommodate gas-manifolds for the gas installation of the laboratory in the existing building. The applicant stated that a single hole will need to be drilled for the gas installation.

#### **DECISION**

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

CSI

#### **13.9 Erf 217, 23 Prince Street, Oranjezicht, S34 – Additions & Alterations** **Case No: HWC24091912CSI0919**

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 8th of October for PoP, streetscape photographs, title deed
- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for internal reconfiguration and additions and alterations, windows and doors
- CoCT and CIBRA provided comment and support the application

#### **DECISION**

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

CSI

#### **13.10 Erf 3287, 21 Voortrekker Road, Piketberg, S34 – Additions & Alterations, Minor Works, Deviation** **Case No: HWC24091704CSI0819**

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 10th of October for clarification regarding deviation, proof of payment, and additional photographs
- Work applied for has started
- HOMs graded IIIB.
- Outside HPO
- Proposed work is for deviations to a previously approved plan for the reconfiguration of bathrooms and internal walls due to budget limitations
- Bergrivier municipality provided comment and support the application

#### **DECISION**

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

CSI

#### **13.11 Erf 3675, 12 Klein Reservoir Street, Paarl, S34 – Additions & Alterations** **Case No: HWC24091907CSI0923**

Ms Chiara Singh introduced the item.

Ms Anne-Marie Fick was present and took part in the discussion.

#### **DISCUSSION**

- Outstanding information received on the 8th of October for comment from DHF
- Work applied for has not started

- Graded IIIC
- Outside HPO
- Proposed work is for a new garage and guest house
- Drakenstein Municipality support with the condition that the double door garage be replaced with two single garage doors which was complied with by the applicant, Paarl 300 supports the application, DHF have no objection but stated that they reserve the right to comment once more detailed drawings are received.

#### **DECISION**

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

CSI

#### **13.12 Erf 49056, 37 Ravensberg Avenue, Newlands, S34 – Additions & Alterations**

**Case No:** HWC24082014CSI0822

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 10th of October for comment from the NRA
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a kitchen extension, new pergola, car port and veranda.
- CoCT and NRA provided comment and support the application.

#### **DECISION**

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

CSI

#### **13.13 Erf 59735, 16 Scout Street, Lansdowne, S34 – Total Demolition**

**Case No:** HWC24017109CSI0904

Ms Chiara Singh introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 6th of October for streetscape photographs, title deed, comment from CoCT
- Work applied for has not started
- Graded NCW
- Outside HPO
- Proposed work is for a total demolition of the structure to be replaced by a new double dwelling
- CoCT provided comment and support the application

#### **DECISION**

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

CSI

**13.14 Erf 707, 84 Forest Drive, Pinelands, S34 – Additions & Alterations**

**Case No:** HWC24052719CSI0531

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on the 8th of October for comment from CoCT
- Work applied for has not started
- Graded NCW
- Inside HPO
- Proposed work is for the conversion of the existing carport to a garage, a new carport, swimming pool, and maid's quarters
- CoCT has provided comment and support the application.
- PRRA have stamped the plans.

**DECISION**

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

CSI

**13.15 Erf 940, 13 Trafalgar Square, Sea Point, S34 – Additions & Alterations**

**Case No:** HWC24072306CSI0711

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on the 10th of October for PoP, comment from SFA and SFB
- Work applied for has been completed
- Graded IIIC
- Outside HPO
- Completed work is for the conversion of a garage to a living space and addition to the existing kitchen.
- CoCT and SFB provided comment and support the application. SFA did not provide comment within 30 days.

**DECISION**

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

CSI

**13.16 Erf 95744-RE, 4 Scott Street, Gardens, S34–Minor Works**

**Case No:** HWC24091619CSI0823

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Outstanding information received on the 10th of October for the plans to clearly reflect all work deviated from the previously approved plans and the completed work.
- Work applied for has been completed
- Graded IIIB
- Inside HPO
- Completed work is for a new internal loft space and the elevations showing completed work which were not on the previously approved plans
- CoCT provided comment stating that an application must be submitted to HWC

## **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.

**CSI**

### **13.17 Farm 8422, 10 Garcia Street, Beaufort West, S34–Additions & Alterations Case No: HWC243005EJV0902**

Emily Jane Vowles introduced the item.

## **DISCUSSION**

- Outstanding information received on 18 and 19 September, and 7 October 2024.
- Grading and HPO status unknown
- Extension to the rear of the property to accommodate SASSA offices, and internal renovations to allow for improved office space
- Work has not started
- Municipality awaits HWC's comment; SVDSF will not oppose HWC issuing the permit

## **DECISION**

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

**EJV**

### **13.18 Farm 1006, Portion 4 of Portion 1, Meerlust, Stellenbosch, S38(8)-HIA Case No: HWC21070811AM0723E**

Emily Jane Vowles introduced the item.

Mr Henry Aikman and Ms Berta Hayes were present and took part in the discussion.

## **DISCUSSION**

- Outstanding information received on 4 October 2024.
- In August 2021 HWC responded to the NID of a linear commercial complex with retail offices and a service station on the site with the further studies of a desktop AIA and desktop VIA. The HIA was compiled by Henry Aikman (dated September 2024) with the VIA undertaken by Filia Visual (dated May 2024) and the AIA undertaken by ACRM (dated October 2022). The property is located within the Groot Drakenstein urban edge and forms part of an area designated for future development by the municipality (MSDF) making the proposal consistent with municipal policy. To the southwest lies the RFG factory, to the southeast the RFG head offices, to the northeast the Meerlust Bosbou Village, and to the south west the Groot Drakenstein Station which is a IIIA resource and was recently upgraded to accommodate wine tram operations. Other heritage resources in the area include the Amfarms precinct, Lekkerwijn and Allee Bleu, and the Appleyard Memorial Bell Tower. No impact I expected on these resources as they are separated from the site either by the R45 or the railway. The site falls outside of the portion of the R45 declared a scenic route and is not within the buffer of the national heritage sites in the area (SAHRA declined to comment as a result). The site itself is a long corridor, once having been part of the road between Simondium and Franschoek. It is highly disturbed as a result, and there are not structures or known heritage resources on site. The proposal has been revised in accordance with consultation comments and includes a more vernacular architectural treatment with plastered and painted masonry and hipped roofs, the retention of trees and development of a tree management plan. The desktop AIA noted previous archaeological studies conducted in the area having recorded relatively large numbers of stone age tools the majority of which occurred in a severely transformed and degraded context, and rock art in the Wemmershoek area. The AIA concluded that there are no anticipated impacts anticipated, as any stone age archaeological heritage resources have been considerably disturbed by the history of the use of the site as a

road. The VIA determined that the receiving environment offers a moderately strong sense of place with moderate landscape integrity and Visual Absorption Capacity (VAC) and is expected to be able to accommodate a moderate amount of change arising from the proposed development without detrimental effects on the character. The Receiving Environment demonstrates low to moderate visual resource value and quality, owing mostly to its mixed and somewhat industrial character. The site is not visually prominent, but it is very visually accessible from basically all sides. The retention of trees, the implementation of a tree management plan, the careful articulation of the buildings to break up their horizontal mass, and the architectural style and finishes are supported and could result in a beneficial effect on the visual quality of the landscape. The VIA concluded that the visual impact would be low to moderate with mitigation detailed from pages 61 to 67.

- A draft HIA was submitted to the Stellenbosch Interest Group (SIG), the Stellenbosch Heritage Trust, the Stellenbosch Municipality' Heritage Section and to SAHRA for comment. SHT and SAHRA provided no comments. The SIG stated that the scale and footprint of the development is inappropriate, and that they have concerns with the architectural language and stylistic preferences exercised by the architecture. The SIG asked for their comments to be taken into consideration when preparing revised drawings for their further consideration. In response to this Aikman states that the architectural language used has been revised to be more vernacular. The Stellenbosch Municipality Conservation Advisory Committee recommended that Reference must be made to Boschendal Development Framework; The proposed scale and height are inappropriate; The Architecture of the proposed development should respect the rural character of the area; The proposed Garage is not supported. Aikman responds that no reasons for these recommendations were made and despite requests for clarification there has been no response. The Boschendal Development Framework is in fact irrelevant as this property are identified in the Groot Drakenstein Development Node and Stellenbosch Municipality's Department of Planning and Economic Development stated that the proposed development was consistent with Municipal policy. It is put forward that the proposed scale and height of single-and double story elements in a linear arrangement made up of separate components to break up the massing is appropriate in an area designated for urban development in terms of the MSDF. Given that the VIA found that the development would have a low visual intrusion overall. The Traffic Impact Assessment established that there is a need for a filling station at this point on the R45.
- The revised SDP was then circulated and I&APs were given 14 days to comment, the only response being from SIG stating that the development should be integrated with the railway station and wine train, the RFG buildings, and the future Boschendal Village; the design and architectural detail need further revision is they are neither historical nor modern or a successful combination of the two, the pitched roofs and flat roof extensions are not integrated, the proportion between the base and column of pillars is not successful, and the form of the windows does not contribute to a unified design; the parking lot is not desirable and the layout should be reconsidered with the eastern end section being retained as a garden including trees and shrubs. Aikman responds to this revised comment stating that "In their original comment they stated ...The scale and footprint of the development is appropriate, when viewed in the context of its proximity to the Rhodes Fruit Farms Industrial Node Landscape Unit (grade IIIC) and its position within the Stellenbosch MSDF Extract. Now they are calling for integration with the railway station which is a contradiction of their earlier comment and impossible to achieve as there are major land ownership issues".
- Aikman concludes on page 20 of the HIA that given the mitigation measures as set out in the VIA are adopted it is recommended that HWC supports the application as indicated on the drawings prepared by A3d Architects and the landscape plan prepared by Viridian Consulting.

## **REFERRAL**

The Committee resolved to refer the application to IACom on 16 October 2024 due to their experience with the area and understanding of the character, both of which are required to make a well-informed decision regarding whether the proposed development deviates from this character.

**13.19 Erf 123333, 15A Bonair Road, Rondebosch, S34-Additions, Alterations & Partial Demolition**  
**Case No: HWC24080613RB0903**

Mr Ruan Brand introduced the item.

**DISCUSSION**

- Outstanding information received on 9 October 2024.
- The proposed work entails:
  1. New garage extension with new walls, sectional overhead door and sheeted roof,
  2. New steps into existing yard for this garage,
  3. New light steel cantilevered pergola structure over the new garage door,
  4. Altered portion of the boundary wall, and
  5. Partial demolitions of the existing entrance walls and previous front door to allow for access via the garage.
- Work has not started
- CoCT supports the proposal.

**DECISION**

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

RB

**13.20 Erf 49028-RE, 27 Thibault Avenue, Newlands, S34-Additions & Alterations**  
**Case No: HWC24090402RB0910**

**OUTSTANDING INFORMATION**

NRA comment required.

RB

**13.21 Erf 3126, 8 La Provence Crecent, Pinelands, S34-Minor Works**  
**Case No: HWC24071812RB0910**

**OUTSTANDING INFORMATION**

Not minor works, so a CoCT HRS comment is required.

RB

**13.22 Erf 233, 3 Ilkley Crescent, Sea Point, S34-Total Demolition**  
**Case No: HWC24083004RB0819**

Mr Ruan Brand introduced the item.

**DISCUSSION**

- Outstanding information received on 9 October 2024.
- Total demolition of structure older than 60 years.
- Work has not started.
- Property is graded NCW.
- Outside of any HPOZ.
- The property has undergone several layers of additions over the years essentially taking away its heritage fabric and aesthetic appeal, especially in the early 2000s when a second storey was added.
- SFB have no objection
- SFA have no objection
- CoCT HRS supports

## **DECISION**

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

**RB**

### **13.23 Erven 62241 & 102671, 143 Wetton Road & 5 Boundary Road, Wetton, S34-Total Demolition Case No: HWC24091603RB0916**

Mr Ruan Brand introduced the item.

## **DISCUSSION**

- Outstanding information received on 8 October 2024.
- TD of structures in line with HWC24041504SB0428 (38 - NID) for which the ROD was issued on the 13<sup>th</sup> of May 2024.
- Work has not started
- Graded NCW
- Outside HPOZ.
- CoCT HRS support the demolition.

## **DECISION**

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

**RB**

### **13.24 Erf 149294-RE, Elbow Quay, V&A Waterfront, Foreshore, S38(8)-NID Case No: HWC24091709RB0923**

Mr Ruan Brand introduced the item.

## **DISCUSSION**

- Outstanding information received on 8 October 2024.
- Proposed expansion of the FFS Refiners Warehouse in the V&A Waterfront on the Elbow Quay.
- This is a S38(8) NID with DEADP as the authorising authority.
- The structure is noted on the CoCT City Map Viewer as being modern and of little to no heritage significance.
- The proposed work involves some earthworks.
- This area is not part of the SAHRIS Palaeo Map as it is infilled land and the earthworks would be on top of the manmade basin.
- As such, no palaeo impacts are expected.
- In terms of archaeology, the Victoria basin was built between 1860-1920 and there is a chance of the infill containing archaeological material from that time period, or if digging deeper, to find buried shipwreck material.
- As such, this area falls within what John Gribble recommends as the 'maritime portion' of the V&A Waterfront which retains some potential to be archaeologically sensitive.

## **DECISION**

The Committee resolved that no further studies are required, as heritage resources will not be impacted upon. The committee also resolved that the EMP must be updated stating that personnel involved in the earthworks must undergo basic archaeological training before commencing with any earthworks.

**RB**



**13.25 1845, 1846, 1847, 1848, 1849, 1850, 23, 32, 36 and 8/642, Allesverloren Lifestyle Estate, Malmesbury, S38(8)-NID**  
**Case No: HWC24022712SB0308**

Ms Corne Nortje introduced the item on behalf of SB.

**DISCUSSION**

- Proposed development of Allesverloren Lifestyle Estate, Riebeeck West
- Situated on lower slopes of the Kasteelberg and will look over the Riebeeck Valley.
- Previous Proposal: The previous proposal included road closure, rezoning, subdivision, and consolidation for a Lifestyle Village with 300 residences, a hotel, vinoteque, wine tasting, amphitheatre, deli, gym, medical facility, and more in Riebeeck West. Different residential unit types were planned.
- Updated Proposal: Due to the withdrawal of the previous developer, the new proposal is for a single residential development with a commercial component. The consolidation from the previous application has been completed, resulting in a new proposal for rezoning, subdivision, and consent use for the development of residential erven, business properties, transport facilities, and open space properties across six phases. The existing restaurant will be converted into a wine tasting and sales facility, while a new farm stall facility with smaller shops will be added to provide fresh produce to residents and the public.
- Requested, where this updated will required a NID or can HOMs issues a comment of the supplied documents.
- Final comment issued – June 2020 – mainly the standard HWC chances finds.
- Revised comment July 2020 – approval of revised SDP.

**DECISION**

The committee resolved to endorse the revised SDP dated 27 September 2024, as prepared CTS Heritage by as the proposed development is generally in accordance with the previously approved SDP.

**SB**

**13.26 Erf 11188, 112 Dorp Street, Stellenbosch, S27-Minor Works**  
**Case No: HWC24081517SB0904**

**OUTSTANDING INFORMATION**

Corrected plans that do not show the window as being coloured up.

**SB**

**13.27 Erf 2749, 21 Berg Street, Wellington, S38(4)-NID**  
**Case No: HWC24091127SB0919**

**OUTSTANDING INFORMATION**

Coloured up plans, internal and external photographs, title deed, SG diagram, locality plan, municipal comment.

**SB**

**13.28 Portion 2 of Erf 40, Pastorie Street, Saron, Paarl, S27-Restoration, Maintenance and Repair**  
**Case No: HWC24091915SB0923**

Ms Corne Nortje introduced the item on behalf of SB.

Ms Anne Marie Fick was present and took part in the discussion.

**DISCUSSION**

- Outstanding information received on 8 October 2024.
- Drakenstein no objection, paarl300 support,

- emergency maintenance at the Saron VGK church complex, a site of significant heritage value located in Saron, Drakenstein Municipal District, South Africa.
- Heritage Context
- The Saron VGK church complex is historically significant as it originated from a mission station established in 1848 by the Rhenish Missionary Society. The area is recognized for its social, aesthetic, and architectural values, with the church and associated buildings forming a coherent historical core. This includes the "Sending Pastorie," a walled garden, and other structures that contribute to the area's cultural heritage. The church complex has been designated as a provincial heritage site and is included in the Drakenstein Municipal Heritage Register, reflecting its importance to local history and community identity.
- Proposal Overview
- The proposal seeks urgent maintenance work due to severe storm damage and subsequent water ingress affecting three key buildings: the church, community hall (school building), and the Pastorie. The proposed works include:
  - Roof Repairs: Replacement of missing roof sheets and flashing, along with re-fixing existing roof materials.
  - Structural Repairs: Addressing cracks and plaster damage in all buildings, including potential replacements of structural elements as recommended by a structural engineer.
  - Interior and Exterior Maintenance: Painting of walls and ceilings, replacement of damaged flooring, and electrical checks.
  - Garden and Wall Restoration: Reconstruction of collapsed wall segments and gable toes, along with general maintenance of the walled garden.
- The anticipated impact on heritage resources is considered minimal, with no negative effects foreseen from the proposed repairs. The methodology for these works adheres to heritage preservation standards.pg 55 to 62

#### **DECISION**

The Committee resolved to approve the application on condition that;

1. Work be monitored by appointed heritage consultant.
2. Close out report to be submitted 30 days after completion.

**SB**

#### **13.29 Erf 51661, 24 Cleveland Road, Claremont, S34-Alterations & Additions Case No: HWC24091128SB0916**

Ms Corne Nortje introduced the item on behalf of SB.

#### **DISCUSSION**

- Outstanding information received on 7 October 2024.
- Graded NCW
- outside HPO
- City supports, first floor addition was illegal constructed.
- Work has been completed.

#### **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.

**SB**

### 13.30 Erf 6765, 51 via Appia Street, Somerset West, S34-Minor Works

Case No: HWC24090504SB0917

Ms Corne Nortje introduced the item on behalf of SB.

#### DISCUSSION

- Outstanding information received on 7 October 2024.
- Work is completed, 2023 – NID application = NFS
- Manor house = IIIC
- The property spans approximately 34,490.6 m<sup>2</sup> and is situated in a residential area.
- The Manor House is in fair condition but has undergone various renovations.
- Heritage Significance:
  - The building is currently ungraded but suggested for grading IIIC due to its limited architectural significance and historical ties to the Morkel family, who were influential in local agriculture.
- Unauthorized Works:
  - Recent safety concerns led to the replacement of electrical wiring and plumbing without a permit, necessitated by deteriorating conditions that posed risks.

#### 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.

SB

### 13.31 Erf 4164, 6 Mancadan Street, Mostertsdrift, Stellenbosch, S34-Alterations & Additions

Case No: HWC24091810SB0918

Ms Corne Nortje introduced the item on behalf of SB.

Ms Anne-Marie Fick was present and took part in the discussion.

#### DISCUSSION

- Outstanding information received on 8 October 2024.
- Graded IIIC within a potentially Grade 2 area,
- SIG – Support
- Consultation: 14 Aug to 14 Sep
- Proposal: A minor extension of the garage by 2250 mm towards Mancadan Street.
- Replacement of the existing flat roof with new materials, including steel sheets and solar panels.
- Replacement of timber doors and windows with new powder-coated aluminum options that maintain a cottage pane design for aesthetic continuity.
- Internal Modifications: Minor internal changes are planned, focusing on improving functionality without altering the building's character.
- Impact: The report concludes that the proposed changes will not negatively impact the heritage value of the property due to:
  - Minimal visible alterations from the street.
  - The house's existing condition, which has already been significantly modified over time.
- Contextual Significance: The residence retains contextual importance due to its garden setting and setback from the street, contributing positively to the neighborhood's character.
- Background: Mostertsdrift was established in 1902, with historical ties to early agricultural development in Stellenbosch. The property has undergone various transformations since its original construction in the 1940s.
- Architectural Style: The house reflects influences from Mediterranean, Arts & Crafts, and Cape Revival styles, showcasing a blend typical of early 20th-century architecture.
- Work has not started

## DECISION

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

SB

### 13.32 Erf 860, 292 Beach Road - Section 166, Sea Point, S34-Minor Work

Case No: HWC24091113SB0911

Ms Corne Nortje introduced the item on behalf of SB.

## DISCUSSION

- Outstanding information received on 7 October 2024.
- Graded IIIB
- Outside HPO
- Minor work for Internal alteration inside apartment
- Work has not started.

## DECISION

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

SB

### 13.33 Farm 610, 612 Roundstone, Riebeeksrivier Road, Riebeek-Kasteel, Riebeek Kasteel, S38(8)-NID

Case No: HWC24022712SB0308

Item removed

SB

### 13.34 Farm 610, 612 Roundstone, Riebeeksrivier Road, Riebeek-Kasteel, Riebeek Kasteel, S38(8)-NID

Case No: HWC24022712SB0308

Ms Corne Nortje introduced the item on behalf of SB.

## DISCUSSION

- The proposed development site, Farm No. 612, is in Swartland Local Municipality near Riebeek-Kasteel in Western Cape. Surrounding properties are mainly used for agriculture like wine, grain, and poultry farming. Farm No. 612 borders other farms and the Reebok Forest Reserve. The development plan includes a wine processing facility, offices, staff quarters, and parking on a total area of 6,657 m<sup>2</sup>. New structures will cover 2,267 m<sup>2</sup>, existing structures 1,205 m<sup>2</sup>. The site will have 45 parking bays, two loading bays, and an artificial wetland of 100 m<sup>2</sup>. Different levels will include vinotegue, maturation room, wine cellars, offices, and staff quarters, totaling 501 m<sup>2</sup> on the lower ground floor, 2,480 m<sup>2</sup> on the ground floor, and 492 m<sup>2</sup> on the first floor. Treated water from the facility will flow to a freshwater system. The proposal aims at enhancing the wine processing and storage facilities on the property while ensuring proper wastewater management according to local regulations.

## DECISION

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

1. Visual Impact Assessment on the Cultural Landscape.

SB

**13.35 CA311-76, 22 De Bron Road, Vredeloof (Glen Garry Reservoir), S38(4)-NID**

**Case No:** HWC24082813SB0815

Ms Corne Nortje introduced the item on behalf of SB.

**DISCUSSION**

- Additional info rec 9 October 11, 2024
- Proposed upgrading infrastructure at the Glen Garry Reservoir.
- Demolition Plans: Several existing structures will be demolished, including:
  - Stores
  - Prefabricated buildings
  - Covered parking areas
  - Chemical store
- Preservation Efforts: Certain buildings will be retained or repurposed, such as:
  - Dosing building
  - Backup generator
  - Admin building (to be modified)
  - Development Plans
- New Structures: A proposed guardhouse and modifications to existing buildings are included in the plans.
- Site Layout: The presentation includes detailed site plans and diagrams for both ground and first stories, outlining the spatial organization of new and existing structures.

**DECISION**

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

**SB**

**13.36 Erf 96988, 4 Leith Street, Rondebosch, S34-Additions & Alterations**

**Case No:** HWC24072914XM0820

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding Information received on 4 October 2024.
- Motivation
- Proposal for renovations to the existing dwelling for lounge, dining study, patio, bathroom and kitchen and extensions to the scullery and laundry to create more space. Proposed pergola structure.
- Work has not started
- GLCA has no objection
- CoCT does not support the proposal.

**HELD OVER:**

Referred to HOMs on 21 October 2024. All parties to be invited.

**XM**

**13.37 Erf 116563, 95 Eighteenth Avenue, Windermere, S34-Additions & Alterations**

**Case No:** HWC24082107XM0902

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding Information received on 9 October 2024.
- Proposed new additions to the existing dwelling
- Work has not started
- The space that are proposed are not new works in terms of extending the building footprint. These are existing spaces which have been internally altered to create better or enhanced spaces to better accommodate the occupants' spatial needs and requirements as time has passed. The building is not conservation worthy neither is established in a heritage overlay zone of significant's existing house does not have any original architectural style instead can be considered as an interpretation with some of its elements. We hereby request that the because the house is older than 60 years that a permit be granted
- CoCT comment: The proposal is supported by the City's E&HM Branch. The applicant can therefore proceed with an application to HWC without formal comment from the City.

**DECISION**

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

**XM**

**13.38 Erf 9829-RE, 26 Lincoln Street, Bellville, S34-Alterations & Additions**

**Case No:** HWC24091711XM0918

**OUTSTANDING INFORMATION**

Title Deed or Transfer Letter required.

**XM**

**13.39 Erf 51396-RE, Milner Road, Claremont, S34 – Additions & Alterations**

**Case no:** HWC24091711XM0918

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- Outstanding info 10 October 2024
- Motivation
- The proposal is for garage being converted into a second dwelling unit to create a decent living space.
- Work has not started
- Graded NCW not within any HPOZ
- CoCT supports

**DECISION**

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

**XM**

**14. NEW MATTERS**

**14.1 Erf 23223, 1 Triton Street, Kuils River, S38(4)-NID**  
**Case No:** HWC24093002CSI0930

**OUTSTANDING INFORMATION:**

Title deed and SG diagram required.

CSI

**14.2 Erf 28767, Unit 405 La Roche, 156 Main Road, Paarl, S34-Minor Works**  
**Case No:** HWC24080615CSI0930

**OUTSTANDING INFORMATION:**

Renovations to bathrooms not reflected on the plans submitted required.

CSI

**14.3 Erf 489, Church Street, Prince Albert, S34-Restoration**  
**Case No:** CSI0930

**OUTSTANDING INFORMATION:**

PoP, clarification as to when the restoration work to the barn was done – needs to be reflected on the plans submitted, comments from the prince albert cultural foundation, approximate age of the structures on the erf required.

CSI

**14.4 Erf 8226, 81 Meade Street, George, S34-Additions & Alterations**  
**Case No:** HWC24091908CSI0930

**OUTSTANDING INFORMATION:**

Applicant to resend plans as a separate pdf file, all work that has been completed is to be clearly marked on the plans, comment from the George Heritage Trust needed. Applicant to clarify whether the two bedrooms which the municipality have objected to have been removed/amended required.

CSI

**14.5 Portion 1 of Farm 1766, Vendome Farm, Jan van Riebeeck Drive Paarl, S34-Total Demolition**  
**Case No:** HWC24081532CSI0930

**OUTSTANDING INFORMATION:**

Proof of correspondence requesting comment from Paarl 300/Comment from Paarl 300 as indicated in the report, site plan for demolition of structure required.

CSI

**14.6 Portions 1 of Farm 189, Farm Uyekraal, Saldanha Bay, S38(8)-NID**  
**Case No:** HWC24040313CSI0925

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Proposed development is for a 1000 MW gas-to-power facility
- In terms of the built environment, there is a ruinous farm complex named Kleinberg on the same portion as the proposed development which has been demolished. The only remnants are concrete floor slabs, blocks, and bricks. The proposed development is situated approximately 1.6km away and will not directly affect the ruins of the farmstead.
- There are no visual impacts expected or impacts to the cultural landscape
- In terms of archaeology, a scatter of LSA lithics were recorded in March 2024 but will not be

impacted by the proposed development. No graves or burial grounds were recorded but it is possible that a farm graveyard may be attached to the ruinous Kleinberg farmstead. However, given the distance of the Kleinberg farmstead from the proposed development and transmission line, there will be no direct impacts to any potential graves or burial ground associated with them.

- According to the SAHRIS Palaeo Map, the project area is of very high palaeontological sensitivity although Pether suggests that in reality it should be viewed as being of high sensitivity. Pether states that in aeolianites like the Langebaan Formation, the fossil material most commonly seen is the ambient fossil content of dune sands: land snails, tortoise shells and mole bones. He indicates that excavations for facility foundations, cabling and services will disturb the surficial Q2 soil and Q1 cover sands of the Springfontyn Formation and the calcrete upper part of the Langebaan Formation aeolianites. These sediments may also include buried archaeological material, such as artefacts, shell and bone scatters. However, inland from the coast finds of such material are very sparse.
- The heritage consultant has recommended and HIA with AIA and PIA is necessary

#### **DECISION**

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

1. Archaeological Impact Assessment
2. Paleontological Impact Assessment

		CSI
<b>14.7</b>	<b>Portions 10 and 129 of Farm 468, Welmoed Estate, Annandale Road, Stellenbosch, S38(4)-NID</b> <b>Case No: HWC24092516CSI0925</b>	
	<b>OUTSTANDING INFORMATION:</b> Company resolution required.	CSI
<b>14.8</b>	<b>Erf 12902, 37 Nerina Avenue, Fish Hoek, S34-Additions &amp; Alterations</b> <b>Case No: HWC24092007CN0923</b>	
	<b>OUTSTANDING INFORMATION:</b> Plan indicating work that has started/been completed required.	CN
<b>14.9</b>	<b>Erf 142434, 25 Silvertree Street Silvertown, S34-Additions &amp; Alterations</b> <b>Case No: HWC24091813CN0923</b>	
	<b>OUTSTANDING INFORMATION:</b> Internal photos and CoCT comments required.	CN
<b>14.10</b>	<b>Erf 149990, 2 Morris Street, Bo-Kaap, S34-Additions &amp; Alterations</b> <b>Case No: HWC24091118CN0925</b>	
	<b>OUTSTANDING INFORMATION:</b> Locality Plan, All photos, CoCT and BKYM comments as well as motivation required.	CN



**14.11 Erf 1566, 341 Main Road – Unit 1 & 2, Sea Point, S34-Minor Works**  
**Case No: HWC24082009CN0923**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for internal alterations for the restaurant which will affect the front external facade and a new refuse area, as well as upgrading the ventilations systems and fire safety measures.
- CoCT supports the proposal.
- Graded NCW
- Outside HPO
- Work has not started.

**DECISION**

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

CN

**14.12 Erf 1586, Cnr Van der Lingen and Main Street – Toringkerk, Paarl, S27-Minor Works**  
**Case No: HWC24091811CN0925**

Ms Corne Nortje introduced the item.

Ms Anne Marie Fick was present and took part in the discussion.

**DISCUSSION**

- The proposal is for maintenance and repair in the form of plaster crack repairs and painting the church internally and externally.
- Graded II
- Inside HPO
- Work has started, but not completed.
- Stop works issued on 5 September 2024.
- The HP explains that the church was constructed in the 20th century using modern Portland cement products and fully baked bricks. This means that standard modern materials (Portland cement, crack filler and high-quality standard paints) can be used in the maintenance of the church, as has been done continually over the lifespan of the building thus far.

**DECISION**

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. Stop works order issued on 5 September 2024 to be lifted.

CN

**14.13 Erf 430 22 Joubert Street, Montagu, S34-Additions, Alterations & Partial Demolition**  
**Case No: HWC24092004CN0925**

Ms Corne Nortje introduced the item.

**DISCUSSION**

- The proposal is for alterations of the existing carport to a double garage, demolition of an existing garage, extension of the attic with a new exterior staircase, the addition of a wraparound stoep, replacement of existing windows and interior alterations.
- Langeberg Municipality states that an approved permit must be obtained from HWC.
- Montagu Heritage Association supports
- HOMs graded IIIB.

- Outside HPO
- Work has not started.

#### **DECISION**

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

CN

#### **14.14 Erf 58264, 27 First Avenue, Claremont, S34-Additions & Alterations Case No: HWC24071501CN0925**

#### **OUTSTANDING INFORMATION:**

Title Deed, Plans, Locality Plan, Internal & streetscape photos, CoCT & Harfield Village Association comments, and SG Diagram required.

CN

#### **14.15 Erf 978-RE, 7 Avenue St. Bartholomew, Sea Point, S34-Minor Works Case No: HWC24091809CN0925**

Ms Corne Nortje introduced the item.

#### **DISCUSSION**

- The proposal is for a slatted screen enclosure around the existing first floor balcony with a polycarbonate roof and the replacement of the existing first floor sliding doors from on NW facade.
- Graded NCW
- Outside HPO
- Work has not started
- CoCT supports the proposal.

#### **DECISION**

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

CN

#### **14.16 Erf 10129, 19 Helliger Lane, Bo-Kaap, S27-Additions & Alterations Case No: HWC24082303EJV0920**

Emily Jane Vowles introduced the item.

Mr Osman Shaboodien, Ms Ursula Rigby, Ms Vicotria De La Cour and Ms Natalia Cieslik were present and took part in the discussion.

#### **DISCUSSION**

- The site was registered as a National Monument in 1966 and is now a PHS.
- It is inside the Bo-Kaap HPO
- Work has not started
- It was originally a single storied building partially rebuilt in the early 1970s, with the additional storey added in early 1989. The proposed work is remedial, to address the badly designed and built 1998/1999 additions on already altered southwest side of the property. Also proposed is internal re-arrangement to accommodate a new bathroom and the opening of the rooms onto the courtyard, and reconfiguration of the upper-level spaces to accommodate a living area, kitchen and scullery. Design intent is founded on concepts introduced in the Burra Charter and in design informants outlined in Section 6b of the report with the intention to retain and restore the heritage status and character of all exterior street facing elements, to prioritise the repair

and updating of the original structure making only minor changes to the rear courtyard facing façade, to address structural issues internally and the decay of the building fabric, and to institute space heating and energy efficiency.

- BKYM email bounced; The Bo-Kaap Civic Association has no objection but recommended consulting the neighbours out of courtesy; consultation with 7 neighbours produced no heritage-related concerns; The CoCT support with conditions that the width of the clerestory element be reduced so it will read as a flat-roofed dwelling; that timber windows/doors on the front elevation be installed and included in a door and window and shutter schedule for submission to HWC; that the pergola is not supported because they are not a character defining element of the Bo-Kaap; the front stoep change is supportable but visual permeability is preferred over retention of the concrete pilasters; that details of the internal staircase be requested by HWC; that a steel balustrade on the front rook deck is supported and glass is not supported.
- In response to the CoCT comment: The clerestory width has been substantially reduced and now reads as a flat roof. The replacement of the aluminium sliding doors on the north façade with taller, narrower aluminium doors is to better match the existing timber doors. The new doors will be powder coated in a grey colour to match those on the south façade and will not be visible from the street. They will read as painted timber and yet will require less maintenance. Shutters are to be manufactured in timber and painted to match. A schedule has been included. The pergola addition is simple, discreet and understated, and projects by 1500mm from the north façade and is not visible from Helliger Lane. It provides much needed shading and complies with building regulations. The Helliger Lane stoep has been altered to enable visual permeability. The architect has provided visual details of the proposed internal staircase and upper-level balustrade
- All parties were invited to attend the meeting

#### **COMMENT**

The committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is 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

Once the above has been fulfilled, HWC will provide the required permit. Subject to the permit is then the following:

4. A close out report to be submitted within 30 days of practical completion

**EJV**

#### **14.17 Erf 11481, 40 Church Street, Wellington, S34–Minor Works**

**Case No:** HWC24081535EJV1001

Emily Jane Vowles introduced the item.

Mr Zwelibanzi Shiceka was present and took part in the discussion.

#### **DISCUSSION**

- Demolition and rebuilding of the existing wall due to degradation that poses structural threats
- Graded IIIC
- Inside the special character protection overlay zone of Paarl
- Work has not started
- DHF have no objection; Paarl 300 support; Wellington Heritage Foundation have no objection; Drakenstein Municipality have no objection

## DECISION

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

EJV

**14.18 Erf 17408, 48 Marine Drive Service Road, Paarden Eiland, S34–Addition & Alterations**  
**Case No:** HWC24091902EJV0923

### OUTSTANDING INFORMATION:

Locality map; additional streetscapes; company resolution allowing Keagan Hoffman to sign obo Hoffman Property Group required.

EJV

**14.19 Erf 2074 RE, Marine Way, Plettenberg Bay, S38(8)-NID**  
**Case No:** HWC24092606EJV1002

### OUTSTANDING INFORMATION:

Consultation with a paleontologist regarding the high palaeo-sensitivity required.

EJV

**14.20 Erf 574, 32 Huguenot Street, Franschhoek, S34–Minor Works**  
**Case No:** HWC24091913EJV0926

### OUTSTANDING INFORMATION:

Externals and streetscapes; plans required.

EJV

**14.21 Erf 96800, 2 Tweed Road, Rondebosch, S34–Minor Works**  
**Case No:** HWC24091919EJV0920

Emily Jane Vowles introduced the item.

### DISCUSSION

- Replacement of the asbestos gutters with aluminium; replacements of the asbestos garage roof with galvanized steel; like-for-like replacement of the roof sheets above the kitchen and scullery; repainting of the boundary wall and fence; repainting and crack repairs on the house exterior. The proposed work has been detailed in a schedule of works as the applicants have indicated that they are not able to have plans draughted for financial reasons, and the scope of work falls within general maintenance and repairs.
- IIIB
- Inside Kelvin HPO
- Work has not started

### DECISION

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

EJV

**14.22 Erf 97023 RE, 78a Palmyra Road, Claremont, S34-Total Demolition**  
**Case No: HWC24081915EJV0920**

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Total demolition of the freestanding dwelling on-site
- Graded NCW
- Outside HPO
- Work has not started
- CoCT have no objection; GLCA did not respond in 30 days

**DECISION**

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

**EJV**

**14.23 Erf 98264, 3 Orrscroft Road, Rondebosch, S34-Additions & Alterations**  
**Case No: HWC24091134EJV0925**

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Addition of a first storey to accommodate three ensuite bedrooms and a lounge
- Ungraded
- Outside HPO
- Work has not started
- RCID have no objection; CoCT support

**DECISION**

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

**EJV**

**14.24 Farm 1796, C'est La Vie, 1 Olyvenbosch Road, Wellington, S38(1)-Advice**  
**Case No: HWC24100102EJV1002**

Emily Jane Vowles introduced the item.

**DISCUSSION**

- Ungraded
- Inside the Blouville scenic route and HPO
- The applicant is seeking to determine whether a NID is required for the as-built ad-hoc additions to the farm since 2010/2011

**HELD OVER:**

Case officer and PM to investigate with reference to the ongoing application for new infrastructure and subsequent appeal process centring on the site under reference number HWC23022302

**EJV**

**14.25 Farm 758 Portion 9, Goedehoop, Tierfontein Road, Malmesbury, S38(8) - NID**  
**Case No: HWC24092614EJV0927**

**OUTSTANDING INFORMATION:**

Photographs; any information relating to the history of the site required.

EJV

**14.26 Erven 65105, 65106 & 65107, Cedar House School, 5 Ascot Road, Kenilworth: S38(4)-NID**  
**Case No: HWC24091806SJ0925**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- Previous applications to HWC were not pursued further.
- Previous submission to HWC included Ascot House site and HOMs requested a HIA with Townscape and VIA. The application did not proceed.
- Proposal is for the construction of an infill classroom building that will run across the back of the 3 erven and connect the existing structures.
- There is an SDP for future development that intends to consolidate the 3 erven and link the infill building to another proposed structure on Erf 65106 which is known as Ascot House, a PHS. The long-term vision is to combine the Ascot House PHS property with the 3 subject erven to form a combined campus.

**UNDER INVESTIGATION**

SJ

**14.27 Bulk Rezoning Expansion on Erf 149294-Re, V&A Waterfront: S38(4)-HIA**  
**Case No: HWC23060705SJ0609**

Ms Sneha Jhupsee introduced the item.

**DISCUSSION**

- HIA: Dr. Nicolas Baumann & Claire Abrahamse & Cindy Postlethwayt
- Townscape and VIA: Claire Abrahamse
- AIA: Terramare
- Rezoning Application
- Urban Design Guidelines
- HIA Parcel Schedule - see page 97 of HIA.
- Comments & Responses (CifA; CoCT EHM; SAHRA; Gunners Association WP)
- Cultural Assessment and Built Environment Study have been covered in the Waterfront CMP and the CMP and HIA have been compiled by same practitioner.

**REFERRAL**

The Committee resolved to refer the application to IACom on 16 October 2024 due to the complex nature of the V&A Waterfront matters and cohesion with the CMP.

SJ

**14.28 Farm 572-Re, Alto Wine Estate, Annandale Rd, Stellenbosch: S34-Additions & Alterations**  
**Case No: HWC24091917SJ0926**

**OUTSTANDING INFORMATION:**

More Annotated Internal and External photographs of the Cellar clearly showing the 1919 structure and modern structure required.

SJ

**14.29 Portion 3 of Farm 1602, Blyhoek Farm, Annandale Road, Stellenbosch: S34-Additions & Alterations**  
**Case No:** HWC24091918SJ0926

**OUTSTANDING INFORMATION:**

Streetscape photographs required.

**SJ**

**14.30 Farm 545, Onderdal School (SAHRA Offices), Roggeland Road, Dal Josafat: S27-Minor Works**  
**Case No:** HWC24100108SJ1001

**OUTSTANDING INFORMATION:**

- Title Deed; Company/Trust Resolution; Power of Attorney; Locality Map; Annotated Internal and Streetscape photographs (up and down Roggeland Road, neighbouring structures, Google images are not accepted)

**SJ**

**14.31 Erf 2334, 20 Church Street, Prince Albert: S27-Deviation**  
**Case No:** HWC24092006SJ1003

**OUTSTANDING INFORMATION:**

Locality Map, plans showing work already undertaken and proposed work that is yet to be completed, Updated set of annotated Internal, External & Streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)  
Consultation comments: Local municipality and Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.) required.

**SJ**

**14.32 Erf 1529, 8 Frederick Crescent, Tamboerskloof, S34-Additions, Alterations and Partial Demolition**  
**Case No:** HWC24092503RB0926

**OUTSTANDING INFORMATION:**

Streetscapes and local authority comment required.

**RB**

**14.33 Erf 1640, 72 Fairbain Street, Worcester, S34-A&A Minor Works**  
**Case No:** HWC24100306RB1004

**OUTSTANDING INFORMATION:**

Internal and Streetscape photos, and pending input on minor works - local authority comment and motivation required.

**RB**

**14.34 Erf 169, 1 Prospect Street, Malmesbury, S27-Maintenance & Repairs Minor Works**  
**Case No:** HWC24092607RB0926

Mr Ruan Brand introduced the item.

**DISCUSSION**

- This the Malmesbury Museum in Malmesbury, which was an old Jewish Synagogue donated to the municipality.
- It is an old National Monument, declared in 1993, so it is a PHS.
- It is within the suggested Provisional Heritage Area (Swartland Heritage Survey 2009, revised 2021).

- The work has not started and has been applied for as minor works without building plans.
- The work involves the repair of large cracks in the front façade gable (cracks are internally and externally visible), to treat internal damp problems in the rear wall, replace a loose roof flashing, and to repaint the external walls.
- No methodology has been provided but it is stated in the motivation that it will be done according to HWC guidelines for maintenance suited to the fabric of structure.
- Friends of Blaauwberg Conservation Area (FoBCA) did not respond to request for comment and there were no responses received from a site notice having been posted outside the building.
- The applicant has suggested a grading of IIIA for the site in their application.

#### **FUTHER REQUIREMENTS**

The committee resolved to request that a Methodology statement be submitted.

**RB**

**14.35 Erf 301, Olieboom Road, Phillipi, S38(8)-NID**  
**Case No: HWC24091801RB0926**

#### **OUTSTANDING INFORMATION:**

Topographical map or KMZ, Title Deed, SG diagram, Company or Trust Resolution (pending Title Deed), any additional information on site's heritage, internal, external, and streetscape photographs required.

**RB**

**14.36 Erf 642, 10 Myrtle Road, George, S34-Total Demolition**  
**Case No: HWC24082608RB1002**

Mr Ruan Brand introduced the item.  
 Mr Andre Vercueil was present.

#### **DISCUSSION**

- Work has not started.
- Structure is ungraded but officer would recommend grading it as an NCW as it has no discernible heritage value and is in a poor state of disrepair.
- Proposal is for the total demolition to erect group housing.
- George Municipality did not provide a comment within the 30-day commenting period but during a pre-application consultation meeting, they had the condition that the trees on the pavement be retained and raised concerns about the visual impact on the character of the surrounding environment of the replacement structure. However, George municipality has already approved the total demolition with the town planner just noting that the structure has just passed the 60-year-old threshold and an HWC permit would be required.
- Simon van der Stel as well as the George Heritage Trust had no objection to the total demolition, with Simon van der Stel specifically commenting that this is about a 60-year cutoff being reached and not about heritage conservation as even the proposed replacement structure will not have a negative impact on the streetscape.
- The structure has no heritage significance and barely meets the 60-year threshold.
- The general character of the area is suburban, single residential zoning, with some mixed-use establishments, group housing and business developments resulting in densification.
- The total demolition is to erect group housing that fits into the general densification of the area.
- HOMs graded NCW

#### **DECISION**

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

**RB**



**14.37 Erf 999, 28 Musson Street, Hermanus, S34-Total Demolition**  
**Case No:** HWC24100114RB1002

**OUTSTANDING INFORMATION:**

Up to date Title Deed required.

**RB**

**14.38 Erf RE23, 79 Voortrekker Street, McGregor, S34-Minor Works**  
**Case No:** HWC24092509RB0926

**OUTSTANDING INFORMATION:**

Coloured up plans required.

**RB**

**14.39 Farm 2/712, Langbosch on Farm Strandfontein, Gansbaai S38(8)-NID**  
**Case No:** HWC24082201RB0926

Mr Ruan Brand introduced the item.

Mr Jonathan Kaplan was present and took part in the discussion.

**DISCUSSION**

- The applicant submitted a NID for this project to HWC in 2013.
- HWC requested an HIA and a VIA, and these were endorsed with some conditions being attached.
- The applicant has now re-initiated this application under a 38(8) with DEADP as the authorising authority.
- The SAHRIS palaeo sensitivity for the area is red (very high).
- However, the applicant has already included a recent PIA in their application, of which the recommendations within it are that the personnel who are part of the deeper earthworks must be trained to look out for palaeontological material along with the chance finds procedure being implemented.
- There appears to be very little differences between the 2013 application and the recent application (with the current footprint actually reduced) and the HWC ROD in 2013 did not have a timeline attached to it.
- The applicants also appear to have adhered to the recommendations of the 2013 ROD so far as they have reduced the proposed areas based on findings in the AIA and conditions attached to the 2013 ROD.
- For the record's sake, the ROD has the following 6 points (summarised here):
  1. The mitigation measures detailed on pages 75 to 79 of the VIA should be followed.
- The main points are given here and there are other points relating to design guidelines that are not mentioned here:
  - 1.1 SDP should be revised to take cognisance of the landform and vegetation as well as the existing grid where possible.
  - 1.2 High points on dunes should not be developed but left as open spaces to avoid houses being built on high ground.
  - 1.3 High points, special vegetation, rocky outcrops, etc. should be used as the focus of local open space.
  - 1.4 A road edge should contain the suburb, not Erven, to prevent backyard walls being exposed to open space views and the scenic R43 where possible; otherwise see Recommendation 3: Natural Perimeter Boundary Zones.
  - 1.5 A landscape sense should be built into the design be it in the conservation of natural vegetation or the creation of landscape zones including road reserves wide enough for street trees.

2. Test excavation at Sites 740 and 741 on the low dunes alongside the De Kelders residential area, in the northwestern portion of the site, is required to characterize these sites and determine either the need for further excavation or for measures necessary for their protection. Note that the development footprint has been reduced in size to exclude these.
3. The AIA identified 5 sites in portions 2 and 3 of the proposed areas (with the current development being only in portion 1 and partially in portion 2). If the development encroaches on these sites, they must be excavated and sampled.
4. Monitoring of vegetation clearing and earthworks should be done by an archaeologist with a monitoring plan submitted to HWC for approval.
5. If any unmarked human remains or buried shell middens are uncovered or exposed during bulk earthworks, work must cease, and these must be reported to HWC.
6. A heritage management plan must be submitted to HWC for approval in order to protect archaeological sites.

**UNDER INVESTIGATION**

**RB**

**14.40 Portion of Erf RE/1, Hermitage, off Hermitage N Ave, Swellendam, S38(1)-NID**  
**Case No:** HWC24091618RB0926

**OUTSTANDING INFORMATION:**

Topo map OR kmz, screening tool/SAHRA palaeo map, title deed, SG, and any additional info to the heritage of the site required.

**RB**

**14.41 Farm 510, Farm Kalkleegte, off the R362, Vredendal, S38(8)-NID**  
**Case No:** HWC24092501RB0926

**OUTSTANDING INFORMATION:**

Topographical map, Clear and legible screening tool or palaeo-sensitivity map from SAHRIS, Title Deed, Surveyor General (SG) Diagrams, Company or Trust Resolution required.

**RB**

**14.42 Erf 2991, 5 Lower Long Street, Riversdale, S34-A&A Minor Works**  
**Case No:** HWC24100202XM1004

**OUTSTANDING INFORMATION:**

New Application form, POP, SG Diagram, Power of Attorney, Coloured up plans, Annotated Internal & Streetscape photographs required.

**XM**

**14.43 Erf 4589, Hermitage North Lane, Swellendam, S34-Additions & Alterations**  
**Case No:** HWC24052717XM1104

**OUTSTANDING INFORMATION:**

New Application form, Streetscape photographs required.

**XM**

**14.44 Erf 52591, 30 Livingstone Road, Claremont, S34–Additions & Alterations**  
**Case No: HWC24092003XM0925**

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- The proposal is to renovate the internal spaces of the main house and to add a double garage.
- The existing staff quarters is being demolished to make space for the new double garage and the demolition has been approved by Heritage Western Cape. (CASE NUMBER: HWC24081541CH0819).
- The planning remains mostly similar to the original plan besides the open plan kitchen, dining and living area and the addition of an internal ensuite bathroom in bedroom1 to cater for the modern needs. All the existing windows are being replaced to aluminium as they have reached their lifespan and cannot be serviced and maintained. The sizes of most of the windows are being kept as per the existing. The new window W01 in the kitchen has been raised to maintain privacy from the neighbours. As the existing house is South West facing, new windows (W05 & W06) have been added to bring in as much natural light as possible in the dining and living room. A new door W11 has been added to bedroom 1 so that the outside space become usable. The kitchen and bathrooms are being modernised with new cupboards, fittings and appliances.
- Work has not started
- Graded NCW
- Not within any HPOZ
- CoCT supports
- GLCA has no objection to the alterations

**DECISION**

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

**XM**

**14.45 Erf 54846, 6 Grace Road, Claremont, S34–Additions & Alterations**  
**Case No: HWC24091705XM0923**

**OUTSTANDING INFORMATION:**

Annotated Internal, External & Streetscape photos, Consultation comments: Conservation bodies  
Comments required.

**XM**

**14.46 Erf 75, 1 Ravine Steps, Bantry Bay, S34–Additions & Alterations**  
**Case No: HWC24091707XM0923**

**OUTSTANDING INFORMATION:**

Title Deed, SG Diagram, Streetscape photos, Consultation comments: Local municipality and  
Conservation bodies in the area and Motivation required.

**XM**

**14.47 Erf 86279-RE, 2 Main Road, Muizenberg, S34–Additions & Alterations**

**Case No:** HWC24091909XM0923

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- The proposal is for Restoration partial demolition, street boundary wall elevation to the existing structure.
- The rearrangement of the internal spaces with new doorways and upgrade to external spaces as described above and below are still to be done. The aluminium windows and sliding doors evident throughout were installed by the previous owner/tenant.
- The street-facing aluminium windows will be replaced with timber sliding sash windows. The brickwork openings are the same as those in Unit 1. This will provide a uniform and fully symmetrical street-facing elevation, similar to what the original cottage looked like.
- The internal spaces were renovated to meet the requirements of contemporary living, with modern sanitary fittings, lighting and finishes. The ceiling was raised over the kitchen/living space to comply with the National Building Regulations. Refer to the images in Figure 22 below for internal views of this Unit
- The external work done to the existing external envelope of Unit 3 was limited to repairs and waterproofing of the roof. A minor extension at the back was previously added to accommodate a kitchen. This kitchen extension will be demolished after the proposed alterations as described in the drawings have been completed, and once the larger unit has been created which will require only the existing kitchen within the current footprint. Refer to Figure 24 below for external images of Unit 3.
- Unit 3 currently still is divided into two separate units. It is the intention to combine the two units into one bigger living unit
- The rearrangement of the internal spaces with new doorways and upgrade to external spaces as described above and below are still to be done.

**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.

**XM**

**14.48 Erf 97015, 78b Palmyra Road, Claremont, S34-Total Demolition**

**Case No:** HWC24081916XM0923

Ms Xola Mlwandle introduced the item.

**DISCUSSION**

- The application is for total demolition of the structure not worthy of retention in its current form.
- Work has not started
- Graded NCW
- Not within any HPOZ
- CoCT supports and notes that the erf is surrounded by various degrees of graded buildings ie. Grade 3c, 3b, 3a as well as one PHS that creates a particular architectural character as well as a particular scale and massing. Care should be taken with regards to the redevelopment of this site as to not impact the significance of the heritage context. Therefore, HRS has no objection.
- GLCA did not provide comment within 30 days

**DECISION**

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

**15. OTHER MATTERS**

**16. ADOPTION OF RESOLUTIONS AND DECISIONS**

SJ moves to adopt, and RB seconds the adoption of resolutions and decisions.

**17. CLOSURE**

13: 30

**18. DATE OF NEXT MEETING**

21 October 2024

**MINUTES APPROVED AND SIGNED BY:**

**CHAIR:** \_\_\_\_\_

**SECRETARY:** \_\_\_\_\_

**Annexure A – HWC Heritage Officer 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

**ASAPA** - Association of Southern African Professional Archaeologists  
**ABHC** - Associated Bibbeys 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

**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  
**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

**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  
**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