

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Wednesday, 18 June 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Emily-Jane Vowles officially opened the meeting at 08:30 and welcomed everyone present.

WD requested a moment of silence to honour and reflect on the memory of Mr Henry Aikman.

2. Attendance

Members

Emily Jane Vowles	Chairperson (Acting SHO for SB)	EJV
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Ms. Corne Nortje	Heritage Officer	CN
Ms. Chiara Singh	Heritage Officer	CSI
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Xola Mlwandle	Heritage Officer	XM

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Nosiphiwo Tafeni	(Back Up and I&APs Group)	NT
Ms. Waseefa Dhansay	Assistant Director	WD

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

None

Visitors

Ms Lenize Gerber	Wellington Heritage Foundation	Item 13.2
Dr Stephen Townsend	Heritage Consultant	Item 13.1
Mr Nugane Adonis	Applicant	Item 13.5
Mr Clive Theunissen	Drakenstein Municipality	Drakenstein items
Mr David Halkett	Heritage Consultant	Item 14.5
Mr Henk Lourens	Applicant	Item 14.1
Mr Peter Buttgens	Heritage Consultant	Item 14.1
Ms Jone' Kros	Applicant	Item 14.18
Ms Uryke Du Preez	Architect	Item 14.30
Ms Anika Smidt	Architect	Item 14.30
Ms Nicolene Visser	Administrator	Item 14.33
Ms Anel Van Der Merwe	Applicant	Item 14.33
Ms Anne Marie Fick	Heritage Consultant	Item 14.33

3. Apologies

3.1.1. Ms. Stephanie Barnardt

Specialist Heritage Officer

SB

3.1.2. Ms. Chane Herman

Heritage Officer

CH

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 18 June 2025 with minor changes and additions. CN moved to adopt the agenda and RB seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 9 June 2025.

CSI 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. None

9.2. Proposed Site Inspections

9.2.1 None

9.3. Site Inspection Reports

9.3.1 None

9.4. Preparation for upcoming Committee meetings

9.4.1. BELCom: The meeting of BELCom on 23 July 2025 will be held in person

9.4.2. HOMs: Meeting dates and chairpersons to be finalised for Q2

9.5. Tribunal Updates (Legal)

9.5.1 None

9.6. Interim and Close out Reports

9.6.1. Erf 165778, The Adderley, 27 Adderley Street, Cape Town (SJ): Close Out Report

- The scaffolding and propping, in place since 2016, were fully removed by 15 May 2025, allowing the 1903 balcony to safely stand again on its original granite columns, with practical completion achieved on 19 May 2025.
- There were minor site deviations (as anticipated) that required slight procedural changes but the scope still focused on the three primary steel I-beams and their terracotta cladding and excluded the balustrade. The cornice was screeded to a fall and

waterproofed with fiberglass-reinforced, colour-matched SIKA products, while the front beam was re-clad with repaired original terracotta units. Severely rust-jacked beams, bearing the Dorman Long & Co. mark, were fully exposed, cleaned, treated with rust inhibitors, and reinstated with non-shrink mortar. All crushed terracotta capitals were replaced with precast replicas based on moulds from fragments, with the column tops trimmed for alignment. The terracotta units were drilled for stainless steel bolts and a mix of restored and new units were used across the beams.

- Structural checks by the engineer confirmed the I-beams were sound, allowing the simplified use of resin-hardened OSB board to support the new soffit plaster and lath. The original balcony slab's small, embedded I-beams were cleaned and treated with Jotun primer, and the soffit was redecorated. A misaligned granite column was realigned with ratchet straps and re-grouted, and it was observed that the granite columns rest on lead pads, which have slowly extruded under long-term pressure, contributing to structural shifts over time.

DECISION

The Committee resolved to endorse the undated close-out report titled "*25 Adderley Street Terracotta-Clad Balcony Remedial Works*", and prepared by Rennie Scurr Adendorff, as having met the conditions of the HWC issued permit, dated 31 January 2025.

9.7. Incomplete Applications

9.7.1. Matters Arising: Items 13.11; 13.14

9.7.2. New Matters: Items 14.2; 14.3; 14.7; 14.8; 14.10; 14.15; 14.16; 14.17; 14.19; 14.26; 14.28; 14.31; 14.32; 14.34; 14.35; 14.36

9.8. Decisions taken under ASD delegations

The applications below have been reviewed and resolved by the ASD as not impacting heritage resources:

9.8.1 Matters Arising: Items 13.3; 13.9; 13.10; 13.13; 13.15

9.8.2 New Matters: Items 14.1; 14.4; 14.9; 14.11; 14.20; 14.23; 14.29

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

9.9.1 Matter Arising: None

9.9.2 New Matters: Items 14.24; 14.27

9.10. Archaeological Matters

9.10.1 Erf 157, 7 Jameson Street, Laaiplek

- Human remains consisting of a lower skull, skull fragments, lower jawbone, pelvis and lumbar vertebrae were unearthed on the 11th of June by a back excavator during excavations of the site for the installation of a concrete pillar. The spoil dump having been covered and the site secure, HWC issued a Stop Works Order on the 13th of June subject to archaeological intervention. Jonathan Kaplan has been brought on board with the intention to recover the remainder of the individual still in situ and to sieve the spoil dumps for skeletal or artefactual remains. Importantly, any shellfish deposits or lenses will be similarly excavated. Kaplan is to be assisted on site by Anja Huisamen (CV provided). Kaplan has confirmed via phonecall that there are no further excavations intended for the site, but that monitoring of any unfinished work can be conditional of the permit.
- Iziko has agreed to serve as the repository for the human remains and associated material until such time as reburial/reinternment has been decided

DECISION

The Committee resolved to approve the Section 36 Emergency Application as there is a threat to heritage resources, and the proposal does not negatively impact on heritage resources. Approval is given on condition that:

1. The Stop Works Order issued on 13 June 2025 is lifted.
2. Jonathan Kaplan is to undertake the proposed archaeological interventions and is to monitor all remaining ground-disturbing and spoil-moving work on the site until completion.
3. A close-out report, compiled by Jonathan Kaplan, must be submitted to HWC within 30 days of practical completion.
4. A 60-day consultation period is to be undertaken by a suitably qualified heritage practitioner alongside the property-owner/developer with I&APs to determine the provenance of the human remains and the reburial to be undertaken within 6 months of the issuing of the permit.

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1 Erf 157, 7 Jameson Street, Laaiplek (SB)

9.12 Permit deadline:

9.12.1 Thursday 19 June 2025 at 15.00pm

9.13 SAHRIS rollout feedback

10 Administrative Matters

10.1 APP Target Update

11 Monitoring by practitioner

11.1 None

12 Discussion of the agenda

12.1 (Item 14.6) Portions 4, 5, 18, 20, 21, 27 of Farm 17, Botfontein Smallholdings, off Botfontein Road, Kraaifontein, S38(8) – NID (CSI)

- NID application that relates to the Botfontein Smallholdings farm complex, HWC have received NID applications previously for Farm 221. An HIA with VIA was requested for Farm 221 which was tabled and endorsed at HOMs on the 12th of May 2025.
- The proposed development is unclear, there is no proposed structure or infrastructure for these portions of the farm. According to the consultant, there is no SDP but rather an overarching development framework as was the case with Farm 221.
- The consultant is unable to attend HOMs but there is an email from them detailing what the application is for.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 1113, 20 Brownlow Road, Tamboerskloof, S27 – Minor Works

Case No: HWC25052805CSI0530

Ms Chiara Singh introduced the item.

Dr Stephen Townsend was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 5 June 2025.
- Work applied for has not started
- Graded II
- Inside HPO
- Proposed work is for internal reconfiguration, kitchen alterations, and alterations to the existing steps

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 practitioner, must be submitted to HWC within 30 days of practical completion.

CSI

13.2 Erf 2598, 31A Pentz Street, Wellington, S34 – Total Demolition

Case No: HWC23121103CSI0130

Ms Chiara Singh introduced the item.

Ms Lenize Gerber was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 10 February, 22 May, 9 and 11 June
- Work applied for has not started
- Graded IIIC
- Inside HPO
- Proposed work is for the total demolition of the structure due to vagrants vandalising the property. The building has also become a health hazard. The owner has been taken to court by the Municipality for not demolishing the structure within a suitable timeframe.
- DHAC and Paarl 300 provided comment and support the application.
- DHF support the application and stated that they reserve the right to review any replacement building plans.

DECISION

The Committee is supportive of the proposed total demolition as there is insufficient heritage significance to warrant retention of the structure with the following conditions:

1. The Drakenstein Municipality, DHF, Paarl300, and WHF have acknowledged the context of the site to be of local heritage significance. As such, heritage design informants are to be submitted to DHF, Paarl300, and WHF for comment and thereafter to the Drakenstein Municipality for approval.

CSI

13.3 Erf 98751, 20 Avenue De Mist, Rondebosch, S34 - Additions & Alterations
Case No: HWC25060506CSI0506

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

CSI

13.4 Erf 783-RE, 6 Clydebank Road, Green Point, S34 – Additions & Alterations
Case No: HWC25052024EJV0528

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 11 June
- Graded IIIC
- Inside Greenpoint HPO
- Work has not started
- The proposal is for the extension of the garage to the street boundary and installation of a roof deck above
- CoCT support and the GPRRA have no objections

DECISION

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

EJV

13.5 Erf 9185, 57 Kerk Straat, Paarl, S34 - Partial demolition, Additions & Alterations
Case No: HWC25021010EJV0214

Emily Jane Vowles introduced the item.

Mr Nugane Adonis was present and took part in the discussion.

DISCUSSION

- Outstanding Information received on 4 March, 4 April, 21 May, 23 May, and 5 June
- Ungraded
- Outside HPO
- Work has been completed
- The proposal is to regularise the demolition of the double garage, additions of a rear stoep and braai, internal reconfiguration, and façade window and door changes.
- DHF does not comment on completed work; Paarl 300 does not support as work has been completed; The municipality initially objected as the drawings did not indicate all

of the unauthorised work undertaken, but have since offered no objection

- The plans have since been revised in consultation with the municipality to correctly reflect the unauthorised work (OI 5.6.2025)
- All parties were invited to attend HOMs today.

COMMENT

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

EJV

13.6 Erf 4116, 33 Aspeling Street, Bodorp, George, S34-Additions & Alterations Case No: HWC25020512SJ0401

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has been completed in 2023/2024.
- Ungraded in unapproved George Survey (2016) and outside HPOZ.
- The work completed includes a new 1800mm boundary wall along Wellington Street with brick piers and palisade fencing infill and a new entrance gate along Aspeling Street as well as the making good of existing door openings internally. The living area has been extended toward the rear with aluminium stacking doors opening to the garden and a new deck and pergola have been constructed in the rear garden area, but this does not touch the structure. The existing fireplace was opened to the exterior of the house to create a braai area.
- The owners were under the impression that since their alterations were made to the 1976 additions, no heritage approval was required.
- Consultation:
 - George Municipality: no comment received within 30-day period.
 - GHT: do not condone unauthorised work
- Outstanding information received on 10 June 2025.

COMMENT

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

SJ

13.7 Erf 8311, 232 Auret Street, Paarl Boys High, Paarl, S34-Additions & Alterations Case No: HWC25041605SJ0526

Ms Sneha Jhupsee introduced the item.

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

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- The work has not started.
- Graded IIIA and inside Special Character Protected Area Overlay Zone of Paarl.
- Proposal is for additions & alterations that include 5 temporary classrooms (not triggering the NHRA - WD) and addition of 4 new classrooms to administration block,

addition of north wing to school hall and mezzanine addition to an existing classroom.

- Consultation:
 - DHAC: no objection.
 - DHF: objects, "questions the functionality and practicality of this application e.g. the sight lines of the upper gallery to the stage. The extension detracts from the building as a heritage resource. We believe that the architect should investigate other more sensitive and practical options, such as the creation of internal balconies to the northern and southern sides of this hall e.g. Paarl Town Hall".
 - Paarl300: support.
 - Consultation Responses: responded to in Motivation document. The addition of internal balconies and emulation of other structures with the same function is not suited to this project due to timelines and budgetary constraints. The architects and SGB have reviewed the plans in relation to the comment received and resolve to move forward with the original intention.
- WD on 02.06.25 - see email: Resolved to accept the POA from the school governing body as acceptable for processing. WCG are in the process of consolidating their properties to obtain formal Title Deeds, thus the Title Deed will not be required for this application.
- Outstanding information received on 04 June 2025.
- DHAC (Clive Theunissen) recommends monitoring and states that Section 38 is not triggered.
- The committee resolved that the application does not constitute a change in character and thus does not trigger Section 38 of the NHRA.

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

SJ

13.8 Erf 1600-RE, 122B Kloof Street, Gardens, S34-Minor Works

Case No: HWC25050609SVB0506

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 08 June 2025.
- The property is graded IIIB and is within the Upper Table Valley HPOZ.
- Work has not started.
- The proposal is for maintenance to Kloof Street Library.

DECISION

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

SVB

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

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

13.10 Erf 2485, 31 Higgo Road, Gardens, S34-Total Demolition
Case No: HWC25052114SVB0523

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

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

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 11 and 16 April 2025, 5 June 2025
- Homs requested an updated CoCT comment
- The proposal is for proposed internal alterations as well as the replacement of the existing entrance roof of the building. Some of the external alterations have partially been completed Window & door changes, chimney & entrance is existing & was approved with the previous HWC submission (HWC23031508CN0316). The alterations are required for purposes of the continued use of the building as a restaurant. Including replacement of old doors and windows, new pizza oven, new disabled ramp and first storey balcony.
- The Heritage Section of the E&HM Branch has no objection to the proposal- support
- HRF support
- Ungraded
- Outside the HPOZ

OUTSTANDING INFORMATION

Revised drawings indicating the completed work as per the permit HWC23031508CN0316 as distinct from the deviated work HWC25031905XM0324 being proposed required.

XM

13.12 Erven 20723 and 20724, 10 and 12 Zion Street, Paarl, S34-Additions & Alteration
Case No: HWC25050607XM0507

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 2 June 2025
- The proposal is for additions and alterations to open up living areas to the swimming pool courtyard at the rear of the house in order to create extra space for the family on the first floor.
- The work has not started
- The property is graded a IIIA
- Located within the Special Character Protected Area Overlay Zone of Paarl
- Drakenstein municipality has no objection
- The DHF as no objection to the proposal
- Paarl 300 supports

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.

XM

13.13 Erf 342, Units 4; 6; 7; 8, Botany Bay, 38 Rochester Road, Bantry Bay, S34-Additions & Alteration
Case No: HWC25012121XM0409

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

13.14 Erf 27632, 22 Arnold Street, Observatory, S34-Additions & Alterations
Case No: HWC24120901XM0327

OUTSTANDING INFORMATION:

Revised plans indicating the extent to which works has started/been completed required.

XM

13.15 Erf 179, 23 Dirkie Uys Street, Gaansbaai, S34- Additions & Alterations
Case No.: HWC25051402CH0527

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

13.16 Various Erven & Road Reserves, Ottery, South & Waterbury Roads, Wynberg & Plumstead, S38(1)-HIA
Case No: 22100303CN1004

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for Public Consultation which was received on 6 June.
- Background: HOMS on 14 Nov 2022 requested an HIA including:
 1. Built environment assessment (BES)
 2. Urban design study assessment (UDS)
 3. Townscape and streetscape assessment (TSA)
 4. Socio historic assessment (SHS)
- HIA prepared by Bridget O'Donoghue dated 5 May 2025
- Proposal: CoCT is proposing an approx. 1.5km extension of a city-wide Integrated Public Transportation Network (IPTN) that will include trunk routes and feeder routes as part of a full IPTN network. This HIA form part of Phase 2A (West) and the work-package W8. The current conceptual layout comprises of dual and dedicated bus lanes with general traffic lanes, NMT routes, pedestrian crossing, enlarged road intersections and bus stop locations. Demolitions of buildings older than 60 years are also proposed.
- Previous applications: Other sections of the route, W1 and W2 from Jan Smuts Drive to Claremont railway station have been approve by HWC. The W6 route (Wynberg couplet) has been approved by HWC with the requirements of certain detailed plans.
- HIA Heritage Resources Identified:
 - The properties abutting the route are predominately graded IIIC and Not Conservation Worthy. The W8 route is located outside of a proposed or declared HPO.
- Overarching Heritage Indicators:
 - Enhance (rather than negatively impact) the townscape and heritage resources in the design of the route alignment, design of the areas abutting the route, in order to enhance the experience of the route for the users.
 - Design a people centred streetscape.
 - Design the future use of open areas abutting the route.
 - Minimise the width of the road required in the route i.e. do not maximise the width unless required.
 - Reduce the demolition of culturally significant buildings to a minimum as to reduce the negative impacts to the residential precinct.
 - Reduce the spatial separation / non-connectivity between the opposite sides of the routes through regular pedestrian crossings, spatial connections at road and rail intersections, traffic calming measures etc.
 - Denote and spatial denote the gateway locations on the eastern and western sections of South Road.
 - Design an improved 'sense of place' in the design of the route infrastructure, landscaping, new uses on undeveloped sites, new boundary walls, material choices for roads and NMT surfaces, placement of bus stations, street furniture, enlargement of certain NMT precincts.
 - Introduce place-making strategies at bus/transit stops with people orientated spaces for circulation and waiting areas, and include amenities such as benches, dustbins, lighting, bicycle racks and information (interpretive signage) and trees to provide shade while waiting for buses.

- Include public art around bus stations and along the route for community expression of identity, historical information and aesthetic value
- Studies + Impacts to heritage resources:
 - Urban Design Study (TSA) - Gapp Architects:
 - Develop a continuous green link (treed boulevard with SUDS landscaping)
 - Integrate cycle lanes
 - Provide regular pedestrian and vehicular crossings along South Road
 - To promote improved legibility and sense of place, develop gateway spaces at the start / end of South Road
 - Other residual / left over land parcels on the southern edge of South Road should be integrated within the existing residential fabric to support long-term, high-density infill development and to create a positive frontage along South Road
 - As this is a long-term proposal, it is recommended that temporary surfacing with visually permeable fencing is used to secure these spaces.
 - Landscaping and NMT improvements on the southern roadside that align with the long-term vision should be implemented with the construction of the IRT route.
 - Isolated Stone Age and/or historical artefacts (very low significance and of no further concern)
 - Buried foundations older than 100 years (likely of low significance, but should be examined and recorded before destruction)
 - Buried domestic refuse older than 100 years (likely of low significance but could be higher if older, should be examined and recorded and a way forward determined);
 - Buried features such as wells (would be of high significance and would likely require archaeological excavation to determine age and content).
 - VIA - David Gibbs: Considered holistically, the Visual Impact of the proposed IRT Phase 2a W8 (post mitigation) will cause detrimental effect upon visual resources, environment and on human well-being; even with the implementation of the mitigation measures as described in the landscape response. The proposal does not comply with visual quality standards.
 - Archaeological Opinion - ASHA Consulting:
 - Although the chances of significant archaeological heritage being found are very low, they are not zero. Potential finds include:
 - Isolated Stone Age and/or historical artefacts (very low significance and of no further concern);
 - Buried foundations older than 100 years (likely of low significance, but should be examined and recorded before destruction);
 - Buried domestic refuse older than 100 years (likely of low significance but could be higher if older, should be examined and recorded and a way forward determined);
 - and buried features such as wells (would be of high significance and would likely require archaeological excavation to determine age and content).
 - Social Impact Assessment (SHS) - Tony Barbour: based on the findings of the SIA the current proposals for W8 are not supported. In this regard the proposed over rail bridge is a Fatal Flaw and as such is not supported by the findings of the SIA. THS SIA supports the VIA findings. The most effective mitigation measure to reduce the social impacts associated with W8 would be to consider an alternative

option for providing access to the Wynberg CBD. As indicated above, the social impacts associated with aligning W8 along Rosemead and Broad Road are likely to be less than those associated with current proposed alignment, which involves the closure of the majority of road along South Road and the establishment of a large, visually intrusive over rail bridge. The consultant listed the benefits of considering the alignment along Rosmead and Broad Roads.

- Built Environment Study - integrated and not separate by HP;
 - The section speaks to scope of work, points of departure, methodology and basis for analysis.
 - To note - an underpass is recommended instead of the bridge due to the bridge impacting on heritage resources
- HIA Mitigation measures proposed: In order to mitigate negative impacts onto Wynberg East, there needs to be the following revisions on the road infrastructure design:
 - A degree of visual and spatial separation from the road and the properties to accommodate trees, NMT route, structures to define the NMT route, people congregating around business and civic facilities.
 - Design additional pedestrian and vehicular crossings on South Road.
 - Provision of material differences along the road to denote the pedestrian and vehicle crossings, civic use sites and local business (e.g. café);
 - Design of traffic calming along the road to enable the route to be a safe people space.
 - Until the vacant land is developed south of the road, develop multifunctional courts for recreational and / or vehicular uses, neighbourhood parks with fitness equipment.
 - Investigate an underpass of the railway line as the bridge will result in high negative social, visual and townscape impacts.
 - The CoCT investigates the expansion of the proposed HPO southwards until South Road.
- The HP submitted a railway line crossing assessment on 10 June with a short summary. Two alternatives are proposed - Alternative 1 Overpass or Alternative 2 Underpass.
- Consultation:
 - CoCT assessment states that demolitions will impact negatively on tangible heritage resources and cultural landscape and that there will be visual impacts to cultural landscape. EHM recommends that a viable alternative route be investigated in order to find a substitute to the current proposed route, the aim of which will result in less negative impact to existing heritage resources and that of a cultural landscape. EHM further lists recommendations and mitigations. Conclusion: EHM has concerns around the proposal in its current form, as the outcome/result thereof will have a significantly negative impact on existing heritage resources as well as on the cultural landscape.
- HIA Recommendations: Listed on page 12, 139 & 140
 - Road Infrastructure
 - Revision of the road infrastructure drawings to include:
 - Details investigations of the underpass alternative instead of the bridge.
 - Increased pedestrian and vehicular crossings over South Road.
 - Revision of the NMT and local road on the edge of Wynberg East.
 - Revision of the NMT on the south edge of the road to provide a dedicated cycle lane.
 - Landscape Plans: The landscaping plans are revised to include:
 - Additional detailed information on the materialist and planting proposals.

- Multi use courts are included in the abutting land to the route, per the
 - Urban Design recommendations: Improved hard and soft landscaping on the gateway precincts per the Urban Design recommendations;
 - Inclusion of trees and lower vegetation on the northern edge of the route.
 - Proposal of certain trees grouped together within interlinked vegetated beds.
 - Information on how the tree and plant species will be varied within the planting programme.
 - Details on hard landscaping, such as benches.
 - VIA mitigations measures that relate to Landscaping.
 - The HIA accepted by HWC as it meets the requirements of NHRA Section 38(3).
- The following specialist studies are approved to inform the recommended revisions:
 - Archaeological review.
 - Urban Design Study.
 - Visual Impact Assessment.
 - Social Impact Assessment.
- To note HWC requested a BES, UDS, TSA and a SHS. The submitted studies are different to what HWC requested.
- The recommendations contained in Section 16.2 are approved by HWC and the proposed road infrastructure is recommended for revision to address the Urban Design, Visual and Social recommendations.
 - HWC provides a negative comment to DEA&DP for the application due to the assessed the high negative impacts on the townscape, visual and social environments, unless the application is revised and resubmitted to HWC for a assessment.
 - The CoCT commits to inform the relevant CoCT Directorates of the potential to develop the identified remaining land.
 - The CoCT Arts and Culture and/or Environment and Heritage
 - Management Branch work on the implementation of public art and interpretive signage within the project area
 - The DEA&DP ROD to include the archaeological requirements (refer Section 15.2.1)
- Heritage Considerations: The proposed development is complex and impacts various heritage resources.

REFERRAL

The Committee resolved to refer the HIA to IACom on 9 July 2025 due to complexity of the proposal and objections received.

CN

13.17 Erven 336, 337, & Remainder of Portion 78 of the Farm Hansmoeskraal No 202, Le Grand Estate, George, S38(1)-NID Case No: HWC25052809RB0515

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 9 June 2025.
- S38(1)(c)(i), (c)(ii), and (d) triggered.
- The development was initiated by another developer who started building prior to

obtaining permission (10 of the 29 residential housing units were fully constructed and the rest already have walls up).

- The applicant is acting on behalf of another developer who has now taken over the project and they are starting with getting the LUMS approvals in place, which involves subdivision and rezoning first.
- Previous applications for similar estates here (HWC24072518CSI0814, HWC25040208CSI0414) were responded to with NFS.
- Palaeo for the area is blue/low.
- There is some rock art within 5km of the site, but no other obvious resources.
- Applicant recommends NFS.
- The Committee noted that it is a pity that the construction was started prior to obtaining approval, but that there are/were no heritage impacts.

DECISION

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

RB

14. NEW MATTERS

- 14.1 Erf 10117, 42 Pagasvlei Road, Constantia, S34 - Total Demolition**
Case No: HWC25060306CSI0604

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 total demolition as there is insufficient heritage significance to warrant retention.

CSI

- 14.2 Erf 1559, Unit 3 Reena Court, 218 High Level Road, Sea Point, S34 - Minor Works**
Case No: HWC25060401CSI0606

OUTSTANDING INFORMATION:

New application form, streetscapes, other title deed holder to sign application form, SG diagram required.

CSI

- 14.3 Erf 1619, 21 Leinster Road, Green Point, S34 – Additions & Alterations**
Case No: CSI0606

OUTSTANDING INFORMATION:

Correct PoP required.

CSI

14.4 Erf 985, 27 Musson Street, Eastcliff, Hermanus, S34 - Additions & Alterations
Case No: HWC25060503CSI0606

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

14.5 Farm 757 & 758, off the R60, Worcester, S38(8) - NID
Case No: HWC25052611CSI0603

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for the expansion of cultivation areas and irrigation pipelines
- No structures are present
- The development area is not situated on a cultural or visual landscape
- Halkett conducted a foot survey of the development area in 2024 and noted scattered ESA and MSA lithics but no associated finds. The DFFE screening tool has indicated that archaeology sensitivity in this area is low.
- Prof Bamford provided comment for the proposed development area stating, ""The SAHRIS palaeo-sensitivity map indicates that the contingency site is on moderately sensitive Quaternary alluvium while the preferred site lies on low sensitivity Tertiary-Quaternary loam and sandy loam. The Quaternary sands and alluvium were deposited by the Breede River and are derived from weathered upstream rocks, and due to transportation and sorting by river flow, any fossils that might have been incorporated within the sediments would be very fragmented, and out of primary context. As a result, they would be of limited scientific interest. Tertiary-Quaternary loam/sandy loam deposits (essentially soil), do not generally preserve fossils because they are young, friable, and well oxygenated."" The DFFE screening tool has indicated that palaeo sensitivity in this area is medium and only a small area of the expansion lies on the moderately sensitive strata.
- The consultant recommends NFS

FINAL COMMENT

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

CSI

14.6 Portions 4, 5, 18, 20, 21, 27 of Farm 17, Botfontein Smallholdings, off Botfontein Road, Kraaifontein, S38(8) – NID
Case No: HWC25060410CSI0605

Ms Chiara Singh introduced the item.

DISCUSSION

- Proposed development is for an overarching Development Framework and has been prepared to guide development of the greater Botfontein smallholding area, which will in turn direct the parameters for individual re-development applications (see HWC23092010CN0921, HWC24022909SB0301, HWC24121012CSI0106, HWC24121011CSI0106). The Development Framework seeks to establish a mixed use (including industrial) area, in line with the CCT District Plan. The entire smallholding area is within the Urban Edge.
- There are two structures on Portion 4 which have been graded NCW, a Cape revival style dwelling and a shed. There is a dwelling and outhouse on Portion 18 graded NCW. Portion 20 has a dwelling and warehouse, ungraded. Portion 21 has dwellings, a derelict shop, a milling operation and some building rubble recycling all graded NCW. Portion 27 has structures not older than 60 years.
- There are no archaeological impacts expected.
- The palaeo sensitivity on the SAHRIS palaeo map is low.
- The consultant notes that, "A NID prepared by this author recommended an HIA with a VIA (prepared by Mr David Gibbs) as the site includes two extensive boundaries on the Urban Edge. This has been submitted to HWC to be heard in May (HWC 23092010CN0921)". The HIA was endorsed by HOMs (12.05.2025).
- The consultant has recommended NFS
- The consultant responded to an email for further clarification regarding the development by stating that, "There are many properties, only one actual farm (the others are mostly industrial or vacant). The overarching project is at the Development Framework stage, and I included the DF and guidelines as Annexure A, which also include guidelines for the industrial led development of the sites."

REFERRAL

The Committee resolved to refer the matter to IACom on 9 July 2025 due to the ambiguous massing and scaling of the development in relation to the cultural landscape.

CSI

14.7 Erf 228, 2 Armagh Road, Hermanus, S34-Additions & Alterations
Case No: RB0605

OUTSTANDING INFORMATION:

POP with correct reference number required.

RB

14.8 Erf 2906, 9 Park Street, Ceres, S34-Additions & Alterations
Case No: HWC25060405RB0606

OUTSTANDING INFORMATION:

Streetscape photographs and local authority comment required.

RB

14.9 Erf 52499, 24 Cook Road, Claremont, S34-Additions & Alterations
Case No: HWC25060318RB0604

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

14.10 Erf 608, 13 Aalwyn Road, George, S34-Additions & Alterations
Case No: HWC25060409RB0606

OUTSTANDING INFORMATION:

Coloured-up elevations required.

RB

14.11 Erf 63616, 7 Highwick Drive, Kenilworth, S34-Partial Demolition
Case No: HWC25052808RB0603

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

RB

14.12 Portion 25 of Farm De Hoop No 59, Oudtshoorn, S38(8)-NID
Case No: HWC25060303RB0605

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- Triggers S38(1)(c)(i).
- Proposal is for a renewable energy facility of 6800sqm that will include a small tourist facility and an electrical vehicle charging park.
- The SDP and motivation report include strategic landscaping for screening, but it can be noted that this section of the R341, near the N12, is not particularly visually sensitive, although the greater area consists of rolling mountains in an arid landscape.
- Palaeo for the area is green/moderate.
- Archaeologically, this is near the Swartberg (e.g., Cango caves, Boomplaas, Meiringspoort) and next to a river but the land for the development is annually cultivated land.
- The applicant has recommended NFS.
- The Committee noted some concerns with the proposed development being near a watercourse and that there is a high possibility of encountering unmarked graves/burials. However, the land has been annually cultivated and the footprint is quite small so a chance/accidental finds protocol/procedure should cover this just in case as a full study is not warranted.

FINAL COMMENT

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

RB

14.13 Erf 1429, 35 Leeuwenhof Road, Gardens, S34-Deviation Case No: HWC25060320SJ0605

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: HWC24070307SJ0703 (permitted 18 July 24).
- The work has not started.
- Graded IIIC and inside Upper Table Valley HPOZ.
- Proposal is for a deviation to previously approved additions & alterations, for a small roof over the entrance foyer on the ground floor. The previous approved drawings showed a new, contemporary curved roof and the deviation seeks to alter this to a simple flat roof with a plaster band around to match the level of balcony above and create a uniform visual appearance.
- Consultation: N/A - Minor Deviation.

DECISION

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

SJ

14.14 Erf 149294-Re, Bulk Services between Portswood and Ebenezer Circles, Dock Road, V&A Waterfront, S38(1)-NID Case No: HWC25060319SJ0606

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: S38(1)(a)
- Current Land Use: Road
- Current Zoning: TR1 (Development Zone) Waterfront Overlay Zoning
- Land Use of surrounding properties: Mixed Use
- Grading and HPOZ: Graded IIIA and inside proposed HPOZ.
- Proposal: Bulk services infrastructure upgrades in the north-bound lane of Dock Road, between the Portswood Circle and a point west of the Ebenezer Road Circle.
- The work will entail the first phase of replacement of waterpipes in the existing run of excavations between Portswood Circle and approximately the Ebenezer Road Circle.
- The sewer main will also be replaced with new pipes between the Watershed bridge and approximately the Ebenezer Road Circle. The new sewer pipes will be placed next to the existing sewer and this will require new excavations. Between Portswood Circle and the Watershed bridge the existing sewer main will be relined and will not require replacement.
- Identified Resources & Potential Impacts:

- Built Environment: N/A
- Oral Traditions: N/A
- Settlements & Townscapes: N/A
- Landscapes & Natural Features: N/A
- Geology: N/A
- Archaeology: The proposed bulk infrastructure upgrade will take place within the footprint of Dock Road. Except for a short section between the South Arm Road junction and the Ebenezer Circle, where Dock Road roughly follows the old alignment of the northern end of Ebenezer Road, most of the modern alignment of Dock Road did not exist before the early 1990s. Prior to that the area was a heavily industrial landscape within the perimeter of the developing Cape Town harbour. Historical mapping suggests that any surviving remains of the old Dutch powder magazine could lie under the current alignment of Dock Road. It is also possible that evidence of the early 20th century Native Hospital complex could survive under the current roadway. Heritage Impact: If any remains of the historical powder magazine or the Native Hospital survive under Dock Road, these may be impacted by the trenching required to replace the water mains between the Watershed and the terminus point for Phase 1 near the Ebenezer Road Circle.
- Palaeontology: The V&A Waterfront is largely underlain by greywacke, phyllite and quartzitic sandstone of the Malmesbury Group, Tygerberg Formation. The Tygerberg Formation is considered to be of late Precambrian age, specifically the Ediacaran period and is estimated to be between 555 and 560 million years old. During the Precambrian era, life was dominated by single-celled organisms and simple, soft-bodied multicellular creatures. To date, there are no confirmed records of Precambrian fossils from the Malmesbury Group, including the Tygerberg Formation. The project area is indicated as being of low palaeontological sensitivity on the SAHRIS palaeo-map. Heritage Impact: Impacts on paleontological resources are not expected.
- Graves & Burial Grounds: The stretch of Dock Road between approximately the Ebenezer Circle and the south-western corner of the Marina Residential development was, during the 18th and 19th centuries the White Sands paupers' burial ground below Gallows Hill. Burials here took place between c. 1750 and 1850 (Halkett, 2000). A large quarry was established to provide material for the construction of an extension of the breakwater west of the Alfred and Victoria basins in the late 19th century. This large excavation, which largely obliterated the White Sands burial ground, later became the Tank Farm, and still later was transformed into the Marina Residential development. In December 1999 during a routine police patrol in the V&A Waterfront, a human skull was observed lying next to the fence surrounding the Marina Residential development. An archaeological inspection revealed other human bones and associated artefacts in the vicinity, and it became clear that in cutting back towards the Dock Road, the earthmoving contractors had intersected a surviving portion of the White Sands burial ground (Halkett, 2000). During the archaeological excavation of these burials, it was noted that several extended into the southern section or wall of the excavation, suggesting that further burials may also be present under Dock Road. Heritage Impact: The proposed first phase of upgrades to the bulk infrastructure in this application does not extend into the area where human burials may still survive under Dock Road so impacts are not expected.
- Slavery: N/A
- Other: N/A
- Summary of Anticipated Impacts: Impacts on palaeontological resources arising from the replacement of the water and sewer mains along Dock Road are not expected. The first

phase of the upgrade to the water and sewer mains does not extend into the area possibly underlain by burials from the White Sands pauper's burial ground. It is unlikely, therefore, that impacts to human remains will arise from the proposed work. It is possible that disturbed archaeological material will be encountered in the fill of the existing pipeline trenches. The archaeological value of such material is likely to be low and impacts are unlikely to be significant. In situ archaeological material – in particular, survivals from the powder magazine and the Native Hospital - may be present in the mains trenches between the Watershed and their terminus near the Ebenezer Road Circle. The likelihood of this is, however considered to be low, given the construction work associated with Dock Road as part of the development of V&A Waterfront.

- Heritage Practitioner Recommendation: NFS. (Gribble)

DECISION

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

SJ

14.15 Erf 179543, 7 Riviera Road, Claremont, S34-Minor Works

Case No: HWC25060402SJ0605

OUTSTANDING INFORMATION:

- Confirmation if work has been completed; if work has been completed, plans are to state clearly that all work has been completed.
- Annotated streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted) and Motivation required.

SJ

14.16 Erf 237, 78 Kerk Street, Elim, S27-Additions & Alterations

Case No: HWC25022604SJ0604

OUTSTANDING INFORMATION:

- Consultation comments: Local municipality and Agulhas Heritage Society and Conservation Body (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.)
- Response to any objections received during consultation process required.

SJ

14.17 Erf 94888, Rogelim and Monte Rosa, 5 Faure Street, Gardens, S34-Additions & Alterations

Case No: HWC25060301SJ0506

OUTSTANDING INFORMATION:

- Application form signed by owner
- Title Deed & SG Diagram
- Company/Trust Resolution if the site is owned by a company/trust; CIPC document indicating ownership of Company is accepted
- Power of Attorney for applicant if owner has not signed the application form
- Locality Map with clear road names and erf numbers

- Colour plans with title block including drawing number, date and drawing author. Plans to clearly indicate proposed work that is yet to be completed and work already completed by use of annotations or cloud highlights
- Annotated internal, external & streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted)
- Consultation comments: Conservation bodies in the area (If consultation has already taken place and no comment was received during the 30-day commenting period, HWC only requires proof of correspondence.),
- Response to objections received during consultation process
- Motivation with clear scope of works required.

SJ

14.18 Erf 9701, 20 Burg Street, Cape Town, S34-Additions & Alterations

Case No: HWC25051211SJ0606

Ms Sneha Jhupsee introduced the item.

Ms Jone' Kros was present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Early 20th century commercial building. Good architectural example of early 20th century architecture, with Art Nouveau influences evident. Landmark qualities.
- The work has not started.
- Graded IIIA and inside Central City HPOZ.
- Proposal is for additions & alterations and aims to retain the existing structure and façades, carrying out only general maintenance while converting the building from office to residential use through internal drywall partitioning. The ground floor will remain commercial, with shopfronts replaced, one apartment added, a car lift introduced, and changes made to the lobby configuration; the mezzanine will be demolished, and the internal commercial fit out will be submitted as separate application. Timber staircases and floors will be retained and repaired as needed. On the fifth floor, the roof structure will be retained, and the existing mezzanine and stair removed to allow for new mezzanine levels within units. The basement will be adapted for parking and storage. Services for the new apartments will be routed vertically in shafts, with ventilation grills added to the façade in a manner consistent with its existing design.
- Consultation:
 - CoCT EHM: Support with conditions -
 1. New aluminium windows and doors are not supported at ground level; it is noted that the existing ground level windows are not original, and a change is therefore acceptable in principle, the new windows, doors and garage doors should be appropriately designed timber replacements to be sensitive to the building's overall aesthetic character and high heritage significance.
 2. All new glazing should be clear, transparent and untinted and annotated accordingly.
 3. The apartment unit on ground level is considered problematic and should preferably be omitted.
 4. There is no objection to the proposed adjustments to accommodate parking and storage space but detail of sensitively designed timber garage doors to be provided, e.g. outward opening double doors with glazing.

5. Drawings (plans and elevations at all levels) to be annotated to confirm retention of original/existing materials, including timber sliding sash windows, timber floors, stairs etc. and changes to elevations are to be coloured up.

- CTHF: Support, "facades (except for street level shop fronts/windows) of this heritage building will remain unaltered. As the office space is not historic, the new layout proposed, still keeping the old staircases, is seen as sympathetic". (Ian)

- CIBRA: Support.

- Consultation Responses: Comments responded to in Section 9.2 of motivation document and drawings have been revised to reflect.

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

14.19 Erf 26955, 9 Trill Road, Observatory, S34-Alterations

Case No: HWC25060321SVB0604

OUTSTANDING INFORMATION:

Clarity on proposal; Streetscape / contextual images analysing the streetscape and showing the immediate surrounds required.

SVB

14.20 Erf 32044-RE, 9 Camp Ground Road, Mowbray, S34-Minor Works

Case No: HWC25052807SVB0605

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

14.21 Erf 32826-RE, 48 Old Klipfontein Road, Athlone, S34-Additions & Alterations

Case No: HWC25052906SVB0606

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 10 June.
- The grading is noted as Requiring further investigation and the property is outside of any HPO. However, the CoCT note the grading as IIIB in their comment.
- Work has not started.
- The proposal is for adaptive re-use of the former Empire Cinema Theatre on ground floor for use as a nursing college. This entails internal alterations, on the ground storey, as well as some alterations to doors and windows, most notably the three existing roller doors on the front facade and one large window are to be replaced with new windows of varying sizes.

- CoCT support the proposal.
- CoCT note in their comment that the building is an "Early-mid 20th century Old Cinema building, Athlone. Social Significance."
- As per the report provided the internal appears to be significantly altered, with minimal to no historic fabric remaining, while the external appears quite intact.

DECISION

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

SVB

14.22 Erf 45877, 15 Linkoping Road, Rondebosch, S34-Minor Works

Case No: HWC25060313SVB0604

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 05 June.
- The property is graded IIIC and inside the Upper Rondebosch HPOZ.
- Work has not started.
- The proposal is for a new retractable louvered awning in place of an existing pergola.
- CoCT support the proposal.
- Rustenberg Valley Residents Association have no objection to the proposal.

DECISION

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

SVB

14.23 Erven 3549 & 2441-RE, 1 & 3 Howard Drive, Pinelands, S34-Additions & Alterations

Case No: HWC25060406SVB0606

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

14.24 Erf 173173, 16 Belgravia Road, Athlone, S34-Total Demolition

Case No: HWC25052905SVB0603

COMMENT

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

SVB

14.25 Erf 1144, 7 Rosmead Avenue, Gardens, S34-Additions & Alterations

Case No: HWC25022503XM0605

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Proposed additions and alterations both internal and external; and is located to the rear of the subject property. In essence, the proposed addition entails a new kitchen store area with external steps. The new kitchen store is proposed to interlead with the existing scullery area (to which minor internal alterations are proposed). The proposed additions and alterations will not be visible from the street and will therefore not impact on the street façade or significance of the existing building.
- Work has not started
- The property is graded IIIB and located within the Upper Table Valley Heritage Protection Overlay Zone (HPOZ)
- HRMS comment: The addition to the rear of the house and the eastern portion of the site is supported as it will not detract from the high aesthetical and contextual significance of the site and the significance of the typology. Support
- CIBRA supports

DECISION

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

XM

14.26 Erf 2081, 1 Exhibition Terrace, Green Point, S34- Minor Works

Case No: HWC25052803XM0606

OUTSTANDING INFORMATION

Coloured-up elevations required.

XM

14.27 Erf 59946, 6 Son Street, Kenwyn, S34-Additions & Alterations

Case No: HWC2505298XM0603

COMMENT

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

XM

14.28 Erf 811, 1 Montrose Avenue, Oranjezicht, S34-Additions & Alterations

Case No: HWC25052003XM0604

OUTSTANDING INFORMATION:

POP with HWC allocated reference Number; Streetscape photographs required

XM

14.29 Erf 50655, 29 Keurboom Road, Rondebosch, S34- Minor Works

Case No: HWC25060501XM0605

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.

The ASD in consultation with the relevant specialist staff resolved to approve the application as the proposal does not negatively impact on heritage resources.

XM

14.30 Farm 238-RE, Welvanpas Farm, Bovlei Road, Wellington, S34- Minor Works

Case No: HWC25060309XM0604

Ms Xola Mlwandle introduced the item.

Ms Uryke Du Preez, Ms Anika Smit, Mr Clive Theunissen and Ms Nicolene Visser were present and took part in the discussion.

DISCUSSION

- The proposal minor work for fabric analysis on the existing mill, plaster strip application where disturbances in the brickwork are found (bricked up earlier openings e.g. blocked windows or doors), the plaster is to be removed around the entire opening to record the earlier configuration in a fabric analysis drawing if evidence of disturbed brickwork is found.
- Work has not started
- Proposed PHS

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 findings of the Fabric analysis must be submitted to HWC for endorsement.
2. A site development plan for the future uses on the werf and its structures must be submitted to HWC in a Section 38 NID application.

XM

14.31 Erf 144, 9 Oos Street, Still Bay, S34-Additions & Alterations

Case No: HWC25060308CN0604

OUTSTANDING INFORMATION:

Plan indicating work that has started/been completed required.

CN

14.32 Erf 41253, 8 Mabel Street, Oakdale, Bellville, S38(1)-NID

Case No: HWC25060310CN0605

OUTSTANDING INFORMATION:

Might be a Section 38 application, clarity required.

CN

14.33 Erf 533, 30 Zeekoeivlei Crescent, Clara Anna Fontein, Durbanville, S34-MW
Case No: HWC25051304CN0506

Ms Corne Nortje introduced the item.

Ms Nicolene Visser and Ms Anel Van Der Merwe was present and took part in the discussion.

DISCUSSION

- Grading: IIIA Cultural Landscape; Cellar building ungraded
- HPO: Outside
- Status of work: Not started
- Previous Applications:
 - 1. S38(1)-HIA - 16032208WD0330M: Establishment of Clara Anna Fontein Estate
 - 2. S38-NID - 17040501WD0407M: Further development of the estate.
- Proposal: For alterations to the existing cellar to convert it to a clubhouse with a stoep and includes changes to doors and windows.
- Heritage considerations: The Heritage report states that the cellar has no heritage significance. I agree that the building has no heritage significance, and the proposal will not have any negative impacts to the structure.

DECISION

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

CN

14.34 Erf 863, 145 St. Johns Street, Oudtshoorn, S34 – Minor Works
Case No: HWC25052621CN0604

OUTSTANDING INFORMATION:

Locality Plan and Streetscape photos required.

CN

14.35 Erf 95029, 9 Weltevreden Street, Gardens, S34 – Minor Works
Case No: HWC25060305CN0603

OUTSTANDING INFORMATION:

Streetscape photos required.

CN

14.36 Erf 660 & 661, 6 & 8 Byron Street, Tamboerskloof, S34 - Deviation
Case No: HWC25052903CN0606

OUTSTANDING INFORMATION:

Title Deed and motivation required.

CN

14.37 Erf 21594, 13 Kiaat Road, Kraaifontein, S38(8) - NID

Case No: 25392EJV0610 <https://sahris.org.za/node/382386>

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers NEMA
- In August 2024, HWC responded to a NID (HWC24070205SB0723) for the for the proposed increase in MOOV Fuels on-site storage capacity of petroleum products by 2454m3 indicating that No Further Heritage Studies are required. The proposal has been amended slightly, and this submission seeks to obtain confirmation from HWC that the response received regarding the application submission is still valid. Amendments include alterations to the site layout (including the position of the LPG storage, revised location of the wash bay and provision for the 4 tankers storing bulk fuel to be under a canopy & have an oil water drainage channel to the oil separator).
- The erf and wider area are dominated by industrial uses to varying degrees with established residential neighbourhoods on the outskirts. HIAs within 5km of the site identified few archaeological heritage resources of significance, most of which occurred in highly disturbed and degraded contexts. The SAHRIS Palaeo-Map indicates low sensitivity.
- Consultant recommends no further studies and has since confirmed via email that there is in fact no trigger.

FINAL COMMENT

The Committee resolved that the proposed increase in MOOV Fuels on-site storage capacity Erf 21594, 13 Kiaat Road, Kraaifontein remains substantially in accordance with the proposed development for which HWC issued a final comment in 2024 under Case No. HWC24070205SB0723, that comment remains valid and no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

EJV

14.38 Farms 563-RE; 564; 565; 954, Kleinfontein, Breede Valley, Worcester, S38(8) - NID

Case No: 25391EJV0610 <https://sahris.org.za/node/382384>

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and surely s38(1)(a) and NEMA
- The proposal is to establish a Free-Range Poultry Broiler Facility on the site. The site is largely vacant, and falls within a sparsely occupied, agricultural area. The development will introduce 20 Broiler Houses, and Ablution facilities, Guard House, Spray Race, Refrigerated Container and Residential Dwelling. This will necessitate the upgrade and realignment of internal roads, renewable energy installations, a water treatment plan, and domestic sewerage treatment infrastructure. The proposed development falls on

historically cultivated land and previous studies of the region found minimal archaeological material and noted any to be of low significance. The SAHRIS palaeo-map indicates very high sensitivity while the Council of GeoScience Geology Map indicates that the area is underlain by the Ceres Group, Bokkeveld Supergroup. However, Lavin and Nel note that tectonic deformation from folding in these areas limits fossil preservation. Additionally, the development area has been subject to agricultural activities that have disturbed the site and the excavations for the broilers will be relatively shallow. They conclude that the development will not negatively impact significant fossil heritage.

- 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 Accidental Finds protocol to be included in the EMPr and Environmental Authorisation.

EJV

15. OTHER MATTERS

16. Adoption of Resolutions and Decisions

SJ moves to adopt and CN seconds the adoption of resolutions and decisions of the meeting of 16 June 2025

17. Closure

The chairperson, Emily-Jane Vowles, officially closed the meeting at 11H48

18. Date of next meeting: 23 June 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers' & Residents Association

CoCT - City of Cape Town

CTHT - Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM - Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA- Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW - Not Conservation Worthy

NEMA - National Environmental Management Act (No. 107 of 1998)

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA - Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP - Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO - Heritage protects overlay.

HWC - Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA- Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC- Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association