APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE, HERITAGE OFFICERS' MEETING
Held on Wednesday, 23 April 2025 at 08:30 via MS Teams

iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

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1. Opening and Welcome

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

2. Attendance

Members

Mr. Ruan Brand	Chairperson, Specialist Heritage Officer	**RB**
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	**SB**
Ms. Sneha Jhupsee	Specialist Heritage Officer	**SJ**
Ms. Chane Herman	Heritage Officer	**CH**
Ms. Corne Nortje	Heritage Officer	**CN**
Ms. Chiara Singh	Heritage Officer	**CSI**
Ms. Sofia Briel	Heritage Officer	**SVB**
Ms. Xola Mlwandle	Heritage Officer	**XM**

Staff

Ms. Aneeqah Brown	Secretariat	**AB**
Ms. Waseefa Dhansay (*joined at 10:15*)	Assistant Director	**WD**
Ms. Yusrah Hoosain	Admin Assistant (I&AP handler)	**YH**
Ms. Bongiwe Mkiva	Admin Assistant	**BM**

Legal Advisor

None.

Observers

James Hallinan

Visitors

Clive Theunissen	DHAC	All Drakenstein Items
Jone' Kros	Applicant	Item 13.20
Nicolene Visser	Architect	Item 14.32
David Krug	Architect	Item 13.29
Jonathan Kaplan	Applicant	Items 14.10 and 14.23
Carmen-Ann Wessels	Architect	Item 14.32

3. Apologies

Emily Jane Vowles	Heritage Officer	**EJV**
Ms. Penelope Meyer	Deputy Director: Legal Services	**PM**

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 23 April 2025 with the addition of items 9.8 (Decisions taken

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under ASD delegation) and 9.9 (Exemption Notice 9051 of 2025 – NCW graded within the CoCT).
CH moved to adopt the agenda and CSI seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to adopt the minutes of 14 April 2025.
SJ moved to adopt the minutes and SVB seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1. Farm 24 Portion 75, Skoongesig, Villiersdorp – 15 April 2025 (EJV)

- The Committee noted the site inspection and the report heard under item 9.3.1

9.1.2. Farm 24-RE, Villiersdorp Cemetery, Van Riebeeck Street, Villiersdorp (EJV)

- The Committee noted the site inspection and the report heard under item 9.3.2

9.2. Proposed Site Inspections

None.

9.3. Site Inspection Reports

9.3.1 Farm 24 Portion 75, Skoongesig, Villiersdorp

- SB introduced the item on behalf of EJV.
- On 7 April 2025, an anonymous report was made to Heritage Western Cape about the unauthorized demolition of an informal gravesite on a farm near Villiersdorp. The report indicated that 10-15 graves were destroyed using heavy machinery. A Heritage Officer contacted the person who reported the incident, who mentioned that their grandfather and possibly their great grandfather were buried there, hinting that this gravesite may be protected under Section 36 of the National Heritage Resources Act (NHRA). The last burial at this site was in 1996.
- The individual stated that three farmworkers witnessed the landowner destroy the graves on 10 April 2021. They reported the NHRA violation to Heritage Western Cape at that time but did not remember if they received a response.
- A site inspection was deemed necessary, despite the time elapsed since the event, for several reasons:
    1. the graves may be older than 60 years,
    2. the condition of any human remains on-site needed to be assessed,
    3. and because the area has been vacant since the incident,
    4. a Heritage Agreement might be needed to manage the site properly in the future.
- On 15 April 2025, officials undertook a visited the site led by landowners Hansie and Helena Erasmus. Mr. Erasmus acknowledged the presence of graves from his childhood memory but noted the absence of grave markers.
- In 2021, he had used a mulcher to clear vegetation to prevent fire hazards, not intending to disturb any remains. He was aware of the report to Heritage Western Cape and was in legal disputes with the reporter over adjacent properties.
- The Erasmus couple claimed that the land was not suitable for farming and did not intend to develop it. They preferred marking it as a restricted zone and suggested erecting a memorial stone. Although they reported no local community interest in visiting the site, they supported revitalizing it as a memorial.
- On-site observations showed no immediate concerns; the land was thick with

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underbrush and non-arable. No grave markers or signs of human remains were visible. The site is surrounded by other properties and had remained compact despite flooding in previous years.

- Recommendations included reporting the site inspection at the next meeting, grade the site as IIIB and ensuring it is clearly marked, maintained, undeveloped, and accessible for memorial purposes. Any future disturbances or developments should apply for Section 36 or Section 38 permissions from Heritage Western Cape.
- The committee discussed the suggested grading of IIIB however noted that it would go on the registry as grade III resource.
- The Committee was satisfied with the recommendations and findings of the report.
- The site inspection report was noted.

9.3.2 Farm 24-RE, Villiersdorp Cemetery, Van Riebeeck Street, Villiersdorp

- SB introduced the item on behalf of EJV.
- Discussion:
- On 15 April 2025, the owners of Farm 24 Portion 75, Skoongesig, Villiersdorp informed Heritage Western Cape (HWC) officials about the poor condition of their local cemetery. Although the cemetery is municipal, a site inspection was necessary because the graves may be historical, possibly over 60 years old, and to assess the extent of deterioration and potential damage to human remains.
- During the inspection, HWC officials noted that parts of the cemetery on Van Riebeeck Street were not properly fenced. Many historical graves were found, with the earliest headstone dating back to 1899. The condition of both historical and modern graves was very poor, with cracked headstones, toppled markers, and exposed remains. The cemetery's slope raised concerns about ground stability.
- Recommendations include noting the site inspection at HOMs on April 23, 2025, engaging with Theewaterskloof Municipality about cemetery maintenance, and issuing a formal letter about the municipality's responsibility to protect the site.
- The site inspection report was noted.

9.4. <u>Preparation for Upcoming Committee Meetings</u>

None.

9.5. <u>Tribunal Updates (HWC Legal)</u>

9.5.1. Erf 52671, 20 Stanley Road, Claremont, (Case No: HWC24060513CN0614) is going to tribunal

9.6. <u>Interim and Close Out Reports</u>

9.6.1. Erf 837/510, Blaauwklippen, Stellenbosch, S34-Minor Works (CSI)

Case No: HWC24070317CSI0711

- The Committee noted that the Minor Works as per this minor works permit are now completed.
- The work completed under the minor works permit is for the roof, reconstructed gables, reconstruction of walls, and masonry and plaster repairs.
- The interim reports were submitted as follows: Report #1 – 22 December 2024 ; Report #2 – 7 February 2025 ; Report #3 – 4 March 2025 ; and Report #4 – 11 April 2025.
- All reports were noted at the relevant HOMs meetings by the Committee with the fourth interim report endorsed as the close out report in this meeting.
- The Committee awaits the interim and close out reports as part of the other S34 approved permit (HWC24112204RB1122).

DECISION

The committee resolved to endorse the interim / close-out report titled "Rescue Restoration Of The Blaauwklippen Werf, Farm 837/510 Stellenbosch. S.34 Minor Works", dated 11 April 2025,

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and prepared by Graham Jacobs, as having met the conditions of the HWC issued permit, dated 25 July 2024.

9.7. Incomplete Applications

9.7.1. Matters Arising: 13.22; 13.23.

9.7.2. New Matters: 14.2; 14.3; 14.12; 14.14; 14.15; 14.17; 14.18; 14.19; 14.20; 14.22; 14.23; 14.25; 14.26; 14.27; 14.28; 14.29; 14.30; 14.31; 14.33; 14.37; 14.38; 14.39; 14.41; 14.43; 14.46; 14.47; 14.48; 14.50; 14.51; 14.52; 14.56; 14.62

9.8. Decisions taken under ASD delegation

9.8.1. Matters Arising: 13.13; 13.14; 13.16; 13.28; 13.30; 13.33

9.8.2. New Matters: None.

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

9.9.1. Matters Arising: None.

9.9.2. New Matters: 14.21; 14.42; 14.44; 14.45; 14.49

9.10. Archaeological Matters

None.

9.11. Illegal Works Database: Stop Works Orders issued

9.12. Permit Deadline: Thursday, 24 April, 13:00

10. Administrative Matters

10.1. Portion 11 of the Farm No. 1594, De Uitzicht Estate, Paarl, S38(1)-NID (RB)

- Drakenstein Municipality requested that the applicant confirm with HWC whether S38(1) of the NHRA would be triggered by the application.
- The Committee noted the application for the proposed construction of new cottages, new garages, new Groom's Quarters, new horse paddocks, and a new undercover horse training facility
- The site is greater than 5000sqm but the applicant claims that the proposal is in keeping with the existing ambiance and character of the surrounds.

COMMENT

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

11. Monitoring by Practitioner

11.1. Farm 1500, Millers Point Longbarn, Main Road, Millers Point, S35-Geotesting and Disturbance

Case No: HWC25032001EJV0327

- Conditional approval requirements of Katie Smuts' CV & appointment letter were received on 11 April 2025
- Ungraded
- Inside Table Mountain WHS buffer zone on City Maps and the Cape Peninsula cultural landscape
- Work has not started
- The proposal is to excavate geotesting holes to investigate the northern retaining wall of the historic long barn. Additionally, the existing south west stone retaining wall of little to no significance behind the structure will be dismantled, the fill behind it will be truncated, and the wall will be reconstructed 1.8m further from the house. This will also be subject to a S34 application for alterations to the longbarn structure. As the site has a potentially rich history of occupation, archaeological monitoring of these activities is proposed and will be undertaken by Katie Smuts. As the longbarn is an enigmatic structure with little to no historic records pertaining to it, these investigations will hopefully shed light on its origins and use prior to its potential adaptive reuse as an educational facility.

DECISION

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

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heritage resources. Approval is given on condition that:

1. The work must be monitored by a suitably qualified archaeologist with heritage experience. The committee endorsed the appointment of Katie Smuts to monitor the proposed work.
2. A close-out report, compiled by the appointed qualified archaeologist, must be submitted to HWC within 30 days of practical completion.

11.2. Erf 169, 1 Prospect Street, Malmesbury, S27-Minor Works

Case No: HWC24092607RB0926

- CV and appointment letter received 16 April 2025.
- This application is for the Malmesbury Museum, 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 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 flushing, and to repaint the external walls.
- The application was approved at HOMS on 14 April 2025 on condition that a CV and appointment letter be submitted.
- This has been submitted, however, to note an extra paint information sheet has been added detailing the exact colours of the external paint.

DECISION

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

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Chris Murphy to monitor the proposed work.
2. A close-out report, compiled by the appointed suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

12. <u>Discussion of the Agenda</u>

12.1 Item 14.23, Erven 1 to 188, Meerenbosch, Hermanus, S38(4)-NID (SVB)

Case No: HWC25040705SVB0411

- The application encompasses 115 individual erven.
- Given this, it was requested by the applicant that a Homeowner's Association Resolution be accepted in place of proof of ownership for all 115 properties.
- This was discussed with the legal advisor, prior to this meeting, who advised that the HOA resolution may be accepted in the case that it meets certain criteria.
- The applicant provided an HOA resolution however it did not meet one of the criteria noted by the legal advisor. Further documentation has been requested from the applicant.
- Given this the case officer recommends that the application be noted as incomplete here, pending the further documentation from the applicant, and the Committee concurred.
- The application was marked as incomplete and not heard at the meeting.

12.2 Item 14.5, Erf 9013, 29 Morgenster Avenue, Somerset West, S38(4)-HIA (CSI)

Case No: HWC24092511CSI1016

- The Committee noted the potential visual impacts of the proposed development in its relation to the surrounding landscape and the Vergelegen Estate PHS.
- Potential environmental impacts were also noted in relation to the Lourensrivier and the proximity of the development to the buffer zone of the PNE.
- The concerns and objections raised regarding the height and materiality of the proposed development were also noted by the Committee.

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MATTERS TO BE DISCUSSED

13 MATTERS ARISING

13.1 Erf 21875, 193 Main Road, Paarl, S27-Additions & Alterations
Case No: HWC24072305CH0210
Ms Chane Herman introduced the item.
Mr. Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 4, 10 and 20 April 2025 (required the Drakenstein Municipality comment, internal and external photographs of all structures on site, streetscape photographs).
- Graded PHS inside Special Character Protected Area Overlay Zone of Paarl.
- Proposal is to regularize the pizza gazebo constructed on site in 1997. The structure consists of a pizza oven and chimney.
- Work was completed in 1997
- Previous permit, dated 15 December 2021, was for partial demolition and repairs to the existing wall.
- Drakenstein Municipality supports.
- DHF has no objection to the pizza gazebo and notes that the application contains the proposed residential development which they object to.
- Paarl 300 Foundation does not support due to work being completed without a permit.

UNDER INVESTIGATION
Case officer to obtain clarity on the grading of the structure

CH

13.2 Erf 1001, 1 Garfield Road, Oranjezicht, S34-Additions & Alterations
Case No: HWC25032414CH0325
Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 4 and 10 April 2025
- Not graded outside HPO
- Proposal is for a swimming pool, covered terrace and addition of a reading room at the rear.
- Previous permit was issued on 1 July 2019 (19061809LB0621E) for A&A. The previous permit lapsed.
- Work was completed along with the previous approved work.
- CoCT supports.
- CIBRA supports.

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

CH

13.3 Erf 96576-RE, Sans Souci Girls' High School, S34-Minor Works
Case No: HWC25030301CH0404
Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 14 April 2025
- Not graded outside HPO

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- Proposal is to replace the existing asbestos tile roof with new metal sheeting.
- Work has not started

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

CH

13.4 Erf 20627, 1 Plantasie Street, Paarl, S27-Additions & Alterations
Case No: HWC25021007CH0325
Ms Chane Herman introduced the item.
Mr. Clive Theunissen was present and took part in the discussion.

DISCUSSION
- Outstanding information received on 16 April 2025.
- Grade II outside the Special Character Protected Area Overlay Zone of Paarl.
- Proposal is to install solar panels.
- Previous applications:
  - HWC23081504CH0828 - The addition of carports with solar panels above (permit dated 29 September 2023).
  - HWC24101408CH1022 - An extension to the conference venue and to replace the existing wire fence with a new main road boundary wall (permit dated 12 November 2024).
- Work has not started. This was confirmed via email.
- The solar panels will be positioned next to the HWC approved carports.
- Drakenstein Municipality supports.
- DHF supports the proposal and strongly advises that a comprehensive master plan be done to consolidate the vision of future developments at Grand Roche instead of a piecemeal applications (CMP). It would be advisable to include a visual study and photographs showing the spatial relationship between this application and other buildings on the werf.
- Paarl 300 Foundation does not support because work has been completed.
- The motivation letter states that solar bank will be set back by 30m from the existing carpark and located towards the back of the existing farm werf of Grand Roche. It does not have any impact on the existing structures as it is a low-level installation and can also be hidden with landscaping. This is evident in the photos of the existing carports which are much bigger and already very well blending in due to the surrounding landscaping.

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

CH

13.5 Erf 1056-RE, Green Point Park Wind Turbine, 52 Somerset Road, Green Point, S27-Minor Works
Case No: HWC25031723CH0327
Ms Chane Herman introduced the item.

DISCUSSION
- Outstanding information received on 16 April 2025 (required drawings or method statement and material specification, streetscape photographs, title deed/deed search and company resolution).
- Graded PHS outside HPO.
- Statement of significance: Green Point Common is a multi-layered cultural landscape with its roots in the grazing lands that predated the settlement at the Cape in 1652. It has been used for various purposes, including a prisoner of war camp during the Anglo-Boer War. It has a long-standing association with sporting activities.

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- Proposal is to erect a small wind turbine. Vertical axis wind turbines (VAWTs) will be installed at the Green Point Park for renewable energy innovation within Cape Town.
- Status of work: Work has not started.
- The Committee does not deem the work to be minor in nature. A full application with comments is required.

FURTHER REQUIREMENTS
Full application including consultation must be submitted to HWC.

CH

13.6 Erf 1045, 52 Sarel Cilliers Street, Strand, S34-Additions & Alterations
Case No: HWC25030704CN0312
Ms Corne Nortje introduced the item.

DISCUSSION
- Outstanding information received on 10 April 2025 (required the HRF comment for Erf 1045).
- Graded IIIC outside HPO
- Work has started but it has not been completed.
- The proposal is for extensions to the front, sides and rear, as well as a few internal alterations.
- CoCT supports
- HRF supports
- Recommendation is for approval, as the majority of the work on site is still to be completed.

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

CN

13.7 Erf 519, 7 Christina De Wet, Street, Prince Albert, S34-Additions & Alterations
Case No: HWC25013004CN0313
Ms Corne Nortje introduced the item.

DISCUSSION
- Outstanding Information received on 13 April 2025 (required plan to be coloured up correctly).
- Graded IIIB
- Outside of any HPO.
- The proposal is for a first storey addition atop the approx. 1980's laundry addition. The laundry is technically attached to the historic dwelling and thus subject to Section 34 of the NHRA.
- Work was completed in March 2025 (refer to note on plans).
- Prins Albert Municipality stamped the plan
- PACF supports the proposal.

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

13.8 Erf 1086, 3 Mernoleon Street, Paarl, S34-Additions & Alterations
Case No: HWC25032716CSI0401
Ms Chiara Singh introduced the item.

DISCUSSION
- Outstanding information received on 15 April 2025
- Work applied for has not started

APPROVED

- Not Graded
- Outside HPO
- Proposed work is for the renovation and extension of the building to include more office space
- DHAC, DHF, Paarl 300 all 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

13.9 Erf 32564-RE, off Bhunga Avenue, Langa, S38(4)-NID
Case No: HWC25040110CSI0704
Ms Chiara Singh introduced the item.

DISCUSSION
- Outstanding information received on 11 April 2025
- Proposed development is for the installation of a sand trap and screening facility to protect the pumps and optimise the pump station and the upgrading of the parking areas and internal roads.
- There are no visual impacts or impacts to the cultural landscape.
- There are no impacts to any archaeological material.
- The palaeo sensitivity on the SAHRIS palaeo map is low

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

CSI

13.10 Erf 3269, 39 Dirkie Uys Street, Franschhoek, S34-Minor Works
Case No: HWC25030708CSI0318
Ms Chiara Singh introduced the item.

DISCUSSION
- Work applied for has been completed
- Not Graded – Graded IIIB in Stellenbosch Survey
- Outside HPO
- Completed work is for internal reconfiguration of the dwelling

FURTHER REQUIREMENTS
The Committee resolved to request further requirements:
1. Clarity on the timeline of the construction and whether the stop works issued on 22 August 2024 has been complied with.
2. Heritage statement compiled by a suitably qualified architect with heritage experience to determine if there have been any impacts to the heritage resource.
3. Comments from I&APs to be submitted to HWC.

CSI

13.11 Erf 49, 34 Old Cape Road, Paradise, Knysna, S34-Minor Works
Case No: HWC24101417CSI0319
Ms Chiara Singh introduced the item.

DISCUSSION
- Outstanding information received 15 April 2025
- Work applied for has been completed
- Not Graded
- Outside HPO

APPROVED

- Completed work is for the internal reconfiguration of the space
- Knysna municipality supported.
- SvDS, via Natie de Swardt, provided comment stating that;
- 1. Natie de Swardt is no longer the chairperson of SvDS,
- 2. the application has been forwarded to Prof Raymond Auerbach who is now the chairperson,
- 3. However, as the work has been completed it is likely that the S51 process will be followed and there is little further role that SvDS would play in any case.

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

13.12 Erf 18844, 197 Banghoek Road & 7 Groeneweide Street, Stellenbosch, S34-Total Demolition
Case No: HWC25032604EJV0326
Mr Ruan Brand introduced the item on behalf of Emily Jane Vowles.

DISCUSSION
- Outstanding Information received on 11 April 2025.
- Ungraded
- Outside HPO
- Work has not started
- The proposal is for the total demolition of the structures on site to allow for the development of student accommodation.
- SHF and CifA did not respond to comment in 30 days;
- SIG and the municipality support

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

EJV

13.13 Erf 384, 28 Pypies Square, Vredehoek, S34-Additions & Alterations
Case No: HWC25031712EJV0319

FOR NOTING
The application was dealt with under the ASD delegation under item 9.8.
The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

EJV

13.14 Erf 44534, 30 Roseland Road, Rondebosch, S34-Deviation
Case No: HWC25021320EJV0312

FOR NOTING
The application was dealt with under the ASD delegation under item 9.8.
The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

EJV

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13.15 Erf 3090-RE, 9 Airlie Lane, Constantia, S34-Additions & Alterations
Case No: HWC25031402RB0328
Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 11 April 2025.
- Ungraded and built between 1953 and 1958 based on aerial imagery (although the one outbuilding was a much later addition).
- Outside of any HPO.
- Work has been completed, with some of it dating back as far as 2004, so the submission is to regularise as there are no plans on file at the City for this property.
- Completed works entailed an extension to the second dwelling, the outbuilding, converting the domestic quarters to a living room, internal alterations, enclosing the courtyard and converting it into a kitchen, covering the patio, converting the carport to a garage and adding a pool. Not all of this work touched the fabric of the structures that are older than 60 years.
- CRRA offered a comment of no objection.
- FoCVGB offered a comment asking again to be removed from the Conservation Body Map for commenting on S34 applications.
- CoCT comment states that structure is ungraded and as work has been completed HRS is unable to provide a comment of support or not support.

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.

RB

13.16 Erf 57652, 10 Faith Street, Claremont, S34-Additions & Alterations
Case No: HWC25032717RB0328

FOR NOTING
The application was dealt with under the ASD delegation under item 9.8.
The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

13.17 Erf 1406, 5 Coniston Way, Pinelands, S34-Additions, Alterations & Partial Demolition
Case No: HWC25020611SVB0328
Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 06 April 2025.
- The property is ungraded and outside of any HPO.
- Work has started. Unauthorized work was undertaken by the previous owner.
- The proposal is for an extension to the south-west of the main dwelling to accommodate a scullery; alterations to the northern corner of the main dwelling as well as the addition of two timber pergola's and decks on the north-eastern facade; a new planter and shed along the south-eastern boundary; as well as minor internal alterations to accommodate a new bathroom, an additional door at the back of the main dwelling and a new sauna structure in the back garden. The proposal is also to regularization the existing office space that was built by the previous owners within authorization and to convert this structure into a second dwelling, through extensive alterations.
- CoCT support proposal.

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

SVB

13.18 Erf 30943, Wolmunster House, 8 Christow Road, Rondebosch, Section 34-Minor Works
Case No: HWC25040704SVB0404
Ms Sofia Briel introduced the item.

DISCUSSION
- Outstanding information received on 10 and 11 April 2025
- The property is graded IIIA and within the Mowbray Rosebank HPOZ.
- Work has not started.
- The proposal is for maintenance and repair to the building. This includes but is not limited to painting and repairs to exterior walls, doors and windows to match existing; rehabilitation of the front stoep/portico to match existing; replacement of the existing asbestos gutters with aluminium gutters in heritage green as per existing colour; and replacement of damaged facias, with meranti wood as used in previous rehabilitations.

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

SVB

13.19 Erf 35371, 4 Melkbaai Street, Strand, S34-Additions & Alterations
Case No: HWC25020401SVB0401
Ms Sofia Briel introduced the item.

DISCUSSION
- Outstanding information received on 10 April 2025.
- The property is ungraded and outside of any HPO.
- Work has been completed.
- The proposal is for extension to the garage structure and for new windows on the first and second storey to enclose the existing balconies on the south-east and north-east elevations.
- The Helderberg Renaissance Foundation support the proposal.
- The CoCT notes the building as NCW and declines 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.

SVB

13.20 Erf 7084, 3 Pinehurst Close, Constantia, S34-Additions & Alterations
Case No: HWC25031913SVB0324
Ms Sofia Briel introduced the item.

DISCUSSION
- Outstanding information received on 15 April 2025.
- The property is Ungraded and outside any HPO. However, the CoCT notes the grading as NCW on their comment.
- Work has not started.

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- The proposal is for extensive additions and alterations to the existing dwelling unit, to create three dwelling units on the property. The boundary wall will be retained; however the carriage way crossing is to be relocated.
- CoCT support the proposal.
- CRRA has no objection to the proposed alterations.

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

SVB

13.21 Erf 91062, 29 Durban Road, Wynberg, S27-Additions & Alterations
Case No: HWC25020419SVB0213
Ms Sofia Briel introduced the item.
Jone' Kros was present and took part in the discussion.

DISCUSSION
- Outstanding information received on 27 February, 01 and 10 April 2025.
- The property is a PHS AND Within Wynberg Village HPOZ.
- Work has started.
- The proposal is for regularization of an open plan living room addition to the property that has been partially completed without a valid permit from HWC. The proposal is also for new work that has not yet been constructed which includes a fireplace in the new living room, a portico, internal alterations on the ground floor to the kitchen, and adjacent bathroom as well to bedroom 1 to accommodate an ensuite bathroom and stairs leading to the first storey. There will also be internal dry wall added to the first storey for an adjusted layout.
- A stop works order was issued by HWC on 20th of August 2024, the reason given was that additions and alterations commenced under a lapsed permit. Construction of the new open plan living room had commenced, and the property owner was about to start demolition and rethatch of the existing roof. The stop works order was issued in time to halt planned work on the Main House. The open plan living room that has been constructed outside of a valid HWC permit has been constructed up to a point but not completed.
- CoCT support the proposal.
- Wynberg Residents and Ratepayers Association did not respond.
- Old Wynberg Village Society did not respond.

FURTHER REQUIREMENTS
The Committee resolved to request further requirements:
- Separate emergency rethatching application to be dealt with under ASD delegations with a new reference number, payment, and application form.
- Applicant must submit updated plans with the rethatching removed from the plans for the other proposed work.

SVB

13.22 Erf 1014, 14 Avenue, Drelingcourt, Fresnaye, S34-Total Demolition
Case No: HWC25012804XM0218

OUTSTANDING INFORMATION
Clarity on ownership required.

XM

APPROVED

13.23 Erf 12686, 9 Huising Street, Somerset West, S34-Additions & Alterations
Case No: HWC25031905XM0324

OUTSTANDING INFORMATION
CoCT HRS Comment on the current proposal required.

XM

13.24 Erf 1553, 12 Marseilles Mansions, Fresnaye, S34-Additions & Alterations
Case No: HWC24121303XM0122
Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 12 April 2024
- The proposal is for proposed internal alterations and balcony enclosure.
- Most of the proposed building work shown on plan has not commenced and consist of internal alterations to open the space up to allow for better views and light to all areas of the apartment. The building work shown as new on plan, but which has been completed by the previous owner is the addition of new fenestration to the balcony, completely enclosing the balcony. These enclosures have been completed to all of the existing apartments, ensuring uniformity is kept throughout the entire block to avoid any indiscriminate impact on the building.
- The building is graded a IIIB
- Not within any HPO.
- CoCT supports, noted concerns with changes to the external fenestration
- Sea Point for All has no objection
- SFB comment NOT received within 30 days; proof of consultation provided

UNDER INVESTIGATION
Clarity on ownership is required.

XM

13.25 Erf 1697, 19 van Riebeeck Street, Barrydale, S34-Deviation
Case No: HWC25032510XM0326

OUTSTANDING INFORMATION
Signed application form and up to date photographs required.

XM

13.26 Erf 172877, 199 Main Road, Wynberg, S34-Additions & Alterations
Case No: HWC25021404XM0217
Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 10 April 2025.
- Addition of new basement level, and alterations to existing Ground Floor Plan. The developer intends to rejuvenate the site and surrounds, introducing new tenants to the building. The alterations and additions are to accommodate a proposed new Woolworths store.
- Work applied for has not started.
- Graded IIIC, inside the proposed Main Road, Wynberg Heritage Protection Overlay (HPO) zone.
- CoCT support
- Wynberg Residents and Ratepayers Association support.

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

APPROVED

XM

13.27 Erf 2535, 97 Loop Street, Cape Town, S34-Minor Works

Case No: HWC2411280XM0204

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 08 April 2025.
- The proposal is for covered terrace, folding sliding doors from dining to open plan kitchen and scullery, drywalling and ablutions.
- Work applied for has not started.
- Graded IIIB
- Inside the HPOZ
- CoCT support
- The submitted plan is dated 2018. As such the Committee raised concerns about whether work has started.

FURTHER REQUIREMENTS

The Committee requires clarity if work has started or not and annotated photographs indicating what work has been done.

XM

13.28 Erf 25445, 9 Franklin Street, Observatory, S34-Minor Works

Case No: HWC25021102XM0211

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.
The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

13.29 Erf 295, 1 Avenue Normandie, Fresnaye, S34-Total Demolition

Case No: HWC25030603XM0306

Ms Xola Mlwandle introduced the item.
David Krug was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 09 April 2025.
- The proposal is for the total demolition of the building.
- Work applied for has not started.
- Graded NCW on City Maps.
- Outside the HPOZ
- Sea Point for All has no objection to the application.
- SFB had no objection to the previous total demolition permit which has lapsed.
- CoCT supported the previous total demolition permit which has lapsed.
- Given that the previous permit that has lapsed and the assessment in terms of heritage value of the site and its context, there have been no changes and the Committee resolved not to request updated comments.

XM

DECISION

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

APPROVED

13.30 Erf 55722-RE, 7 Kinkleway Close, Unit 1, Newlands, S34-Additions & Alterations
Case No: HWC25030403XM0325

FOR NOTING
The application was dealt with under the ASD delegation under item 9.8.
The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

13.31 Erf 89777, 108 Norman Road, Kalk Bay, S34-Minor Works
Case No: HWC25020516XM0205
Ms Xola Mlwandle introduced the item.

DISCUSSION
- Outstanding information received 12 March 2025, 14 April 2025.
- Application is for approval of as-builts as some previously approved plans seem to have been misplaced.
- Additionally, the latest 2015 previously approved plans were drawn inaccurately.
- The unauthorised kitchen on the third storey must be removed so that it returns to it's previously approved use as a bedroom. The unauthorised beam and post on the third storey terrace along Norman Road is included in this application for approval
- Work started; framed windows, new timber posts, beam and screens on second storey.
- Kitchen joinery sink and electric hob still to be completed.
- Graded IIIB
- Inside HPOZ.
- The Committee note the efforts of the applicant to try and restore some of the internal heritage fabric.

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

XM

13.32 Farm 291, New Dwelling, Langbome, S31-New Dwelling
Case No: HWC25031103SJ0314
Ms. Sneha Jhupsee introduced the item.

DISCUSSION
- The work has not started.
- Within Heritage Area.
- Proposal is for a new house.
- HWC notes that there is no Title Deed for the properties owned by the Moravian Church.
- The municipality and Church do not offer comments in writing and stamp plans as per all previous applications.
- Cederberg Municipality: stamped plans.
- Moravian Church: stamped plans.
- Outstanding information received on 28 March and 14 April 2025.

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

SJ

APPROVED

13.33 Erf 14786, 8 Jubilee Road, Somerset West, S34-Additions and Alterations
Case No: HWC25031128SB0324

FOR NOTING
The application was dealt with under the ASD delegation under item 9.8.
The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

SB

14 NEW MATTERS

14.1 Erf 1186, Schaap Road, Schaapkraal, Philippi, S38(4)-NID
Case No: HWC25032710CSI0414
Ms Chiara Singh introduced the item.

DISCUSSION
- Proposed development is for the subdivision of the one erf into four sections. These four sections will be zoned Single Residential 1 (SR1) and have the rights for development permitted by SR1 zoning.
- Trigger: 38(1)(c)
- The current zoning according to CoCT maps is rural. The applicant indicates that the character of the site will be changing because of the proposed buildings within the proposed erven.
- There are no visual impacts expected as the surrounding erven are residential in nature.
- There are no impacts expected to any archaeological material.
- The palaeo sensitivity on the SAHRIS palaeo map is blue and green (low and moderate)

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

CSI

14.2 Erf 15, 16 Beach Road, Noordhoek, S38(4)-NID
Case No: CSI0414

OUTSTANDING INFORMATION
POP required.

CSI

14.3 Erf 3413, 211 Long Street, Cape Town, S34-Deviation
Case No: HWC25040901CSI0410

OUTSTANDING INFORMATION
Applicant to submit a new application with a new set of plans indicating the proposed work. Plan to be recirculated to CoCT and CIBRA

CSI

APPROVED

14.4 Erf 72102, 109 Southfield Road, Plumstead, S34-Additions & Alterations

Case No: HWC25040805CSI0409

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded – CoCT maps
- Outside HPO
- Proposed work is for an extension to the dwelling and internal alterations
- CoCT provided comment and support the application.

DECISION

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

CSI

14.5 Erf 9013, 29 Morgenster Avenue, Somerset West, S38(4)-HIA

Case No: HWC24092511CSI1016

Ms Chiara Singh introduced the item.

DISCUSSION

- NID summary (HWC24092511CSI1016): The NID application was heard at HOMs on 4 November 2024 and the Committee resolved that an HIA with VIA on the cultural landscape is required.
- Proposed development is for the demolition of the existing guest house and the construction of a residential development comprising 39 apartments provided within 2 blocks. Block A being 2 apartment levels above parking and block B being 3 levels of apartments.
- There are no palaeontological impacts expected. The palaeo sensitivity on the SAHRIS palaeo map is green – moderate.
- There are no expected impacts to any archaeological material. ACO reported very little prehistoric archaeological material was found in the immediate vicinity of the river.
- The site sits at the perimeter of the Lourens River Catchment Cultural Landscape. This landscape should be considered as a landscape of considerable heritage significance, varying between IIIA to II (or I).
- The structure on site may have enclosed a small structure older than 60 years but it is much altered and of no architectural significance. All structures are deemed NCW.
- Although visually secluded, the existing landscape patterns within the 45m PNE line on the site anchor the experience and lead to views beyond of cultivated agricultural landscapes. The new development will fit into the surroundings and would have Low Visual Intrusion on heritage resources. The Visual Absorption Capacity of the site is High, with substantial screening afforded. Overall, the development proposal is assessed to have a visual impact of low adverse heritage related significance, with mitigation already accommodated in the form of the landscaping and architectural controls as proposed and an integrated site landscape plan. Given the limited space available for planting new trees, the Landscape Plan also proposes the introduction of vertical greening on the facades of the proposed buildings. This will be achieved through the introduction of various creepers trained up wire trellises or self-clinging creepers directly on the building facade, contributing to the overall greenery and visual softening of the development.
- PPP: CoCT, HRF and multiple members of the public have objected to the proposed development. Concerns regarding the visual impact, height, and materiality were raised.

REFERRAL

The Committee resolved to refer the application to IACom on 14 May due to their expertise being required on the Visual Impact Assessment specialist study of the HIA, environmental concerns with reference to the 50m buffer zone and PNE line, and the concerns raised and objections received from CoCT, HRF, and public participants.

APPROVED

CSI

14.6 Erf 20654, 26137, 8434-RE, Boschenmeer Golf Estate, Paarl, S38(8)-NID

Case No: HWC25040101CSI0409

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for maintenance at Saltera Bridge (Bridge 1) and the replacement and maintenance of the bridge situated along the Lavender Lane Road (Bridge 2) within two separate watercourses.
- Trigger: 38(1)(a) ; 38(1)(b) ; 38(8) - NEMA
- Maintenance is largely planned on Bridge 1 and Bridge 2 will be demolished, relocated and upgraded a few metres west, for better traffic accommodation and alignment. In addition to the work planned on the bridge structures, other maintenance is planned for the watercourse in which Bridge 1 and 2 is located. It should also be noted that the project includes the construction of a new parking lot consisting of approximately 7 parking bays.
- There are no visual impacts expected as the proposed replacement bridge will be a low-lying bridge.
- There are no impacts to any archaeological resources expected due to previous construction.
- The palaeo sensitivity on the SAHRIS palaeo map is green – moderate

COMMENT

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

CSI

14.7 Farm 1139, along the MR560, Saldanha Bay, S34-Total Demolition

Case No: HWC25040107CSI0409

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the total demolition of three groups of structures. Eastern group consists of a small outbuilding with a loading ramp behind it, a large shed for vehicles attached to some sheds for keeping livestock, and a dwelling. Behind the sheds and to the far right more kraals are constructed from cement. In all cases all roofs have been removed and nearly all windows and doors, except for some severely dilapidated units, are absent. The Northern group consists of a dwelling with some adjacent structures. May have been used by more than one family with two areas which seems to have been kitchens with fireplaces. The western group consists of a large shed with some stables to the rear, a dwelling and a separate livestock shed building situated behind.
- Saldanha Bay Municipality provided comment stating that an application must be made to HWC.
- Cape Nature provided comment stating that they have no objection and support the application as the buildings have been in disrepair for some time. They also noted that a previous application for the total demolition of the structures was made to HWC in 2015 and a permit was issued.

DECISION

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

CSI

APPROVED

14.8 Multiple Erven, along the R31, Kramat Road and Macassar Road, Macassar, S38(8)-NID
Case No: HWC25040716CSI0408
Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for various flood alleviation measures along the floodplains of the Eerste and Kuils Rivers in the vicinity of their confluence at Macassar. This is to include: Levees; Retaining walls; Channels; Ponds and pump stations; Stormwater pipes; Subsoil drains; and New road bridge over the Kuils River.
- Trigger: 38(8) - DEA&DP
- No direct impacts to historical structures will occur but the visual relationship between Rahima Cottage and the river will change. One other historical structure will also experience a similar change.
- The remnants of the Zandvliet farmstead have high local significance as a historical site and, although the farmstead is completely in ruin, there is a high likelihood of archaeology associated with the ruined features. A berm is proposed through the Zandvliet farmstead which means direct impacts to historical archaeology will occur.
- The SAHRIS Palaeosensitivity map indicates the site to be largely of medium and very high palaeontological sensitivity. The site is at the very eastern edge of the Cape Flats Dune Plume which has ridges of higher lying calcrete and aeolianite which are highly sensitive. Fossils are known to have been recovered from the sand mines in the area. Excavations in the area may unearth fossils associated with highly sensitive sediments in the project area.
- There are graves in the Kramat complex, two graves outside its entrance, a small graveyard adjacent to it and, apparently, possibly some graves in the vicinity of the Dadelboom Heritage Site where the WWTW canal enters the Kuils River. Constructing a berm through this area could destroy graves.
- Ruins of structures where enslaved people would likely have worked would be destroyed by one of the proposed berms.
- The heritage consultant (Jayson Orton) has recommended an HIA with AIA, PIA, social historical study, and a cultural landscape assessment.

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

1. Archaeological Impact Assessment,
2. Palaeontological Impact Assessment,
3. Cultural Landscape Assessment, and
4. Social Historical Study.
5. Comments to be obtained from the Cape Mazaar Society and SAHRA during the public participation process.

CSI

14.9 Portion 20 of Farm 202-RE, Farm Hansmoeskraal, off Heather Street, Pacaltsdorp, George, S38(4)-NID
Case No: HWC25040208CSI0414
Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for 16 group housing residential units, a portion of private road, public road as well as ancillary engineering services and infrastructure.
- Trigger: 38(1)(c)(i)
- There are no visual impacts expected to any scenic routes. The proposed development will border another residential estate.
- The archaeological sites, some with rock art, which have been reported from the Schaapkop

APPROVED

River are considered of medium to high significance, but none will be impacted by the proposed development.
- The palaeo sensitivity on the SAHRIS palaeo map is grey – no significance.

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

CSI

14.10 Portion 7-RE of Farm 204, Farm Buffelsfontein, Herolds Bay, George, S38(8)-NID
Case No: HWC25032803CSI0411
Ms Chiara Singh introduced the item.

DISCUSSION
- Proposed development is for the construction of a new farm dam located along the headwaters of a tributary of the Gwaing River.
- Triggers: 38(1)(c) ; 38(8) – NEMA
- There are no visual impacts expected
- There are surrounding archaeological resources, but none will be impacted by the proposed dam.
- The palaeo sensitivity on the SAHRIS palaeo map is grey – no significance. John Pether has indicated the site is located on the unfossiliferous Maalgaten Granite (Cape Granite Suite).

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

CSI

14.11 Erf 1228, 13 Forest Hill Drive, Simons Town, S34-Additions & Alterations
Case No: HWC25030707CH0414
Ms Chane Herman introduced the item.

DISCUSSION
- Graded IIIC inside HPO
- Proposal is for internal alterations, alterations to the boundary wall and the addition of a balcony, new bay window to bedroom 2, new kitchen, scullery and staff quarters at the rear.
- Work has not started.
- CoCT supports
- The Simons Town Architectural Advisory Committee supports and stamped the plans.
- Simons Town Historical Society supports

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

CH

14.12 Erf 155287-RE, 45 Klipper Road, Rondebosch, S34-Additions & Alterations
Case No.: HWC25030707CH0414

OUTSTANDING INFORMATION
NCID comment, confirmation if work has started, application form and company resolution required.

CH

APPROVED

14.13 Erf 2060, 7 Rugby Road, Oranjezicht, S34-Total Demolition

Case No: HWC25041103CH0414

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded outside HPO.
- Proposal is to demolish the existing structure on site.
- Previous application: TD permit was issued on 4 June 2024 (HWC231221808KB0108)
- House was sold and the new owner is applying to demolish the structure (permits are not transferrable hence the reapplication).
- Status of work: Work has not started.
- CoCT supports
- CIBRA supports

DECISION

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

CH

14.14 Erf 29137, 19 Twickenham Road, Mowbray, S34-Additions &Alterations

Case No: CH0408

OUTSTANDING INFORMATION

POP, CoCT comment and RAMPAC comment required.

CH

14.15 Erf 2950, 162 6th Street, Hermanus, S34-Additions & Alterations

Case No: HWC25040906CH0410

OUTSTANDING INFORMATION

Internal photographs required.

CH

14.16 Erf 46867-8, 3 Pinewoods Road, Rondebosch, S34-Minor Works

Case No: HWC25040711CH0409

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded outside HPO.
- The City has flagged the building as 'requiring further investigation' - Archaeological potential fairly high. Late 19th century Victorian villa situated in the northern portion of the central courtyard of the complex.
- Proposal is to convert the yard into scullery on the ground floor and for a new roof over the scullery.
- Work has not started.
- CoCT advised the applicant that a minor works application must be submitted to HWC and that no comments are required from the City and conservation bodies.

DECISION

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

CH

APPROVED

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

OUTSTANDING INFORMATION
Streetscape photographs, external photographs, internal photographs required.

CH

14.18 Erf 649, 19 Torbay Road, Green Point, S34-Minor Works
Case No: HWC25041005CH0414

OUTSTANDING INFORMATION
Additional streetscape photographs required.

CH

14.19 Erf 749, 16 Hastings Street, Tamboerskloof, S34-Additions & Alterations
Case No: HWC25032704CH0411

OUTSTANDING INFORMATION
Legible POP and confirmation on the work that has started required.

CH

14.20 Erf 86616, 14 Wherry Road, Muizenberg, S34-Additions & Alterations
Case No: HWC25040404CH0409

OUTSTANDING INFORMATION
Confirmation is work has started and SG diagram required.

CH

14.21 Erf 963, 27 Lindenberg Avenue, Durbanville, S34-Additions & Alterations
Case No: HWC25040712CH0409

COMMENT
As per the Provincial Notice 9051 of 2025 regarding NCW structures, the application is exempt from the need to obtain a permit in terms of Section 34 of the NHRA.

CH

14.22 Erf 1144-RE, 253 Ocean View Drive, Sea Point, 34-Minor Works
Case No: SVB0414

OUTSTANDING INFORMATION
Application form; company or trust resolution (where applicable); internal photographs; local authority comment; registered conservation body comment required.

SVB

14.23 Erven 1 to 188, Meerenbosch, Hermanus, S38(4)-NID
Case No: HWC25040705SVB0411

OUTSTANDING INFORMATION
A copy of the delegations of the Trustees is required as proof that they can represent all the Homeowners in this matter.

SVB

APPROVED

14.24 Erf 1360, 10 St John's Street, Dormehls Drift, George, S34-Total Demolition
Case No: HWC24121009SVB0414
Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 22 April 2025.
- The property is graded NCW as per the previous HWC permit and is outside of any HPO.
- Work has not started.
- The proposal is for total demolition of all structures on site.
- A permit for total demolition was issued on 09 March 2020 (17102301ZK0515E). A permit was issued for additions, alterations and rezoning on 20 June 2023 (HWC23060502MS0606).
- Simon van de stel foundation do not object to the proposal.
- George Municiplaity did not comment.
- George Heritage Trust did not comment.

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

SVB

14.25 Erf 1572, 35A Kloof Road, Fresnaye, S34-Minor Works
Case No: HWC25040907SVB0409

OUTSTANDING INFORMATION
Title deed; External photographs; Streetscape / contextual images required.

SVB

14.26 Erf 28739, 23 Eiland Street, Bella Vista, Paarl, 34-Minor Works
Case No: SVB0408

OUTSTANDING INFORMATION
Proof of company name change; Proof of payment and reference number required.

SVB

14.27 Erf 593, 5 Blinkwater Road, Camps Bay, S34-Additions & Alterations
Case No: HWC25041108SVB0414

OUTSTANDING INFORMATION
Application form; Power of Attorney; Title Deed; Surveyor General (SG) Diagram; Company or Trust Resolution (where applicable); Locality Plan; Streetscape / contextual images; Registered conservation body comment required.

SVB

14.28 Erf 7251, 12C Main Road, Paarl, S34-Additions & Alterations
Case No: HWC25021408SVB0410

OUTSTANDING INFORMATION
Surveyor General (SG) Diagram; Internal photographs; External photographs; Local Authority Comments required.

SVB

APPROVED

14.29 Erf 9052, 3 Gemini Way, Constantia, S34-Additions & Alterations
Case No: HWC24100113SVB0408

OUTSTANDING INFORMATION
Company Resolution; Streetscape / contextual images required.

SVB

14.30 Erf 98085, 3 Pitlockry Road, Rondebosch,34-Additions & Alterations
Case No: HWC25032607SVB0410

OUTSTANDING INFORMATION
Power of Attorney; Title Deed; Surveyor General (SG) Diagrams; Company or Trust Resolution (where applicable); Locality Plan; Internal photographs; External photographs; Streetscape / contextual images; Local Authority comments; Registered conservation body comment required.

SVB

14.31 Farm 1555, 16 Tobacco Lane, Stellenbosch Farms, 34-Total Demolition
Case No: HWC25040808SVB0409

OUTSTANDING INFORMATION
Surveyor General (SG) diagram required.

SVB

14.32 Farm 572-Re, Alto Wine Estate, Annandale Road, Stellenbosch, S34-Additions & Alterations
Case No: HWC25040802SJ0409
Ms Sneha Jhupsee introduced the item.
Carmen-Ann Wessels was present and took part in the discussion.

DISCUSSION
- NHRA Trigger: Structure older than 60 years old
- Previous applications:
  - HWC24121108CN0113 (04.01.25): A&A Outbuilding converted into farm offices.
  - HWC24091917SJ0926 (28.10.24): A&A Existing Cellar
  - 22091603SB0915E (02.11.22): MW Paint
  - 21121408CN1215E (S38(8) - 16.02.22): HIA requested but not submitted.
- The work has not started.
- The werf is graded IIIB and is within the Helderberg Historic Enclave (proposed II) & Annandale Scenic Route on the Stellenbosch Heritage Register.
- Proposal is for the removal of the later garages and additions to the original structure on the back (east) of the house, and on the side (south). New elements to be introduced are an addition with garage and guest room, new swimming pool and small open sided pool house, a stoep on south of house, and a new portion of werf wall. Internally, the Manor House is to be reconfigured for modern usage with the removal of some walls, adjustments to internal circulation, closing of large openings at the en-suite, laundry, and kitchen, shopfitting and a new braai fireplace in the lounge area. The garden will receive a pool deck and braai pergola area.
- Consultation:
  - SMCAC: no comment received within 30-day commenting period.
  - SIG: Generally support the proposal but commented that the gables of the new garages (north east and south east elevations) should not replicate the Holbol gables of the existing manor house; gables should take a triangular form, in keeping with the architectural style observed in various outbuildings on the property and to indicate that it is an addition/layer of our era.
  - SHF: no comment received within 30-day commenting period.
- The architect noted that the gable design attempted to respect the gable of the main house, but the Committee supported the comment raised by SIG.

APPROVED

FURTHER REQUIREMENTS

The Committee requests the new garage gables be an iteration of the simpler style gables found on more recent structures on the farm. The design is to be revised to reflect a triangular gable.

SJ

14.33 Erf 115913, 6 Erica Street, Woodstock, S34-Minor Works

Case No: HWC25040904SJ0411

OUTSTANDING INFORMATION

Full Title Deed; Company/Trust Resolution if the site is owned by a company/trust; Power of Attorney for applicant if owner has not signed the application form; 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.); Response to objections received during consultation process; Motivation.

SJ

14.34 Erf 149294-Re, South Arm Sheds, 1 South Arm Road, V&A Waterfront, S34-Minor Works

Case No: HWC25032507SJ0410

OUTSTANDING INFORMATION

Internal photographs required.

SJ

14.35 Erf 102623, Maitland Waste Depot, Corner Oude Molen Street and Alexandra Road, Maitland, S34-Additions & Alterations

Case No: HWC25021807SJ0408

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- No change in character thus no application in terms of Section 38 required.
- Additional Information: Former CCT cleansing dept. Now used by law enforcement. Fairly typical utilitarian period architecture.
- The work has not started.
- Graded 'Some heritage significance evident'/potential IIIC and outside HPOZ.
- Proposal is for an extensive upgrade of the entire facility by reusing the existing structure and constructing a second floor. The heritage indicators take reference from the complex's potential and 60s municipal architectural civic nature. The linearity of the design is enhanced by new additions.
- Consultation:
  - CoCT EHM: support
  - Docomomo: no comment required.

DECISION

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

SJ

14.36 Erf 7779, Kronendal Farmstead, 140 Main Road, Hout Bay, S27-Minor Works

Case No: HWC25031709SJ0409

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.

APPROVED

- Additional Information: H shaped manor house, site developed as a retirement home. Original agricultural Farmstead. Historical Kronendal farmstead consisting of homestead, bell tower and outbuildings. Very well restored historical building and one of rare surviving examples of H shape typology in this area. Landmark on Main Road. Significant interior retained.
- CMP approved 2020 and has been recently sold to new owners.
- Erf 867 has been consolidated into Erf 7779 (Gazette says 867).
- Fransen (2004, p.167-168) described the building as "the only well-preserved H-shaped house in the Peninsula.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is a like-for-like replacement of corrugated roof sheeting on the Homestead. The sheeting has been corrugated iron for over a century. The ceiling will be replaced in some areas where the water ingress has damaged fabric.
- A new application will be submitted in the future for design changes to rectify unauthorised works and new additions independent of unauthorised work (new lightweight walkway cover, a new lowered terrace with perimeter retaining wall and terrace cover, a new screen to conceal service units, a new refuse room and new palisade fencing and vehicular entrance gate, remedial work to the slave bell).

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

SJ

14.37 Farm 168, Electrical Services Upgrade, Wupperthal and surrounding villages, Wupperthal, S31-Service Upgrades
Case No: HWC25031803SJ0411

OUTSTANDING INFORMATION
New, signed Section 31 application form; Map with clear road names or SDP and colour plans with title block including drawing number, date and drawing author. The plans are to show areas of trenching, connections and heritage areas to be avoided; Annotated internal, external & streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted) must clearly indicate all areas of work required.

SJ

14.38 Erf 176021, 57 Wolfe Street, Wynberg, S34-Additions & Alterations
Case No: HWC25041401SJ0414

OUTSTANDING INFORMATION
Annotated internal photographs required.

SJ

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

OUTSTANDING INFORMATION
Annotated internal, external & streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted) required.

SJ

APPROVED

14.40 Erf 471, 18 Church Street, Prince Albert, S34-Additions & Alterations
Case No: HWC25041002SJ0414
Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: ca. 1880, Victorian Cottage: Steep pitched roof covering T-shape, with end gables with finials and round cast iron vents. Street frontage faced with slate slabs (slasto) otherwise plaster and quoins. 2x2 sashes and 2x2 double door with fanlight. Bellcast veranda on pillars, modern door and mesh screens. Street wall slate faced with cast iron panels.
- The work has not started.
- Graded IIIB and outside HPOZ - Page 253 of Prince Albert Survey.
- Proposal is for the addition of a free standing 4-car garage and the replacement of all steel windows with timber sash windows to be implemented. The boundary wall is to be raised 500mm with existing detailed fence work to remain and existing ramp to be replaced with timber balustrade.
- Consultation:
  - Prince Albert Municipality: stamped plans.
  - PACF: supported.
- A transfer letter has been submitted to state that the Executor of the deceased owner is transferring the current property into the new owner's name. The title deed reflects the deceased. Master of High Court Letter confirms Executorship of estate. The Executor is also the conveyancer.

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

SJ

14.41 Erf 14867, 19 Roberts Road, Woodstock, S34- Deviation
Case No: XM0408

OUTSTANDING INFORMATION
POP with HWC allocated reference Number, Annotated External & Streetscape photographs required.

XM

14.42 Erf 1004, 180 4th Avenue, Grassy Park, S34-Minor Works
Case No: HWC25040301XM0410

COMMENT
As per the Provincial Notice 9051 of 2025 regarding NCW structures, the application is exempt from the need to obtain a permit in terms of Section 34 of the NHRA.

XM

14.43 Erf 1136, 19 Rosmead Avenue, Gardens, S34-Additions & Alterations
Case No: HWC25040903XM0410

OUTSTANDING INFORMATION
Whether work has been completed: Plans showing work already undertaken and proposed work that is yet to be completed, Company/Trust Resolution, Annotated Streetscape photographs, Consultation comments: Local municipality required.

XM

APPROVED

14.44 Erf 124639, 31 Reagon Crescent, Bridgetown, Athlone, S34-Additions & Alterations
Case No: HWC25032506XM0408

COMMENT
As per the Provincial Notice 9051 of 2025 regarding NCW structures, the application is exempt from the need to obtain a permit in terms of Section 34 of the NHRA.

XM

14.45 Erf 158912, 11 Klaver Street, Sybrand Park, S34-Total Demolition
Case No: XM0408

COMMENT
As per the Provincial Notice 9051 of 2025 regarding NCW structures, the application is exempt from the need to obtain a permit in terms of Section 34 of the NHRA.

XM

14.46 Erf 236, 24 Cecelia Way, Matroosfontein, S34-Additions & Alterations
Case No: HWC25041105XM0414

OUTSTANDING INFORMATION
Work has been completed: Plans showing work already undertaken and proposed work that is yet to be completed, Annotated Internal & Streetscape photographs, Consultation comments: Local municipality required.

XM

14.47 Erf 342, 38 Rochester Road, Bantry Bay, S34-Minor Works
Case No: HWC25012121XM0409

OUTSTANDING INFORMATION
Clarity on whether work has started, annotated Streetscape photographs, Consultation comments: Conservation bodies in the area required.

XM

14.48 Erf 3895, 8 Falaise Street, Paarl, S34-Additions & Alterations
Case No: XM1404

OUTSTANDING INFORMATION
New Application form, POP with HWC allocated reference Number, Consultation comments: Drakenstein Heritage Foundation required.

XM

14.49 Erf 60720, 38 Holderness Street, Lansdowne, S34-Additions & Alterations
Case No: HWC24110806XM0904

COMMENT
As per the Provincial Notice 9051 of 2025 regarding NCW structures, the application is exempt from the need to obtain a permit in terms of Section 34 of the NHRA.

XM

14.50 Erf 2950, 162 6th Street, Voelklip, Hermanus, S34-Additions & Alterations
Case No: HWC25040906XM0414

OUTSTANDING INFORMATION
Application form signed by owner, Locality Map, Internal photographs, Consultation comments: Whale coast conservation required.

APPROVED

XM

14.51 Erf 2759, 1 Chelsea Avenue, Vredehoek, S34-Additions & Alterations
Case No: HWC25040304XM0410

OUTSTANDING INFORMATION
POP with HWC allocated reference Number, SG Diagram, Annotated Streetscape photographs, Consultation comments: Conservation bodies in the area required.

XM

14.52 Erf 1415, 29 de Villiers Street, Wellington, S34-Additions & Alterations
Case No: HWC25040707SB0410

OUTSTANDING INFORMATION
Plans indicating the completed work, Internal photographs, external photographs, streetscape photographs and Paarl300 comment required.

SB

14.53 Erf 18091, Cloetesdal Farm (now Newinbosch), off R304, Stellenbosch, S34-Total Demolition
Case No: HWC25030316SB0410
Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION
- Background: 2020 HWC approved the wholesale development, this part of an HIA
- In this HIA, it was noted that the building on this portion of the site the buildings are not conservation worthy.
- Proposal: demolition shed as per the demolition plans dated March 2025
- Work start: not started
- Grade: site is graded 3C (structure according to the assessment in the HIA- NWC)
- HPO: outside
- Comments: SIG does not object,
- Requested information: Stellenbosch Municipal comment, Aikonese Cochoqua Khoi Tribal Council: Grazing Routes and Settlements (Kraals)Geo comment, Stellenbosch Interest Group & Stellenbosch Heritage Foundation (SHF) comment, POA as mentioned in the application form, and confirmation if work has started. This was received on the 17 April 2025 - Stellenbosch Municipality and SHF did not comment in 30 days.

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

SB

14.54 Erf 717, 3 Caledon Street, Camphers Drift, George, S34-Minor Works
Case No: HWC25041403SB0414
Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION
- Proposal: Proposed fence, this fencing will join to existing fencing thus enclosing the property
- Work start: Not started
- Comments: not required as minor fence
- Not sure what the trigger is

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

SB

APPROVED

14.55 Erven 74843, Rem of 54338, Rem portion 1 of Drift Sands 544, Rem of Drift Sand 544, 41968 and 41966 off the N2, Khayelitsha, S38(8)-NID

Case No: HWC25040714SB0803

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: proposed remedial works to stabilize a powerline tower that has been undermined by erosion due to the changing course (meandering) of the Kuils River.
- Temporary Access Road: 80m
- Temporary Security Camp: solar-powered guard hut and portable toilet (completely removable)
- Tower Base Stabilization: Dump rock and soil mix to stop erosion
- Background: aerial photographs indicated site remains largely undeveloped except for the eastern portion where this remains of a runway(disused).
- Grade: not graded
- HPO: outside
- Heritage resource
- Archaeology: none expected except for some 19th scatters of historical material of low significance.
- Palaeontological: Moderate according to SAHRIS palaeo-sensitive map however given most work above ground therefore unlikely to have any impact.
- Visual/Cultural: Given the nature of development, no visual impact.
- The consultant recommends no further studies.

COMMENT

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

SB

14.56 Erf 91682, 115 Sussex Road, Wynburg, S34-Minor Works

Case No: HWC25041006SB0411

OUTSTANDING INFORMATION:

Clarification if work has started, Title deed, POA, Locality plan, more photographs of external, internal photographs of the building, streetscape photographs, and Wynberg East Civic Association comment required.

SB

14.57 Remaining Extent of Portion 72 and 81 of Bosjesmans Valley No. 218, North of the R43, between Worcester and Wolseley, Worcester, S38(8)-NID

Case No: HWC25041111SB0414

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal is to extend protea cultivation area by 9hectares which will include land preparate, levelling, installation of irrigation infrastructure, pathways. No buildings are proposed. The irrigation canals the only trigger.
- Background: Site activity cultivated during the 2000s.
- The previous NID response for the expansion dam was no further studies in 2019.
- Grade: na
- HPO: na
- Heritage resource:
- Archaeology: low given the nature of proposal and according to screen tool low.
- Palaeontological: low according to SAHRIS palaeo-sensitive map
- Visual/Cultural: low given the nature of the proposal

APPROVED

- Consultant recommends: no further studies

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

SB

14.58 Farm 1500, off the R45 and N1, Paarl, S38(8)-HIA
Case No: 18102913AS1207E
Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION
- Proposed redevelopment of Farm 1500 Paarl that includes developing a 37.8684-hectare property between the N1 and Old Paarl Road in Paarl into an agri-industrial park.
- Graded: site itself is considered not conservation-worthy, and the significant heritage landscape. Surrounding sites 3A (Drakenstein Slopes Policy) -18pg
- Background: NEMA and NHRA trigger.
- NID in 2019 for HIA -VIA on CL
- August 2021 HIA was endorsed at IACom – 7pg - this was never concluded therefore a new Basic Assessment process is underway due to substantive amendments from the original agri-business park proposal to an agri-industrial park. This is an updated HIA. - see page 26 with comparison SDP from 2021 and 2025.
- Visual: Context is transformed with commercial and industrial and vacant land in the surroundings and number other developments still to be developed but are approved - still going to be further transformed. Visual impacts are assessed as Medium-High but can be mitigated to Medium-Low with appropriate measures such as setbacks, planted berms, bioswales, tree lines, and public green spaces - see page 35. North of the site is the agricultural landscape although not within the proposed Agter Paarl HPO. The site can be seen from proposed HPO. although likely absorbed by the surrounding development. The development will increase the bulk of industrial infrastructure but is within the urban edge, so cumulative impacts are considered insignificant.
- Consultation: previous HIA received no objections from Drakenstein municipality and Paarl300 while DHF stated no comment at that stage. Current: Drakenstein Heritage Foundation (DHF) objected and were the only body to provide a comment within 30 days.
- The DHF does no object to the industrial development but strongly disagrees with the current SDP. They believe it does not respect the rural nature of Paarl and affects the area's cultural and historical significance. The DHF asks for a visual impact assessment, including building setback lines, height restrictions, and green zones near major roads with suitable landscaping. The response indicates that the HIA compared the original proposal to the revision, showing little change in impact. The visual impact assessment is included in the documentation, and there are guidelines for setbacks and landscaping. The agricultural area north of the N1 is designated for Mixed Use under the SDF – 45pg.

UNDER INVESTIGATION:
Procedure to be discussed with legal advisor.

SB

APPROVED

14.59 Portion 20 of Farm 516, Klipdrift Complex, De Hoop Nature Reserve, Swellendam, S35-Destructive Analysis

Case No: HWC25030605SB0414

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed destructive analysis of archaeological material from Klipdrift Rockshelter, De Hoop Nature Reserve, Swellendam.
- The destructive analysis includes the removal of small samples (1–5g) from lithic artefacts for fusion inductively coupled plasma-mass spectrometry (ICP-MS). A sample will be cut with a precision saw, then dissolved with hydrofluoric acid. Once sampled obtained then analysed to determine its geological signature.
- The significance artefacts from the site includes lithics, ochre, fauna, shells artefacts that contributing to understanding of early modern human behaviour. There has been many lithic from this site and large collection at Iziko given the number of ongoing research at the site. There is ongoing research – HWC has received permit reports previously in 2021-2023.
- Applicant: Dr. Jeremy Beller
- Affiliated university: University of Bergen, Norway
- Iziko has supported.

DECISION

The Committee resolved to approve the Section 35 permit application prepared by Jeremy Beller dated 15 March 2025.

SB

14.60 Various Farms and Erven, N1, between Doornfontein and Laingsburg, Laingsburg, S38(8)-HIA

Case No: HWC24071904EJV0719

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- NID level: HIA with AIA and PIA
- Proposed upgrade of National Route 1 (N1) Section 4 between Doornfontein (63km) and Laingsburg (81km) which includes upgrading an 18 km stretch of the N1, including new carriageway capacity, with sections of dual carriageway and 4-lane configurations through rural, pass, and town sections. This includes asphalt surfacing, new road geometry, culvert upgrades, and bridge widening, particularly into Laingsburg town itself.
- Heritage resources:
- 1. two historical farm werfs, culturally significant tree lanes that mostly comprise of mature trees that contribute to the cultural landscape.
- 2. Lithics source site (raw material)
- 3. Voortrekker Monument
- 4. two church buildings in Laingsburg.
- However, most lie outside the road reserve and will not be impacted by the upgrade. The treeline should be preserved or replaced with mature trees if impacted.
- Palaeontological:
- underlain by geologically and palaeontologically significant formations, notably the Dwyka and Ecca Groups.
- Whitehill Formation of the Ecca Group is highly significant due to important fossil content, including reptiles and trace fossils.
- Moderate risk to fossil heritage, especially during excavation near the Whitehill Formation outcrop close to Laingsburg – recommended mitigation palaeontologist must be present during excavation in sensitive areas, and the Heritage Western Cape (HWC) Chance Fossil Finds Protocol must be integrated into the Environmental Management Programme (EMPr).
- Consultation: end 1 November 2024 – evidence in Appendix 4

APPROVED

- Simon van der Stel Foundation: Southern Cape did not object. Laingsburg Local Authority did not comment within 30 days

FINAL COMMENT

The Committee has resolved to endorse the Heritage Impact Assessment (HIA) dated August 2024, and prepared by CTS Heritage, as having met the provision of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 45:

1. Impact to the tree lanes, identified in Figure 8.1-8.4 should be avoided. If this is not possible, these tree lanes should be replaced with mature trees once the upgrades are completed.
2. A palaeontologist must be present during all construction and excavation activities in the Whitehill Formation. This is particularly important near the rock outcrop closest to Laingsburg.
3. The HWC Chance Fossil Finds Protocol must be integrated into the Environmental Management Programme (EMPr).
4. Should any buried archaeological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. The South African Heritage Resources Agency (SAHRA) and [Heritage Western Cape (HWC)] must be contacted immediately in order to determine an appropriate way forward.

SB

14.61 OP6074, Between Montagu and Barrydale, Swellendam, Overberg, S38(8)-NID

Case No: HWC25032721SB0414

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: the current causeway is in a degraded state and needs to be replaced which is what is being proposed. The causeway is over the Sand River – proposing in-situ concrete causeway with a total length of 15m. According to the plans 5m
- Also, temporary by-pass approximately 35m in length.
- Trigger: other trigger – there is no road been constructed only rehabilitation of existing - not sure of the trigger. No structures older than 60years
- Application form isn't signed but there is a separate page from form with signatures.
- Grade: NWC
- HPO: Outside
- Heritage resource:
- Archaeology: low given the nature of the proposal
- Palaeontological: low given the nature of the proposal
- Visual/Cultural: low given the nature of the proposal
- Consultant recommend: no further studies

COMMENT

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

SB

14.62 Farm Groenfontein No. 96, Stompiesfontein, Groenfontein Private Nature Reserve, Ceres, S35-Destructive Analysis

Case No: HWC25041010RB0414

OUTSTANDING INFORMATION

S35 Application form and Clear locality plan/map required.

RB

APPROVED

15 Other Matters

16 Adoption of Resolutions and Decisions

XM moved to adopt, and CN seconded the adoption of resolutions and decisions of the meeting of 23 April 2025.

17 Closure

The chairperson, Mr Ruan Brand, officially closed the meeting at 13h34

18 Date of next meeting: 30 April 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: Ruan Brand Digitally signed by Ruan Brand Date: 2025.05.02 09:11:03 +02'00' _____

SECRETARY: Aneeqah Brown Digitally signed by Aneeqah Brown Date: 2025.05.05 11:25:35 +02'00' _____

APPROVED

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners
AHP - Agulhas Heritage Society
BKCA -Bo-Kaap Civic Association
BKYM - Bo-Kaap Youth Movement
CIBRA - City Bowl Ratepayers '& Residents Association
CoCT – City of Cape Town
CTHT – Cape Town Heritage Trust
CRM - Cultural Resources Management
DRHCA - De Rust Heritage Conservation Association
Docomomo South Africa
DHS -Durbanville Heritage Society
EHM – Environmental Heritage Management department
FoBCA- Friends of Blaauwberg Conservation Area
FE - Friends of Elim
GLCA- Greater Lynfrae Civic Association
GPRRA - Green Point Ratepayers & Residents Association
HVA- Harfield Village Association
HMB - Heritage Mossel Bay
HVTA - Hex Valley Tourism Association
HBRRA - Hout Bay & Ratepayers and Residents Association
HIA - Heritage Impact Assessment
ILASA - Institute for Landscape Architecture in South Africa
KBHA - Kalk Bay Historical Association
KBSJRR - Kalk bay-St James Ratepayers & Residents Association
LKID - Lower Kenilworth Improvement District
MHCS - Muizenberg Historical Conservation Society
NCW – Not Conservation Worthy
NEMA - National Environmental Management Act (No. 107 of 1998)
NID - Notification of Intent to Develop
NCOA - Noetzie Conservancy Owners Association
OH - Oudtshoorn Heritage
Paarl300 Foundation
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
WRRA - Wynberg Residents and Ratepayers 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
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

APPROVED