

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,  
HERITAGE OFFICERS' MEETING  
Held on Monday, 13 October 2025 at 08:30 via MS Teams**



**1. Opening and Welcome**

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

**2. Attendance**

**Members**

|                                |                             |            |
|--------------------------------|-----------------------------|------------|
| Ms. Sneha Jhupsee              | Chairperson                 | <b>SJ</b>  |
| Emily Jane Vowles              | Heritage Officer            | <b>EJV</b> |
| Mr. Ruan Brand                 | Specialist Heritage Officer | <b>RB</b>  |
| Ms. Stephanie Barnardt-Delport | Specialist Heritage Officer | <b>SB</b>  |
| Ms. Sofia Briel                | Heritage Officer            | <b>SVB</b> |
| Ms. Chane Herman               | Heritage Officer            | <b>CH</b>  |
| Ms. Xola Mlwandle              | Heritage Officer            | <b>XM</b>  |
| Ms. Chiara Singh               | Heritage Officer            | <b>CSI</b> |

**Staff**

|                      |                    |           |
|----------------------|--------------------|-----------|
| Ms. Waseefa Dhansay  | Assistant Director | <b>WD</b> |
| Ms. Nosiphiwo Tafeni | Back-up            | <b>NT</b> |
| Ms. Aneeqah Brown    | Secretariat        | <b>AB</b> |
| Ms. Yusrah Hoosain   | I&APs group chat   | <b>YH</b> |

**Legal Advisor**

**Observers**

|                  |                               |
|------------------|-------------------------------|
| Ina Bezuidenhout | Simon van der Stel South Cape |
|------------------|-------------------------------|

**Visitors**

|                    | <b>Capacity</b>                | <b>Item</b>       |
|--------------------|--------------------------------|-------------------|
| Clive Theunissen   | Drakenstein Municipality       | Drakenstein items |
| Dylan de Vos       |                                | 13.1              |
| Kristen Sassman    |                                | 13.1              |
| Johan Swanepoel    | Applicant/Architect            | 13.5              |
| Tarryn Solomon     | EAP                            | 13.7; 14.36       |
| Lize Malan         | Heritage Practitioner          | 13.7; 14.28       |
| Olivia Murgatroyd  | EAP                            | 13.7              |
| Nolubabalo Lufundo | Consultant                     | 13.18             |
| David Halkett      | Heritage Practitioner          | 14.27             |
| Lenize Gerber      | Wellington Heritage Foundation | 14.28             |
| Leon Poleman       | City of Cape Town              | 14.36             |
| Samantha Dyers     | V&A Waterfront                 | 14.39             |
| Ursula Rigby       | Heritage Practitioner          | 14.39             |

**3. Apologies**

|                     |                             |           |
|---------------------|-----------------------------|-----------|
| Ms. Corne Alexander | Specialist Heritage Officer | <b>CN</b> |
| Ms. Penelope Meyer  | Deputy Director             | <b>PM</b> |

**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 13 October 2025, with additions.

CSI moved to adopt the agenda and XM seconded.

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

**6.1.** The Committee resolved to approve the minutes of 6 October 2025, with minor edits.

CH moved to approve the minutes and SVB seconded.

**7. Disclosure of conflict of interest**

None.

**8. Confidential matters**

None.

**9. Standing Items**

**9.1. Site inspections undertaken**

**9.1.1. Pinnacle Point Site Complex, Pinnacle Point Beach and Golf Estate, Mossel Bay (EJV)**

- The Committee notes the site inspection that was undertaken on 02 October 2025. The item is discussed under 9.3.1.

**9.1.2. Pinnacle Point Collection Engagement - Munro House, Bartolomeu Dias Museum Complex and Keerom Street, D'Almeida, Mossel Bay (EJV)**

- The Committee notes the site inspection that was undertaken on 03 October 2025. The item is discussed under 9.3.2.

**9.1.3. 22/468 and RE/13/468, Welmoed Estate (Lynedoch surrounding area) (SB)**

- The Committee notes the site inspection that was undertaken on 03 October 2025. Site inspection report to be tabled at HOMs on 20 October 2025.
- HWC received a complaint about the unauthorised polytunnels and removal of vineyards in the area.
- A site visit with Stellenbosch Municipality confirmed multiple polytunnels in the region. Official requested committee guidance on whether such agricultural installations trigger Section 38 of the NHRA (change of character).
- HWC does not have policy on polytunnels and recommended handling these on a case-by-case basis, especially where agricultural use supports sustainable farming.
- Stellenbosch Municipality, having identified the area as cultural landscapes, should define what constitutes acceptable agricultural change.
- Caution was advised against taking a blanket stance without comprehensive studies, suggesting that applicants should contact HWC in advance to confirm if proposals trigger the NHRA.
- It was suggested that polytunnels be incorporated into the upcoming shade-netting guidelines, extending the policy to similar agricultural structures.
- The way forward was noted as the following.
- 1. Official to liaise with Stellenbosch Municipality to verify authorised vs unauthorised polytunnels.
- 2. Consideration to be given to incorporating polytunnels into HWC's future shade-netting guidelines.

**9.1.4. Erven 666, 255, Koelpark, Stellenbosch (SB)**

- The Committee notes the site inspection that was undertaken on 03 October 2025. Site inspection report to be tabled at HOMs on 20 October 2025.
- NID application dating back to 2006 concerning redevelopment at a property in Koelpark.
- At the time of the NID submission, the affected buildings were not older than 60 years, and partial demolition was anticipated but never executed. Recently, the structures have been demolished, except for one partially remaining building that is now older than 60 years.

- Official sought the committee's guidance on whether a new Section 34 permit application is required for the demolition of the remaining structure, given that the earlier NID approval is unclear on this point.
- It was advised that because the remaining structure is now older than 60 years, Section 34 of the NHRA is applicable.
- The previous NID would not cover the demolition since the buildings were not older than 60 years at that time.
- The owner must therefore submit a Section 34 application for demolition to ensure compliance.

**9.1.5. Erf 26439-RE, Mill House, Oude Molen, Alexandra Road, Pinelands (SJ)**

- The Committee notes the site inspection that was undertaken on 03 October 2025. The item is discussed under 9.3.4.

**9.2 Proposed Site Inspections**

None.

**9.3 Site Inspection Reports**

**9.3.1 Pinnacle Point Site Complex, Pinnacle Point Beach and Golf Estate, Mossel Bay (EJV)**

**DISCUSSION**

- On Thursday 2 October, HWC undertook a tour of the Pinnacle Point Site Complex PHS and WHS alongside representatives from SAHRA and IZIKO. Our tour operator was a knowledgeable local guide who provided an introduction to the PPSC, the history of its discovery and excavation, and its global significance in terms of its contribution to discourses on the origins of modern human cognition and associated behaviours.
- We walked roughly 350m south and then west along the St. Blaize trail that runs along the edge of the seaward-facing cliff and then down a series of wooden steps and boardwalks to PP13B. A PHS plaque on a stone plinth was positioned opposite the entrance gate to the larger site.
- The infrastructure, in the form of clear paths and steady boardwalks and staircases, was largely well-maintained; however, frequent assessment of structural elements is required as the wooden installations are likely to deteriorate quickly and pose a significant safety risk should their integrity be undermined. The cave complex is secured only by a wooden gate with prohibitive signage inclusive of reported CCTV; however, no CCTV cameras were noted. Security could be improved upon in this regard. Besides the two PHS plaques, there is very little information readily accessible on site as to the heritage status of the property as both a PHS and WHS. The information boards on the viewing platform provide a limited scope and do not address heritage value in terms of the NHRA or the UNESCO World Heritage Convention. The communication of information could be improved upon in this regard.

**RECOMMENDATIONS**

1. The site inspection and report to be noted at HOMs on 13 October 2025.
2. The infrastructure on site, inclusive of wooden boardwalks and staircases, are to be assessed frequently for signs of structural instability and maintained/replaced where appropriate and in accordance with the overarching Integrated Conservation Management Plan (ICMP) 2017-2022 as revised in January 2023.
3. The security and accessibility of the site is to be prioritised in its management, and appropriate mechanisms to ensure it is not overly or illegally trafficked are to be implemented in accordance with the overarching ICMP.
4. The communicative capacity of the site is to be prioritised in its management, and appropriate installations of signage or accessible information are to be implemented in accordance with the overarching ICMP.
5. The ICMP is to be periodically revisited and updated.
6. Should any additions or alterations be proposed to the Pinnacle Point Site Complex Provincial Heritage Site, inclusive of the recommendations above, a Section 27 application must be submitted to Heritage Western Cape by a suitably qualified heritage practitioner for review.

### **9.3.2** Pinnacle Point Collection Engagement - Munro House, Bartolomeu Dias Museum Complex and Keerom Street, D'Almeida, Mossel Bay (EJV)

#### **DISCUSSION**

- On Friday 3 October, HWC undertook an engagement alongside representatives from SAHRA, IZIKO, AMAFA, The Institute of Human Origins, and Museums Services with regards to the Pinnacle Point Collection in Mossel Bay.
- The engagement resulted from the issuing of a letter in July 2025 drawing the parties' attention to Section 35(2) of the National Heritage Resources Act (Act 25 of 1999). According to the conditions of the permit 14021203TS0225M for the excavation of Pinnacle Point, and the repository agreement entered into with IZIKO Museums of South Africa in February 2014, the excavated material from Site 5-6 of the Pinnacle Point Site Complex (PPSC) must be collected and curated by IZIKO. Prior to the issuing of the letter, HWC were informed that the repository agreement, and thus a condition of the permit, had not been complied with.
- The collections on site include the material excavated from the PP Shell Middens (emergency, mitigatory excavation), PP30 (emergency, mitigatory excavation), PP13A, PP13B, PP9, and PP5-6. The Pinnacle Point Collection is comprised of plotted finds and sieved material. The plotted finds were captured by Total Station in the field, are digitally catalogued, and are then paper catalogued inclusive of cleaning, verifying, and paper tagging. Digital cataloguing of the plotted finds is complete and paper cataloguing is underway. The sieved material includes finds that resulted from 10mm, 3mm, and 1.5mm sieving and require sorting. The 3mm sieved material is almost complete while the 1.5mm sieved material still requires sorting. Prof. Marean estimated that at completion the entire collection should consist of 1200 to 1400 standard boxes and expects to have completed sorting and cataloguing by 2028/2029.
- It was determined that the following agreements must be entered into to formalise the status quo of the collection and the way forward:
  - A Lease Agreement between the Department of Cultural Affairs and Sport (DCAS) and The Institute of Human Origins for the utilisation of Munro House on the Dias Museum Complex.
  - A Repository Agreement between IZIKO and The Institute of Human Origins to allow Munro House to act as an interim repository for the Pinnacle Point Collection until such time as IZIKO are prepared to receive the catalogued collection.
- The above information was communicated to the relevant parties via email on 6 October 2025.
- All future Section 35 permits issued for the PP Collection, as approved by Iziko, must make reference to the July 2025 HWC issued letter until such time as the abovementioned agreements have been entered into.

### **9.3.3** Theewaterskloof Site Inspections: 10 Houses (SJ)

#### **DISCUSSION**

- The site inspection was undertaken on Tuesday, 30 September 2025, with officials from the Theewaterskloof Municipality's Informal Settlements Management branch.
- The inspection covered ten mud-brick dwellings affected by the September 2023 floods:
  1. Erf 1064, Long Street, Bereaville: Extensive structural decay; partial repair/restoration recommended.
  2. Erf 1032, Long Street, Bereaville: Partially rebuilt; requires completion and weatherproofing.
  3. Erf 454, Haalbeck Street, Genadendal: Advanced collapse; demolition and clearance warranted.
  4. Erf 432, Haalbeck Street, Genadendal: Very poor condition; immediate stabilisation required if retained.
  5. Erf 794, Strydom Avenue, Genadendal: Unsafe and beyond repair; demolition and controlled rebuild recommended.
  6. Erf 793, Strydom Avenue, Genadendal: Partially habitable but fragile; consolidation and waterproofing required.
  7. Erf 1421, Roos Avenue, Bosmanskloof, Greyton: Wall instability; partial demolition and stabilisation required.
  8. Erf 162, Berg Street, Middleton: Structural cracking and foundational failure; partial demolition and rebuild required.

9. Erf 163, Berg Street, Middleton: Partial collapse; urgent intervention to prevent further failure.
  10. Erf 164, Berg Street, Middleton: Wall and roof collapse; unsafe and requires controlled demolition.
- Most structures were found to be in a poor to ruinous condition, with extensive cracking, wall erosion, roof failure, and foundational instability resulting from long-term moisture damage.
  - While the buildings reflect a common vernacular typology, they do not possess individual architectural or technological significance.
  - Safety risks remain a primary concern.
  - The Municipality indicated that the scope of works for certain dwellings is still to be defined. HWC advised that a methodology report may suffice for repair proposals, and annotated aerial mapping would be appropriate for total demolitions.

#### **RECOMMENDATIONS**

1. The site inspection report is to be tabled at HOMs on 13 October 2025.
2. Section 34 applications (Alterations; Partial Demolition; Total Demolition) are to be submitted for the houses once the scope of works for each house is confirmed.
3. The applications may be processed via the ASD delegation.
4. The application process is to be communicated to the Municipal officials by the case officer.

#### **9.3.4 Erf 26439-RE, Mill House, Oude Molen, Alexandra Road, Pinelands (SJ)**

##### **DISCUSSION**

- The site inspection was undertaken on Wednesday, 08 October 2025, with officials from the Department of Infrastructure (General), members of the consultant team and the monitoring heritage practitioner.
- The structure is in a critical state of structural failure with progressive collapse evident across load-bearing walls and roof elements. The western façade collapsed in 2016 due to a downpipe failure and remains scaffolded, while the internal wall between Rooms 2 and 4 (“hanging wall”) has now completely failed, causing structural instability across the south-western section.
- The adapted brick-laid braked roof is severely compromised, with a ficus tree rooted within the roof exacerbating masonry cracking and moisture ingress.
- The northern and western elevations are partially stabilised with scaffolding, though internal shoring remains incomplete. The overall structure is unsafe for entry, with access restricted to external areas only.
- The building exhibits advanced material decay, including friable brickwork, timber rot, and delaminating cement plaster, the latter trapping moisture within the original lime-based fabric.
- The engineer and project manager advised that the contractor proposed the use of a crane or long-arm mechanism to remove the unstable roof structure from above, alleviating dead loads and reducing collapse risk during stabilisation.
- The heritage resource remains critically at risk due to long-term neglect, exposure, and incompatible materials. Immediate structural stabilisation and heritage-led management interventions are essential to prevent further irreversible loss of significance.

##### **RECOMMENDATIONS**

1. The site inspection report is to be tabled at the Heritage Officers’ Meeting on 13 October 2025 for noting and further guidance from the Assistant Director and Legal Advisor.
2. DOI must proceed with the completion of all shoring, make-safe works and demolitions already authorised under the existing permit.
3. DOI must submit a Section 34 Emergency Works application to HWC for structural stabilisation and partial demolition, where necessary, under the direct supervision of the appointed heritage architect. The monitoring architect must submit weekly interim reports on the controlled demolition and making safe of the structure.
4. Due to the Section 38 HIA which has identified the site as having high heritage significance, the IACom sub-committee is to be consulted on the Section 34 Emergency Works application.

5. Once shoring has been completed, a non-destructive fabric and material investigation should be undertaken to assess original fabric conditions. This should include drill-hole sampling, endoscopic inspection, and material mapping to differentiate original historic fabric and to determine which walls can be retained, demolished or reconstructed.
6. The professional team may reassess the feasibility of retaining the existing adapted 'brakdak' roof system, given its excessive load and advanced structural instability.
7. Following the material investigation, the professional team must consider a revised stabilisation and repair strategy that balances heritage retention with safety and long-term durability. The approach should follow the principle of minimal intervention, using compatible and robust materials to secure the building's structural integrity over the long term.
8. DOI must confirm the intended future use of the building and establish a preventative maintenance plan after stabilisation to prevent recurring deterioration and ensure the building's ongoing preservation as a functional heritage asset.

#### **9.4 Preparation for upcoming Committee meetings**

**9.4.1** BELCom: 15 October 2025

**9.4.2** HOMs: 20 October 2025

#### **9.5 Tribunal Updates (Legal)**

None.

#### **9.6 Interim and Close out Reports**

None.

#### **9.7 Incomplete Applications**

**9.7.1** Matters Arising: 13.19

**9.7.2** New Matters: 14.2; 14.3; 14.5; 14.7; 14.9; 14.10; 14.11; 14.15; 14.16; 14.17; 14.18; 14.20; 14.35; 14.42; 14.45; 14.48; 14.50

#### **9.8 Decisions taken under ASD delegation**

**9.8.1** Matters Arising: 13.1; 13.2; 13.3; 13.8; 13.9; 13.10; 13.16; 13.17

**9.8.2** New Matters: 14.12; 14.47

#### **9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT**

**9.9.1** Matter Arising:

**9.9.2** New Matters:

#### **9.10 Archaeological Matters**

**9.10.1** The Committee noted that the human remains associated with HWC25081305EJV0818 (Erf 1470, 61 Sonkwas Street, Paternoster) that were being held by the SAPS Forensics Lab had been collected by the appointed archaeologist.

#### **9.11 Illegal Works Database: Stop Works Orders issued**

None.

**9.12** **Permit deadline:** Tuesday, 14 October 2025 @ 17:00.

#### **9.13 SAHRIS rollout feedback (RB)**

- The Drupal 10 upgrade was successfully completed late on Monday the 6<sup>th</sup> of October 2025.
- Critical to note for officers - a few small bugs have been identified and managed. However, one major issue that has been identified for which the developers are still working on a solution, is that the notification function is not working. As such, in the interim, until we have news that this issue has been resolved, officers must let applicants know of any case status changes via e-mail.
- The APM/BGG form has been through one round of scrutiny and RB is refining the form.

- The BE form has been made available to HWC and RB has already flagged a few issues with it, but the team will have a chance on Wednesday, 15 October 2025, to scrutinise the current form (meeting invite has already been distributed). The BE form takes precedence over the APM/BGG form due to the higher volume of expected applications.
- Once the BE form has been refined well enough, the team will be able to scrutinise the draft SOPs.
- There will likely be small recordings of videos to assist with training of new officers when they join HWC for how to operate/process cases on SAHRIS as well as for applicants to assist with submissions.

## **10 Administrative Matters**

### **10.1 Erf 18091, Newinbosch Development off the R304, Stellenbosch (SB)**

- In February 2022, the site in question was approved for development for which IACom issued a final comment (19032707AS0402M).
- Further to this, there has been two separated applications on the site, April 2025-Total demolition (HWC25030316SB0410) and May 2025-additions (HWC25042401CN0425).
- Stellenbosch Municipality has now requested that the merged plans that show new additional structure/connection, be stamped and considered by HWC/HOMs. The consultant has motivated that the development is generally in accordance with the previous two plans.

#### **COMMENT**

In terms of section 34, the Committee resolved to approve revised plans as per the drawings numbered A-100-0, A-101-0, A-102-0, A-104-0, A-105-0, A-106-0, A-107-0, A-108-0, A-109-0, A-110-0, A-111-0, A-112-0, A-113-0, A-114-0, A-115-0, A-116-0, A-117-0, A-118-0, A-119-3, A-200-0, A-201-0, A-202-0, A-203-0, A-600-0, A-601-0, A-602-0, A-603-0, A-700-0 dated 26 September 2025, and prepared by OIKO design as being substantially in accordance with the previous HWC approval dated 7 May 2025 (HWC25042401CN0425) and 24 April 2025 (HWC25042401CN0425).

### **10.2 Erf 97983, 8 King Street, Newlands (SVB)**

**Case No:** HWC25090328SVB0908

- For item 13.16 on 06 October, HOMs requested further requirements for this application, however it was incorrectly captured that "The applicant must submit revised drawings based on the objections from the City of Cape Town". This was instead supposed to reference the objections from the Newlands Residents Association, as the City did not object.
- The minutes have been amended to correctly reflect the objections received from the NRA and a new further requirements letter will be issued to the applicant.

## **11 Monitoring by practitioner**

### **11.1 Erf 91062, 29 Durban Road, Wynberg (SVB)**

**Case No:** HWC25020419SVB0213

- On 10 June 2025 HOMs issued a comment supporting the proposed interventions and requiring the applicant to appoint a suitably qualified architect to oversee the proposed work.
- The owner has appointed the applicant Mr. Casper Hermanus Lundie and has provided a letter of appointment and CV for the committee to review.
- As per his CV, Mr Lundie is a professional architect.

#### **DECISION**

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

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Mr Casper Hermanus Lundie to monitor the proposed work.
2. Monthly interim reports, compiled by Mr Casper Hermanus Lundie, must be submitted to HWC.
3. A close-out report, compiled by Mr Casper Hermanus Lundie, must be submitted to HWC within 30 days of practical completion.

**12 Discussion of the agenda**

**12.9 (14.36) Erf 2981, 59 Kruin Street, Reservoir Street, Brackenfell, S34 - Total Demolition**  
**Case No: HWC25100105SB1002**

**MATTERS TO BE DISCUSSED**

**13. MATTERS ARISING**

**13.1 Erf 4935, 64 Main Road, Villiersdorp, S34-Minor Works**

**Case No: HWC25090103CH0902**

**CASE SUMMARY**

- Outstanding information received on 3 October 2025.
- Not graded outside HPO
- Proposal is for internal alterations in order to convert the structure into a retirement care facility and to replace windows and doors on the south west and north east side of the garage.
- Work has not started.

**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**

**13.2 Erf 6715, 26 13<sup>th</sup> Avenue, Hermanus, S34-Additions & Alterations**

**Case No.: HWC25090308CH0918**

**CASE SUMMARY**

- Outstanding information received on 3 and 8 October 2025.
- Not graded outside HPO
- Proposal is for the addition of a bunk room and a new window on the south side of the building.
- Work has not started.
- OHAC supports.

**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**

**13.3 Erf 90, 44 Main Road, Gansbaai, S34-Minor Works**

**Case No: HWC25091712CH0918**

Ms Chane Herman introduced the item.

**CASE SUMMARY**

- Outstanding information received on 3 October 2025.
- Not graded outside HPO
- Proposal is for internal alterations to the Nedbank Building.
- Work has not started.

**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.

### 13.4 Erf 997, 20 Virginia Avenue, Vredehoek, S34-Minor Works

**Case No:** HWC25091914CH0922

Ms Chane Herman introduced the item.

#### DISCUSSION

- Outstanding information received on 2 October 2025.
- Graded IIIB outside HPO
- Proposal is for internal alterations to the IIIB structure
- Work has not started.
- Previous permit was issued on 10 May 2023 for A&A, partial demolition and the construction of an apartment block at the rear (approved by BELCom - HWC23032706RG0329)

#### DECISION

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

### 13.5 Erf 3385, 103 Upper Orange Street, Oranjezicht, S34 – Additions & Alterations

**Case No:** HWC25091607CSI0922

Ms Chiara Singh introduced the item.

Johan Swanepoel was present and took part in the discussion.

#### DISCUSSION

- Outstanding information received 4 October for streetscape photos
- Work applied for has not started
- Not Graded and outside HPO
- Proposed work is for converting the existing loft space into a bedroom with en-suite and study and a new deck.
- CoCT provided comment and support the application stating that E&HM acknowledges the substantial design development that took place and supports the current set of plans. The placement, dimensions, and materiality of the roof dormer—particularly the deck and balustrade—underwent several iterations, resulting in an improved design. Our department would have preferred no visual impact on the two Cape Revival gables facing Orange Street but is aware of the efforts made to introduce the mitigating measures as suggested. All internal work is supported, as the loss of significant historical fabric will be minimal.
- CIBRA provided comment and objected to the application stating that the proposed insertion of an alien square box construction between the two existing decorative Gables fails to acknowledge the significant heritage style of this building's composition, and in particular its main facade. The proposed TV lounge should ideally be treated as a three-way hipped dormer extension of the existing tiled roof, with a ridge line positioned a bit lower than the existing main ridge line, and a gutter line lowered to just above door-head height in an appropriate arts-and-crafts manner. A more sympathetic simple timber balustrade would be suitable
- The applicant has responded to CIBRA's objection stating that they have worked with CoCT extensively to revise the plans to an acceptable form and have reduced the square box as much as possible, it is not possible to further reduce the box.

#### DECISION

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

### 13.6 Erf 1893, 29 Bellevue Street, Gardens, S34 – Additions & Alterations

**Case No:** HWC25090319EJV0904

Emily Jane Vowles introduced the item.

#### DISCUSSION

- Outstanding Information received on 2 and 6 October
- Graded IIIB
- Inside HPO
- Work has not started
- The proposal is for internal alterations and the addition of a storey. Note that the dwelling forms part of a semi-detached structure and as a result the title deed reflects half share ownership.
- CoCT support; CIBRA support

#### DECISION

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

EJV

### 13.7 Multiple Erven, King David Mowbray Golf Course and Clyde Pinelands Football Club, Mowbray and Pinelands, S38(8) - NID

**Case No:** 26200EJV0923 <https://sahris.org.za/node/385311>

Emily Jane Vowles introduced the item.

Lize Malan, Tarryn Solomon and Olivia Murgatroyd were present and took part in the discussion.

#### DISCUSSION

- Outstanding Information received on 6 October 2025
- Graded IIIC (Golf Course) and Not Graded (Football Club)
- Outside HPO
- Work has not started
- Triggers s38(1)(a); (b); (c)(i); (ii); (d); and NEMA
- The proposal is to initiate a feasibility study for the redevelopment of the King David Golf Course and adjoining land to accommodate a housing development of various typologies and density, and associated community and commercial uses. In terms of heritage, the CoCT inventory describes the site as "One of the earliest established golf courses in Cape Town. Established c1910 on the site of the Mowbray Municipal farm (Raapenberg). High social significance". The site is on the fringe of the first colonial frontier at the Cape and, while an AIA conducted by ASHA consulting in 2022 concluded that the likelihood of finding pre-colonial and colonial archaeological resources on site are low, there is intangible precolonial significance. Redevelopment of this site will result in a loss of green space of aesthetic and contextual value and would result in the loss of historic land-uses of value to certain groupings in the community. The SAHRIS Palaeo-Map indicates low sensitivity.
- Consultant recommends a Landscape Assessment, Visual Impact Assessment, and Cultural Assessment
- Lize Malan requested clarity regarding the recommended Socio-Historical Study. In your case, this will include past and present relationships to the golf course and football club, relationships to the land upon which they were established, community relationships to the open space and green space that these properties allow for, and the way the site has evolved in response to the communities who engage with it and vice versa. The study should not be limited to the above but should be responsive to the information that is uncovered through the HI process.

#### 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. Socio-Historical Study
2. Cultural Landscape Assessment
3. Visual Impact Assessment

**13.8 Erf 2490, 1 Brewery Road, Strand, S34-Minor Works****Case No:** HWC2509117RB0922**CASE SUMMARY**

- Outstanding information (SG diagram, streetscapes, and coloured up to scale building plans) received 7 October 2025.
- Property is not graded but would likely be NCW.
- Outside of any HPO.
- Work has been completed.
- Work included refitting the shop to be a functional butchery. All work was either internal, facade repairs, or roofing replacement.
- CoCT declined its opportunity to comment noting that although the property is not graded, it would likely be graded NCW.

**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.

For the above formal response to be issued, the applicant must first provide a proof of payment with the correct reference number indicating the correct amount having been paid as per the Provincial Notice 73/2025 in the Provincial Gazette Extraordinary No. 9088, dated 18 June 2025.

RB

**13.9 Erf 20597, 10 Benbernard Road, Paarl, S34-Minor Works****Case No:** HWC25091207RB0923**CASE SUMMARY**

- Outstanding Information received 7 October 2025.
- Ungraded
- Outside of any HPO and not a scenic route.
- Work has been completed.
- Three additional roller doors and 2 fire escape doors were installed without obtaining approval first.
- These were installed on a metal barn structure that is connected to a house that is older than 60 years.
- The metal barn structure has had approval, so it is just regularising the extra doors.
- MW so no comments required.

**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.

For the above formal response to be issued, the applicant must first provide a proof of payment with the correct reference number indicating the correct amount having been paid as per the Provincial Notice 73/2025 in the Provincial Gazette Extraordinary No. 9088, dated 18 June 2025.

RB

**13.10 Erf 310, 21 York Road, Wellington, S34- Additions & Alterations****Case No:** HWC25061712RB0620**CASE SUMMARY**

- Outstanding information received 2 October 2025.
- Property is not graded.
- Outside of any HPO.
- Work has been completed.
- Proposal is for a new carport, covered patios, and internal fireplace (and a boundary wall which does not touch any fabric older than 60 years). - although plans show other extension?

- Drakenstein municipality offered a comment of no objection.
- DHF commented that they cannot comment on completed work but had it reached them before starting they would not have objected.
- WHF offered a comment of no objection.

#### 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.

RB

#### 13.11 Erf 1586, 29 Firmount Road, Sea Point, S34-Additions & Alterations

**Case No:** HWC25082006SJ0821

Ms Sneha Jhupsee introduced the item.

#### DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: One of a terrace of single storey houses. Verandah closed in. Clear contribution to the character of the area. Part of early residential expansion into Sea Point. Some architectural merit. Forms part of a row. Potential for rehabilitation.
- Previous permit issued on 31 March 2022 (21120604CH0118E) has lapsed. The permit included the condition, *"The permit holder to put the necessary measures in place to ensure that when the original floor is lowered, the action does not undermine the existing foundations and stability of the surrounding cottages"*.
- R330 + R670 paid.
- The work has not started.
- Graded IIIC and inside Sea Point HPOZ.
- Proposal is for internal additions and alterations, including a mezzanine level and balcony toward the rear.
- Consultation:
  - CoCT EHM: support.
  - SFA: support.
  - SFB: no objection.
- Outstanding information received on 10 and 23 September and 03 and 06 October 2025.

#### 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 permit holder to put the necessary measures in place to ensure that when the original floor is lowered, the action does not undermine the existing foundations and stability of the surrounding cottages.

SJ

#### 13.12 Erf 237, 14 King Street, Elim, S27 - Minor Works

**Case No:** HWC25091004SJ0911

Ms Sneha Jhupsee introduced the item.

#### DISCUSSION

- NHRA Trigger: Provincial Heritage Sites.
- Additional Information: Land is owned by Moravian Church; letter submitted.
- K. Smuts survey, 2018: IIIC. Much altered cottage under double pitched iron roof. Facade largely obscured by projecting covered stoep under flat roof with two asymmetrical arches at southern end. Large, horizontally proportioned windows. Low front wall with plaster band edging.
- The work has not started.
- Graded PHS and within Historic Core of Elim.
- Proposal is for the addition of windows to enclose the front stoep of the house and concrete slab at the rear of the property.

- Consultation:
  - Cape Agulhas Municipality: support.
  - Elim Opsienersraad: support.
- Outstanding information received on 26 September 2025.

#### **DECISION**

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

**SJ**

#### **13.13 Erf 237, 20 King Street, Elim, S27 - Minor Works**

**Case No:** HWC25091003SJ0911

#### **OUTSTANDING INFORMATION**

Proposed structure at rear requires clarity. Agulhas Heritage Society and Friends of Elim comments are required as this is not Minor Works.

**SJ**

#### **13.14 Erf 7779, Kronendal Farmstead, 140 Main Road, Hout Bay, S27 - Minor Works**

**Case No:** HWC25031709SJ0409

Ms Sneha Jhupsee introduced the item.

#### **DISCUSSION**

- NHRA Trigger: Provincial Heritage Sites.
- Additional Information: Application 4. The previous application approved the demolition of the modern internal courtyard wall.
- The work has not started for this scope of work.
- Graded II and outside HPOZ.
- Proposal is to open up the south courtyard and pave with red brick to create legibility of H-form. The existing gas enclosure will be removed and made good.
- Consultation: NA M/W

#### **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. The scope of works for this application must be included in the close-out report for application reference number HWC25071605SJ0717 ("Application 2").
2. The close-out report must include as-built drawings reflecting all work undertaken across all HWC applications.

**SJ**

#### **13.15 Erf 2435, 26 Higgo Road, Gardens, S34 - Additions & Alterations**

**Case No:** HWC25061009SVB0624

Ms Sofia Briel introduced the item.

#### **DISCUSSION**

- Outstanding information received on 08 October 2025.
- The property is not graded and is outside of any HPO.
- Work has not started.
- The proposal is for various internal and external alterations and additions across the basement, first and second floors. These include but are not limited to various hard landscaping elements, alterations to walls, windows and doors, and minor additions creating slight increase in footprint. The proposal is also for a new one-bedroom cottage at the back of the property behind the existing pool.
- CoCT support the proposal.
- CIBRA support the proposal.

## DECISION

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

SVB

### 13.16 Erf 28857, 22 Dixon Road, Mowbray, S34-Additions & Alterations

Case No: HWC25090106SVB0909

#### CASE SUMMARY

- Outstanding information received on 17 and 18 September and 06 October 2025.
- The property is graded IIIC and outside of any HPO.
- Work has not started.
- The proposal is for an addition to the back of the property to accommodate two new bedrooms, as well as minor internal alterations to an existing bedroom.
- CoCT support the proposal.
- RAMPAC support the proposal and stamped the plans.

#### 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

### 13.17 Erf 135, 9 Stephan Street, Laaiplek, S34 - Alterations

Case No: HWC25090819SB0911

#### CASE SUMMARY

- Proposal: Proposed to widen the garage by moving the side walls outwards (2m) (can this be treated as minor)
- Additional information received: 30 September and 7 October 2025
- Work start: According to the application form – no
- Grade: NCW
- HPO: Outside

#### FOR NOTING

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

SB

### 13.18 Erf 191, Agapanthus Avenue, Brenton on Sea, S34-Total Demolition

Case No: HWC25041004XM0625

Ms Xola Mlwandle introduced the item.

#### DISCUSSION

- Outstanding information received 23 September 2025.
- The application is for the total demolition of the existing property. The building is not in good condition as it has been abandoned for some time. The doors are no longer in shape and the building has emerging cracks. Furthermore, the roof is made of asbestos which was identified as one of the hazardous products.
- The work has not started
- The property is graded NCW, not within HPO
- Knysna municipality offers no objection to the demolition.
- Knysna Historical Society has no objections
- Simon van der Stel Foundation comment: objects to the proposed total demolition.
- Notes that the applicant provides no proper detail supporting claims of structural damage or the heritage value of the building, and no structural assessment has been conducted.
- They further assess the application for failing to address several key sections of the NHRA Section 38(3)

requirements, including:

- No evaluation of heritage impact versus economic benefit;
- No meaningful consultation with affected communities;
- No exploration of alternatives to demolition; and
- No proposed mitigation measures for heritage loss.
- The Foundation concludes that the developer appears uninterested in heritage impacts or community input and should be required to properly consider the heritage significance, consult stakeholders, and mitigate any adverse effects before proceeding.
- I&APs have been invited.

#### **DECISION**

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

**XM**

#### **13.19 Erf 114521, 14 High Street, Woodstock, S34 - Additions & Alterations**

**Case No:** HWC25072115CN0805

#### **OUTSTANDING INFORMATION**

WRA comment required.

**XM**

#### **13.20 Erf 2, Cnr Mosko and Graaff Street, De Villiers Graaff High School, Villiersdorp, S34 - Additions & Alterations**

**Case No:** HWC25082827XM0911

Ms Xola Mlwandle introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 3rd of October 2025.
- The proposal is for additions and alterations for remedial work comprises essential structural repairs to the Primary School Hall.
- The repair proposals are summarised as follows:
  1. Foundations – underpinning by piling underneath existing foundations and part located within the Hall area
  2. Structural Strengthening – remedial work to cracked concrete sections and (where necessary) treatment of existing reinforcement which has corroded
  3. Structural Portal Frame repairs to support the existing concrete and brickwork on several grid lines
- The work is both critical and vitally necessary. The repairs will be carried out in ways that do not impact physically on the appearance of the structure. They will not impact negatively on the heritage significance of the existing structure.
- Work has not started
- The consultant recommends proposed gradings for the Primary School campus as Grade IIIB and the High School campus as Grade IIIA.

#### **DECISION**

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

**XM**

#### **13.21 Erf 524-RE, 15 Albany Road, Sea Point, S34 - Additions & Alterations**

**Case No:** HWC25011613XM0217

Ms Xola Mlwandle introduced the item.

#### **DISCUSSION**

- Outstanding information received on the 2nd of October 2025.
- The proposal is for additions and alterations to the existing dwelling for revised application of staircase from previously approved Building Plan - Approved and Stamped by Council (Staircase, skylight & Solar were not shown on this plan)
- Revised Submission Plan - the work has already taken place has been added and this was a deviation from

- previously approved plan. 21091503XM0927E
- Graded IIIC and inside HPOZ.

#### **DECISION**

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.

**XM**

## **14. NEW MATTERS**

### **14.1 Erf 1365, 9 Smith Street, McGregor, S27 - Minor Works**

**Case No:** HWC25092920CH1001

Ms Chane Herman introduced the item.

#### **DISCUSSION**

- PHS outside HPO. The site was assessed provisionally as a IIIA in the draft McGregor heritage survey.
- Statement of significance: high tangible and intangible significance in terms of vernacular form, scale, materiality and street interface. Landmark building on the streetscape.
- There are a number of structures on site namely a manor house/restaurant, barn/guest rooms, Georgian house, water mill and guest cottage.
- Proposal is for general maintenance, repairs, internal and external alterations to buildings except for the watermill structure. Full scope of work is noted in Section 8 and 9 of the heritage report. The work proposed to the structures are like-for-like. Drawings were submitted for the internal work to the Georgian building which includes amongst the general maintenance and repairs, the removal and installation of dry walls. The applicant confirmed that no alterations are proposed at this stage to buildings 1 (manor house) and 5 (contemporary guest cottage)
- Work has not started.
- Previous applications: The report notes that a HWC permit was issued on 9 December 2024 for new buildings and additions to the existing structure however there is no record of this application.

#### **DECISION**

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

**CH**

### **14.2 Erf 1502, Kerk Street, Riebeeck West, S34 - Additions & Alterations**

**Case No:** HWC25092917CH0929

#### **OUTSTANDING INFORMATION**

Plans to reflect the work that has started and the work still to be completed required.

**CH**

### **14.3 Erf 161, 13 Morton, Stanford, S31 - Additions & Alterations**

**Case No:** HWC25092912CH1001

#### **OUTSTANDING INFORMATION**

Streetscape photographs and OHAC comment required.

**CH**

#### 14.4 Erf 17324, Admin Building B, Victoria Street, Stellenbosch, S38(4) - NID

Case No.: 26290CH1002 <https://sahris.org.za/node/385684>

Ms Chane Herman introduced the item.

##### DISCUSSION

- S38(1) trigger: Site larger than 5000sqm
- Proposal is to replace a small prefabricated fibreglass gatehouse parking with a permanent new gate house at the checkpoint to the parking area in front of Admin Building B. The new flat roofed structure will have a footprint of over 11.66sqm and the overall height of the structure will be 3.235m. The development footprint is approximately 12sqm. The existing cubicle/gatehouse has been in this position for at least the past 10 years. There is no other particular history associated with this site.
- Site is zoned for institutional use and the land use is parking.
- Previous applications:
  - (1) S34 permit issued on 6 December 2024 for internal alterations & link building (HWC24112102)
  - (2) S34 permit issued on 3 June 2025 for internal deviations (HWC25052014)
- Admin Building B was constructed in c1959 (Architect JB Collins) and Admin Building C in 1932 (Architects Louw & Louw)
- Admin Building B is graded IIIB
- Admin Building C is graded IIIC
- Impacts on both buildings are deemed to be minimal if any.
- Impacts to palaeontology and archaeology are low.
- Heritage Consultant recommends NFS.
- The Committee noted that the proposed gatehouse does not change the character of the site larger than 5000sqm.

##### COMMENT

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

CH

#### 14.5 Erf 180, 34 Bezuidenhout Street, Stanford, S31- Additions & Alterations

Case No: HWC25091913CH1002

##### OUTSTANDING INFORMATION

Streetscape photographs, internal photographs, OHAC comment, form to be signed by applicant and owner, POP and title deed.

CH

#### 14.6 Erf 49388-RE, 3 Palmboom Close, Newlands, S34 - Additions & Alterations

Case No: HWC25092206CH0926

Ms Chane Herman introduced the item.

##### DISCUSSION

- Not graded outside HPO. City MapViewer earmarked the site as 'requiring further investigation' - "Possible grading of 3B. Extension has not impacted negatively on the significance of the historic cottage or the river setting". The heritage consultant proposes a grading of NCW.
- Proposal is for internal alterations, partial demolition and reconstruction of the middle section of the house. The front portion of the building closest to Palmboom and the rear portion closest to the river will be retained. A contemporary aluminium and glass addition are proposed at the rear of the house. The upper level of the external envelope will be retained, and the internal walls, windows, doors and roof will be re-aligned. The overall typology of the building will be retained/re-interpreted. The outdoor entertainment area and swimming pool will be redesigned, and the garage will be reconstructed on the same footprint as the existing. A pergola will be constructed over the garage to soften the driveway area.
- Work has not started.
- Previous application: S51 letter issued on 10 June 2025 for the regularization of A&A (HWC25052620SVB0527)
- CoCT supports. CoCT states that the view to the property is limited and does not contribute to the

Newlands Village Environs.

- NRA supports.
- NCID supports.

#### **DECISION**

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

CH

#### **14.7 Erf 95371, 4 Gordon Street, Gardens, S34- Additions & Alterations**

**Case No:** CH0926

#### **OUTSTANDING INFORMATION**

POP with the HWC reference number, CoCT comment and CIBRA comment required.

CH

#### **14.8 Erf 135, 9 Stephan Street, Laaiplek, S34- Additions & Alterations**

**Case No:** HWC25090819CH0926

#### **DUPLICATE APPLICATION**

See item 13.17.

CH

#### **14.9 Ptn 0 of Farm 24, Muldersvlei, Stellenbosch, S34-Emergency**

**Case No:** HWC25092601CH1001

#### **OUTSTANDING INFORMATION**

Scope of work with methodology.

CH

#### **14.10 Ptn 1 of Farm Middelwater no.196, Klaarstroom, Prince Albert, S34- Additions & Alterations**

**Case No:** CH0929

#### **OUTSTANDING INFORMATION**

POA required.

CH

#### **14.11 Erf 1055, 22 Rosmead Avenue, Oranjezicht, S34 - Additions & Alterations**

**Case No:** HWC25091901CSI1003

#### **OUTSTANDING INFORMATION**

Streetscape photos required.

CSI

#### **14.12 Erf 151716, 12 Hornsey Road, Mowbray, S34 - Maintenance**

**Case No:** HWC25093012CSI1001

#### **CASE SUMMARY**

- Work applied for has not started
- Not Graded and outside HPOZ.
- Proposed work is for new flooring and SANS fire compliance (fire compartmentalisation and two ventilation openings).

#### **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

**14.13 Erf 1860-RE, 6 Stirling Street, Paarl, S34 - Additions & Alterations**

**Case No:** HWC25080401CSI1001

**OUTSTANDING INFORMATION**

New application form required.

CSI

**14.14 Erf 245, Voortrekker Street, Van Der Stel Street, Kooperasie Street, Vredendal, S38(4) – NID**

**Case No:** 26266CSI1006 (<https://sahris.org.za/node/385606>)

Ms Chiara Singh introduced the item.

**DISCUSSION**

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m2 in extent; S38(1)(d) Rezoning of a site exceeding 10 000m2 in extent.
- Proposed development: the establishment of a private hospital/ medical centre (single storey height) on a portion of the property, including inter alia the following components: Day hospital (including a chemist, Pathcare, coffee shop and related services), Radiology unit, Dialysis unit, Emergency unit, Doctors' suites, Matzikama Paramedic services, access roads, parking, pedestrian pathways, Relevant circulation space and landscaped areas, Ancillary services and engineering infrastructure.
- Current land-use/zoning: Open Space
- Built environment: No historical structures in the immediate vicinity.
- Visual impacts: The surrounding land-use is residential in nature, no visual impacts expected.
- Archaeology: No impacts to any archaeological material is expected
- Palaeontology: Sensitivity on the SAHRIS palaeo map is unknown

**DECISION**

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

CSI

**14.15 Erf 273, 23 Dirkie Uys Street, Franschhoek, S34 - Minor Works**

**Case No:** HWC25091001CSI1001

**OUTSTANDING INFORMATION**

Title deed, SG, locality map, all photos, comments from Stellenbosch Municipality, SIG, SHF, FHRA required.

CSI

**14.16 Erf 456, 91 School Street, Paarl, S34 - Additions & Alterations**

**Case No:** HWC25080402CSI1001

**OUTSTANDING INFORMATION**

New application form, outstanding payment of R4000 for work completed (confirm status of work) required.

CSI

**14.17 Erf 90779-RE, 34 Tennant Road, Wynberg, S34 - Additions & Alterations**

**Case No:** HWC25100304CSI1003

**OUTSTANDING INFORMATION**

Company resolution, all photos, confirmation of age of freestanding structure required.

CSI

**14.18 Erf 91790, 22 Belper Road, Wynberg, S34 - Additions & Alterations**

**Case No:** HWC25090802CSI1003

**OUTSTANDING INFORMATION**

Locality map, internal and streetscape photos, comment from WECA required

CSI

#### 14.19 Multiple Erven, Alfa and Myrtle Road, Malmesbury, S38(8) - NID

Case No: 26236CSI1003 (<https://sahris.org.za/node/385491>)

Ms Chiara Singh introduced the item.

##### DISCUSSION

- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
- Proposed development: installation of a pipeline will have a nominal diameter (ND) of 315 mm and will extend approximately 1.7 km.
- Current land-use/zoning: Roads and agriculture
- Built environment: No historical structures will be impacted
- Visual impacts: Surrounding land-use is agricultural and residential, no visual impacts expected
- Archaeology: No impacts to any archaeological material is expected
- Palaeontology: Sensitivity on the SAHRIS palaeo map is a mixture of low and moderate

##### FINAL COMMENT

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

CSI

#### 14.20 Portion 1 of Farm 266 and Portion Portion 2 of Farm 393, Farm Bloemendal and Farm Longlands, Stellenbosch, S38(4) - NID

Case No: 26227CSI1003 (<https://sahris.org.za/node/385466>)

##### OUTSTANDING INFORMATION

Site photographs required.

CSI

#### 14.21 Farm 261 Portion 1-RE, Mo-Pama, Swellendam, S38(8) - NID

Case No: 26231EJV0926 <https://sahris.org.za/node/385472>

Emily-Jane Vowles introduced the item.

##### DISCUSSION

- Not Graded and outside HPOZ.
- Work has not started
- Triggers s38(1)(c)(i); (d); and NEMA.
- The proposal is to mine 4.9ha of the site for gravel to produce aggregate product for wind farm tower foundations being developed in the area. The site was historically cultivated, and the gravel quarrying will take place over a short period of time before being reinstated as an active cropland for the cultivation of wheat and canola. In terms of heritage, the map of relative archaeological and cultural heritage theme sensitivity screener indicates low sensitivity. The consultant suggests that the impact to archaeological heritage resources would be low due to the history of intensive dryland farming. A small number of ESA tools were recorded in a highly degraded context during a HIA for a proposed mining application on Farm 710 Kluitjieskraal ± 2.5kms northwest of the application area (8021904AS0730E) and dispersed scatters of mostly ESA tools have also been recorded in transformed farmland in the Swellendam area.
- The SAHRIS Palaeo Map and map of relative palaeontology theme sensitivity screener indicates very high sensitivity. Pether notes that the bedrock of the area consists of shales of the upper Bokkeveld Group, namely the Bidouw Subgroup which is comprised of marine shelf mudrocks and thin sandstones of mid-Devonian age. The River Terrace Gravels within this group are the target of the proposed quarrying and have been subjected to erosion, down-wasting and weathering; excavation into the bedrock is not intended and would be minor and incidental. The Bokkeveld Group in general is of Very High palaeontological sensitivity due to its unique fossil content; however, these sensitivities apply where the strata are relatively undeformed, but in this southerly location in the Cape Fold Belt, the strata have been affected by tectonic deformation and folding, with the development of crosscutting cleavages in the rock and the concomitant smearing out and destruction of the fossil content. Due to tectonic deformation and subsequent weathering the “default” palaeontological sensitivities of the SAHRIS Palaeo-Map do not apply here and an impact on the fossil content of the Bidouw Subgroup is not expected and the River

- Terrace Gravel deposits are considered to be of low palaeontological sensitivity.
- Consultant recommends no further studies.

#### FINAL COMMENT

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

EJV

#### 14.22 Farm 915-RE, Oak Valley Farm, Grabouw, S38(8) - NID

Case No: 26228EJV0926 <https://sahris.org.za/node/385468>

Emily-Jane Vowles introduced the item.

#### DISCUSSION

- Not Graded and outside HPOZ.
- Work has not started
- Triggers s38(1)(a); (c)(i); (d); NEMA and WULA.
- The proposal is to introduce a filling station and retail development on the remainder of the farm situated adjacent to the N2 approximately 4km east of Grabouw and outside of the urban edge. The development will span 5.5ha and the context is predominantly used for agricultural and agro-processing purposes. The development will include fuel pumps, underground storage tanks, a convenience store, retail outlets, customer parking, supporting infrastructure such as access roads and stormwater management, and visitor infrastructure such as restrooms, playgrounds, and restaurants. The layout and design consider the view of the Groenland Mountain which will also enhance prospective customers' experience. Oak Valley Farm was founded in 1898 as the first pome fruit farm in the area.
- The map of relative archaeological and cultural heritage theme sensitivity screener indicates low sensitivity. The map of relative palaeontology theme sensitivity screener indicates medium and high sensitivity. The applicant states that following GNEC's site visit it was clear that the site in its entirety has been subject to intense agricultural and anthropogenic activities as the property was actively farmed since 1898, therefore it is GNEC's opinion that a Palaeontological Assessment would not be required. No historically significant structures, archaeological sites, burial grounds, or notable cultural landscape features are known to occur within the proposed development footprint. Due consideration has been given to the potential impact of the proposed development activities on landscape/visual aspects of the area. The surrounding land uses include agriculture, agro-processing and transport; therefore it is GNEC's professional opinion that all factors regarding the landscape/visual theme have been considered.
- Consultant recommends no further studies.

#### 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. Paleontological Impact Assessment
2. Visual Impact Assessment
3. Cultural Landscape Assessment

The HIA is to be inclusive of the service stations proposed in case ID 26228EJV0926 and Case ID 26273SB1001 to provide an integrated, holistic assessment that considers the cumulative impact of both of the developments on either side of the N2 within a single HIA process.

EJV

#### 14.23 Farm Anjes Fontein RE-14, Prince Albert, S38(8) - NID

Case No: 26287RB1006 (<https://sahris.org.za/node/385669>)

Mr Ruan Brand introduced the item.

#### DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(a) triggered.

- Development of an aircraft landing strip of 1395 m long and 18 m wide, with a hanger of 20m x15m.
- Palao is low/blue.
- Landscape is a typical Karoo landscape. The landscape is dotted with farm settlements and small towns.
- The aircraft landing strip and hangar would not have a significant impact on the landscape, as the shed-like structure would fit into the agricultural landscape.
- Although the Groot River is nearby, it is not close enough to the area for the proposed landing strip and a quick site verification for the biodiversity noted no obvious archaeological resources.

#### **FINAL COMMENT**

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

**RB**

#### **14.24 Erf 1494, RE of Erf 1496, and Erf 2572, Vermont, Hermanus, S38(1) - NID**

**Case No:** 26285RB1002 (<https://sahris.org.za/node/385660>)

Mr Ruan Brand introduced the item.

#### **DISCUSSION**

- HWC25012803XM01290: Record of Decision dated 26 February 2025 refers (NFS issued for the residential development).
- Overstrand Municipality requested that the owners of Erf 1494, the Remainder of Erf 1496 and Erf 2572 Vermont agreed to contribute 1/3 each of the extent of the proposed access road that will provide access to the subject development of Erf 1494 Vermont and any future development on the Remainder of Erf 1496 and Erf 2527 Vermont. Therefore, the following application was included in the amended application:
- Subdivision of Erf 2572, Vermont into Two Portions, Portion B,  $\pm 511\text{m}^2$  and the Remainder,  $\pm 8\,678\text{m}^2$ ;
- Subdivision of the Remainder of Erf 1496, Vermont into two portions, Portion C,  $\pm 511\text{m}^2$  the Remainder,  $\pm 9489\text{m}^2$ .
- Palaeo is blue/low and there are no other heritage resources identified.
- The Committee determined that there was no change in character from the previous proposal and the linear portion is about 162m. As such there is no trigger in terms of S38(1).

#### **COMMENT**

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

**RB**

#### **14.25 Erf 168, Lamberts Bay, S38(1) - NID**

**Case No:** 26308RB1006 (<https://sahris.org.za/node/385781>)

Mr Ruan Brand introduced the item.

#### **DISCUSSION**

- S38(1)(d) triggered with HWC as the authorising authority (chance that it is S38(8) though because of indigenous vegetation clearing).
- Proposal is for a waste drop off facility and a DLT centre and impound lot (animals and vehicles) by the Cederberg municipality.
- The existing golf club house (which is likely older than 60 years) will require additions to be refitted for purpose.
- The total site is just under 5Ha in size and the development would happen in phases.
- Palaeo is low/blue.
- Topographically, it will be the old non-functional golf course that will be transformed, and this site sits well above the nearby Jakkalsvlei and to the right of a known small dune cordon between the golf course and the cemetery (or somewhat on it).
- Archaeologically, this general area has been studied quite often and generally speaking, as long as it is not directly on the coastal corridor or within Holocene dunes, archaeological sensitivity should be low.
- Visually, the area is quite open, and this would be quite a large visual change, but nothing too abnormal for the West Coast.
- The applicant, a town planner, recommends NFS.

- The Committee raised concerns about the dune field on the western portion of the site and as it falls near Jakkalsvlei and Lamberts Bay in general, there were concerns raised about the archaeological impacts on this specific dune field.

#### DECISION

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

1. Archaeological Impact Assessment

RB

#### 14.26 Portion 2 of Farm Meerlust 1006, Stellenbosch, S38(8) - NID

**Case No:** 26288RB1002 (<https://sahris.org.za/node/385676>)

Mr Ruan Brand introduced the item.

#### DISCUSSION

- S38(8) with DMRE as the authorising authority.
- S38(1)(b)(i) and S38(1)(d) triggered.
- Proposal is for a 28-year lifespan mine for sand and stone.
- The mined material will be processed/screened on site and undesirable material will be used to backfill the site and it will be re-covered with previously removed topsoil.
- Other infrastructure includes a weigh bridge with containerized offices, stores, wash bay, and a diesel tank.
- The actual mining will be to a depth of no less than 1.5m above the winter groundwater level.
- The site is currently zoned for Forestry and is being used as a pine plantation with the surrounding properties being the Paarl Valley Golf Estate, Agriculture, small scale/subsistence mining, roads, the Drakenstein Correctional Services, and some light industry.
- In 2023, HWC responded to the NID for the 27 trial pits with NFS.
- Palaeo is blue/low.
- The HP conducted a field survey in 2023 and noted no historical archaeological remains and just noted that nearby some isolated ESA resources have been recorded near the R301.
- The HP recommends NFS.
- However, it must be noted that the HP did not identify the R301 as a declared scenic route, and many of the scoping phase comments from the community raised concerns about potential visual impacts.
- The scoping report however notes that the impact is superficial, and the site is screened by a tree line and Kleinberg from the R301.

#### FINAL COMMENT

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

RB

#### 14.27 Portion 7 of Farm Brakke Fontein 32, Atlantis, S38(8)-NID

**Case No:** 26294RB1003 (<https://sahris.org.za/node/385701>)

Mr Ruan Brand introduced the item.

David Halkett was present and took part in the discussion.

#### DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(b)(i) triggered.
- The proposal is by the CoCT to expand the Wesfleur Waste Water Treatment Works situated in Atlantis from the current 7ML/day (domestic) and 6ML/day (industrial) to 18ML/day (domestic) and 9ML/day (industrial).
- Palaeo for the site is blue/low.
- The HP knows this area incredibly well and despite some surface ESA scatters, Atlantis is generally archaeologically sterile.
- Visually, the WWTW exists already, and this expansion is on the vacant portions of that original footprint.

## FINAL COMMENT

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

RB

### 14.28 RE Farms 303 and 1581, Wellington, S38(8)-NID

**Case No:** 26289RB1002 (<https://sahris.org.za/node/385678>)

Mr Ruan Brand introduced the item.

Lizen Malan and Lenize Gerber were present and took part in the discussion.

## DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(b)(i) triggered.
- Proposal is for the provision of additional living units for the Sunfield Home and replacing some of the existing semi-temporary structure.
- The new accommodation will be provided in the form of 6 hostel buildings with internal court yards that will accommodate 15 rooms each.
- These will be arranged around an open space that will accommodate a multi-purpose sports court and putt-putt course.
- Further accommodation will be provided in a replica of the existing House Liebenberg - a large hostel building with rooms arranged around a central communal space all under one roof.
- In addition, the development will accommodate a new store and work room, stables and a chicken coop.
- Palaeo is unknown.
- Site is located on the R301/Bain's Kloof Pass Scenic Route.
- The property falls within the agricultural hinterland of Wellington, between the Bovlei and Blouvlei.
- It is also located within the proposed Bovlei Cultural Heritage Overlay Zone.
- Portions of the property is visible from a number of the historic Bovlei farm werfs and development could detract from these views.
- As the site has been cultivated extensively with a large portion disturbed by construction, the chances of archaeological finds are slim.
- The proposal may impact on views from the Bovlei farms onto the site.
- It is considered that the issue of visual impact could be addressed by means of visual statement only by a visual specialist.
- The HP recommends an HIA consisting of a VIA and a CLA.

## 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. Cultural Landscape Assessment
2. Visual Impact Assessment

RB

### 14.29 Erf 83, Along Long Street and Amy Searle Street, Great Brak Street, S38(8) - NID

**Case No:** 26247SB0929 (<https://sahris.org.za/node/385510>)

Ms Stephanie Barnardt-Delport introduced the item.

## DISCUSSION

- Proposed: proposed upgrading (i. e. installation of a new 300mm bulk sewerage pipeline) from Amy Searle Street/Greenhaven to the existing Cricket Field Sewerage Pumpstation, in Great Brak River.
- Trigger: Section 38(1)(a) – linear development over 300m, Section 38(8) – listed activity under NEMA.
- Other: NEMA (DEADP)
- Grade: not graded
- HPO: outside
- Heritage resource: the new pipeline will be located alongside the existing sewerage pipeline, essentially entailing the re-excavation of previously disturbed ground. The proposed pipeline is about 1.7km long.
- Archaeology: Given that route largely follows the existing line, hence earthworks will involve re-

excavation of previously disturbed ground, therefore unlikely to find *in situ* archaeological material of significant. Furthermore, low according to screener.

- Palaeontological: SAHRIS Palaeontological Sensitivity Map indicates that the proposed sewer line route traverses an area of Very High palaeontological sensitivity. The Kirkwood Formation in the Mossel Bay Basin has Low palaeontological sensitivity. The alluvial sections of the route have Moderate sensitivity, though this may effectively be Low due to previous disturbance. The installation of the new sewer pipeline is not expected to significantly impact palaeontological heritage resources, as confirmed by Pether (2025). Furthermore, the new sewer pipeline route largely follows the existing line, meaning most earthworks will involve re-excavation of previously disturbed ground, further reducing the likelihood of significant fossil discoveries.
- Visual/Cultural: low given the nature of the proposal.
- Consultant recommendations: NFS
- Since there is no reason to believe that heritage resources will be impacted on by the development.

#### FINAL COMMENT

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

SB

#### 14.30 Farm 1371, Kamat Road, Croydon Vineyard Estate, Somerset West, S38(8) - NID

Case No: 26250SB0929 (<https://sahris.org.za/node/385520>)

Ms Stephanie Barnardt-Delport introduced the item.

#### DISCUSSION

- Proposed: expansion of an existing farm dam on Farm 1371, on the Croydon Vineyard Estate, Somerset West.
- Trigger: S38(1)(i) exceeding 5 000m<sup>2</sup> in extent.
- Other: NEMA (DEADP)
- Grade: not graded
- HPO: outside
- Currently: Land is existing Dam and vacant land
- Heritage resource:
- Archaeology: Very high according to the screener tool, there is a possibility of isolated finds but given that there is existing dam on site – *in situ* finds are unlikely to be found with the expansion.
- Palaeontological: low according to the screener tool and SAHRIS palaeo sensitivity map.
- Visual/Cultural: low given that this is agricultural activity.
- Consultant recommendations: NFS
- Since there is no reason to believe that heritage resources will be impacted on by the development.

#### FINAL COMMENT

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

SB

#### 14.31 Erf 250, Off Boundary Road, Schaapkraal, S38(1) - NID

Case No: 26246SB0929 (<https://sahris.org.za/node/385509>)

#### DISCUSSION

- Proposed: agricultural facilities such as animal housing, storage areas, ablution blocks, and a prayer room, with various small- to medium-scale structures added over time to support daily operations and provide amenities for staff, visitors, and animals. Number of structures along the boundaries was developed without approval. The central were existing.
- Trigger: S38(1)(c) Any development or activity that will change the character of a site. According to CFM site is 16541.1sqm.
- Other: NA
- Grade: not graded

- HPO: outside
- Currently: small holdings
- Heritage resource:
- Buildings: The site includes a collection of agricultural buildings such as animal housing, storage structures, ablution facilities, and a prayer room that have developed incrementally to support ongoing operations.
- Landscape: The property forms part of a broader agricultural landscape contributing to the rural character of the Philippi area and Philippi Horticultural Area (PHA).
- Archaeology: site is heavily disturbed, unlikely archaeological resource were impacted.
- Palaeontological: low according to the screener tool and SAHRIS palaeo sensitivity map.
- Visual/Cultural: Site within the Philippi Horticultural Area (PHA), HPO and potential provincial significance (Grade II/III) due to its mid-19th-century agricultural origins, environmental value, and social importance for food security.
- Consultant recommendations: NFS
- HO Recommendations: The site is larger than 5000sqm, but I would not consider this a change in character, hence no trigger.

#### **COMMENT**

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

**SB**

#### **14.32 Erven 1205, 703, 708, Ptn 37 and 38 of Fram 794 and Farm Helderberg Sleeper Plantation 11/787, Off Tie Road, Macassar, S38(4) - Workplan**

**Case No:** HWC23100903SB1010

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Appointed archaeologist: Jayson Orton
- Appoint palaeontologist: Graham Avery
- Heritage resource requiring mitigation: ESA material previously documents in the Paardevlei area to be relocated and sampled if significant enough. Palaeontological resource currently unknown but require monitoring during earthworks.
- Mitigation work: will be determined during monitoring for archaeological resource, palaeontological resource may include isolated individual bones in wetland deposits.
- Methodology: ESA material to be collected and GPS co-ordinates record. Shell scatters to be sampled in 1m<sup>2</sup> – all deposits sieve – 1.5 or 3mm sieve). Palaeontological resource e collected with photographs taken and full location details including geological data will be recorded.
- HIA was approved by HOMs on 10 December 2024 - dated 11 September 2024 and prepared by ASHA Consulting.
- Condition 2 notes that: “A Workplan should be in place so that collection of fossils can commence immediately as and if required”
- Condition 6 notes that: “A Workplan should be in place so that collection of artefacts can commence immediately as and if required”
- This application fulfils condition 2 and 6.
- Iziko repository - approved.

#### **ENDORSEMENT**

The Committee resolved to endorse the workplan application dated 18 September 2025, and prepared by Jayson Orton, as per the recommendation in the HIA dated 11 September 2024, and prepared by ASHA Consulting.

**SB**

#### **14.33 Remainder 338 Hoekwill, 338 Remskoek Street, Wilderness Heights, S38(1) - NID**

**Case No:** 26248SB0929 <https://sahris.org.za/node/385512>

Ms Stephanie Barnardt-Delport introduced the item.

##### **DISCUSSION**

- Proposed: rezone a large section of the property (±2.7ha) to Open Space Zone III (nature conservation area) and to obtain consent for use for four tourist accommodation units on this rezoned section. They also proposing a new structure.
- Trigger: S38(1)(d) Rezoning of a site exceeding 10 000m<sup>2</sup> in extent.
- Other: None
- Grade: not graded
- HPO: outside
- Currently: currently zoned as agriculture and the properties surrounding the subject site are predominantly used for agricultural, agro-processing and transport purposes.
- Heritage resource: No historically significant structures, archaeological sites, burial grounds, or notable cultural landscape features are known to occur within the proposed development footprint.
- Archaeology: a large portion of the site is undeveloped, the proposed development has a very small footprint, there is a chance of isolated archaeological material been found however potential low significance.
- Palaeontological: low according to SAHRIS palaeo sensitivity map. Given the scale and nature of the application, potential no negative impact.
- Visual/Cultural: Site is very remote and unlikely to have any visual impact.
- Consultant recommendations: NFS
- Case officer recommends no further studies.
- Since there is no reason to believe that heritage resources will be impacted on by the development.

##### **DECISION**

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

**SB**

#### **14.34 Erf 2880, 1 Van Imhoff Way, Kommetjie, S34 - Additions & Alteration**

**Case No:** HWC250910904SB1003

Ms Stephanie Barnardt-Delport introduced the item.

##### **DISCUSSION**

- Proposal: proposed new bedroom, external stairs, covered patio and sunroom, refurbishing bathroom, convert lounge, new scullery, Nutec wall planks and plaster and paint
- Work start: According to the form – no
- Grade: 3C
- HPO: Outside
- Comments: City does not support, and Kommetjie ratepayers have no objection
- Case officer recommends support as building has been altered over time, and it's a later 20th century development – I don't see this as a major contributor of the streetscape hence I don't see this resource, the 3C graded is subjection-able. Furthermore, this property is outside HPO.
- Given the objection, matter held over to invite all parties.

##### **HELD OVER**

All parties to be invited.

**SB**

#### **14.35 Erf 171138, 215 Lower Main Road, Observatory, S34 - Alteration**

**Case No:** HWC25092906SB1002

##### **OUTSTANDING INFORMATION**

Company resolution and POA, Observatory Civic Association comment required.

**SB**

#### **14.36 Erf 2981, 59 Kruin Street, Reservoir Street, Brackenfell, S34 - Total Demolition**

**Case No:** HWC25100105SB1002

Ms Stephanie Barnardt-Delport introduced the item.

Tarryn Solomon and Liam Pollman were present and took part in the discussion.

##### **DISCUSSION**

- Proposal: Total demolition of structure on site
- Work start: According to the form – no
- Grade: 3B
- HPO: Outside
- Comments: City is recommending demolition.
- HO: Claire Abrahamse is not in support of the demolition as rare stone style house which rare for the area and City region.
- Previous permit: 21081802AM0923E (A&A))
- The heritage practitioner argued for retention based on significance, while the City supports demolition citing structural deterioration and budget constraints.
- It was observed that the building is in poor condition, but reports were inconclusive as to whether restoration is feasible.
- The City's Heritage Department confirmed they would not provide formal comment and would await HWC's decision
- A structural engineering report was requested to confirm whether the building could be restored or must be demolished.

##### **FURTHER REQUIREMENTS**

The Committee resolved to request the following further requirements:

1. A conclusive structural engineering report regarding the possible retention of the structure.
2. The above is to be circulated to I&APs for 14-day period consultation period and comments or proof of consultation must be submitted to HWC.

**SB**

#### **14.37 Erven 1481, 1477, Re-17457, 1686, 1685, Off Berg River Boulevard (R45), Paarl, S38(1) - NID**

**Case No:** 26283SB1003 (<https://sahris.org.za/node/385653>)

Ms Stephanie Barnardt-Delport introduced the item.

Clive Theunissen was present and took part in the discussion.

##### **DISCUSSION**

- Proposed: proposed mini-bus taxi rank, holding area and associated infrastructure and general facilities along with pedestrian bridge.
- Trigger: S38(1)(i) exceeding 5 000m2 in extent; (ii) involving three or more existing erven or subdivisions thereof; S38(1)(d) Rezoning of a site exceeding 10 000m2 in extent.
- Other: None
- Grade: not graded
- HPO: inside
- Currently: Land is open space (parking area) that is used as informal taxi rank.
- Heritage resource:
- Archaeology: The site was once part of Ou Tuin, a diverse 18th-century community that developed around the Old Parsonage garden in Paarl. Hence, archaeological potential due to its continuous occupation from the 18th century, including early colonial settlement remains, possible slave and community material culture, industrial residues from the Kleigat brickmaking area, even and potential burial deposits linked to the former Muslim cemetery.
- Palaeontological: SAHRIS Palaeontological Sensitivity Map indicates moderate to unknown sensitivity (shown in green and clear), given the type of development, unlikely to have impact.
- Visual/Cultural: The site is within the HPO and the change may have visual impact. Furthermore, nearest

identified heritage resource is the Waterkant Mosque, which has been graded IIIA however will not be impacted by the development directly as it is outside of the development footprint. However, design should preserve the mosque's visual prominence, hence potential indirect visual impact that should be considered.

- Consultant recommendations: HIA with Visual Impact Assessment
- Since there is reason to believe that heritage resource could be impacted by development, the committee considered the potential archaeological, visual, townscape and given that site was associated Ou Tuin, there is a socio-historical element to consider.

#### **DECISION**

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

1. Archaeological Impact Assessment
2. Visual Impact Assessment
3. Townscape Assessment
4. Socio-Historical Studies

**SB**

#### **14.38 Remainder of Portion 92, Farm Palmiet Rivier no. 319, Off the N2, Grabouw, S38(8) - NID**

**Case No:** 26273SB1001 (<https://sahris.org.za/node/385623>)

Ms Stephanie Barnardt-Delport introduced the item.

#### **DISCUSSION**

- Proposed: Proposed Filling Station and Retail Development on either side of N2 (different municipalities)
- Trigger: S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length., S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m<sup>2</sup> in extent; S38(1)(d) Rezoning of a site exceeding 10 000m<sup>2</sup> in extent.
- Other: NEMA and WULA (DEADP)
- Grade: not graded
- HPO: outside
- Currently: currently zoned as agriculture and the properties surrounding the subject site are predominantly used for agricultural, agro-processing and transport purposes.
- Heritage resource: No historically significant structures, archaeological sites, burial grounds, or notable cultural landscape features are known to occur within the proposed development footprint.
- Archaeology: sites are disturbed by agricultural activities, there is a potential of finding isolated archaeological material not in situ, hence unlikely archaeological resources will be impacted.
- Palaeontological: very high to moderate according to the screener tool and SAHRIS palaeo sensitivity map. Although the footprint is small for both filling stations, the tanks tend to be very deep. The palaeontological assessment in the report does not consider the fuel tanks or the geological formation. There is a potential negative impact on palaeontological resource.
- Visual/Cultural: The N2 is a very scenic route especially through this valley. There is a potential negative visual impact without some screening or design consideration.
- Consultant recommendations: NFS
- Since there is reason to believe that heritage resource 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. Paleontological Impact Assessment
2. Visual Impact Assessment
3. Cultural Landscape Assessment

The HIA is to be inclusive of the service stations proposed in case ID 26228EJV0926 and Case ID 26273SB1001 to provide an integrated, holistic assessment that considers the cumulative impact of both of the developments on either side of the N2 within a single HIA process.

SB

#### **14.39 Erf 173714-Re, East Quay Building, East Quay, Clock Tower Precinct, V&A Waterfront, S34 - Minor Works**

**Case No:** HWC25100104SJ1003

Ms Sneha Jhupsee introduced the item.

Samantha Dyers and Ursula Rigby were present and took part in the discussion.

##### **DISCUSSION**

- NHRA Trigger: Structure older than 60 years old.
- Additional Information:
- IACom 11.06.25: RECORD OF DECISION: The Committee resolved to endorse the recommendations contained in the SDP amendment document titled "SDP 8F Amendment", prepared by Ursula Rigby, and dated 16 May 2025 with a close-out report to be submitted to HOMs within 30-days of practical completion.
- SJ requested that a S34 be submitted and the case does not go back to IACom, as the proposed work is not affecting the SDP and are additions and alterations to an existing structure.
- The work has not started.
- Graded IIIC and NCW and inside proposed V&A HPOZ.
- Proposal is for internal retrofitting to the two structures for a new use.
- Consultation: N/A MW

##### **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

#### **14.40 Erf 3035, 51 Bryant Street, Bo-Kaap, S34 - Permit Extension**

**Case No:** HWC25092918SJ0929

##### **UNDER INVESTIGATION**

The application has been placed under investigation due to the existing applications being processed at HWC.

SJ

#### **14.41 Portion 10 of Farm 1674, Deli, Boschendal, R310, Stellenbosch, S27 - Minor Works**

**Case No:** HWC25071712SJ1003

Ms Sneha Jhupsee introduced the item.

##### **DISCUSSION**

- NHRA Trigger: Provincial Heritage Sites.
- The work has not started.
- Graded II and inside Cape Winelands Cultural Landscape (Grade I).
- Proposal is for internal alterations to the existing deli.
- Consultation: N/A MW

##### **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

#### **14.42 Erf 1049, 9 Kensington Crescent, Gardens, S34 - Additions**

**Case No:** HWC25091906SVB0926

##### **OUTSTANDING INFORMATION**

Title Deed, SG diagram, Streetscape, contextual images and POP required.

**SVB**

#### **14.43 Erf 15300, 19 Capri Drive, Sunnyside, S38(8) - NID**

**Case No:** 26298SVB1004 (<https://sahris.org.za/node/385733>)

Ms Sofia Briel introduced the item.

##### **DISCUSSION**

- The triggers are: S38(1)(i) exceeding 5 000m<sup>2</sup> in extent and; S38(1)(d) Rezoning of a site exceeding 10 000m<sup>2</sup> in extent.
- The proposal is for development of 32 single residential erven on a vacant property with access off Capri Drive as well as Bermuda Drive. The development will include two private roads, an electrical substation site and a site for refuse. The development footprint is approximately 7500 square meters.
- The nearest heritage resources is approximately 500 metres to the south-west of the site, namely The Old Homestead (Poespaskraal) Provincial Heritage Site. The immediate vicinity of the site is not graded.
- Palaeosensitivity is low according to the SAHRIS Palaeo Map.
- No archaeological impacts have been identified by the consultant.
- Given the distance of surrounding heritage resources, there is no expected visual impact.
- There are no other expected heritage impacts or concerns. The surrounding land use is single residential, in line with the proposed development.
- The recommendation of the heritage practitioner is that there are no anticipated heritage impacts and that no HIA is required.

##### **FINAL COMMENT**

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

**SVB**

#### **14.44 Erf 27127, 9 Bowden Road, Observatory, S34 - Alterations**

**Case No:** HWC25092916SVB0929

Ms Sofia Briel introduced the item.

##### **DISCUSSION**

- The property is graded IIIC and within the Upper Observatory HPOZ.
- Work has started.
- The proposal is for various internal and external alterations, including closing up internal doors, new internal dry wall and alterations to existing windows and doors. The proposal is also for new ClearVu fencing to be installed behind the existing low boundary wall, as well installation of a fire escape staircase.
- Observatory Civic Association support the proposal.
- CoCT did not provide comment.

##### **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.

For the above formal response to be issued, the applicant must first provide a proof of payment with the correct reference number indicating the correct amount having been paid as per the Provincial Notice 73/2025 in the Provincial Gazette Extraordinary No. 9088, dated 18 June 2025.

**SVB**

#### **14.45 Erf 3106, 33 Jordaan Street, Bo-Kaap, S34 - Additions & Alterations**

**Case No:** HWC25093001SVB1001

##### **OUTSTANDING INFORMATION**

Registered conservation body comment.

**14.46 Erf 31779-RE, 28 Pillans Road, Rosebank, S34 - Minor Works****Case No:** HWC25091616SVB0929

Ms Sofia Briel introduced the item.

**DISCUSSION**

- The property is graded IIIC and within the Lower Rosebank PHA proposed HPOZ.
- Work is complete.
- The completed work is a new staircase on the first storey leading up to a new mezzanine level; as well as alterations to 3 windows.

**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.

For the above formal response to be issued, the applicant must first provide a proof of payment with the correct reference number indicating the correct amount having been paid as per the Provincial Notice 73/2025 in the Provincial Gazette Extraordinary No. 9088, dated 18 June 2025.

SVB

**14.47 Erf 362, 13 Molinera Way, Meadowridge, S34 - Additions & Alterations****Case No:** HWC25093010SVB1001**CASE SUMMARY**

- The property is not graded and outside of any HPOZ.
- Work has not started.
- The proposal is for additions to the dwelling along the western side to accommodate two new bedrooms and extend the garage. The proposal is also for internal alterations to the existing structure to accommodate a new en-suite; for alterations to various existing windows and doors as well as a new roof.
- CoCT support the proposal.

**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

**14.48 Erf 67983, Unit 2, Section 24, The Cotsworlds, 8 Indian Road, Kenilworth, S34 - Minor Works****Case No:** HWC25092604SVB0929**OUTSTANDING INFORMATION**

SG diagram, company resolution, streetscapes, contextual images required.

SVB

**14.49 Erf 68225, 39 Wetton Road, Kenilworth, S34 - Additions****Case No:** HWC25092304SVB1002

Ms Sofia Briel introduced the item.

**DISCUSSION**

- Outstanding information received on 07 October 2025.
- The property is graded IIIB and within the Kenilworth PHA proposed HPOZ.
- Work has not started.
- The proposal is for partial demolition of the existing garage as well as the existing covered entrance and construction of a new garage and pool room in their place.
- LKID support the proposal.
- CoCT support the proposal.

## DECISION

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

SVB

### 14.50 Erf 7566, 11 Kommetjie Main Road, Fish Hoek, S34 - Additions & Alterations

Case No: HWC25092307SVB0926

## OUTSTANDING INFORMATION

SG Diagram and company resolution required.

SVB

### 14.51 Erf 9900-RE, Pont Street & Craig Street, Swellendam, S38(1) - NID

Case No: 26253SVB0930 (<https://sahris.org.za/node/385532>)

Ms Sofia Briel introduced the item.

## DISCUSSION

- Previous approvals/decisions:
  - Erf 9900-RE was the subject of a previous application to HWC (22120813CN1209) for the consolidation of Erven 564, 2759 and 6809, Swellendam, rezoning of the newly created erf from Residential Zone I to Subdivisional Area, subdivision of the newly created erf into three new land units, namely Portion A (General Industry Zone, ±1,0068ha in extent), Portion B (General Industry Zone, ±1,69ha in extent) and Portion C (Transport Zone, ±1,961m<sup>2</sup> in extent) and development of a retail centre on Portion A.
  - HWC requested an HIA with Heritage Indicators to inform urban design and architectural purpose.
  - The HIA for this proposal was endorsed by IACom on 26 June 2023 with the conditions.
- The current proposal, as outlined in this application relates to “Portion B” of the Remainder of Erf 9900, Swellendam.
- S38(1) trigger(s): (i) exceeding 5 000m<sup>2</sup> in extent; (d) Rezoning of a site exceeding 10 000m<sup>2</sup> in extent.
- The proposal is the establishment of a tourist facility on the vacant property making provision for the following components: 30 short term accommodation units; 54 parking bays; footpaths and circulation space; restaurant and shops; boma; a swimming pool; manager unit; security/ staff facilities; stores; solar facilities; and roads. Implementation would occur in two phases with the first phase comprising 20 accommodation units together with joint facilities (e.g. restaurant/shop, boma, swimming pool etc), to be developed on the northern portion of the property and the second phase the remaining 10 accommodation units, parking, access roads and related infrastructure on the southern portion of the property. The proposed development requires rezoning of the site from General Industria Area to General Business Zone. To note all structures will be single storey height. Landscaping (planting of new trees and shrubs) will be implemented. Existing yellowwood trees along the R60, located alongside/ outside the property boundary will not be impacted. The approximate development footprint is 1.2 hectares.
- There are three Provincial Heritage sites along Voortrek Street approximately 190 to 200m north of the site [JVDH House, 266/268 Voortrek Street, Swellendam (200m north); Rose Cottage (190m north); Mill Cottage (195m north)]
- The property is located outside the Swellendam Provisional Heritage Conservation Area, which is just north-east of the site.
- The applicant also noted approximately 19 proposed heritage sites referenced in the Swellendam Preliminary Heritage Survey along Voortrek Road within 500m of the site; and approximately 14 other historic dwellings older than 60 years but not necessarily captured in the 2013 survey.
- The palaeo-sensitivity of the site is largely low, with a small portion of the site on the southern end noted as having moderate sensitivity. The site has also had a history of cultivation.
- There is no evidence of structures or ruins on the site.
- The applicant notes that intervisibility between the abovementioned heritage sites and the subject property are however limited due to existing topography, existing landscape character, dense vegetation growth, established tree lanes as well as existing established development directly beyond its cadastral

boundaries. The height of proposed new structures would be limited to a single storey while the proposed organic layout would be associated with recreational/ tourism orientated use."

- As per the application, Erf 9900 is located within the urban edge of the Swellendam Spatial Development Framework (2020) and just southeast of an important gateway intersection being the R60 and Voortrek Street.
- The recommendation of the heritage practitioner is that no HIA is required.

#### **DECISION**

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

**SVB**

#### **15. Other Matters**

#### **16. Adoption of Resolutions and Decisions:**

SVB moves to adopt and RB seconds the adoption of resolutions and decisions of the meeting of 13 October 2025.

#### **17. Closure:** The chairperson, Ms. Sneha Jhupsee, officially closed the meeting at 13:24.

#### **18. Date of next meeting: Monday, 20 October 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

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

**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 Lynfræe 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 Worthly  
**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

**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  
**HPOZ** – Heritage Protection Overlay Zone

**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