

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 9 June 2025 at 08:30 via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

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

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Nosiphiwo Tafeni	Secretariat back up	NT
Ms. Yusrah Hoosain	I&AP's group chat	YH
Ms. Waseefa Dhansay	Assistant Director	WD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
--------------------	-----------------	-----------

Observers

Mabeth Crafford

Visitors

Ms Claire Abrahamse	Item 10.2
Mr Clive Theunissen	Drakenstein items
Ms Jackie James	Item 13.1
Mr Kwanda Lande	Item 13.1
Ms Nicolene Jongens	Item 13.5
Mr Ashley Lillie	Item 13.5
Mr Ron Martin	Item 13.2
Ms Nicolene Visser	Drakenstein items
Dr Antonieta Jerardino	Item 13.21
Prof Walter Peters	Item 14.31
Mr Arnold Shewan	Item 14.31

3. Apologies

None

Absent

None

4. Acceptance of the Code of Conduct

Members and staff raised their hands on the MS Teams platform to indicate acceptance of the Code of Conduct.

5. Approval of Agenda

The Committee resolved to approve the agenda of 9 June 2025 with minor changes and additions. CN moved to adopt the agenda and EJV seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 2 June 2025.

CN moved to approve the minutes and CH seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1. None

9.2 Proposed Site Inspections

9.2.1 None

9.3 Site Inspection Reports

9.3.1 None

9.4 Preparation for upcoming Committee meetings

9.4.1 IACom (11 June)

9.5 Tribunal Updates (Legal)

9.5.1 None

9.6 Interim and Close out Reports

9.6.1 None

9.7 Incomplete Applications

9.7.1 Matters Arising: None

9.7.2 New Matters: 14.1; 14.3; 14.5; 14.7; 14.8; 14.11; 14.12; 14.15; 14.21; 14.22; 14.23; 14.28; 14.32; 14.33; 14.36; 14.37

9.8 Decisions taken under ASD delegations

9.8.1 Matters Arising: 13.8; 13.9; 13.11; 13.15; 13.16; 13.17; 13.22; 13.30; 13.31; 13.32

9.8.2 New Matters: 14.6; 14.17; 14.34

9.9 Exemption Notice 9051 of 2025 – NCW graded within CoCT

9.9.1 Matters Arising: None

9.9.2 New Matters: 14.2; 14.4; 14.10; 14.27

9.10 Archaeological Matters

9.10.1 Pre-construction survey for Nuweveld grid (19090610SB1017E) SB

- This is part of HIA (May 2021) requirements that preconstruction survey to be conducted
- The project includes:
 - A new 105 km long, 400 kV powerline with lattice and cross rope suspension towers; A 15 km long 132 kV powerline on monopoles; Two switching stations; One Main Transmission Substation (MTS) including switching gear; and
- Access tracks: Existing tracks will be used for access where possible, and it is likely that most of the proposed new access tracks will not be formally constructed; the crew will simply drive over the vegetation to access the alignment. With the exception of two very steep areas (the escarpment and the south-eastern edge of Harpuisberg), the entire alignment was walked, and a 100 m wide corridor was considered during the assessment.
- Various archaeological finds were made, both historical and Stone Age. Of concern to the project were a historical farmstead (waypoints 492-500; can be spanned if absolutely necessary so long as the service track avoids the area), a Later Stone Age occupation site (waypoints 470-488; may require sampling due to its size relative to the corridor), an area of dense background scatter (waypoint 510; will require sampling due to its position in the corridor) and an extensive scatter of historical tins (waypoints 514-524; will require sampling due to its size relative to the corridor). In addition, some piles/clusters of stones in the corridor were regarded as potential graves (they should be flagged as no-go areas and avoided).
- It is recommended that the proposed powerline construction can proceed, but subject to the following recommendations which are based on the most feasible (for the developer) mitigation options presented in the report:
- The following sites need to be flagged as no-go areas and protected during construction:
 - Waypoints 628-634 (10 m buffer around each feature for service track but powerline may span over);
 - Waypoint 466 (10 m buffer for service track but powerline may span over);
 - Waypoints 492-500 (30 m buffer for service track but powerline may span over);
 - Waypoints 470-488 (site to be excavated/sampled);
 - Waypoint 489 (10 m buffer for service track and pylons but powerline may span over); and
 - Waypoint 510 (30 m buffer for service track; site can also be easily excavated/sampled).
- If protection is not guaranteed, archaeological mitigation should be carried out at:
 - Waypoints 470-488; and
 - Waypoint 510;

- Archaeological mitigation must be carried out at waypoints 514 to 524;
- Surveys indicate that archaeological materials are widespread in the landscape, especially near river valleys. Eleven culturally significant sites were identified, graded at least IIIC, and potential impacts along with suggested actions are summarized in Table 3, page 64-65.
- No stones may be removed from any archaeological sites; and
- If any archaeological material or human burials are uncovered during the course of construction, 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.
- Note that a Workplan application needs to be submitted to and approved by Heritage Western Cape for the archaeological mitigation work.

ENDORSEMENT

The Committee resolved to endorse the walkdown report dated 1 May 2025, prepared by ASHA Consulting, on the condition that a Workplan for the mitigation of waypoints 514 to 524 is submitted, in accordance with the recommendations outlined on page 66 of the report. These recommendations align with those set out in the Heritage Impact Assessment (HIA) prepared by ASHA Consulting, which was endorsed by IACom on 21 July 2021.

9.10.2 Pre-construction survey for Nuweveld WEF (19090607SB1017E, 19090608SB1017E, 19090609SB1017E) SB

- This is part of HIA (three HIAs-May 2021) requirements that preconstruction survey to be conducted.
- The project includes:
 - The layout of three wind farms was surveyed, revealing several archaeological finds, including historical stone-walled sites, engravings, and an inscription less than 100 years old, which lacks protection. The project will involve mitigation for the stone-walled sites and engravings, requiring avoidance, infrastructure changes, No-Go areas, or archaeological interventions.
 - In 2019, three areas were documented that will need action. Two areas will be avoided and marked as No-Go, while the third needs archaeological workplan. Construction of the proposed wind farms at Nuweveld North, Nuweveld East, and Nuweveld West can proceed with specific recommendations:
 - For Nuweveld North, there should be caution if layout changes occur, and archaeological features must be recorded in detail, although artefact collection is not required.
 - In Nuweveld East, adjustments to the powerline and road placement are necessary, and turbine placement must ensure protection for certain sites. Detailed recording of engravings is recommended, with potential relocation based on their condition.
 - In Nuweveld West, No-Go areas must protect rock engravings and historical farmsteads. Furthermore, removal of stones from archaeological sites is prohibited.
 - This survey supports earlier assessments and shows that archaeological materials are common, mainly in river valleys. Seven culturally significant

sites within the wind farm area were identified, with six graded IIIC and one engraving graded IIIB. Additionally, three IIIA engravings are near the layout, and an old farmstead with ruins was graded IIIA and marked as a No-Go area to avoid impacts. Monitoring will be needed for all sites close to construction.

- Any archaeological finds or human burials discovered during development must be reported and assessed by heritage authorities, with a Workplan application needed for any archaeological mitigation efforts as noted above.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. A final walkdown survey must be submitted once the layouts (the north, east and west) of the proposal have been finalised.

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1 None

9.12 Permit deadline:

9.12.1 10 June 2025 @ 15h00

9.13 SAHRIS rollout feedback

- The test cases have been removed from officer's dashboards
- No further updates since last week HOMS.

10 Administrative Matters

10.1 Cenotaph Relocation S37 Application for HWC Endorsement (EJV)

- Graded IIIA
- Outside HPO
- Work has not started
- The proposal is to dismantle and relocate the South African Training Ship General Botha Ex-Cadets Cenotaph from the corner of Heerengracht Street and Hertzog Boulevard in Cape Town to Jubilee Square (IIIB inside HPO) in Simon's Town. The cenotaph memorialises the ex-cadets of the training ship General Botha who lost their lives in WWII. Following its unveiling in 1953, the cenotaph was originally placed at the intersection of Roeland Plein and St John's Streets and relocated to its present location in the late 1980s. Its relocation is being championed by the General Botha Old Boys' Association as the current location is infrequently visited, frequently vandalised, and subject to theft due to the bronze materiality of the plaques. The plaques were stolen in August 2023 and, if replaced with replicas made out of a bronze-looking composite, these replicas will detract from the intrinsic significance of the cenotaph. Additionally, there is no symbolic association with the present location as it is neither original nor associated with a harbour, quay or facility with any reference to the cenotaph and as such it does not evoke a sense of place. The cenotaph has no landmark qualities and very limited aesthetic merit. Without the plaques and remaining acontextual, the structure has no heritage significance, associational significance, or any recognisable importance. In contrast, the association of the SATS General Botha with Simon's Town is strong as the original ship was moored in the waters a few 100m from Jubilee Square. An existing plaque on the square depicts the SATS General Botha in its 1922 and 1942 location against the backdrop of the mountains beyond. The relocation will require rezoning of

the intended position from Limited Use Zone to Open Space 2. Construction of the cenotaph in Jubilee Square will necessitate a s34 application as the walls and steps affected are older than 60 years.

- CIBRA, CoCT E&HM, Simons Town Historical Society, TBF Davis Family, and the Hoskin Family were all contacted for comment and have since indicated their support
- Kobus van Wyk recommends that: 1. HWC endorse the relocation of the SATS General Botha. 2. The CoCT agree to the relocation and enter into a process for the relocation. 3. The technical documentation, including a methodology and technical specifications be compiled to direct the physical dismantling and reconstruction of the cenotaph once approval has been obtained. 4. The reconstruction be supervised by a suitably qualified architect with heritage experience.

REFERRAL

The Section 37 Application for endorsement of the relocation of the SATS General Botha was referred to BELCom on 25 June 2025 as HOMs do not have the delegation to comment in terms of Section 37 of the NHRA.

10.2 Erf 175934, Rex Trueform Factory Complex, 344 Victoria Road, Salt River (CH)

Case No.: HWC25041003CH0425

Ms Claire Abrahamse was present and took part in the discussion

DISCUSSION:

- HWC issued an emergency permit on 5 May 2025 for roof repairs and upgrades, perimeter security fence and internal and external clean-up of the site.
- The work contained in the emergency application is not part of the anticipated development of the site, as defined in the HIA that has been approved by HWC on 9 December 2020 in terms of Section 38 of the NHRA.
- The applicant submitted structural engineer drawings and method statements as per the requirements/conditions of the emergency permit. This information relates to the structural repairs and restoration of the front façade and temporary works to secure and protect the adjacent building fabric during partial demolition of the back wing of the cavalla block. The demolition of the back wing was approved by IACom in 2020.
- The following was noted in the documentation:
 - The work to the façade will be like-for like.
 - The back wing was assessed by the structural engineer and the extent of demolition at this stage has been slightly reduced.
 - Propping will occur at the areas where demolition is proposed and will be removed as the demolition proceeds.
 - A portion behind the front gabled wing will be retained to ensure that the gabled wing of the Cavalla building has sufficient structural support in the interim.
 - The staircase along Factory Road will be demolished. This staircase is not mechanically fixed to the original building i.e., there is a structural joint.
 - A temporary cavity brick wall with DPC and weepholes will be constructed to close-up the interface between the remaining building and the demolished wing.
 - The new wall will not be plastered or painted at this stage as it is likely to be a temporary wall until layouts of the future possible development in the Cavalla yard area are confirmed.

ENDORSEMENT:

The Committee resolved to endorse the structural engineers drawings and method statements for the structural repairs and restoration to the façade and the intended temporary works to secure and protect the adjacent building fabric to the back wing of the Cavalla Block dated 4 June 2025, and prepared by Ms. Claire Abrahamse and Mr. Christopher Murray, as having met the conditions 1, 2 and 3 of the HWC issued permit, dated 2 May 2025

Any additional work required, not covered under the emergency permit but still considered minor in nature, may be undertaken under the existing permit and must be documented in the interim reports. The Committee, however, awaits further conditions pertaining to the permit, as well as additional information regarding method statements, drawings, and details concerning the various phases of the work.

10.3 Erf 84838, 70 Main Road, Corner Main and Approach Roads, Lakeside Fire Station, Lakeside
Case No.: HWC25060415CH0605

FOR NOTING:

A Section 34 minor works permit was issued on 5 June 2025 for maintenance and repairs which included reroofing and waterproofing. The permit was issued under the ASD Delegations.

11 Monitoring by practitioner

11.1 None

12 Discussion of the agenda

12.1 Item 14.26 - Erven 10221-RE, 10223, 10224-RE, 10225-RE, 149348, 149351 & 148639, 15 Beach Road & 2-6 Railway Street, Woodstock, S38(1)-NID (SVB)
Case No: HWC25052607SVB0528

- The Committee resolved that the provided internal photographs will suffice in terms of processing the submitted NID.

12.2 Item 13.1 - Erf 983-Re, Stone Well, Corner Pentz Street and Yusuf Drive, Bo-Kaap, S27-Minor Works (SJ)

Case No: HWC24040803SJ0409

- The Committee briefly discussed the situation and the status of the requested further requirements.

12.3 Item 13.26 - Erf 91062, 29 Durban Road, Wynberg, S27-Additions & Alterations

Case No: HWC25020419SVB0213

- The Committee briefly discussed the item.

MATTERS TO BE DISCUSSED

13.MATTERS ARISING

13.1 Erf 983-Re, Stone Well, Corner Pentz Street and Yusuf Drive, Bo-Kaap, S27-Minor Works

Case No: HWC24040803SJ0409

Ms Sneha Jhupsee introduced the item.

Mr Kwanda Lande and Ms Jackie James were present and took part in the discussion.

DISCUSSION

- The work has started.
- Proposal is for the construction of formalized trading stalls and small ablution block. The Bo-Kaap Informal Trading Area / Facility has been identified by the City of Cape Town as an important intervention to create informal trading and socio-economic development opportunities for small local vendors. The site is used for local trading on occasion. The proposal serves to regulate the activity of informal trading in the Bo-Kaap area, as per an Informal Trading Plan. The site also possesses a unique canopy of predominantly Ficus Trees that contribute to the particular quality of site structure.
- Spolander House - NHS (Early 19th century semi-rural edge of the City. Associated with the Schotschekloof market garden. Good architectural example).
- Entire site is PHS (City Map).
- CASE REOPENED: Stone well found on site (archaeological). A site inspection was conducted on 13 March 2025 to ascertain the archaeological significance of the well, determine if any associated material was present, and evaluate potential impacts from ongoing construction. The inspection also aimed to provide guidance on preservation measures and potential opportunities for the future public space.
- HOMs 17.03.25: FURTHER REQUIREMENTS:
 1. The applicant must submit a revised set of drawings indicating the historical stone well and stone walls with amended proposal to HWC for review and approval. The drawings must include plans and sections to show the proposed foundation depth and distance to the historic well and stone wall structures, as per the five-meter buffer zone.
 2. The Stop Works Order remains in place for the 5-meter buffer zone surrounding the well.
 3. A historical analysis and research on the historical stone well and stone walls must be provided as a heritage informant for an integrated development and maintenance plan for the archaeological features identified.
 4. The report as per point 2 must be distributed to all I&APs and registered conservation bodies in the area.
 5. The I&APs will have 30 days to comment on the documentation.
 6. The above must be completed within 6 months of receipt of this letter.
 7. The method statement for the temporary stabilisation of the well as per the report titled "Method Statement: Stabilisation and Preservation of Well", dated 13 March 2025, prepared by Harriet Clift (CoCT), is endorsed for the protection of the heritage resource.
- HOMs 02.06.25: FURTHER REQUIREMENTS:

The Committee resolved to request the following further requirements:

 1. The committee is supportive of the design in principle and the incorporation of the stone well, however, the design intent submitted is vague.
 2. Urban design and heritage indicators are to be developed to inform the new proposal.
 3. Evidence of the public consultation process, including any in-person consultations, and unabridged comments from I&APs are to be listed and responses to comments are to be tabulated.
 4. It is recommended that the City of Cape Town Environment and Heritage Branch is to be consulted for comment and guidance.
- Response to further requirements (Kwanda): "In the immediate we request a relaxation of the 5-meter buffer zone to enable safety related works such closing up the trench, installing of a boundary wall etc. This will ensure that, in the interim, the site is left in a safer condition while the City continues working on fulfil the additional requirements. Your prompt and positive response on this request will be appreciated."
- The delegated authority (CoCT) would need to sign a Heritage Agreement.
- CoCT would want to backfill the trench and the wall would be temporary to hold the fill

in place. The work going on while SDP is being revised is everything not included in 5-meter buffer zone.

DECISION

The Committee resolved to lift the stop works order on condition that;

1. A close-out report compiled by a qualified archaeologist must be submitted within 30 days of practical completion of any work within the original 5m buffer zone.
2. The CoCT must enter into a heritage agreement within 6 months addressing the further requirements dated 2 June 2025 for the incorporation of the well into the revised site development plan.

SJ

13.2 Erf 69213-Re, Luxrama, 77 Park Road, Wynberg, S34-Additions & Alterations

Case No: HWC25052019SJ0520

Ms Sneha Jhupsee introduced the item.

Mr Ron Martin was present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: One of few remaining cinema complexes built by Quibell. Local landmark. Socio-historical significance. Good example of Modernist architecture. Identified as a Struggle history and heritage site in South Africa. Its characteristic façade and entrance overhang/ balcony are a unique feature of the building (International Style). The submitted heritage statement indicates the structure being built in 1963.
- The work has not started.
- Graded IIIB and outside HPOZ.
- Proposal is for additions & alterations to change the use of the unused theatre to the primary use of education which will include Islamic and secular teaching, with separate male and female facilities and 4 large lecture rooms. The internal floors are to be levelled out and all remaining theatre/civic elements will be removed. The main works will be a reorientation of intended spaces, with the footprint of the building being retained. The external façade will receive minimal alterations, with openings being made for new windows and doors. 4 living units will be implemented on the second floor on the west of the structure.
- Consultation:
 - CoCT EHM: support.
 - Wynberg East Civic Association: supports with recommendation - 70mm projector, stage mechanism and all similar type theatre artefacts be carefully removed and gifted to the Tevolution Museum (A museum of Radio and TV Technology) in Cape Town.
 - Docomomo: support with recommendation - the projector, any remaining film reels, posters on the walls as well as the chairs in the main theatre be restored and properly archived either on site or off-site and/or digitally; a proper audit of these and any other items is undertaken prior to the commencement of any construction work - audit to inform the way forward for the archiving process.

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 70mm projector, stage mechanism and all similar type theatre artefacts must be carefully removed and gifted to the Tevolution Museum (or similar) in Cape Town.

2. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion. The report is to include an audit of archival items.

SJ

13.3 Erf 1697, 19 Van Riebeeck Street, Barrydale, S34-Deviation

Case No: HWC25032510XM0326

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 10 April 2024 and 25 May 2025.
- HOMS 23.4.25 required up to date externals to confirm work has not started
- The proposal is for deviations to previously approved plans. The new addition is for a stoep at the back of the house, new dormers on the back roof of the house. Internal bathroom upgrades were approved previous application dated 20 December 2023. Case No. HWC23112206CN1122
- Work applied for has not started.
- The property is Not graded
- Outside HPOZ

DECISION

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

XM

13.4 Erf 2533, 5 Victory Court, 48 Davenport Road, Vredehoek, S34-Additions & Alterations

Case No: HWC25031707XM0422

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 2 June 2025
- The proposal is for internal alterations and renovations to the existing property. Internal walls to be removed, Kitchen & Bathroom to be renovated, i.e. new floor and wall tiling, carpets removed, and existing floorboards refurbished. No work proposed to the external.
- Work has not started
- Graded IIIB
- Outside HPO (inside proposed HPO)
- CoCT comment: No objection to the proposed work as the loss of significant historical fabric will be minimal and the work will not impact negatively on the architectural and contextual significance of the site. Support
- Greater Vredehoek Heritage Action Group- defunct

DECISION

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

XM

13.5 Erf 512, 8 Conifer Road, Sea Point, S34-Total Demolition

Case No: HWC25031904XM0327

Ms Xola Mlwandle introduced the item.

Ms Nicolene Jongens and Mr Ashley Lillie were present and took part in the discussion.

DISCUSSION

- Additional information received 12 May 2025 and 26 May 2025
- The proposal is for the total demolition of all structures located on the property, being the house, outbuilding and boundary walls and replace it with a small apartment block, including a parking basement, with four levels of apartments above for a total of eleven apartments.
- Graded IIIC
- Inside the HPOZ
- CoCT comment: The demolition of the heritage resource is only supported on condition that the replacement building is in accordance with the sketch proposal 7 as presented, to make an appropriate contribution to the surrounding heritage context.
- The redevelopment proposal will also be considered in terms of the LUMS application for consent for work within the Sea Point HPOZ and has to be compliant with the HWC approved plans. It is recommended that any remaining historic fabric, such as original doors and windows and fireplace, be salvaged and recycled before the structures are demolished. demolition is actioned.
- SFA comment: Both Sea Point for All and Cape Town Heritage Foundation agree with your statement that the dwelling situated on 8 Conifer Rd does not retain substantial interior heritage material. However, the original form of the dwelling, its height, shape of the roof, etc make a positive contribution to the neighbouring group of three IIIA graded dwellings. We are of the opinion that total demolition cannot be decided upon without submission of detailed plans of the proposed replacement structure. The said plans must address, scale, bulk and form of the proposed building, and an appropriate transition, ensuring that a soft edge is created between the IIIA graded group of dwellings and the replacement building.
- SFA revised comment: The 3D architectural drawings and building plans by Bernicchi architects (dated 2025.03.11 Drawing Con_00.000 SK7 Rev 7) clearly indicate that design considerations have been incorporated in this proposed five storey building, ensuring a less abrupt transition between the proposed building and the neighbouring two storey heritage house. Features such as the 4500 mm street setback, the continuation of the pier and palisade boundary wall, landscaped gardens each with a separate entrance, and the solid form and framed balconies on a similar height to that of the two-storey house, in our view, contribute positively. Sea Point for All and Cape Town Heritage Foundation are satisfied with the proposed replacement structure.
- No comment received from SFB within the 30-day commenting period.
- Homs requested a detailed analysis on the replacement structure to fully assess the potential impacts of the proposed new building as it is inside an HPO.

DECISION

The Committee resolved to approve the total demolition and replacement structure as per the drawings numbered CON_02.201 SK 7 -CON_02.210 SK 7, dated 11 March 2025, and prepared by Bernicchi Architects.

Approval is given on condition that:

1. The replacement structure remains substantially in accordance with the approved plans and the heritage design indicators detailed in the heritage statement prepared by Nicolene Joggens dated 27 May 2025.
2. Should the site not be developed in accordance with the approved plans within 3 years of the granting of the demolition permit, any proposed development thereafter MUST be resubmitted to HWC for approval.

XM

13.6 Erf 66798, 44 Durban Road, Upper Wynberg, S27-Minor Works (Emergency)

Case No: HWC25011306XM0122

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Additional information received, 29 May 2025.
- The application is for the replacement of asbestos roof with corrugated iron.
- In April 2015, the owners started replacing their old asbestos roof with a corrugated iron roof. As the original roof and trusses were in poor condition and needed replacing. City of Cape Town issued a stop works order during the process, and work has since stopped, and temporary fibre cement was used to block the gap.
- There's a 10 cm gap between the roof and external wall which presents issues, making the house cold and uninhabitable in winter and the high winds raised fears the roof might blow off. Mold is growing inside due to constant moisture from the gap. Internal walls and timber floors are damp and getting damaged. Soft clay bricks are deteriorating and may become irreparable. Request is made for permission to repair the damage, close the eaves, reattach gutters, replace the fascia with a replica of the original in order to prevent further damage to the building.
- Work has been completed
- Graded PHS within the HPO

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Applicant must revise the plans to clearly indicate work proposed as distinct from work completed.
2. Applicant to provide clarity on the demolition of the gable wall and this is to be clearly indicated and coloured up on the revised plans.

XM

13.7 Erf 876, 69 Voortrekker Road, Oudtshoorn, S34-Additions & Alterations

Case No: HWC25031704XM0704

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 6 May 2025, 29 May
- Homs Further requirement: 1. Municipality company resolution letter and unauthorised structure to be demolished must be coloured up on the plan.
- The proposal is for additions and alterations for restoration and repairs to the existing property to ensure its continued use and preservation. The proposed work includes the wooden planks to the stepped seating are to be replaced, some of the supporting joists are to be replaced, remediation of the non-compliant balustrades/handrails is to take
- Place, the roof is to be repaired or replaced where the original shape of the roof is to be

maintained.

- Work has not started
- The structure is Ungraded
- Outside HPO
- The Oudtshoorn municipality supports
- Oudtshoorn Heritage Erfenis supports with recommendations 1. Demolition of the storage facility, as its, temporary and could be causing damage to the existing sandstone. 2. Existing balustrades to side and front be replaced with new balustrades

DECISION

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

XM

13.8 Erf 9066, 58 Lincoln Street, Boston Bellville, S34-Additions & Alterations

Case No: HWC24102111XM0227

Ms Xola Mlwandle introduced the item.

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

13.9 Erf 189 & 190, 2 Beresford Road, Blaauwbergstrand, S34-Additions & Alterations

Case No: HWC25032006XM0507

Ms Xola Mlwandle introduced the item.

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

13.10 Erf 3936, 6 Upper Faure Street, Paarl, S34-Additions & Alterations

Case No: HWC25030504XM0422

Ms Xola Mlwandle introduced the item.

Mr Clive Theunissen and Ms Nicolene Visser were present and took part in the discussion.

DISCUSSION

- Outstanding information received 21 May 2025
- The proposal is for additions and alterations to convert the property into a short stay accommodation facility and need to affect the proposed additions/alterations to meet their requirements for this purpose but retaining the traditional look and feel of the property. The main alterations will be the addition of two bedrooms above the double garage at the far end of the property that will not be visible from the La Mode street angle or most of Upper Faure Street.
- A small pool and pool terrace are also proposed in the lush garden area behind the residence on the Septimus Street side, from where it will not be visible. The existing gazebos are planned to be converted internally into en-suite accommodation units to further increase the accommodation capacity, but the alterations will not detract from

- its external character. External paintwork is to be done in vernacular Cape Dutch white,
- and the stonework to remain as original. The proposed additions and alterations will not detract from the existing character of the old residence or have a negative impact on the surrounding streetscapes or the adjoining properties, which are all modern structures of no architectural or historical significance.
- Work has not started
- Graded IIIA
- Within the Paarl Special Character Protected Overlay Zone.
- Consultation comments: The DHF does not object to the alterations. However, the committee is of the opinion that similar materials to the existing, especially when it comes to the roof, should be used. The Drakenstein municipality offers objection and recommends that additional information must be provided of the extent of the interior spaces where they contribute to the significance and character of the existing dwelling and Paarl 300 supports

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Plans showing internal work to be circulated to I&APs for a 14-day commenting period.
2. The applicant must provide a written response to the objections received.

XM

13.11 Erf 163, 37 Le Roux Street, De Rust, Oudtshoorn, S34-Additions & Alterations

Case No: HWC25052023CH0523

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.

CH

13.12 Erf 2763, 25 Concordia Street, Paarl, S34-Restoration

Case No.: HWC25052104CH0522

Ms Chane Herman introduced the item.

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

DISCUSSION

- Outstanding information received on 3 June 2025.
- Graded IIIB inside the SCPAOZ of Paarl
- Proposal is for a new roof, internal alterations and new windows on the south facade. The building was damaged by a fire.
- Work has started. The internal alterations are completed.
- The applicant confirmed telephonically that conducted a site inspection was undertaken in March said that the work had to start because of the extent of smoke related damage to the structure.
- Drakenstein Municipality supports.
- DHF stated that they cannot comment on work that has been completed without a permit.
- Paarl300 Foundation did not comment within 30 days.

COMMENT

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

CH

13.13 Erf 131, 1 Main Road, Franschhoek, S34-Additions & Alterations

Case No.: HWC25052009CH0521

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information was received on 2 and 4 May 2025.
- Graded IIIC inside the historic core of Franschhoek.
- Proposal is to regularize the unapproved covered entrance to the new extension of the building, internal alterations on the first floor, reposition the existing staircase at the rear and the addition of a new entrance, balcony and balustrade along Main Road facade
- Work has not started.
- Stellenbosch Municipality supports.
- FHRA supports.

DECISION

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

CH

13.14 Erf 1521-RE, 50 Fontein Street, Wellington, S38(1)-NID

Case No: HWC25041011CN0521

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information: Section 38 application form, Company Resolution, SDP, Locality Plan, Streetscape photos and SG diagram required - Submission to SHARIS required.
- Status of work: Completed
- Proposal: For the construction of a dressing room and a losiehuis at the rugby club.
- Heritage considerations: The applicant submitted the incorrect form, and a lot of information is still outstanding. However, I requested the SDP for this NID and upon receipt it can be assessed that the two building already constructed do not trigger S38, as the property has existing buildings that's used in line with the use of the club. The new buildings do not change the character of the site.

COMMENT

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

CN

13.15 Erf 449, 42 High Street, Heidelberg, S34-Additions & Alterations

Case No: HWC25050202CN0523

Ms Corne Nortje introduced the item.

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.

CN

13.16 Erf 6765-RE, 51 Via Apia Road, Somerset West, S34-Minor Works

Case No: HWC25041705CN0522

Ms Corne Nortje introduced the item.

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.

CN

13.17 Erven 121 & 1948, 19 Forest Drive, Pinelands, S34-Additions, Alterations & Partial Demolition

Case No: HWC25051309CN0519

Ms Corne Nortje introduced the item.

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.

CN

13.18 Erf 1109, 16 Rugley Road, Vredehoek, S34-Additions & Alterations

Case No: HWC25050803EJV0522

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 30 May 2025
- Graded IIIB
- Inside proposed HPO
- Work has not started
- The proposal is for internal alterations and fenestration changes to the rear of the property
- CoCT support; CIBRA support

DECISION

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

EJV

13.19 Erf 32036, 8 Alma Road, Rosebank, S34-Additions & Alterations

Case No: HWC25040303EJV0508

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 21 and 29 May 2025
- Graded IIIC
- Inside Little Mowbray HPO
- Work has been completed
- The proposal is to regularise unauthorised internal alterations, minor external alterations, and installation of a portion of roof to enclose the courtyard
- CoCT support; RAMPAC cannot support as the work has been completed. Furthermore, they note that the unauthorised work has had a negative and irreparable damage to the heritage resource as a result of the loss of heritage fabric. They refer to contravention of a Cease Works Orders and environmental concerns that I believe to be directed towards Hermitage Road rather than Alma Road.
- In response to RAMPAC's comments, the architect notes that unauthorised work had commenced due to the urgent need to combat vagrancy, structural issues, and black mould. Unauthorised work was largely internal and remedial. A Cease Works was issued by the City and an administrative penalty was settled. The work that is evident from the streetscape includes a new double door to the chamfered edge of the building and a corresponding opening in the low boundary wall. This is not uncommon in heritage structure that occupy street corners in Cape Town, and it follows the street character principles of the 19th and 20th centuries. The door is the same width as the window it replaced with a fanlight that matches the lintol heights of the windows. The result is a relatively unchanged facade and no negative impact. The enclosure of a portion of the courtyard was done equally sensitively, repositioning the existing gate, bricking-up, plastering, and painting the opening to match the existing, and using roof material of the same anodised corrugated roof sheeting that exists over the stoep. The result is continuity across the facade.
- All parties were invited to today's meeting.

COMMENT

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

EJV

13.20 Erven 1289 etc., Hibiscus Way, Tristan Street, Ridge Way, and Bergzicht Way, Durbanville, S38(4)-NID

Case No: HWC25031807EJV0401

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 4 June 2025
- Graded IIIC; NCW; Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(d) and possibly s38(1)(c)
- The proposal is to consolidate and rezone the erven in order to expand the existing garden and landscaped areas while introducing complementary uses such as eco-

tourism, sustainable farming, community initiatives, and limited residential development. This will require the demolition of the structures on Erven 1432 (not older than 60 years), 1435 (HWC24071211CH0819) and 1434 (HWC24071210CN0802) - all NCW. It will also require the conversion of one dwelling into tourist accommodation, and retention of three dwellings with their original use, while introducing additional screened parking. The site is within an existing residential area and centres around the already established Avondale Gardens which serves to conserve the local flora. Avondale Gardens was established in the mid 20th century and is described as ""early 20th century densification and expansion of the settlement of Durbanville. Rare erf size. Landmark qualities"" warranting a IIC grading. The proposal will expand the erf size through the consolidation thereby enhancing this recognised feature of the property. The expansion of the garden does not threaten its landmark qualities. The SAHRIS palaeo-map indicates low sensitivity.

- Consultant recommends no further studies

DECISION

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

EJV

13.21 Farm 1259, Erven 583, 1613, 1751, 1752, 1753, Paternoster, S38(8)-HIA

Case No: HWC24050209EJV0516

Emily Jane Vowles introduced the item.

Dr Antonieta Jerardino was present and took part in the discussion.

DISCUSSION

- Outstanding Information received on 15 April and 30 May 2025
- Ungraded
- Outside HPO
- Work has not started
- HOMs in June 2024 resolved to request an HIA with specialist Cultural Assessment, Social Historical Study, and an Archaeological Impact Assessment for the proposal to repurpose the decommissioned crayfish factory infrastructure for adaptive re-use as accommodation and introduce new accommodation on the surrounding vacant plots to meet the tourism demands of Paternoster. The existing infrastructure will be converted, primarily through internal renovations and changes to the fenestration, into dwelling units while upgrading the surrounding area with parking and landscaping while making use of and improving the existing access, parking, loading areas, municipal and service infrastructure. The existing labourers' accommodation on the site (not older than 60 years) will also be upgraded and retained for accommodation. The vacant surrounding erven are to be consolidated, rezoned, and developed for sectional units with onsite parking and accessed by a widened Kreeftegang.
- The HIA was compiled by Chris Schoeman. In terms of cultural significance, the development is located within an historical landscape with the large landmark dune and rocky promontory. This landscape lends itself to strong associations with the ocean and its resources. The resultant Crayfish Factory is identified as playing a major role in the evolution of the Paternoster community since the mid 20th century, as a source of employment for both locals and migrant labourers, and the development of the

Paternoster Visserye and South Africa's prominence in the global seafood market. Occupation and use of the area extends far further back though through the colonial and pre-colonial periods.

- While the broader Paternoster townscape will not be affected by the development, due to the distance from the site and the screening by the natural vegetation and topography, Schoeman identifies structures on neighbouring erven 1060 and 2603 as being associated with the Crayfish Factory site and older than 60 years. They do not fall within the scope of the development and will not be impacted despite themselves having undergone ads & alts over the years.
- Schoeman concludes that the decommissioning of the facility does not effectively change the nature of the peninsula. The buildings and infrastructure will remain in place, while the use will change. Where currently the facility is used periodically during the season, it will become used throughout the year for accommodation purposes and as a tourist attraction. The interests of the community are best served by establishing an economic use on the site. Where the current facility does not create any employment, the likelihood of employment creation through transformation and redevelopment of the site is high.
- The AIA was conducted by Kaplan making use of fieldwork results from 2021 which was undertaken as part of a wider waterfront development proposal that has since been scaled down. The survey of the majority of the site noted shell midden deposits and quartzite lithics (graded between IIIA and IIIC in terms of local significance) that had been disturbed by the construction excavations for the factory. A 1977 survey of Farm 1259 by Robertshaw noted a dune cordon with well-preserved deposits of lithics, pottery, OES, and marine fauna dated to over 3000 years old, but Kaplan states that the cordon has since been quite heavily impacted by the historical development of the harbour. Kaplan also notes that KhoeSan skull was unearthed from the dunes in the early 1990s, the whereabouts of which are unknown. Kaplan concludes that the redevelopment of the Crayfish Factory infrastructure and the development of erven 586 and 1613 pose no threat to archaeological resources. However, development of erven 1751 and 1752 may impact potentially important shell midden deposits, and Farm 1259 is a threatened archaeological landscape.
- In terms of public participation: The Saldanha Bay Municipality requested that First Nations representatives be consulted. None of the other First Nations groups responded in 30 days.
- Schoeman recommends that: 1. The development to reinforce the existing character of the site and to ensure the visual integrity of the development with its environment; 2. The contributing character of the site as a background element to Paternoster village and any other heritage resources within it be retained; 3. The building intervention be cognisant of the current building orientation and view lines from the east, and roof structures to create breaks and solid multi-storey buildings be avoided; 4. The landmark nature of the old crayfish factory complex to be enhanced and responded to as a prominent civic node within the wider context; 5. The shoreline remain clear of any interventions, indigenous Strandveld vegetation be reinstated following construction and foreign tree species be avoided in the landscaping; and granite outcrops and rock clusters be retained as features. 6. The present area of the old crayfish tanks be converted into a tourist/visitor centre to portray the history of the Paternoster area and

the crayfish/fishing industry. As mentioned before, the historical/cultural background study to this report will be used to illustrate the various aspects of the Paternoster community's culture history, especially with regard to the crayfish industry. Kaplan recommends 1. Test excavations must be conducted in Erven 1751 & 1752 to establish the extent and significance of sub surface archaeological deposits. 2. The dune cordon on Farm 1259 should be set aside as a 'No-Go' Area. Signage, alerting visitors to the presence of fragile archaeological resources should be placed alongside the gravel road on the southern boundary of the farm. Tourists/visitors and children must be encouraged to keep off the dunes. 3. Any attempted rehabilitation of the dune cordon must be monitored by a professional archaeologist. 4. A Heritage and Conservation Management Plan must be implemented to protect and maintain the integrity of archaeological deposits on the dune cordon which is a prominent landscape feature. 5. Construction excavations, bulk earthworks, upgrading and improvement of municipal infrastructure, and landscaping, must be monitored by a professional archaeologist. 6. Demolition of buildings must be monitored by a professional archaeologist as buried shell midden deposits and possibly Khoisan burials may be exposed or uncovered. 7. If any unmarked human remains, or caches of ostrich eggshell water containers, for example, are uncovered during construction excavations, work must immediately stop in the area, and the archaeologist informed. Burials must not be removed until inspected by the archaeologist.

REFERRAL

The Committee resolved to refer the matter to IACom on 11 June 2025 due to the archaeological sensitivity of the site and the need for specialist expertise with regards to the recommendations.

EJV

13.22 Erf 178842, 5 Blythewood Avenue, Rondebosch, S34-Alterations & Addition Case No: HWC25012105SVB0128

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.

SVB

13.23 Erf 49109, 7 Evergreen Avenue, Newlands, S34-Additions & Alterations Case No: HWC25041104SVB0423

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 02 June.
- The property is graded IIIC and outside of any HPO.
- Work has not started.
- The proposal is for various alterations to the back of the property on the ground floor, as well as alterations to the carport on the street boundary and the construction of an outdoor bathroom behind the carport along the eastern common boundary. The proposal is also for an extension to the second storey at the rear of the property and

minor alterations to the second storey.

- CoCT support the proposal.
- Newlands Residents Association does not object to the proposal.

DECISION

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

SVB

13.24 Erf 49304-RE, 3A Hilltop Lane, Newlands, S34-Minor Works

Case No: HWC25050906SVB0522

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 30 May and 05 June.
- The grading is noted as requiring further investigation and is outside of any HPO.
- Work has not started.
- The proposal is to adjust the position of a window, raise existing boundary wall on the common boundary and for minor internal alterations.

DECISION

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

SVB

13.25 Erf 575-RE, 22 Philip Kgosana Drive, Vredehoek, S34-Additions & Alterations

Case No: HWC25021112SVB0521

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 30 May.
- The property is graded IIIC and outside of any HPO.
- Unauthorized work was previously carried out on the property most of which was done by a previous owner, but some of which was done by the current owner.
- The unauthorized work includes extensive internal and external alterations as well as a new free-standing garage structure along the plantation road street boundary. The current owner wishes to regularize this unauthorized work and request approval of minor alterations to the existing structure.
- CoCT support the proposal.
- CIBRA raised issue with receiving an application with completed work. Noted that had this project been submitted to them before construction they would have advised that the infill-walling and windows to the street-facing and side verandah be set back to behind the traditional Doric Columns, thereby retaining the existing architectural dynamic.

COMMENT

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

SVB

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

Case No: HWC25020419SVB0213

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 27 February, 01 and 10 April 2025.
- On 30 April HOMs requested the following further requirements:
 1. Applicant must submit a heritage statement assessing the unauthorized work and its impacts on the PHS.
 2. The heritage statement must be compiled by a suitably qualified architect with heritage experience and must include mitigation measures as well as reasons as to why the work was not carried out under the original permit.
 3. The heritage statement must reference the conservation principles as indicated in Section 5 of the 2011 heritage report and must state whether or not the work is substantially in accordance with the previous approvals.
- A Heritage Statement was prepared by Casper Lundie, a qualified architect with heritage experience, submitted on 30 June and in my opinion meets the criteria stipulated by HOMs. To note Mr Lundie is both the applicant and the architect on the project. His heritage experience has been outlined within the heritage statement provided.
- The property is a PHS and Within Wynberg Village HPOZ.
- I will not go through all the previous approval, however in summary there have been various applications to HWC between 2011 and 2015, some of which were referred to BELCom. What is relevant to this current proposal is that a previous permit for a very similar proposal was approved by HWC in 2011, however this approval lapsed in 2015 and elements of this approved proposal were constructed on site outside of the validity period of the permit and are therefore considered unauthorized.
- Also, to note stop works order was issued by HWC on 20th of August 2024, reason given was that additions and alterations commenced under a lapsed permit.
- As per correspondence with the applicant dated 26 February 2025, they have confirmed that all work was stopped on site when the stop works was issued.
- The current proposal, as outline in the Heritage Statement is to regularize the following unauthorized work that was part of the 2011 approval, namely the open plan living room addition, partially constructed en-suite bathroom 2.
- The proposal also includes the following proposed new work that has not yet been constructed, namely a revised fireplace position in the open plan living room addition, a new staircase in a more appropriate position than the one approved in 2011, a new en-suite bathroom to Bedroom one, new frameless glass portico on north façade, reinstatement of bathroom 3 which was previously demolished, renewal of the existing thatch roof.
- The current proposal also emits various aspects of the 2011 approval, namely the previously approved external fireplace and braai which was approved in 2011, kitchenette within the open plan living space, study bathroom, bathroom beneath the stairway, partial demolition of the fireplace walls, partial demolition of the original house perimeter wall. Many of these omissions are positive as they result in a lessened impact on the heritage resource between the previous 2011 approval and the current proposal.
- The Heritage Statement identifies 8 HDI's or conservation principles for the property, which I will not go into detail on, but can be summarised as follows, involvement of a qualified practitioners who have been identified, retention of original plan, minimal reversible interventions, respect for authentic fabric, repair over replacement, use of

traditional materials, honest additions, and integrity of the structure.

- These guidelines form the basis for assessing both the appropriateness and long-term sustainability of the proposed works.
- The Heritage Statement notes that the proposal can be considered consistent with the aforementioned heritage guidelines for the following reasons “Key elements of the original structure—including the thick perimeter walls, internal spatial layout, and primary timber components—are retained and respected. Interventions are minimal, reversible where possible, and clearly articulated through material and detail to distinguish old from new. Traditional materials and techniques are employed to support the performance and authenticity of the building, with specialist local craftsmen engaged in the repair of original joinery and thatch. New additions are designed as legible, modern insertions that complement the original without imitation. Structural alterations are kept to a minimum, ensuring the integrity of the original form remains intact. Together, these strategies ensure a coherent and sustainable evolution of Oak Cottage, aligned with its architectural and historical significance.”
- CoCT support the proposal.
- Wynberg Residents and Ratepayers Association did not respond.
- Old Wynberg Village Society did not respond.

COMMENT

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

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

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

SVB

13.27 Erven 12995 & 12994, 14-20 Jan Van Riebeeck Drive, Paarl, S34-Additions & Alterations

Case No: HWC25052028SVB0520

Ms Sofia Briel introduced the item.

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

DISCUSSION

- Outstanding information received on 29 May.
- Erf 12994 is ungraded, and Erf 12995 is graded IIIA as per the Drakenstein Municipalities comment. Both erven are outside of any HPO.
- Work has not started.
- There are approximately 17 structures across the two erven, however many of them are linked in one way or another. Refer to the site plan on page 1 of the internal photographs document in the O.I. folder dated 30.05.2025 for an overview of all the existing structure on the site. The IIIA graded structure is labelled A1 on this site plan.
- The proposal is to consolidate and redevelop the two properties. The redevelopment entails partial demolition of portions of the existing structure, as well as various internal alterations and additions, replacement of some of the existing roof as well as new portions of roof to enclose existing open spaces.
- The proposed alterations to the IIIA building include demolition of various internal walls; removal of two windows on the Jan Van Riebeeck Street Facing Facade to be replaced by a new door; the additions of a new veranda in front of the new entrance door on the

Street Facing Facade; and alterations to various windows. The IIIA graded building is a three-storey building, and the only changes proposed to the first and second storeys are three new internal fire rated doors. It is also proposed that the facades be restored.

- HWC issued an RNID for NFS on 01 April 2025 (HWC25031719EJV0319).
- Drakenstein Municipality does not object.
- DHF do not object to the proposal.
- Paarl 300 support the proposal.

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. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

SVB

13.28 Erf 1227, 27 Albert Road, Tamboerskloof, S34-Additions & Alterations

Case No: HWC25050702CSI0507

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 3 June for streetscape photographs
- Work applied for has not started
- Graded IIIA
- Inside HPO
- Proposed work is for internal reconfiguration of the dwelling, new bedroom in the existing loft space, and an extension of the loft space with roof terrace and braai area
- CoCT provided comment stating that, " E&HM takes cognisance of the design development that took place as recommended. The new pitch and cladding of the roof addition, in particular, and the improved scale of the braai chimney is noted and supported. Kindly note that E&HM is apprehensive of potential additional bulk on the concrete floor in the future and will this not be supported. The visually permeable sliding door is supported as it appears that it will not impact negatively on the pavement trees. All internal changes supported as the design development that took place has been take into account."
- CIBRA provided comment and support the application.

DECISION

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

CSI

13.29 Erf 12952, 113 Main Road, Paarl, S27-Additions & Alterations

Case No: HWC25032004CSI0401

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 11 and 24 April for company resolution and streetscape photographs and 22 May for DHF comment
- Work applied for has not started
- Graded II

- Inside HPO
- Proposed work is for extending the existing building envelope to the rear of the site, installing a historically sensitive wrought iron palisade fence for security purposes, and undertaking minor refurbishments to the interior.
- DHAC and Paarl 300 provided comment and support the application.
- DHF requested a more simplified palisade fence and internal photos before providing their final comment. DHF in their final comment stated that, ""The DHF committee has concluded to object to the removal of the rear door as it is (possibly) the last remnant of the original back façade. It also compliments the axial arrangement of the front door and is typical of this type of building.""
- The applicant responded to DHF's objection stating, ""Thank you for your feedback and support of the rear addition. We've have retained the original back door, fanlight, and louvred opening's axial relationship as a guiding principle in the new design. While not retained or replicated directly, its presence is referenced through a new opening that aligns with the original axis, subtly integrating the modern addition into historic elements. We believe that this approach maintains a respectful connection between the old and the new, allowing the historic fabric to inform the contemporary intervention.

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. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

CSI

13.30 Erf 167988, 17 Tobruk Road, Plumstead, S34-Minor Works

Case No: HWC25041710CSI0509

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.

CSI

13.31 Erf 2161, 3 Beulah Terrace, Oranjezicht, S34-Additions & Alterations

Case No: HWC25050802CSI0508

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.

CSI

13.32 Erf 2398, 8 Rozenburg Street, Paarl, S34-Additions & Alterations

Case No: HWC25052503CSI0516

Ms Chiara Singh introduced the item.

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.

CSI

13.33 Portion of Remainder 1 of Farm Kliprand No 471, off Doringboom street, Vanrhynsdorp, S38(8)-NID

Case No: HWC25051508RB0515

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 2 June 2025.
- S38(8) with DEA&DP as the authorising authority.
- Triggers S38(1)(c)(i).
- Proposal is for the development of 40 residential dwellings and associated infrastructure totalling approx. 0.915ha.
- SAHRIS Palaeosensitivity is unknown but the DFFE screening tool has it as moderate.
- No heritage resources identified by the applicant (landscape or archaeological).
- EAP recommends NFS.

FINAL COMMENT

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

RB

13.34 Farm Poespas Valley No. 149-RE, Robertson, S38(1)-NID

Case No: HWC25040702RB0416

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(1)(a) and potentially S38(1)(c)(i) triggered.
- The owner has already erected roughly 38.46Ha of shade netting in 6 different sections on his farm, to protect his fruit.
- There are no known heritage resources in the area and the applicant has not identified any or made recommendations in the form.
- Palaeosensitivity for the area where the shade netting has been erected is green/moderate.
- No other farms in the area have shade netting and they have already been erected.
- Although this area has more archaeology, this specific construction was in areas regularly cultivated so have very likely not had any impacts.
- The shade netting colour of brown and green blends into the landscape.

DECISION

The Committee resolved that no further studies are required, as heritage resources were

not impacted.

RB

14. NEW MATTERS

14.1 Erf 1113, 20 Brownlow Road, Tamboerskloof, S27-Minor Works

Case No: CSI0530

OUTSTANDING INFORMATION

PoP, all photos required.

CSI

14.2 Erf 125957, 9 De Mist Street, Brooklyn, S34-Additions &Alterations

Case No: HWC25052907CSI0602

Ms Chiara Singh introduced the item.

COMMENT

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

CSI

14.3 Erf 14551, Dorp Street, Paarl, S34-Additions &Alterations

Case No: HWC25052615CSI0530

OUTSTANDING INFORMATION

Clarification regarding status of work, DHF and Paarl 300 comment, and property number required.

CSI

14.4 Erf 146, 162 Wetton Road, Wetton, S34-Additions &Alterations

Case No: HWC24101511CSI0530

COMMENT

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

CSI

14.5 Erf 1621, 124 York Street, George, S27-Deviation

Case No: HWC25052709CSI0602

OUTSTANDING INFORMATION

Power of attorney, internal and streetscape photos, grading of building if known, comment from GHT as it was stated on the application form, and previous case number/permit information required.

CSI

14.6 Erf 5539, 5 Van Der Stel Street, Kingston, Bellville, S34-Additions &Alterations
Case No: HWC25052608CSI0602

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.

CSI

14.7 Erf 144496, 13 Lower Collingwood Road, Observatory, S34-Additions &Alterations
Case No: HWC25051207CH0528

OUTSTANDING INFORMATION

Additional internal photographs, photographs of the completed work and plans to annotate the as-built work required.

CH

14.8 Erf 179, 23 Dirkie Uys Street, Gansbaai, S34-Additions &Alterations
Case No: HWC25051402C0527

OUTSTANDING INFORMATION

POP, page 3 and 5 of the application form, OHAC comment, SG diagram, Trust Resolution, internal photographs, streetscape photographs, confirmation required regarding the age of the garage. - clarity on ownership details required.

CH

14.9 Erf 6255, 138 Main Road, Eastcliff, Hermanus, S34-Minor Works
Case No: HWC25052106CH0527

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA inside HPO.
- Minor works application at the Marine Hotel in Hermanus to address waterproofing issue for a balcony (A) that was constructed in 1981. Screeding, floor finishes and handrails are proposed as well as the installation of aluminium privacy screens between rooms. Handrails are also proposed on balcony B. These stainless-steel handrails—made from horizontal flat bars to keep them as thin as possible and visually unobtrusive—to the non-SANS-compliant balustrade walls. Like for like replacement of aluminium doors on the NE elevation.
- Work has not started.
- OHAC supports

DECISION

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

CH

14.10 Erf 88954, 1 Cockle Crescent, Clovelly, S34-Additions &Alterations

Case No: HWC25051306CH0528

COMMENT

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

CH

14.11 Erf 998, 16 Virginia Avenue, Vredehoek, S34-Minor Works

Case No: HWC24090405CH0529

OUTSTANDING INFORMATION

Plans for the proposed work, internal photographs, title deed, CoCT comment and CIBRA comment required.

CH

14.12 Erf 783-RE, 6 Clydebank Road, Green Point, S34-Additions &Alterations

Case No: HWC25052024EJV0528

OUTSTANDING INFORMATION

GPRRA comment required

EJV

14.13 Multiple Farms & Erven, Atlantis Water Resource Management Scheme, Atlantis; Mamre, S38(8)-NID

Case No: 25299EJV0529 <https://www.sahris.org.za/node/381753>

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(a); (b), NEMA and WULA
- The proposal is to upgrade the Atlantis Water Resource Management Scheme in accordance with a proposed Maintenance Management Plan. AWRMS was constructed in 1979 as the result of a municipality directive and requires a Maintenance Management Plan in terms of the Duty of Care principle. This NID is therefore being submitted to ensure the maintenance prepared for in the plan does not require additional studies in terms of the NHRA. Maintenance includes the repair of damaged water crossing infrastructure including bridges, weirs, and culverts and stabilisation and support of new infrastructure, replacement of damaged road, pipeline, and electrical and communication cable infrastructure, replacement of eroded stream crossing approaches and erosion control measures, and the clearing of flood debris and alien vegetation. The AWRMS falls within the Witzands Aquifer Nature Reserve IIIB grade cultural landscape which is recognised for its natural heritage sensitivities and ephemeral LSA and 19th century surface scatters and the Mamre IIIB and IIIA graded cultural landscape which has association to First Nations, VOC and the Moravian Mission. However, as the repair is to existing infrastructure, it is unlikely that in situ, contextualised archaeological resources will be disturbed or that there will be any visual

impact to the cultural landscapes. The SAHRIS palaeo-map indicates low to very high sensitivity; however, as the repair is to existing infrastructure, it is similarly unlikely that in situ, contextualised palaeontological resources will be disturbed. A portion of the site falls within the Atlantis Greater NHRA Exemption Area.

- Consultant recommends no further studies

FINAL COMMENT

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

EJV

14.14 Farm 449 Portions 1-RE and 26, Gouritz, Mossel Bay, S38(8)-HIA

Case No: HWC24012310EJV1119

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- HOMs in December 2024 requested an HIA with AIA and PIA for the development of an open cast surface sand mine on the site with continuous rehabilitation. Despite the archaeological and cultural heritage sensitivity screener indicating low sensitivity and the palaeontological sensitivity screener indicating medium and a small portion of very high sensitivity, Kaplan indicated that the ESA, MSA and LSA lithics noted on site and neighbouring sites in spoil dumps and dune mole rat dumps indicate a higher sensitivity than that suggested by the screener.
- The AIA consisted of a 2-day walkdown survey. It noted no graves, two partially ruined thatched roof structures with modern, kiln-fired bricks considered to be of no heritage significance, and no visual or scenic sensitivities. Due to the neighbouring Rocklands Sand Mine, the proposal does not introduce too impactful a change in character to the landscape. The landscape itself contains no significant features, no outcroppings of rock, and no natural sources of water while the surrounding land use is primarily agricultural. In terms of archaeology, many LSA shell middens have been recorded on the coastline between Gouritzmond and Stillbaai also known for fish traps attributed primarily to bywoners. ESA and MSA artefacts have been recorded on the eastern banks of Gouritz River mouth. Further inland, a few ESA and MSA resources have been recorded primarily in disturbed contexts. A large number of MSA lithics made from locally sources quartzite were recorded in the spoil dumps of the Rocklands Sand Mine. Most were retouched and unmodified flakes with prepared platforms, utilised flakes, broken chunks, round cores, and some blades. No organic material (bone, shell) were recorded. A small number of ESA and no LSA lithics were recorded. A low density MSA scatter was recorded on a grassy hill slope on the north western portion of the farm and some embedded in the gravel track alongside. Isolated MSA lithics and an LSA flake were recorded on the soft surface sands and among dune mole burrows. ESA pieces were found embedded in a cattle track. The MSA lithics in the spoil dumps have been provisionally graded IIIB for their local significance while the rest are NCW. The PIA was conducted by John Pether. He noted that the site consists primarily of late Quaternary Qg cover sands overlaying the calcrete capped aeolianites of the later Pliocene-early Quaternary Wankoe Formation of very high palaeontological sensitivity. However, the thick overlaying cover sands are of low sensitivity while the decalcification of the

calcrete due to the seasonal water table is unfavourable for the preservation of fossil bones. Pether concludes that no areas of particular palaeontological sensitivity were identified, but that while the fossil potential is low, an occurrence of fossil bone material cannot be entirely dismissed and recommends the implementation of the FFP as incorporated in the EMP

- In terms of public participation: S.v.d.S have no objections and the SBCT concur with the recommendations of the HIA.
- Kaplan concludes on page 29 of the HIA with the following recommendations: 1. No archaeological mitigation is required prior to mining operations commencing. 2. A site inspection of each 1.0ha mining block must be conducted after mining operations have concluded, and before rehabilitation takes place. Cores, and formal tools, including MSA points, backed pieces and scrapers, and ESA tools such as bifaces and handaxes should be collected, analysed and a report written up. 3. The Environmental Control Officer (ECO) must be briefed by the archaeologist, prior to mining operations commencing and trained in the collection of archaeological heritage resources. 4. Should any unmarked human remains be uncovered during mining operations, all work must immediately cease, and the finds reported to the contracted archaeologist. 5. A protocol for finds of buried fossil bones, the Fossil Finds Procedure (FFP), must be included in the Environmental Management Plan (EMP) for the proposed development. The Fossil Finds Procedure provides guidelines to be followed in the event of fossil bone finds in the excavations. The above recommendation must be incorporated into the Environmental Management Plan for the proposed development and must be monitored by the ECO.

REFERRAL

The Committee resolved to refer the matter to IACom on 11 June 2025 due to the proposed development consisting of major earthworks.

EJV

14.15 Erf 15387 (Erf 2001-PTN), Site 5-6, Pinnacle Point, Boplaas, Mossel Bay, S27-Analysis Case No: HWC25052619EJV0602

OUTSTANDING INFORMATION

Correct Application form; proof of payment; locality; repository agreement; motivation; photographs; CB comment required

EJV

14.16 Iziko Museums Collection and the University of Cape Town Collection, Cape Town, S35- Analysis; Dating

Case No: HWC25052806EJV0602

Emily Jane Vowles introduced the item.

DISCUSSION

- Work has not started
- Previous application HWC23040508SB0426 for the initial stage of this project was approved in 2023.
- The proposal is to apply the technique of proteomics to analyse biomolecular residues on OES beads and other residue-bearing symbolic objects such as pigment stained marine shells to reconstruct lifeways across a broad range of site, environments, and time periods. These residues include human and animal collagens, keratins, blood proteins, and immune markers that are preserved on artefactual material. This study will

allow for the continued identification and recovery of residues from symbolic contexts, the tracking of regional and chronological variation indicating shifts in resource use and cultural behaviour, the assessing of preservation limits for these residues, the exploration of preservation-enhancing factors, and the development of comprehensive sampling and preservation guidelines to support future research. The technique is minimally destructive, sampling visible residue adhered to the surface of artefactual material. The residue is scraped off of the surface of the artefact using sterile tools that typically leave no visible mark (evidenced in the photographs document), and artefacts are photographed before and after. If any results are unexpected, uniquely important, or from poorly resolved chronologies, a maximum of 20 artefacts will be exported for radiocarbon dating. The 524 artefacts identified for analysis are already housed in the Iziko Museum Collection or the UCT Archaeology Department Collection and originate from a variety of sites (DK1; KBA; NBC; FK; Renbaan; CAR 2; CAR 5; TC; SWB; SBF; SEV 50; BTJ 1; CAR 1; CAR 3) some of which are PHSs and graded archaeological sites.

- Iziko Museums and UCT, as the repositories, have supported the application.

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Dr Jennifer Miller and Dr Shevan Wilkin dated June 2025.

EJV

14.17 Erf 5390, 141 Union Street, Strand, S34-Additions and Alteration

Case No: HWC25022420SB0528

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.

SB

14.18 Remainder of Erf 228, portion of Remainder Erf 219, portion of Erf 1430, Adjacent to R44 Somerset West, S38(8)-NID

Case No: HWC25042913SB0528

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Residential housing and a lifestyle centre
- Triggers: S38(1)C – Larger than 5000msquared and the site character will change from undeveloped to developed. S38(1)d – rezoning larger than 1000msquared,
- Background: The current site can be traced back to Klein Helderberg, it was cultivated in 20th century and that Erf 1430 at some point had been named Voorhoede with house and outbuilding. Possibly demolished by 2017 according to aerial maps. There is some building still on site and remains of foundation.
- Grade: not graded
- HPO: Outside
- Heritage resource:
- Archaeology: not assessed on the application form nor in the report – there may be some archaeological significance but from the background and the cultivation activities, not sure if AIA is worth the cost.
- Palaeontological: low according to SAHRIS palaeo-map

- Visual/Cultural: given the nature of application unlikely to have visual impact and given the surroundings, unlikely (not in CoCT CL either) – Difficult from the SDP to understand the high of the lifestyle centre
- Consultant recommends: no further studies
- The committee noted that no other heritage resource was noted on site or identified, hence no anticipated impact to heritage resource.

FINAL COMMENT

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

SB

14.19 RE/13, RE/1/13, 1/14, Off N12, Prince Albert, S38(8)-NID

Case No: 25301SB0529 <https://www.sahris.org.za/submissions/35124>

Ms Stephanie Barnardt-Delpont introduced the item.

DISCUSSION

- Proposed: Roam WEF project and associated infrastructure. About 40 turbines with max height of 130m, rotor diameter of 190m
- Triggers: S38(1)(a)(i) and NEMA – the site is larger than 5000msquare
- Authority: DFFE
- Background: The site in the southern Karoo was historically used for agriculture and is now a game farm. It has few historical ruins, with some farm buildings present. The area was occupied by precolonial people, with most archaeological finds dating to the later Holocene.
- Grade: not graded
- HPO: Outside
- Heritage resource:
- Built: A farm building from 1939 is visible. A livestock dip dates to 1963, and a cottage from 1966 is approaching 60years (NHRA trigger)
- Landscape: The Karoo landscape is scenic and has aesthetic value, perceived as flat from the N12 highway, contrasting with nearby mountains.
- Archaeology: Archaeological materials from the ESA, LSA and historical period were all seen on the site. The latter includes both house ruins and rubbish dumps.
- Palaeontological: largely very high and some areas low according to SAHRIS palaeo-map.
- Graves: Historic graves were seen on the site in three places, although at one of them right on a farm boundary the graves were unclear and heavily overgrown and might not actually be graves.
- Anticipated impact: The proposed wind energy facility may disturb or destroy fossils and archaeological materials and will impact the landscape near the N12 highway.
- Consultant recommends: Heritage Impact Assessment – AIA, PIA, VIA

INTERIM 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. Visual Impact Assessment on the Cultural Landscape

SB

14.20 Farm 387, Portion of Portion 45 and 46, Between M12 and R310, Stellenbosch, S38(8)-NID

Case No: HWC25040210SB0529

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Design Quarter inside the urban edge
- Triggers: 38(1)(a)(c)(i)(ii)(iii) and (1)(d)
- Authority: DEADP
- Background: Previous S38(8) Mixed Use Development was not approved in 2017. This is a new application. The properties form part of Vredenheim Farm, homestead was built in 1789 and restored 1930.
- Grade: II for the homestead and IIIB for the landscape.
- HPO: Outside
- Heritage resource:
- Built: Homestead that is said to have minimal impact.
- Landscape: Stellenbosch Wineland landscape, possible impact from the densification.
- Archaeology: According to the form, occurrence of ESA and might be more archaeological material near the Eerste River banks.
- Palaeontological: HO added: According to the SAHRIS-palaeo map low
- Graves: HO added: There is always a possibility and can be handle in AIA
- Anticipated impact:
- Consultant recommends: HIA – all studies
- There was a HIA in 2017 by G.Jaco which noted that scenic landscape, archaeological low
- HWC undertook a site inspection in 2017 and noted that contributes to the cultural landscape of high significance. According to Stellenbosch Municipal survey, Vredenheim is grade II – cannot find the gazette notice. Furthermore, Stellenbosch Municipal survey note social elements that need consideration.
- The committee note that there is heritage resource that could be impacted.

INTERIM 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. Built environment study that includes the assessment of impacts to the cultural landscape

SB

14.21 Erf 11188, 112 Dorp Street, Stellenbosch, S27-Minor Work

Case No: HWC25051302SB0602

OUTSTANDING INFORMATION

Locality Plan, Internal, external and streetscape photographs, proof of the consultation, SG Diagrams and confirmation if work has started required.

SB

14.22 Erf 14235-RE, 52 Palmerston Road, Woodstock, S34-Additions & Alterations
Case No: HWC25052810SVB0529

OUTSTANDING INFORMATION

Registered conservation body comment required.

SVB

14.23 Erf 47233, 23 Tullyallen Road, Rondebosch, S34-Additions & Alterations
Case No: HWC25052609SVB0527

OUTSTANDING INFORMATION

Registered conservation body comment required.

SVB

14.24 Erf 49388-RE, 3 Palmboom Close, Newlands, S34-Additions & Alterations
Case No: HWC25052620SVB0527
Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 02 June.
- The Cape Town City Map viewer notes the grading as Requires further investigation. However, the grading notes read "Possible grading of 3B. Extension has not impacted negatively on the significance of the historic cottage or the river setting". Further, somewhat in contradiction to this the CoCT note the grading as IIIC in their comment. A 2008 survey from Baumann and Crewe-Brown grade the building IIIB. The heritage practitioner deems the building to be worthy of a very low IIIC/NCW until such time that the HPO is declared.
- The property is within Newlands PHA proposed HPOZ
- All work is complete. The unauthorized work was completed sometime between 2002 & 2024.
- The completed work included the construction of a separate double garage to replace the earlier one; construction of a covered but open front stoep along the northern façade of the house; demolition of the existing internal stair and creation of a new staircase; demolition of some internal single skin walls, and; new drywalling partitions internally on the upper level.
- CoCT support the proposal.
- Newlands Residence Association support the proposal.
- Heritage practitioner states that the unauthorized work is judged to have no impact on the heritage significance of the site and recommends that an S51 letter be issued.

COMMENT

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

SVB

14.25 Erf 96813-RE, 4 White Road, Rondebosch, S34-Additions & Alterations

Case No: HWC25040103SVB0602

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIC and is within the Kelvin HPOZ.
- Work is complete.
- The completed work includes various internal alterations both new walls and closing up of existing openings to adjust the internal layout. The completed work also includes alterations to existing windows and doors on all facades, notable the bay window on the front facade which has been changed from a multi-paned window that wraps around the bay, to three separate windows, one on each facet of the bay. The other notable alterations to the street facing facade is replacement of a single large window with two narrow vertically oriented windows as well as replacement of the glass pane front door with a solid wood door. The completed work also includes 10 new solar panels on the roof, some of which are visible from the street.
- CoCT support and note that "although the work which has been complete is sensitive to the levels of significance of the resource, and albeit improved the streetface quality of the resource, HRS does not condone unauthorized work. The work appears to have been carried out in part as a restorative project in order to bring the resource back to a better looking, well maintained older building."
- Greater Lynfrae Civic Association has no objection to the application.
- In terms of other heritage considerations, the building is part of a group of mirrored Asymmetrical Villas. The neighbouring dwelling on Erf 96814 being a mirror of the subject building.

COMMENT

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

SVB

14.26 Erven 10221-RE, 10223, 10224-RE, 10225-RE, 149348, 149351 & 148639, 15 Beach Road & 2-6 Railway Street, Woodstock, S38(1)-NID

Case No: HWC25052607SVB0528

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received 03 June.
- The triggers for this NID are:
 - S38(1)(c)(i) exceeding 5000m² in extent.
 - S38(1)(c)(ii) involving three or more existing erven or subdivisions thereof
 - S38(1)(d Rezoning of a site exceeding 10 000m² in extent.
- The proposal is to develop a large site which is made up of two separate sites A and B, the development of which are seen as part-and-parcel of the same project and have therefore been submitted under a single NID. Site A consist of a single Erf 148639 with an extent of 63493m² and is located along a railway line which runs along the the northern site of the site. Site B, is located approximately 100m south of Site A, it consists of 6 erven with a total extent of 4581m², and is located along a different railway which runs along the southern side of the site. The site is currently used for a variety of industria-related functions, including car repair, recycling depot, offices and so on. The

fabric making up the site largely comprises single storey structures, ranging from the Victorian era to modern sheds. The proposal is for re-zoning, consolidation and a phased redevelopment of the two interrelated sites to establish a transit-oriented mixed-use precinct. The development introduces a mix of large-format and convenience retail, affordable housing opportunities, parking, public spaces, and community-serving amenities within a phased framework. Site A will be developed as a retail and mixed-use site with parking and Site B will be developed as social and affordable housing.

- The grading of all 7 erven is noted as Requiring further investigation on the City's map and are all outside of any HPO.
- All of the 7 erven are graded General Industrial 2.
- Nearby heritage resources of significance include the IIIA graded Old Castle Brewery to the west of the site, the Jewish cemetery National Heritage Site and the Treaty Tree Provincial Heritage site both south-west of the subject site.
- The Heritage Practitioner notes "No impact is anticipated to the formally protected National and Provincial Heritage Sites in the vicinity."
- The palaeo sensitive is unknown according to the SAHRIS Palaeo Map.
- According to the Heritage Practitioner impact on archaeological resources is unknown but possible. She noted that "The site is the likely location of the old Craig Battery - one of the old forts that used to line Woodstock Beach before land reclamation. There is also sensitivity around shipwrecks. The site has been "flagged" in the City of Cape Town's inventory as a site that should be protected under Section 35 of the National Heritage Resources Act (Archaeology, Palaeontology and Meteorites). It is important to state that there is no current evidence of the old fortifications above ground." "The development of the site may have the potential to impact archaeological material. Even if no archaeological resources are impacted, there remains a need to interpret the past uses of the site and the location of the old Battery and Tower in this location."
- The Heritage Practitioner did not anticipate any visual impacts.
- According to the Heritage Practitioner the impacts on historical settlements and townscape are low but possible. She notes that "There is early 20th century, pre-WW2 industrial warehouse fabric on the site. These would need to be surveyed from a townscape point of view, and a recommendation made. Some are derelict and in various stages of collapse, but others could be positively adapted in the new development. This refers specifically to some of the smaller structures around the edge of the site, which contribute to the historic, industrial character of the site and surrounds" "While secondary, the site is located close to the historic Old Castle Brewery – a Grade IIIA Victorian Industrial site – although it is separated from the site by a raised roadway and underpass that creates a visual barrier. The subject site has some Victorian industrial fabric thereon and is located within an area characterized by 20th century industrial development. An appropriate, industrial character should be identified and responded to within the proposed development."
- The Heritage Practitioner recommends an HIA with AIA & Townscape Assessment.

INTERIM 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. Townscape Assessment

14.27 Erf 70696, 5 Brampton Road, Plumstead, S34-Additions & Alterations

Case No: HWC25052617SVB0527

COMMENT

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

SVB

14.28 Erf 149294-Re, 10 West Quay Road, V&A Waterfront, S34-Minor Works

Case No: HWC25052804SJ0528

OUTSTANDING INFORMATION

Coloured up plans showing all proposed work required.

SJ

14.29 Erf 158570-Re and 149294-Re, Breakwater North Phase 1B, Breakwater Boulevard, V&A Waterfront, S38(8)-NID

Case No: HWC25052618SJ0528

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: S38(8); exceeding 5000sqm, change in character.
- NEMA Trigger: Listing Notice 1 of the EIA Regulations (Environmental Authorisation is required via a Basic Assessment process):
 - Activity 15: Development of structures exceeding 50 square meters within the coastal public property.
 - Activity 19A: Removal of more than 5 cubic meters of material from an area (including but not limited to) within 100 meters inland of the high-water mark (HWM) of the sea. Although an exclusion applies to developments behind a designated setback line, part of the proposed development is in front of the setback line, and within 100 m of the HWM.
- Current Land Use: Parking and Pedestrian boardwalk, temporary hoarding
- Current Zoning: TR1 (Development Zone) Waterfront Overlay Zoning
- Land Use of surrounding properties: Mixed Use (Hotel, Retail, Infrastructure)
- Property Extent: 29343.9sqm
- Grading and HPOZ: Various gradings and inside proposed HPOZ.
- Proposal: The proposed development site is located along the north east edge of the Granger Bay Precinct, north of the Table Bay Hotel and parking in the V&A Waterfront. It consists of four development parcels O, P, a1 and a2.
- Buildings on parcels O and P are planned as residential and hotel uses respectively as part of the residential mix of the overall Granger Bay Precinct. A 3400m² Cultural facility/mixed use which is likely to be a Turtle care center is proposed for development parcels a1 and a2.
- A Public Open Space, Atlantic Park is proposed to be located at a key urban design junction at the end of the Promenade, Breakwater Boulevard, Victoria Wharf Shopping Centre (east wing) and pedestrian link from Table Bay Square to Atlantic Square.
- Identified Resources & Potential Impacts:
 - Built Environment: N/A
 - Oral Traditions: N/A
 - Settlements & Townscapes: The site is located in the area considered to be periphery

(more robust and resilient spaces which may accommodate more extensive new development (lowest levels of heritage sensitivity) but immediately adjoins two Heritage Buffer Areas. Heritage Impact to be established.

- Landscapes & Natural Features: N/A

- Geology: N/A

- Archaeology: Potential for maritime archaeological material on the former seabed below the current breakwater construction, and a very low possibility for there being archaeological material of interest within the fill from which the breakwater was constructed. Heritage Impact to be established.

- Palaeontology: SAHRIS palaeo-sensitivity map shows the area of former seabed below the development site as an area whose palaeontological sensitivity is unknown which implies that a minimum of a desktop palaeontological study will be required. According to John Pether, the geological chart for Cape Town shows the project site as Qd, which indicates fill or made ground, which will not contain palaeontological resources. Heritage Impact is not expected.

- Graves & Burial Grounds: N/A

- Slavery: N/A

- Other: N/A

- Summary of Anticipated Impacts: TBD within HIA.
- Heritage Practitioner Recommendation: HIA with Archaeological Impact Assessment, Townscape Assessment and Visual Impact Assessment.

INTERIM 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. Townscape Assessment
3. Visual Impact Assessment

SJ

14.30 Erf 452-Re, 7 Woodside Road, Tamboerskloof, S34-Additions & Alterations

Case No: HWC25052705SJ0527

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old
- Additional Information: Previous approval granted in 2013 by CoCT.
- The work has not started.
- Graded IIB and inside Upper Table Valley HPOZ.
- Proposal is for additions and alterations including the demolition of the wall separating the existing domestic room and playroom and to add large sliding doors with a pergola-covered stoep area in the courtyard. An existing window in the previously approved ensuite of the dwelling is to be bricked in and a new window on the north-west elevation is to be inserted for light and ventilation for a new study. The laundry room will be renovated, and the roof sheeting and gutter will be replaced.
- Consultation: Committee & Case Officer deems MW.

DECISION

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

14.31 Farm 1777, Farm Owloon, Rheebofskloof Road, Paarl, S34-Total Demolition, Alterations & Additions

Case No: HWC25030302SJ0527

Ms Sneha Jhupsee introduced the item.

Prof Walter Peters and Mr Arnold Shewan were present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Formerly Rheebofskloof Hoogte.
- The work has not started.
- Graded a proposed PHS (Drakenstein Heritage Survey Report 2013) and inside proposed Agter-Paarl Heritage Overlay Zone.
- Proposal is for three interventions on the farm. The structures on Owloon farm currently serve the owners and their guests, for which three interventions are required including internal alterations to the staff quarters for the occupancy of manor house personnel; the inclusion of a 25m lap pool in the werf in a position central to the accommodation of all guests; and the demolition of a redundant Victorian structure to allow for vineyards to reach the farmyard.
- Consultation:
 - DHAC: no objection on condition that a suitably qualified heritage practitioner with relevant qualifications, experience and professional standing in heritage resources management, must be employed to supervise the work onsite and submit a closeout report.
 - DHF: no objection.
 - Paarl300: supported.
- DHAC suggests monitoring due the excavations and possible finds.

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. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.

SJ

14.32 Erf 111524, 1 Marie Street, Rondebosch, S34-Additions & Alterations

Case No: HWC25052102CN0529

OUTSTANDING INFORMATION:

Confirmation if wall is older than 60 years, External photos, CoCT and NCID comments, motivation and SG diagram required

CN

14.33 Erf 132, 8 Cathcart Street, Uniondale, S34-Additions & Alterations

Case No: HWC25052622CN0527

OUTSTANDING INFORMATION:

George Municipality comments required

CN

14.34 Erf 8308, 5 Kyle Street, Strand, S34-Additions & Alterations

Case No: HWC25052703CN0527

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.

CN

14.35 Erven 944 & 945, 24 Homestead Avenue, Bergvliet, S34-Total Demolition

Case No: HWC25052612CN0527

Ms Corne Nortje introduced the item.

DISCUSSION

- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: To demolish the dwelling and outbuildings on Erf 944
- Consultation:
 - CoCT supports
- Heritage considerations: The heritage report notes that the architectural style of the building is a replica of Cape Dutch / Revival architecture which had cultural meaning in the 1910's. The replica was built in 1958, a time when Edwardian architecture was well established, along with Modernism. The report argues that Cape Dutch Revival as an architectural language was past its relevancy and not practised by SA architects in 1958 - Cape Dutch architecture had no cultural value in 1958 and will not have it in the present. The report further states the Coetzer description of Cape Dutch revival, the exterior of the building is not a bad example of Cape Dutch buildings (not the revival interpretation) although not without some flaws. The interior is modern and not significant as architecture or heritage.
- This Gable and architectural style are similar to 4 Yarrowdale, Pinelands - HWC23111611KB1127.
- To note there is a PHS not too far from the site.

DECISION

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

CN

14.36 Various Erven & Road Reserves, Ottery, South & Waterbury Roads, Wynberg & Plumstead, S38(1)-HIA

Case No: 22100303CN1004

OUTSTANDING INFORMATION:

Public consultation required.

CN

14.37 Erven 109 and 110, First Beach Apartments, 57 Victoria Road, Clifton, S34-Additions & Alterations

Case No: HWC25052708XM0528

OUTSTANDING INFORMATION

Streetscape photographs and local municipality comments required.

XM

14.38 Erf 2300, 40 Camps Bay Drive, Camps Bay, S34-Additions & Alterations

Case No: HWC25052606XM0527

OUTSTANDING INFORMATION:

Title deed to reflect the correct owner required.

XM

14.39 Erf 242-RE, 40 George Street, Blanco, George, S34-Additions & Alterations

Case No: HWC25052302XM0527

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for the establishment of a two storeyed apartment building comprising 14 apartments aimed at providing more affordable housing opportunities for the local community. The proposal includes incorporating existing walls of the historic building into the ground floor plan of the two-storey building but to demolish the outdoor convenience (older than 60 years) as well as the small modern outbuilding to the rear. Structures located on the property include a modest historic cottage older than 90 years, which had been subject to minor additions and alterations in the past, an outdoor convenience (older than 60 years) and a small modern outbuilding, located to the rear of the cottage. The cottage is in a near dilapidated state and the remainder of the property overgrown and poorly maintained. The existing traditional roofscape would no longer be discernible. The original outdoor convenience to the rear (older than 60 years) would be demolished. While implementation of the proposal would alter the streetscape along George Street, this is likely to be viewed within the context of existing modern development along this public road, which includes modern single residential erven to the south and southeast, a public open space to the north as well as existing and new mixed-use development further to the northwest, along George Street.
- The property is graded a Grade IIIC. Of high significance is that several secondary sources (including research material and oral history accounts) describe the village of Blanco as characterised by diversity, inclusivity and representativity, for example in respect to the composition of early residents and landownership.
- George Heritage Trust comment: the George Heritage Trust maintains that the restoration and preservation of the existing structure must be prioritized in this development. The proposed residential units are to be located only to the rear of the structure, ensuring they remain behind the heritage structure. The configuration is essential for maintaining the integrity of the streetscape and ensuring the heritage building continues to present as the element when viewed from George street. GHT does not support any construction on top of the existing heritage structure and are of the opinion that a clear separation should be maintained between the new development and the building. A setback of preferably 3.0m is recommended around all sides of the core heritage structure to serve a protective buffer. Furthermore, the GHT recommends

that appropriate landscaping must be incorporated into areas currently proposed as hard surfaces, particularly the parking area. The current landscaping approach requires revision to better complement the heritage structure and to soften the impact of new built elements.

- Applicant's response to comments received from the George Heritage Trust
- 1.) While we note the GHT's views regarding retention of the historic cottage we respectfully submit that the heritage resource remains as an isolated (historic) building in near dilapidated state with remaining built fabric essentially limited to the outer walls and roofscape. While we appreciate the GHT's concerns regarding the potential visual impact of the proposal along the streetscape of George Street, it is noted that existing land use along George Street is characterized by mixed use urban development, as outlined in the report and that, unfortunately, little historic context remains along the southern side of this road. Given the lack of broader heritage context, it is therefore difficult to argue for retention of the isolated heritage resource in this instance. Should the planning authority decide to require further design interventions (e.g. landscaping, design of street-facing facades, use of materials and finishes) this could improve the impact of the new building within this streetscape setting.
- 2.) The concern is noted though we respectfully argue that given the pattern of urban development along the southern side of George Street and proposed cultural significance of the historic cottage (Grade 3C at best) does not warrant its retention as put forward in this case.
- 3.) The author agrees with the GHT's recommendations regarding landscaping; however, this unfortunately falls outside the ambit of Section 34 of the NHRA. It is recommended that the landscape management issue raised be dealt with by the planning authority as part of the land use planning application currently underway.
- George Municipality 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

XM

14.40 Erf 45178, 20 Bonair Road, Rondebosch, S34-Additions & Alterations

Case No: HWC25052602XM0527

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Graded IIIC.
- Inside HPOZ.
- The proposal is for additions and alterations for internal changes to kitchen layout and bathrooms; new lounge addition on ground floor with main bedroom over.
- Addition of two new garages and removal of old Wendy House.
- Work has not started
- CoCT comment: The proposed work has taken into consideration both the resource itself and the character of the HPOZ. The street facing aspect of the proposal retains the existing streetscape qualities of the resource. The proposed street boundary treatment is sensitive to the receiving environment. The remainder of the proposed changes are internal and towards the rear and side of the property. HRS believes that the proposal has been designed sensitively towards the resource and the HPOZ and therefore, there will be no negative impact on the associated levels of significance of either the resource

itself or the HPOZ. HRS supports.

- RCID comment: Whilst the house is a fine example of early 30's architecture and clearly has heritage value, we, however, support the proposed alterations as the proposal will fit into the surrounding context with little changes to the primary aspects noted in the photographic survey.

DECISION

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

XM

14.41 Farm Highlands Estate, Philippi, S38(8)-NID

Case No: HWC25052033XM0530 / 25309XM0530 <https://sahris.org.za/node/381777>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Proposed formal infrastructure development for Highlands Estate, Philippi.
- The proposed development involves the installation of municipal infrastructure to support future residential and light industrial development, subject to land use and rezoning approvals. The development is located on municipally owned land, historically underserved and characterised by informal structures, unpaved roads, and limited stormwater control. The project scope includes a new waterborne sewerage system, stormwater management infrastructure, and an internal road network.
- Sewer Reticulation Infrastructure: The proposed development includes the implementation of a gravity-fed waterborne sewer reticulation network for Highlands Estate, which will ultimately discharge into the upgraded Philippi Collector Sewer located approximately 1 km north of the site. The current sanitation system in the area comprises conservancy and septic tanks, which are inadequate due to the high water table and seasonal flooding, posing significant health risks and groundwater contamination concerns. Due to the flat topography and the need to transport wastewater to the outfall sewer, a new pump station will be constructed. The preferred site for the pump station is Erf 67, which is a vacant, municipally owned erf with access from George Smith Street and Leek Street. Erf 67 will be formally transferred between departments within the City of Cape Town to facilitate the pump station's development.
- Design Considerations: The design accounts for the site's shallow groundwater conditions, flat terrain, and the need for deep sewer trenches in some sections (>4 m depth). A transition manhole and rising main will bridge the internal network with the upgraded Philippi Collector Sewer.
- Internal Road Network: The proposed internal road layout will ensure mobility within the development and facilitate municipal service access. Roads have been designed to follow the natural topography where possible, with levels adjusted to manage local drainage. Due to the site's overall flatness and varying cadastral constraints, roads have been aligned to the lower tolerance limits of vertical geometry. Earthworks will be confined to road reserves, and driveway grades to individual properties remain within acceptable limits. The encroachment of informal dwellings into road reserves may necessitate relocation. Proposed road widths are 8 m, 10 m, and 12 m, each with corresponding sidewalks ranging from 1.5 m to 1.8 m, in accordance with the City of Cape Town's design guidelines.
- Stormwater Reticulation and Retention: The pond's zoning may also need to be amended through the town planning process to allow for formal stormwater use. It will

be fenced and access controlled. Due to the flat terrain and road levels, three inlet structures will be required to convey runoff into the pond. Additional coordination with adjacent landowners and affected communities will be necessary to establish servitudes or consent use agreements to facilitate downstream stormwater outflow.

- **Bulk Earthworks:** The area features medium to soft subterranean conditions with no shallow bedrock, allowing for conventional excavation methods. Earthworks will primarily focus on grading for roads and stormwater infrastructure. A geotechnical investigation confirmed no significant excavation challenges.
- **VEGETATION:** According to Cape Farm Mapper, the site is mapped as falling within Cape Flats Dune Strandveld and a portion within Cape Flats Sand Fynbos, both of which are classified as Critically Endangered vegetation types in terms of Section 52 of the National Environmental Management: Biodiversity Act (NEMBA, 2022). However, much of the site has been historically disturbed by urban encroachment and no longer supports intact indigenous vegetation.
- **TOPOGRAPHY:** A detailed topographical and contour survey was conducted in October 2023. The site is generally flat with slight undulations, sloping predominantly toward the northeast. An
- **Current Zoning- Agriculture**
- **Current Land Use-** Parts of the site is partially disturbed and occupied by formalized and informal residential units. It includes unpaved roads and shows evidence of erosion and surface runoff. It no longer functions as an agricultural or ecologically pristine area. The surrounding properties include, informal and formal residential settlements, vacant and underutilized agricultural land, industrial areas (particularly near Philippi East), and municipal infrastructure.
- **Historical Overview-**The site historically formed part of the Philippi Agricultural Area, known for its horticultural production on the Cape Flats. Over time, portions of the area have experienced urban encroachment, informal settlement, and infrastructure pressure. The site has been identified in the Philippi Opportunity Area LSDF as suitable for urban expansion. Due consideration has also been given to the potential impact the proposed development may have on heritage resources. Given that the site is already partially modified and that no significant heritage resources are known to exist within the immediate vicinity, it is GNEC's professional opinion that the proposed civils services upgrades to the existing Highlands Estate is unlikely to have a negative impact on heritage resources or the surrounding sense of place.
- The site is within a proposed HPO
- **Anticipated Impacts on Heritage Resources-** None
- Paleo identified as low
- It is not anticipated that the proposed civils services upgrades to the existing Highlands Estate will have an impact on any heritage resources. This application aims to address the needs of the estate for formalised services where there currently is none. It includes the installation of a sewer pipeline exceeding 300 metres and the rezoning of over 10,000 m² from Agricultural to Urban land use, which is in line with its current use. The site is already partially disturbed by formal and informal settlement and infrastructure and no significant heritage resources are currently known to exist within the proposed development footprint.
- No recommendation for an HIA and specialist studies
- Recommendation is for No Further Studies

FINAL COMMENT

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

XM

14 Adoption of Resolutions and Decisions

EJV moves to adopt and SVB seconds the adoption of resolutions and decisions of the meeting of 9 June 2025

15 Closure

The chairperson, Mr Ruan Brand, officially closed the meeting at 14:52.

16 Date of next meeting: 18 June 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA -Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers ' & Residents Association

CoCT – City of Cape Town

CTHT – Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfræ 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

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage protects overlay.

HWC – Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

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