

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 21 July 2025 at 08:30 via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

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

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Yusrah Hoosain	I&APs Group chat	YH

Observers

None.

Visitors

	Capacity	Item
Mr James Aling	SHC	Item 14.15
Maureen Wolters	SHC	Item 14.15
Mr Clive Theunissen	Drakenstein Municipality	Drakenstein items
Mr Quinn Jordan	Architect	Item 13.20
Mr Ron Martin	Consultant	Item 13.5
Mr Alberto Marcelloni	Applicant	Item 13.23
Mr Matthew Billson	Owner	Item 14.15
Mr John Biernacki	Architect	Item 14.15
Mr Reghardt Bruwer	Architect	Item 13.18
Ms Eliza De Villiers	Owner	Item 13.18
Ms Sarah Winter	Heritage Practitioner/Applicant	Item 14.26

3. Apologies

Ms. Penelope Meyer	Deputy Director	PM
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ

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 21 July 2025.
EJV moved to adopt the agenda and CH seconded.

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

6.1. The Committee resolved to approve the minutes of 7 July 2025.

CN moved to approve the minutes and XM seconded.

6.2. The Committee resolved to approve the minutes of 14 July 2025.

EJV moved to approve the minutes and CSI seconded.

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. **Site inspections undertaken**

9.1.1. Erf 1391, St Mary Anglican Church, Hoofweg, Struisbaai (SVB)

9.1.2. Erven 1400; 1401; Portion of Erf 922-RE; Portion 1 of Erf 857-RE, Hotagterklip Fisherman's Cottages, Struisbaai (EJV)

9.1.3. Farm 281 Portions 3; 4; 17, Cape L'Agulhas Lighthouse Precinct, Cape L'Agulhas (SVB and EJV)

9.2 **Proposed Site Inspections**

9.2.1 **Item 14.37 Farm 1166-RE, L'Ormarins, Franschhoek, S38(4)-HIA**

Case No: HWC25010911EJV0110

- The Committee resolved to undertake a site inspection on Wednesday 30 July 2025.

9.3 **Site Inspection Reports**

None.

9.4 **Preparation for upcoming Committee meetings**

9.4.1 BELCom – 23 July

9.5 **Tribunal Updates (Legal)**

9.5.1 A Tribunal Appeal has been lodged against the Appeals Committee decision to not accept the application for condonation for case HWC24091804EJV0818, Erf 1061-RE, 12 Main Road, Hout Bay.

9.6 **Interim and Close out Reports**

9.6.1 **Erf 175934, Rex Trueform Factory Complex, 344 Victoria Road, Salt River**

Case No.: HWC25041003CH0425

Background:

- Emergency permit issued 2 May 2025 for maintenance and repairs.
- In addition to the work contained in the emergency application, the comprehensive scope of work for restoration and refurbishments was also endorsed and one of the conditions of the 2 May 2025 permit was for submission of interim reports to HWC.
- HWC received method statements on 6 June 2025 for repairs to the façade and for temporary work to secure and protect the adjacent building fabric during partial demolition of the cavalla block (note: the actual demolition was included in the HIA endorsed IACom in 2019/2020).
- HOMs on 9 June 2025 endorsed the structural engineer drawings and method statements and further stated that any work deemed to be minor but not covered under the emergency permit may be undertaken under the existing permit however must be documented in the interim reports.

HOMS 21 July 2025:

The heritage consultant provided the first interim report and a method statement for removing the glazed glass panels on the Rex 2 façade. The report highlights areas requiring attention and endorsement from HWC. These matters arising were included in the emergency permit but still considered as minor works. These include the restoration of windows and the roof edge capping on the new roof.

- Status of work since issuing the emergency permit: the asbestos roof was removed; steel purlins have been installed on the saw-tooth roof and some box gutters were replaced. Scaffolding was erected along the entire façade – plaster removal and a structural assessment of cracks is proceeding. The demolition has not started pending approval from CoCT. The stormwater system has been cleaned to assist with removal of rainwater from the site however the building has been exposed to rain.
- Windows: All steel windows in the front section of the façade are currently being repaired and restored. The windows were inspected and whilst some will be refurbished, others will need be replaced like-for-like in steel.
- Saw-tooth roof clerestory windows: There was a request the to replace these windows with aluminium frames instead of steel frames and a motivation was provided. Samples were tested and it the conservation architect and heritage consultant agreed that the frames could be replicated in aluminium not only for functionality purposes but to be aesthetically consistent with the spatial qualities of the roof. The glazing beads of the aluminium frames will face outwards to replicate the visual qualities of steel frames (figure B5 and B6 shows the aluminium frames).
- The ‘pill-shaped’ window facing Victoria Road: The window is in a poor condition with cracking evident on both sides of the window. A method statement prepared by JCC Glass CC was provided detailing the removal in order to analyse it at JCC Glass’s laboratory. Reference was made to a 2020 study prepared by Rennie Scurr Adendorff that recommends the preservation and restoration of this window and that future research would be required if it needs to be repaired, replicated or reinterpreted. To note, these pill shape windows have been boarded up from the outside to protect it.
- Additional support to the RC beam lintel above the “pill shaped window”: Corrosion was noted by structural engineer and propping has since been installed. The proposed solution is indicated in Figure C.9 of the interim report. The support structure will align with the existing mullions within the windows. Shop drawings will be produced and will be submitted to HWC.
- Window to the east of the front balcony: Structural support is required to support the RC beam lintel above this window. The interim report provides a specification for this intervention. Shop drawings will be produced and will be submitted to HWC.
- Curved corner window at the corner of Victoria Road and Queenspark Road: The interim report notes the condition of this corner window and specifies various details that should be incorporated in the design. This window is included in the report for noting at this stage. Once the details have been finalized, the design will be submitted to HWC.
- Roof edge capping detail: After the removal of the asbestos roof, it became apparent that an edge capping is required. A “chalk” off-white colour is proposed for the capping. A fibre cement fascia will be installed against the brickwork over which the barge capping will be installed to replicate the protruded capping of the asbestos capping.

INTERIM COMMENT

The Committee noted the interim report titled “Condition of permit and resolution of HOMs: Reporting on the progression of work and matters requiring the endorsement of Heritage Western Cape, emergency repairs to the Rex Trueform Factory Complex, 344 Victoria Road, Salt River, Erf 175934”, dated June 2025 and prepared by Ms. Claire Abrahamse (Heritage Consultant). The following is endorsed:

1. The change in frame material from steel to aluminium for the clerestory windows in the saw-tooth roof.
2. The refurbishment of steel windows and like-for-like replication where required.
3. The methodology prepared by JCC Glass CC for the removal of the “pill-shaped” window to JCC

Glass's laboratory for further analysis.

4. The application of steel posts to the RC beam lintol above the "pill-shaped" window, to allow shop drawings to be produced for submission to HWC.
5. The application of steel posts to the RC beam lintol above the window to the west of the front balcony, to allow shop drawings to be produced for submission to HWC.
6. The proposed roof capping detail as indicated on page 16 of the interim report.

9.6.2 Erf 4699, 8 Corner of Darling and Parliament Street, Cape Town

Case No.: HWC23081002CH0815

DISCUSSION

- HWC issued a Section 34 minor works permit on 22 August 2023 for maintenance and repairs to the exterior of the building. The work included cleaning of street facades and repairs to the wooden sash windows to the light well at the rear of the building.
- The close-out report was submitted as a condition of approval.
- Work was carried out in accordance with the HWC approved method statement and specification for window replacements.

COMMENT

The Committee resolved to endorse the close-out report titled "Close-out report on the cleaning of the street façades and the repair of the wooden sash windows to the light well at the rear of the building", dated 11 July 2025, and prepared by Professor Walter Peters, as having met the conditions of the HWC issued permit, dated 23 August 2023.

9.6.3 Portion 9 of Farm 1576, Kleinbosch, Paarl

Case No.: 22032911SB0405E (SB)

- There are three main structures on site, the Du Toit House, Gedenkskool, Malherbe House, a Section 27 permit was issued by IACom joint by BELCom on the initial on 29 July 2022. An interim report was submitted in November 2024 and revised drawings - revised Section 27 permit was issued on 25 February 2025.
- The close-out report notes two types of changes:
- Red changes: These were expected and based on new discoveries made during the work or from newly found historical records. These changes helped make the building more historically accurate.
- Yellow changes: These were requested by the client to improve how the space is used, like furniture layout or function, and were added during the detailed planning phase.
- Du Toit House – the homestead that was damaged by fire, although the report list a number of deviation such as removal of plaster, retrench of retaining wall found underground, internal bathroom arrangements, installation of nibs wall for support of a timber beam, additions to the rear for underfloor heating equipment, new portion of thatch roofing over chicken coop – none of these would have had a negative impact. The end results seem positive.
- Gedenkskool – the report listed a number of minor deviations that included removal of plaster, new slit opening for toilet and storeroom ventilation, reduce size of window opening, new roof light, timber drywall on first floor and additional steps on the south façade - none of these would have had a negative impact. The end results seem positive.
- Malherbe House - Historic arch found which was kept and highlighted in the wall; chimney retained instead of removed. Old slit window found which was retained, Bathroom layout changed, new doorway slightly smaller, Floor raised in Bedroom 2, Modern windows replaced with traditional ones, additions to the rear for underfloor heating equipment - – none of these would have had a negative impact. The end results seem positive.

REFERRAL

The Committee resolved to refer the matter to IACom on 13 August 2025, as IACom was the original decision maker with the initial permit.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.6; 13.8; 13.17

9.7.2 New Matters: 14.3; 14.4; 14.5; 14.7; 14.8; 14.11; 14.12; 14.13; 14.14; 14.16; 14.17; 14.18; 14.21; 14.23; 14.24; 14.25; 14.29; 14.30; 14.35; 14.39; 14.42; 14.43; 14.44; 14.45; 14.46; 14.48; 14.49

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: 13.3; 13.14; 13.16; 13.22; 13.28; 13.29; 13.30

9.8.2 New Matters: None.

9.8.3 Item 14.10 - Farm 185 Ptn 3, Leeuwen Bosch Farm, Rheenendal, Knysna, S34-Total Demolition
Case No: HWC25070103SVB0707

- The property is ungraded and outside of any HPO.
- Work has not started.
- The proposal is to demolish a section of the old sawmill site at Rheenendal. The reason for the demolition is due to the building having partially collapsed during a severe windstorm on 29 October 2024 and the potential risk of further collapse and possible injuries.
- Knysna municipality support the proposal.
- Simon van der Stel Foundation were consulted and support the proposal.
- The applicant notes that the actual age of the building is unknown but that it can be safely assumed that the structure is older than 60 years. There are no plans or drawings available at the Knysna municipality on this structure.
- Application submitted as an emergency.
- Kantey & Templer Consulting Engineers inspected the building and prepared a structural integrity report. The recommendations of this report are "that the building be demolished and replaced (if required) with a properly designed structure as it poses a safety risk in its current conditions"
- The application was assessed by the ASD, an SHO and the case officer and deemed that there is no heritage significance. It was also determined that the WinDeed can be accepted in place of the title deed and that the structural integrity report to be stamped in place of a demolition plan.
- Total demolition permit issued on 15 July 2025 via ASD delegation.

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: None.

9.9.2 New Matters: 14.47

9.10 Archaeological Matters

None.

9.11 Illegal Works Database: Stop Works Orders issued

None.

9.12 Permit deadline:

Tuesday, 22 July @ 13:00

9.13 SAHRIS rollout feedback (RB)

- The Built Environment Webform Instructions have been sent to the SAHRIS admin team, so that will start being constructed and eventually some alpha and beta testing will happen with the goal of launching this manner of submission from 1 September 2025.

- The Rough Project Timelines have also been sent to the SAHRIS admin team to help guide with the HWC-SAHRIS Migration.
- Discussions with SAHRA will follow on the exact implementation of these two documents from HWC's side.
- The official SAHRIS 'hard-launch' was announced to the public on Friday, 18 July 2025, with the date of 30 August 2025 being the last date at which S38 NIDs can be submitted to HWC via the mailbox. From 1 September 2025, only NIDs submitted via SAHRIS will be accepted.
- There will be a training session on 6 August 2025 for staff, especially Committee secretariat, to learn how to use certain parts of SAHRIS as HIAs will soon start being submitted via SAHRIS as well.

10 **Administrative Matters**

10.1 Erf 6765, Somerset West (MMP)

- Guillaume Nel Environmental Consultants included HWC as possible Interested and Affected Parties.
- Consultation/Commenting period is from 20 June 2025 to 21 July 2025 for the MMP.
- Maintenance Management Plan (MMP) for monitoring and maintenance activities in a tributary of the Lourens River in Somerset West.
- The proposal is rehabilitation, maintenance and monitoring work in a tributary on Erf 6765, Somerset West, after flood damage from heavy rainfall in 2024. Activities will include removing alien invasive plants, sediment, minor bank reshaping, and planting suitable plants. The effort will also involve restoring a nearby dam to improve stormwater management and lessen future flooding risks. The site is bordered by residential areas and agricultural operations, with access from Via Appia Road.
- In 29 June 2020, NID was submitted for the subject site and HIA (Rome Glen Homestead – CoCT IIIB graded) was requested (20032622SB0615E), no record of the HIA been submitted.
- The tributary is already artificially modified (canalised and redirected);
- No remnant indigenous vegetation found on-site (previously cleared for development)
- However, given Lourens River tributary may have archaeological sensitivity, especially in the region where precolonial and colonial activities often occurred near rivers. A few years back, APM HWC committee undertook a site inspection on the banks of Lourens River, closer to the coastline, where previous recorded shell middens were badly disturbed and result in direct loss of heritage resource by the introduction of riverbank gabions.
- At the HOMs meeting of 7 July the committee discussed whether HWC has the mandate to comment on MMP when there are no clear Section 38(1) triggers. The site lies within the Lourens River Catchment Cultural Landscape. – It has now been confirmed that there is no NHRA trigger.
- Regarding the archaeological material, even though this is a tributary, there is the associated with the Rome Glen Homestead and potential of historical archaeological material however, given the disturbed nature of the tributary, this material will be out of context.

COMMENT

The committee acknowledges receipt of the notification for the proposed Maintenance Management Plan (MMP) for monitoring and maintenance activities in a tributary of the Lourens River, Somerset West, following the flood damage in 2024. While the tributary has been artificially modified overtime and the indigenous vegetation has been removed, it is noted that the area lies within the Lourens River Catchment Cultural Landscape and is associated with the Rome Glen Homestead (graded IIIB heritage resource). It is further noted, that, in 2020, HWC requested an HIA (Case No. 20032622SB0615E) for the development of the site, no record of the report submission is available. Given the known archaeological sensitivity along the Lourens River, including previous discoveries of shell middens closer to the coastline, there remains a low potential for encountering archaeological material, particularly associated with early precolonial and colonial activity near rivers. However, given the disturbed and modified nature of the tributary channel, any potential archaeological material is expected to be out of context.

HOMs notes that there are no confirmed triggers in terms of Section 38(1) of the NHRA. Therefore, formal heritage authorisation is not required at this stage, but if, for example, any linear constructions greater than 300 meters are planned, this would trigger the need for a Section 38 NID submission to HWC. Should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and HWC must be notified without delay.

11 Monitoring by practitioner

11.1 Erf 3656, C/O Theron and Klein Reservoir Streets, Strooidak Kerk Zaal, Paarl
Case No: HWC25060302CN0609 (CN)

DISCUSSION

HOMs previously supported the proposal pending the submission of an appointment letter and CV for an HP to monitor the work and submit a close out report.

The appointment and CV of Johannes Malherbe has been received and is deemed in order and the application can be finalised.

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. Johannes Malherbe to monitor the proposed work.
2. A close-out report, compiled by Mr. Johannes Malherbe, must be submitted to HWC within 30 days of practical completion.

12 Discussion of the agenda

RB to present SJ's cases.

MATTERS DISCUSSED

13. MATTERS ARISING

13.1 Erf 88317, 2 Rodwell Road, St James, S34-Minor Works
Case No: HWC25060505CH0702
Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 11 July 2025.
- Graded IIIB inside HPO
- Proposal is to install solar panels on the roof, repair leaks and replace asbestos roof and gutters.
- Work has not started.

DECISION

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

CH

13.2 Erf 178684, 19 Lonsdale Road, Wynberg, S27-Minor Works

Case No: HWC25012114CH0512

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 6 June and 11 July 2025.
- PHS inside HPO
- Proposal is to install three timber displace windows on the ground floor, SHS posts to be placed on the boundary wall columns to support the verandah, and an outdoor braai at the rear.
- Work has not started.
- CoCT was consulted but had further requirements for photographs in order to provide comment.
- Previous permit was issued on 31 July (18022215WD0228M) for consolidation, rezoning and minor additions.

DECISION

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

CH

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

Case No: HWC25052102CN0529

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for CoCT and NCID comments and motivation which was received on 10 July.
- Grading: IIC
- HPO: Inside
- Status of work: Completed
- Proposal: For a new storeroom that is detached from the house and only touches the wall.
- Heritage considerations: None, as the freestanding storeroom does not touch any fabric older than 60 years.

COMMENT

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

CN

13.4 Erf 20624, 1 Plantasie Street - Grande Roche Hotel, Paarl, S27-Minor Works

Case No: HWC25052301CN0522

Ms Corne Nortje introduced the item.

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

DISCUSSION

- Outstanding information was for the Title Deed, Streetscapes and SG diagram which were received on 2 & 20 June & 16 July
- Grading: PHS
- HPO: Inside
- Status of work: Completed
- Previous applications:
 - HWC23081504CH0828 - The addition of carports with solar panels above (permit dated 29 September 2023).
 - HWC24101408CH1022 - An extension to the conference venue and to replace the existing wire fence with a new main road boundary wall (permit dated 12 November 2024).

- HWC25021007CH0325 - Solar Panel installation (permit dated 24 April 2025)
- Proposal: For external gas cylinder installations for gas usage in the kitchens
- Consultation:
 - DHAC has no objection
- Heritage considerations: I don't believe the proposal has a negative impact on the PHS.

COMMENT

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

CN

13.5 Erf 46642, 5 Toll Road, Rondebosch, S34-Total Demolition

Case No: HWC25063011CN0702

Ms Corne Nortje introduced the item.

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

DISCUSSION

- Outstanding information was for Trust Resolution and Demolition Plan which was received on 15 July.
- Grading: Ungraded on City Map Viewer and graded IIIC on City Comment.
- HPO: Outside
- Status of work: Not started
- Proposal: To demolish the dwelling on the property. The previous 2020 permit for TD has lapsed.
- Consultation:
 - CoCT supports
- Heritage considerations: The building is not worthy of retention or being placed on a heritage register

DECISION

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

CN

13.6 Erf 947, 132 High Level Road, Three Anchor Bay, S34-Minor Works

Case No: HWC25060509CN0610

OUTSTANDING INFORMATION

External photos of southern elevation, and plans showing the completed work compared to the proposed work with annotations required.

CN

13.7 Erf 9701, C/O Oxford and Queen Streets, Durbanville, S34-Minor Works

Case No: HWC25062005CN0620

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for Streetscape photos, motivation and SG diagrams which was received on 14 July.
- Grading: IIIB (the shopping centre is NCW)
- HPO: Outside
- Status of work: Not started
- Proposal: For a covered pergola to the side of the building.
- Consultation:

- CoCT supports
- Heritage considerations: No negative impacts to the IIIB graded heritage resources.

DECISION

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

CN

- 13.8 Erf 2383, 4 Hospitaal Straat, Stellenbosch, S34-Additions & Alterations**
Case No: HWC25050502CSI0512

OUTSTANDING INFORMATION

Photographs and locality plan required.

CSI

- 13.9 Portion 2 of Farm 193, Stokery Road, Wellington, S38(8)-NID**
Case No: HWC25052707CSI0701, 25562CSI0701 <https://www.sahris.org.za/node/382937>
 Ms Chiara Singh introduced the item.
 Mr Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received 16 July for site photos and PoP
- Proposed development is for 59 residential plots, an internal access road, designated open space areas and associated infrastructure
- There are no historical structures or buildings which will be affected by the development
- There are no visual concerns, there is a nursery with associated infrastructure opposite the site.
- The archaeological sensitivity is high according to the screener report. There are no known archaeological resources present and the land has been previously farmed.
- The palaeo sensitivity is moderate according to the screener report. The sensitivity on the SAHRIS palaeo map is unknown.

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. Visual Impact Assessment on the Cultural Landscape
2. Townscape Assessment on the transition from rural to urban.

CSI

- 13.10 Erf 27223, 38 Nuttall Road, Observatory, 34-Additions & Alterations**
Case No: HWC25050614EJV0611
 Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 8 and 9 July 2025
- Graded IIIC
- Inside Upper Observatory HPO
- Work has not started
- The proposal is for internal alterations, installation of a bay window, and extension of the staff quarters.
- OCA support. CoCT did not support the HPOZ application due to the closing of the front portico and the proposed patio as it may impact on the root zone of the established trees but have since supported the s34 application after revisions addressed their concerns

DECISION

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

EJV

13.11 Erf 474, 5 Rosedene Road, Sea Point, S34-Additions & Alterations

Case No: HWC25062303EJV0623

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 15 July 2025
- Ungraded
- Inside Sea Point HPO
- Work has been completed
- The proposal is for the regularisation of a laundry room addition to replace the existing terrace
- CoCT support; SFA has no objection; SFB cannot condone completed work but have no issue with the plan submitted in principle

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

13.12 Erf 48374, 41 Dean Street, Newlands, S34-Additions & Alterations

Case No: HWC25022403RB0506

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received 17 July 2025.
- Graded IIIA
- Inside the proposed Newlands PHA HPOZ.
- Work has not started.
- The proposal is for a new outbuilding (not covered by the NHRA) and a new roof over extension to another outbuilding at the rear.
- CoCT HRS have no objection.
- NCID/NRA have no objection.

DECISION

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

RB

13.13 Erf 23324, Portion 64 of Farm Haasendal No. 222, Portion 60 of Farm Haasendal No. 222 and Portion 15 of Farm Haasendal No. 222, Haasendal, Off Bottelary Road, Kuils River, Stellenbosch, S38(8)-NID

Case No.: 25467SB0620 <https://www.sahris.org.za/node/382627>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Bulk Sewer Pipeline Extension part of expansion' of the City of Cape Town's sewer infrastructure for the area
- Trigger: S38(1)(a)
- Other: NEMA
- Grade: 3C

- HPO: outside
- Heritage resource: According to Stellenbosch Survey the pipeline runs close to the edge of 3B landscape – impact unlikely.
- Archaeology: The proposed development is located on the boundary of the existing modern dense residential developments of Brackenfell and Kraaifontein hence unlikely archaeological resource will be impacted as the area has been heavily disturbed by development of residential area.
- Palaeontological: Low according to SAHRIS, given the nature of the proposal, unlikely to have any impact on palaeontological resources.
- Visual/Cultural: low to none given the nature of the proposal – within an urban context.
- Consultant recommendations: 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 EMP and Environmental Authorisation.

SB

13.14 Erf 1443, 24 Piet Retief Street, Porterville, S34-Additions and Alteration

Case No: HWC25061004SB0619

Ms Stephanie Barnardt-Delport introduced the item.

CASE SUMMARY

- Proposal: Carport which does not touch structure and patio roof which does trigger S34.
- Work start: According to the form, work has not started
- Grade: not graded
- HPO: outside
- Comments: Municipality support
- HO: Pop resolved - support

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

13.15 Erf 307, 301 Beach Road, Sea Point, S34-Minor Works

Case No: HWC25062003SB0623

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: replacement of steel balustrades with masonry balustrades.
- Work start: According to the form – no
- Grade: 3B
- HPO: Outside
- Comments: email from city of support
- Additional info received 15 July consisting of better streetscape photographs, drawings and ownership explained that this is a sectional title deed. - the problem is the internal photographs, which I have requested but the applicant explained this is not impacting the privately owned apartments.
- Committee members suggest accepting internal photographs of common areas (e.g., lobby, stairwells, passageways) as these are maintained by the Body Corporate.
- The title deed submitted is for Helvetia Building Development Company (Pty) Ltd, not Kingsgate as stated in the application.

- Body Corporate resolution submitted is signed only by the managing agent, Lauren Hess.
- Need for all trustees to sign the Body Corporate resolution to authorize works in common areas.
- Missing resolution from Helvetia appointing the Body Corporate (trustees) to act on the company's behalf.
- No Power of Attorney submitted from Lauren Hess or Body Corporate authorizing Trevor Stacey to act on behalf of Kingsgate.
- Request for submission of the sectional title deed indicating Kingsgate as the registered owners.
- Streetscape photos are acceptable but of low quality.

FURTHER REQUIREMENTS

The Committee is supportive of the proposed interventions. For HWC to provide a permit, the applicant must provide:

1. Internal photographs of the common areas, and
2. Clarity and proof of the ownership/delegation of authority. Applicant must provide a resolution taken from the minutes of a meeting, HELVETIA BUILDING DEVELOPMENT COMPANY (PTY) LTD signed by all directors, giving authority to the body corporate, KINGSGATE, to act on their behalf.

SB

13.16 Erf 816, 911 All Saints Street, Bredasdorp, S34-Minor Works

Case No: HWC25030602SB0314

Ms Stephanie Barnardt-Delport introduced the item.

CASE SUMMARY

- Proposal is to construct a wall of remembrance at the front of northern boundary of Erf 816
- Additional information received 25 and 29 June: Not the best streetscape
- The remembrance wall is not touching the fabric of the church, possibly the northern boundary wall. The wall is not older than 30 years.

COMMENT

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

SB

13.17 Erf 850, 52 Kerk street, Robertson, S34-Addition

Case No: HWC25030606SB0506

Ms Stephanie Barnardt-Delport introduced the item.

OUTSTANDING INFORMATION

Plans accurately detailing the completed work required.

SB

13.18 Erf 189 & 190-RE (1048), 12 Mill Street, McGregor, S27-Minor Work

Case No: HWC25040709SB0507

Ms Stephanie Barnardt-Delport introduced the item.

Mr Reghardt Bruwer and Ms Eliza De Villiers were present and took part in the discussion.

DISCUSSION

- Proposal: new flooring, paint interior and exterior, new main bathroom fittings, new sink in the kitchen and new stove (proposed work to the bathroom, kitchen and bedroom have not started). Pool and Braai area complete. Bricking up of a door outside, remove gable entrance to make way for parking.
Please note this is a corner property.
- Work start: According to the application form – yes
- Grade: II

- HPO: Outside
- 2 June 2025 HOMs had further requirements - heritage statement, this was received on the 20 June.
- The property consists of Provincial Heritage Site (PHS) and includes a structure over 60 years old, triggering Sections 27 and 34 of the NHRA.
- Unauthorized renovations began after a 2024 sale. The McGregor Heritage Society (MHS) and local residents alerted Heritage Western Cape (HWC).
- HWC issued a Cease Works Order in early 2025
- "Work continued on site, and a local McGregor resident reported the matter directly to HWC, who then issued a Cease Works Order in conjunction with the Langeberg Municipality, who conducted a site inspection."
- Location: corner of Mill and Barry Streets, McGregor (Cape Winelands).
- The heritage resource has undergone extensive changes, particularly during renovations in 1980, 1995, and 2019, which resulted in the loss of most heritage layers. Whitewashing of ceiling elements by the previous owner was not advisable but has already happened IN 2024. Lifting the clay floor tiles disrupted the historical material timeline, yet new tiles maintain a connection to McGregor's vernacular heritage. The removal of two screed floor finishes also interrupted this timeline, but the replacements are linked to the heritage. Removed bathroom tiles lacked heritage value, but replacements will enhance character. Repair to the courtyard will prevent future water damage. The new parking wall does not affect the heritage resource and can be easily removed.
- Revised Heritage Statement received on the 16 July:
- Reason for starting with the internal work - removing the clay tiles was that the applicant was under the assumption that given that the work was internal there was not needed to contact the municipality - however they are now aware that permit is required for all work.
- The revised statement clearly indicated that only completed was removal of the clay tiles on the plans, and the following is noted:
- "2025- The house is renovated with the following changes: the garden diagonal wall is removed, the courtyard floor is removed and replaced like for like with correct run-off, brick pier columns are replaced like for like. All internal floor surfaces are removed – screed and tile and then replaced with terracotta tiles (20x20cm) throughout. A new garden wall is built to create a squared-off parking area, along with a new vehicle gate and fence enclosure. The side garden gate is removed along with a solid timber entrance door (both giving direct access to Mill Street). The timber doors which have rotten are replaced, and some threshold steps are added to aid run-off and prevent water ingress. The kitchen is repainted, and a butler sink is added. The rear bathroom is entirely replaced with a more traditional suite. All wall surfaces are repainted.""
- furthermore, the unauthorised work is listed as following in the report:
 - Removal of clay floor tiles in various rooms - negative impact
 - Removal of screed floor finish to two rooms - negative impact
 - Painting of beam and bamboo ceilings
 - Removal of existing sanitaryware in one bathroom
 - Removal of existing wall tiles in one bathroom
 - Removal of existing courtyard floor substrate and external clay tiles
 - Removal of existing courtyard columns
 - Building of new parking forecourt enclosure wall
- Proposed work includes:
 - Double external door to lounge area leading on to swimming pool area (right wing)
 - New vehicle driveway gate and fence enclosure
 - Brick in existing external single solid wood door in bedroom (left wing)
 - Brick in existing garden gate leading to Mill Street
 - Demolish garden arch folly (keep werf wall at existing height below arch)
 - Demolish diagonal garden wall folly
- This addition has little to no negative impacts.

- McGregor Heritage Society revised comment - supports and notes that the unauthorised work completed has no permanent impact of the PHS.
- All parties have been invited to HOMs.
- The revised HS assesses both the completed and proposed work and is considered to have minimal impact on the PHS, given previous additions to the site.
- The Committee noted that revised HS was not circulated to Municipality.
- The Committee noted that the revised plans are not adequately coloured, making assessment difficult and suggest that properly colour-coded plans are required to allow the Committee to make an informed decision on whether a S51 or approval is appropriate.

FURTHER REQUIREMENTS

The further requirements dated 1 July 2025 have not been met which include the following:

1. A set of revised plans indicating all unauthorised work that has been undertaken and all proposed work to be undertaken clearly coloured-up and annotated as such. The set of plans are to clearly reflect the information in a revised heritage statement in terms of impacts and retention.
2. The heritage statement and plans as above are to be circulated for a period of 14 days including the Langeberg Municipality.

SB

13.19 Erf 66704, 41 Wolfe Street, Wynberg, S27-Additions & Alterations

Case No: HWC25061014SJ0117

Mr Ruan Brand introduced the item on behalf of SJ.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- The work has started and been halted.
- Graded PHS and inside Wynberg Village HPOZ.
- Proposal is to rezone the property from Single Residential 1 to Local Business 2 as there has always been a shop operating from the property. The garage building at the rear of the property has been extended and converted into a viable residential unit for the property. Minor internal alterations will be done.
- Consultation: (began 06 June 2025)
 - CoCT EHM: no response within 30-day commenting period.
 - WRRRA: acknowledged, no comment received within 30-day commenting period.
 - Old Wynberg Village Society: no response within 30-day commenting period.
- Outstanding information received on 24 June 2025.

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.

SJ

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

Case No: HWC25022604SJ0604

Mr Ruan Brand introduced the item on behalf of SJ.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- The work has not started.
- Graded II and outside Heritage Core.
- Proposal is to construct a first-floor entertainment area above the existing garage and open courtyard at the rear of the property.
- Consultation:
 - Cape Agulhas Municipality: supported.

- Agulhas Heritage Society: no objections.
- Friends of Elim: no response within commenting period. Details on HWC website are incorrect and referred to ASD as Tanya Golden is no longer associated with the body. New details need to be obtained.
- Consultation Responses: Response to any objections
- Outstanding information received on 07 July 2025.

DECISION

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

SJ

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

Case No: HWC25060301SJ0506

Mr Ruan Brand introduced the item on behalf of SJ.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Monte Rosa, historically associated with elderly care, is a mid-19th century building featuring later additions but retaining key heritage elements such as an elliptical fanlight, lathe and plaster ceilings, and encaustic tiles. Rogelim, the main house, is an eleven-bay, late Victorian structure with gables, rusticated details, sash windows, cast iron verandahs, and fine decorative plasterwork and joinery. It is considered one of Cape Town's finest and best-preserved examples of late Victorian architecture.
- The work has not started.
- Graded IIIA and IIIB and inside Upper Table Valley HPOZ.
- Proposal is for additions & alterations including small timber balconies added to rooms facing the garden (this constitutes a facade change). The street facing facade remains the same and internally the bathrooms are to be refitted with new skirting, cornices, with windows and door frames to be refurbished.
- Consultation:
 - CoCT EHM: support.
 - CIBRA: support - notes internal alterations only.
- Outstanding information received on 13 June and 07 July 2025.

DECISION

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

SJ

13.22 Erf 1603, 6 Gladiolus Avenue, Vredehoek, S34-Additions & Alterations

Case No: HWC25063003SVB0630

Ms Sofia Briel introduced the item.

CASE SUMMARY

- Outstanding information received on 03 and 11 July.
- The property is graded IIIC/NCW and is outside of any HPO.
- Work has not started.
- The proposal is for removal of a lean-to roof, a new pool, internal alterations, three new windows, a new balcony, hard landscaping and a new bedroom extension.
- 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

13.23 Erf 177011, 20 Lochiel Road, Rondebosch, S34-Additions & Alterations

Case No: HWC25041511SVB0513

Ms Sofia Briel introduced the item.

Mr Alberto Marcelloni was present for the item but did not partake in the discussion.

DISCUSSION

- Outstanding information received on 15 July.
- The property is graded IIIC and outside of any HPO.
- Work has not started.
- The proposal is for the addition of large dormer windows on the south-east and north-western sides of the roof to expand the loft space and accommodate two additional bedrooms, a lounge and study.
- RCID asked the applicant if there was a reason why they offset the top and did not line up the windows, which the applicant responded to in an email to RCID.
- CoCT does not support the proposal as they believe that the proposed dormer extension has not been considered sensitively enough in terms of the scale of the addition, its relationship to the existing roof - on plan as well as the proposed roof pitch, window proportions and positions.
- Applicant responded to the CoCT's objections citing the 15m setback of the attic extension behind a solid boundary wall, screened by trees as a mitigating factor in terms of impact on the streetscape. They also noted that the roof pitch has been adjusted to align the new apex with that of the existing roof, the new roof tiles to match existing, the new attic-level windows to be identical to the existing windows, and the two side windows have been reduced in scale to respond appropriately to the form of the existing second-storey roof below.
- All I&APs have been invited to today's meeting

DECISION

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

SVB

13.24 Erf 1895, 31 Bellevue Street, Gardens, S34-Additions & Alterations

Case No: HWC25050708SVB0522

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 09 June and 10 July.
- The property is graded IIIB and within Upper Table Valley HPOZ.
- Work has not started.
- The proposal is for the addition of a Nutec first storey to the rear of the property.
- CIBRA support the proposal.
- CoCT support the addition to the rear of the roof, however the use of Nutec shiplap board is not supported as this treatment is not associated with historical sites nor contexts. A plastered surface is recommended for full support. They also requested that the demolition/removal of the existing roof line be indicated.
- Applicants responded to the City's objection noting that there are multiple precedents for the use of Nutec Overlap finish within Bellevue Road. The applicant also noted the proposed work is set to the rear of the property mitigating its visual impact on the street.
- All I&APs have been invited to today's meeting.

DECISION

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

SVB

13.25 Erven 4558, 4559, 4560-RE, 4561, 4562-RE, 4563 & 4564, 45-47 St Georges Mall & 9-19 Castle Street, Cape Town City Centre, S34-Alterations

Case No: HWC25061010SVB0610

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 16 July.
- The property is graded IIIB (Erven 4558, 4559, 4560-RE) and IIIC/NCW (Erven 4562-RE, 4563, 4564) with one erf that is ungraded (Erf 4561).
- The property is within the Central City HPOZ.
- Work has not started.
- The proposal is for internal alterations to all floors of the building, which entails demolition of various internal walls and the insertion of new dry walling. The proposal also includes re-construction of much of the basement storey. No material external alterations are proposed other than cleaning of the facade.
- CIBRA 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

13.26 Erven 4699, 4700 & 4701, 8 Darling Street, Cape Town City Centre, S34-Alterations

Case No: HWC25070804SVB0623

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIA and is within the Central City HPOZ.
- Work has not started.
- The proposal is for various internal alterations across the multi-storey building including demolition of some internal walls, as well as construction of new internal walls, mainly to open up the space and to accommodate new bathrooms. New staircases are required for the adjusted internal layout and changes to existing flooring is also proposed in certain places. The alterations are largely internal except for four interventions on the ground storey (external), these being: removal of the glass panes of the basement apertures and to secure the apertures with replicated metal grates to match existing; closure of the previously closed door on Parliament Street with a steel gate; closure of the opening on Darling Street with recessed masonry blocks or dressed stone; and reversal of the hinges to the main entrance gate on Darling Street to allow it to open outwards and adhere to fire requirements. The final proposed alteration to the building is exterior lighting fixtures to allow for illumination of the facade.
- A minor works application for Erf 4699 was approved with a close out report in August of 2023 (HWC23081002CH0815). This has been submitted by the applicant and tabled under the administrative portion of this agenda.
- CIBRA support the proposal.
- ClfA was also consulted however they noted that they will not be commenting.

- CoCT E&HM is broadly supportive of the proposed interventions with the following additional comments, the closing up of the opening on Darling Street and demolition of stairs, although supported in principle, require further consideration. It is requested that HWC further assesses the detail design at a later stage to ensure that the finish of the new wall portion is sufficiently sensitive to the aesthetic character of the building. An alternative approach would be the retention of the Darling Street opening to reflect as a layer in the building's history, and an aspect which could potentially activate the street interface should suitable uses (at basement level) be included. The same goes for the original door along Parliament Street. The external illumination is supported on condition that lighting be limited to a warm white range of shades and that no coloured lighting be used.
- The consultant recommends that HWC approve the drawings.

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. Detailed design of the closing up of the opening on Darling Street and demolition of stairs, detailing the finish of the new wall portion to be submitted to Heritage Western Cape for approval before construction.
2. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Professor Walter Peters to monitor the proposed work.
3. A close-out report, compiled by Professor Walter Peters, must be submitted to HWC within 30 days of practical completion.

SVB

13.27 Erf 3366, 19 Constantia Road, Oranjezicht, S34-Additions & Alterations

Case No: HWC25062608XM0630

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 10 July 2025.
- The proposal is for an addition of a freestanding garage and as-built aluminium canopy/shading device that matches the existing approved shutters in 2019 HWC ref no: 19071704LB0813E. Work applied for started- as built plan provided.
- Graded IIIC, Inside the HPO
- CoCT supports
- CIBRA supports

DECISION

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

XM

13.28 Erf 3719, 4 Kyle Street, Strand, S34-Additions & Alterations

Case No: HWC25060403XM0611

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 11 July 2025.
- Application was tabled at Homs on the 7th of July 2025. Homs requested a fire plan and internal photographs to be submitted. The proposal is for the school's fire engineering plan to be approved in order to submit to WCED. Previous application for proposed additions and alterations was submitted in 2020 and a Section 51 letter was issued (Case no:20061203ND0619E)
- The property is not graded

- Not within HPO

COMMENT

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

XM

13.29 Erf 2380, Unit 15, Killarney Mansions, 208 Upper Buitenkant Street, Oranjezicht, S34-Additions & Alterations

Case No: HWC25050703XM0623

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- Outstanding info received 14 July 2025.
- The proposal is for alterations to the internal areas as well as the external patio and external staircase.
- Work applied for has not started.
- The building is not graded, not within HPO
- CoCT supports
- CIBRA 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.

XM

13.30 Erf 1539, 263 High Level Road, Sea Point, S34-Minor Works

Case No: HWC25061202XM0618

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- Outstanding info received 15 July 2025.
- The proposal is for internal alterations to the kitchen, passageway and bathroom, reinstallation of bathroom walls is proposed, bathroom to be opened up to create more space. The exterior façade of the building will not be altered.
- Work applied for has not started.
- The building is not graded, not within HPO

FOR NOTING

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

XM

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

Case No: HWC25052003XM0604

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 11 July 2025.
- The proposal is for internal alterations and external an additional balcony to allow for better views for one of the guest bedrooms, an existing bedroom is also proposed to be converted into a laundry/staff room. The client is also wanting to replace the existing boundary wall as it is currently cracking and leaning due to the pressure from the soil, the proposed boundary wall is

- to replace and match the existing wall exactly.
- The property is IIB and falls within an HPOZ.
- Work applied for has not started.
- CoCT supports- The addition (new timber deck) is supported as it will not detract from the high aesthetical significance of the site. The changes to the boundary wall as indicated on the set of plan is supported as it will not impact negatively on the architectural significance of the site and its contribution to the streetscape.
- CIBRA supports, stamped the plans.

DECISION

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

XM

14. NEW MATTERS

14.1 Erven 25573, 22158, 5561-re, Cecil Morgon Street, Bottelary Road, Amandel Road, Kuilsriver, S38(1)-NID

Case No: HWC25070305SB0711

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: trenching and drilling across a public road for installation of 11Kv cables.
- Trigger: S38(1)(a)
- Other: Na
- Grade: not graded
- HPO: outside
- Heritage resource:
 - Archaeology: unlikely as not with archaeological sensitive area
 - Palaeontological: given the nature of the proposal, unlikely to have any impact on - palaeontological resources.
 - Visual/Cultural: low to none given the nature of the proposal.
- Consultant recommendations: NFS

DECISION

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

SB

14.2 DR1843, East of the N9 Uniondale, S38(8)-NID

Case No: HWC25063006SB0707

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Upgrade of culverts which include new road slabs, installation of gabions and a construction of bypass road within the road reserve
- Trigger: S38(1) - NA
- Other: NEMA
- Grade: not graded
- HPO: outside
- Heritage resource:
 - Archaeology: unlikely as not with archaeological sensitive area as the site has been previously disturbed.

- Palaeontological: given the nature of the proposal, unlikely to have any impact on palaeontological resources.
- Visual/Cultural: low to none given the nature of the proposal.
- Consultant recommendations: NFS

COMMENT

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

SB

14.3 Erf 26125, 181 Aberdare Road, Delft, S38(1)-NID **Case No: HWC25070709SB0709**

OUTSTANDING INFORMATION

Revised application from that clearly indicates the proposal, SD diagram, proof of ownership (Title deed) required.

SB

14.4 Erf 29714, Msobomvu Drive, Llitha Park, Khayelitsha, S38(1)-NID **Case No: HWC25070708SB0709**

OUTSTANDING INFORMATION

SG diagram, proof of ownership (Title deed) required.

SB

14.5 Erven 835 & 860-Re, Freesia Ave, Brantwood, Kuils River, S38(1)-NID **Case No: HWC25070710SB0709**

OUTSTANDING INFORMATION

SG diagram, proof of ownership (Title deed/Deed search) required.

SB

14.6 Erf 1056, Granger Bay Boulevard, Green Point, S38(4)-Workplan **Case No: 14052809GT0530E** Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The workplan is in the fulfilment of the AIA's recommendations, "monitoring of bulk earthworks"
- Currently no surface finds but given the possibility and the recommendation in the AIA, this is a precautionary approach.
- Proposed action: Test excavation and full mitigation.
- Excavation will be done via mechanical excavation with strict monitoring – if anything is uncovered, work to halt and archaeologist to inspect – work to continue when appropriate.
- No conservation is feasible as the whole site to be excavated for basement parking.
- Depending on the find(s) various mitigation measures suggested – isolation finds to be collected, burials full exhumed (only concerns here), shell midden – sampled, sieved and collected, building – recorded, photographed and thorough document.
- HO notes the primary concern relates to how the potential burial will be mitigated.
- The committee notes that this can be handled with a separated Section 36 application, if burials uncovered.
- The committee requested clarification on case history, appeals RoD and previous decision.

UNDER INVESTIGATION

Case officer to obtain the appeals record of decision and the reason for the submission of the workplan application.

SB

14.7 Erf 1059, 219 Upper, Buitenkant Street, Vredehoek, S34-Alterations

Case No: HWC25062508SVB0711

OUTSTANDING INFORMATION

Coloured up plans, conservation body comment, and motivation required.

SVB

14.8 Erf 64609, 16 Wessels Road, Kenilworth, S34-Minor Works

Case No: SVB0710

OUTSTANDING INFORMATION

Coloured up plans, streetscape/contextual images and proof of payment and reference number required.

SVB

14.9 Erf 86721, 5 Arthur Road, Muizenberg, S34-Additions & Alterations

Case No: HWC25061705SVB0711

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 16 July 2025.
- The property is graded IIIC and is within the Muizenberg Village HPOZ.
- Work has not started.
- The proposal is for the additions of a storeroom and two-bathroom extensions to the building, as well as minor internal alterations to openings, as well as replacement of one window with a door and one new window. The proposal is also for 12 new solar panels as well as a new carport.
- CoCT support the proposal.
- Muizenberg Historical Conservation Society do not object to the proposal.

DECISION

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

SVB

14.10 Farm 185 Ptn 3, Leeuwen Bosch Farm, Rheenendal, Knysna, S34-Total Demolition

Case No: HWC25070103SVB0707

CASE SUMMARY

- Refer to discussion under item 9.8.3.

FOR NOTING

The application was dealt with under the ASD delegation under item 9.8.3

SVB

14.11 Farm 443 RE, Welvaart Farm, Hoogland, Ceres, S34-Alterations & Additions
Case No: HWC25052623SVB0704

OUTSTANDING INFORMATION

Title deed, company resolution, and local authority comment required.

SVB

14.12 Erf 1128, Juliana Veld Road North, Pinelands, S34-Additions & Alterations
Case No: HWC25063013CH0711

OUTSTANDING INFORMATION

Payment of R670 and streetscape photographs required.

CH

14.13 Erf 15338, 14 Hout Street, Paarl, S34-Additions & Alterations
Case No: HWC25062411CH0711

OUTSTANDING INFORMATION

Application form, Title deed, SG diagram, floor plan indicating the unauthorized opening between the kitchen and lounge, outstanding payment of R4670 required.

CH

14.14 Erf 278, 118 Waterkant Street & 39 Jarvis Street, Green Point, S34-Additions & Alterations
Case No: HWC25070408CH0711

OUTSTANDING INFORMATION

DWCA comment required.

CH

14.15 Erf 306, 32 Church Street, Stanford, S31-Additions & Alterations
Case No: HWC25063007CH0708

Ms Chane Herman introduced the item.

Mr. John Biernacki (applicant), Mr. Matthew Billson (owner), Mr. James Aling (SHC), Ms. Maureen Wolters (SHC) were present and took part in the discussion.

DISCUSSION

- Graded IIIC inside the declared Stanford Heritage Area.
- Proposal is for internal alterations to the main dwelling as well as the addition of a bedroom, stoep and garden room. The outbuilding will be converted into a kitchen and its roof to be changed from a pitched to flat roof.
- Work has not started.
- Previous MW permit (HWC2505056CH0508) issued for roof repairs, repainting of exterior and replacing late addition windows.
- OHAC supports
- SHC does not support the proposal for the following reasons:
 - The pitched roof of the garage should be retained in relation to the gable from a heritage perspective.
 - The sliding doors enclosing the stoep on the NW side should be vertically oriented.
 - The SW windows have a relationship to the facade. There appears to be many windows SW facade - elevations indicate 2 windows however the plans indicate 1.
 - The garage door on the SE side is shown as being bricked up however the photographs do not show a garage door.
 - The windows proposed for replacement should be timber not aluminum as indicated on the window schedule.
- SHC requested a site inspection which was then undertaken on 1 July 2025.

- SHC provided an additional comment after the 30 day consultation period and indicated non-support for the roof changes to the old garage/outbuilding, the removal of internal walls without retaining a brickwork column and 340mm nibs, W5 and W6 is recommended to be replaced with a single larger window, the aluminum door (D7) should match the proportion of doors D2 and the boundary fence should be permeable, to a height of 1.8m and be uninterrupted by brick piers to comply with the Stanford Style Guide.
- Applicants response to SHC objections:
 - The internal heritage fabric of the building is intact however there are detractors such as the layout of the main building and outbuilding, inadequate fenestration and lack of covered external amenity space.
 - The outbuilding was originally used as a garage and was converted into a separate unit about 3 or 4 years ago.
 - The wrought timber trusses suggest that the roof in place is contemporary and noting that the trusses do not conform to modern standards.
 - The gable ends are in 230mm unfired clay brick, built up from the 360mm walls and have been re-plastered internally in cement on 25mm galvanized chicken wire. The 230mm solid wall does not comply with modern standards and thermal efficiency requirements for habitable space.
 - Evidence suggest that the outbuilding was a low structure under a flat roof and the conversion to a pitched roof (although undocumented) might have taken place when the bathroom was constructed in 1972.
 - The timber garage door was removed previously and was replaced with a modern timber casement window.
 - The connection structure between the main dwelling and outbuilding will be set back on the SE elevation by 380mm from the original front wall of the outbuilding and by 155mm from the stoep wall.
 - The windows on De Bruyn have been re-specified in timber. The fenestration is in accordance with all guidelines and introduces some relief to the blank facades on the SE elevation. The windows are vertically proportioned and complies with the SSG (Stanford Style Guideline).
- All I&APs have been invited to attend HOMs on 21 July 2025.
- The Committee noted SHC's concerns regarding the roof of the outbuilding, the setback of the new additions and the windows on the SW elevation along Bryn Street.
- The Committee noted the response provided by the applicant stating that a pitched roof, if raised to the 350mm link, will detract from the main dwelling's gable. The flat roof will further accentuate the Dutch Revival gable. The windows on the SW elevation will be timber. Considering the space available on site, the 350mm set back from the front façade wall is deemed appropriate.

DECISION

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

CH

14.16 Erf 9436, 27 Loader Street, De Waterkant, S34-Additions & Alterations Case No: HWC25070407CH0711

OUTSTANDING INFORMATION

Streetscape photographs, DWCA comment required.

CH

14.17 Erf 9622 & 9623, 58 Bain Street, Wellington, S34-Minor Works

Case No: HWC25070805CH0711

OUTSTANDING INFORMATION

Internal photographs required.

CH

14.18 Erf 997, 2 Richmond Drive, Green Point, S34-Additions & Alterations

Case No: HWC25010620CH0711

OUTSTANDING INFORMATION

Title deed, SG diagram, internal photographs, external photographs, streetscape photographs, locality plan, company resolution, outstanding payment of R4670 required.

CH

14.19 Erven 16502, 16503, 16508 & RE/16510, Welgevallen Agri Facility, Suidwal Road, University of Stellenbosch, Stellenbosch, S38-HIA

Case No: HWC24112203CH0710

Ms Chane Herman introduced the item.

DISCUSSION

- Phase 1 of the package of plans for the proposed development at Welgevallen Farm in Stellenbosch
Background:
- HOMS 10 December 2024:
 - NID was tabled for the phased development of the Welgevallen Farm. The development will unfold over the next 20 to 25 years.
 - HOMs requested an HIA with architectural assessment, AIA, PIA, VIA and landscape analysis highlighting spatial relationships and identifying special character areas of significance. The decision for an HIA also endorsed the “package of plans” approach in the form of cascading HIA’s.
- IACom 10 March 2025:
 - Phased 1 HIA was tabled for initial comment. The HIA included a heritage statement and heritage indicators (general indicators and area specific indicators for Area 4A and 4B - the historic research core).
 - IACom issued an interim comment endorsing the general and area specific indicators.
- Current submission:
 - The HIA is for the historic research core referred to as Area A4 and 4B.
 - This landscape unit is located at the foot of Coetzenburg Hill and is a prominent landmark in the area.
 - The proposal includes new laboratories and related agricultural research infrastructure.
 - There are various historic buildings of high historical value as well as other heritage resources associated to the development pattern of the original experimental farm which dates back to 1917.
 - Anticipated impacts are primarily visual and certain physical impacts on the landscape within the development precinct will also be affected. No substantial alterations to the significant historic buildings on the property are proposed at this stage although some structures that are likely to be older than 60 years but not considered significant are earmarked for demolition.
 - Work has not started
- Findings of the HIA:
 - The no-go alternative is not viable nor appropriate. The development compliments and is consistent with academic activities that is associated with the history of the site.

- The visual impact will be low given the precincts overall low visual profile - screened by the Eerste River Corridor to the north and the flat nature of the landscape towards the south. A landscape plan is submitted to mitigate further visual impacts from Park Street.
- The rural character of the precinct can be sustained. Landscaping will be implemented during the construction phase of the development. Sense of place will be sustained even though it will differ from the urban character of the central campus.
- Impacts to archaeology and paleontology are deemed to be low with provision is to made for a monitoring brief with regards to potential paleontological finds.
- AIA prepared by Lita Webley:
 - A desktop study was undertaken, and the site was surveyed on 26 February 2025 and 27 March 2025.
 - The Welgevallen Agri Precinct contains important archaeological remains, in the excavated remains of the original farmstead, an historic 18th century furrow and a Victorian dam, these are outside the proposed development footprint and will not be impacted.
 - No archaeological (pre-colonial or historical) archaeological remains were found within Precincts 4A and 4B and the likelihood of significant archaeological remains being discovered, is very low.
 - Impacts during the construction and operational phase was deemed to be low.
 - There are no recommended mitigation measures apart from the standard HWC chance finds procedure.
- PIA prepared by Graham Avery:
 - A desktop PIA was compiled.
 - The area (4A and 4B) falls within the low, moderate and very low paleo sensitive areas according to SAHRIS.
 - The portion of the site within the moderate palaeo sensitive area may have been disturbed previously.
 - It is currently not known whether subsurface paleontological or archaeological remains are likely to be encountered.
 - Given the low to moderate probabilities established by the PIA and low by the AIA, the paleontologist believes that it is premature to apply for a Work Plan permit until more information about the works becomes available.
- Spatial historical research and assessment prepared by Melanie Attwell:
 - The purpose of this report is to 'ground truth' the analysis and informants identified in the February 2025 report (endorsed by IACom) by exploring the development morphology and to understand the historical/spatial qualities presented as a result.
- Stellenbosch Municipality did not comment within 30 days.
- SHF did not comment within 30 days
- The Cape of Institute for Architecture (Cifa) did not comment within 30 days.
- The Vernacular Architectural Society of South Africa (VASSA) did not comment within 30 days.
- Ms. Janine Greeff from Lead 2 Business commented via email in support of the proposed development.
- Ward Councilor requested a meeting with the heritage practitioner to present the proposals at a monthly ward meeting. This presentation was given on 19 June 2025. Traffic implications and security was discussed. The ward councilor emphasized the importance of the Todeschini & Jansen Stellenbosch Landscape Character Study (2016) - this was referenced to in the HIA when establishing the significance of the Welgevallen property. Other queries were related to the future development of Welgevallen and the 'package of plans' approach.
- SIG supports in principle and endorses the findings and proposed gradings in the draft HIA however is concerned with the uncertainty of the future development, the package of plans approach and its implications on the public participation process. The following comments were also made by SIG:
 - The view of the north picture on page 42 of the HIA does not match the photo montage provided by the architect. The new buildings overshadow and dwarf the heritage resources to the east.
 - The demolition of certain structures is not opposed to however the heritage value will be lost if replaced by parking areas and/or structures of a non-rural character.

- The HIA does not mention the visual impacts from the south along the ascent to Coetzenburg Hill.
- The eastern part of the site creates a “farmyard atmosphere” and contributes to the sense of place of Stellenbosch. To retain this, SIG recommends that the western end of the gabled implement shed be retained and kept distinct from the massed buildings to the east. There should be a clear separation between the academic space to the west and the farming space to the east.
- Traffic was not assessed particularly at the junction of Suidwal Street and Piet Retief Street.
- The PIA references to the “Welgevallen agri-village”. SIG opposes this if it was at one stage the chosen name of the development.
- The heritage consultant provided a response to SIG comment.

REFERRAL

The Committee resolved to refer the application to IACom on 13 August 2025 due to the complex nature of the proposed development and the expertise of IACom being required on the matter.

CH

14.20 Erf 1061, 21 Ruskin Road, Bergvliet, S38(1)-NID

Case ID: 383208CN0707 <https://www.sahris.org.za/node/383208>

Ms Corne Nortje introduced the item.

DISCUSSION

- Trigger(s): S38(1)(c)
- Decision making authority: HWC
- Property: Measures approx. 3.8ha in extent, with a current land use of vacant and the Zoning is Community Zone 1. The surrounding land uses are single residential to north and east and rural to south and west.
- Proposal: For the construction of a new high school (single and double storey buildings) for WCG that includes associated infrastructure with a hall, parking and sports fields. The school will be located on the northern portion of the site.
- Heritage resources:
 - Buildings: The historical Dreyersdal Farm was the parent property of this suburb. The remainder of this farm, now Erf 13750 Constantia, is located to the south and is a Grade 3A heritage resource. The gabled Dreyersdal homestead of c1835 is located 450m from the subject site. Applicant states no impacts.
 - Landscapes: The Keyser River Green Belt, which incorporates Dreyersdal Farm, is a Grade 3A heritage resource and passes the subject to the west. A mature wind break of Eucalyptus trees is located along the western boundary of the subject site. Applicant states no impacts.
 - Palaeo-sensitivity: Paleo Map shows the property in the grey and clear area.
 - Archaeo-sensitivity: No AIA's done in the surrounding area. Applicant didn't list any resources or impacts here.
- Applicant summary: No impacts
- Consultant recommendation: NFS
- Heritage Considerations: Half of the property is graded IIIA. No other heritage resources in the surrounding area. The school might impact on the IIIA cultural landscape.
- The Committee raised concerns about the lack of sectional elevations to show the proposed height of the new structure and by extension its potential impacts on the Dreyersdal Farm and Keyser River Green belt, which is a IIIA graded landscape. It was also noted that part of the SDP falls within the IIIA graded landscape boundaries (i.e., the proposed school hall and sports field).
- The Committee noted no direct archaeological concerns as the area had been cultivated up until 1971. However, there is always a chance that once excavations deeper than the previous cultivation-disturbed-soils occur, that older archaeological material might be exposed especially as the historical (and pre-historical) use of the Keyser River and Dreyersdal Farm is unknown to

the Committee with no further information having been submitted.

- The Committee noted that a full VIA might not be warranted, given that it is quite normal for school's to be built on the outskirts of residential areas but as there is a IIIA cultural landscape, part of which will be claimed by the proposed development, and that no sectional elevations were supplied, it makes the height and massing of the proposed development unclear and as such the potential impacts of the proposed built form on the IIIA cultural landscape.

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. A study of the impact of the proposed built form on the Cultural Landscape.

CN

14.21 Erf 167, 33 van Wijk Street, Franschhoek, S34-Minor Works Case No: HWC25070102CN0708

OUTSTANDING INFORMATION

Title Deed, Methodology Statement, Locality Plan, All photos, motivation and SG diagram required.

CN

14.22 Erf 3352, 28 Rosmead Avenue, Gardens, S34-Minor Works Case No: HWC25070803CN0708 Ms Corne Nortje introduced the item.

DISCUSSION

- Grading: IIIC
- HPO: Inside
- Status of work: Not started
- Proposal: For internal alterations with the addition of a covered roof deck and pergolas for passive design. Replace existing asbestos slate roof with Nutec fibre-reinforced cement slates. The Edwardian terrace was previously converted into a study and the owners would like to demolish the study and restore the terrace to its original state.
- Heritage considerations: The proposal seems sensitive to the heritage resource and streetscape. No negative impacts.

DECISION

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

CN

14.23 Erf 4017, 8 Vredenburg Lane, Cape Town CBD, S34-Additions & Alterations Case No: HWC25070306CN0704

OUTSTANDING INFORMATION

Company Resolution, All photos and I&AP comments required.

CN

14.24 Erf 41593, 1 Merten Street, Paarl, S34-Total Demolition Case No: HWC25070806CN0709

OUTSTANDING INFORMATION

Company Resolution, Demolition Plan and Internal photos required.

CN

14.25 Erf 55330, 49 Memel Road, Claremont, S34-Additions & Alterations
Case No: HWC25052021CN0704

OUTSTANDING INFORMATION

POP with correct amount, all photos and UCRRA comments required

CN

14.26 Erf 17321, Rupert Museum Arts Quarter, Corner of Dorp Street and Strand Road (R44), Stellenbosch, S38(1)-NID

Case ID: 25620SJ0708 <https://www.sahris.org.za/node/383243>

Mr Ruan Brand introduced the item on behalf of SJ.

Ms Sarah Winter was present and took part in the discussion.

DISCUSSION

- NHRA Trigger: S38(1)(c) Any development or activity that will change the character of a site; (i) exceeding 5000sqm in extent.
- Approximate Development Footprint: 2.1542 ha
- Current Land Use: Undeveloped
- Current Zoning: Special Business
- Land Use of surrounding properties: Rupert Museum (IIIC), Mixed-Use, Undeveloped
- Proposal: The Rupert Museum Arts Quarter is proposed as an extension to the existing Rupert Museum (c. 2005), incorporating new art galleries, an art library, a digital nomad workspace, a multi-functional auditorium, artist studios, and interior courtyards. Inspired by the Cape werf concept, the design positions the existing H-shaped museum at the head of a werf, flanked by two new linear barn-like buildings with planted roofs. The landscape includes treed avenues, werf walls, and pergolas, with the existing vineyards to be replaced by an indigenous botanical garden integrated into the Eerste River public walkway.
- Grading and HPOZ: Graded IIIB and inside Stellenbosch Historic Core.
- Brief History of Site: Erf 17321 forms part of the historic Libertas farm, with origins dating back to the late 17th century, and was historically linked to the agricultural landscape of Stellenbosch along the Eerste River and Dorp Street. The site remained part of an agrarian setting into the 20th century. The construction of the R44 in the late 1970s significantly altered the area, severing the historic Libertas werf from its agricultural context and shifting Stellenbosch's gateway. The land (Erf 700) was subdivided in 1983 into Erven 7585 and 7586. Both were acquired by Rembrandt van Rijn Property Ltd in 1984, with vineyards planted in the early 1990s on Erf 7586 (site erf) and the Rupert Museum built on Erf 7585 around 2005.
- Identified Resources & Potential Impacts:
 - Built Environment: N/A
 - Oral Traditions: N/A
 - Settlements & Townscapes: The site lies within the Stellenbosch Urban Conservation Area, strategically positioned along Dorp Street, which holds Grade II heritage value for its intact historical streetscape. While Lower Dorp Street, bordering the site, historically served as an entrance road rather than a street, it is currently being upgraded to enhance its gateway function and pedestrian connectivity. Nearby heritage resources include the Provincial Heritage Site of the Libertas Parva Homestead. Descriptions of Heritage Impact: Visual impact on townscape qualities.
 - Landscapes & Natural Features: The green open space of Erf 17321 enhances the character of Lower Dorp Street and serves as a forecourt to the Rupert Museum, a cultural landmark near the historic core. The oak trees along Dorp Street are a Provincial Heritage Site, and the adjacent Eerste River is a key green and pedestrian structuring element. While the 2013 Heritage Survey graded the vineyards as IIIB, the 2016 HIA contested this, noting their ornamental rather than agricultural role, the site's Special Business zoning, and its long-standing earmarking for development. The HIA proposed a IIIC grading, attributing heritage value primarily to the site's open green space, not the vineyards. Descriptions of Heritage

Impact: Visual impact on landscape qualities.

- Geology: N/A
- Archaeology: Archaeological sites and material, rock art, battlefields, and wrecks etc. Archaeological impact assessment (2013) identified the site as having low archaeological value. Descriptions of Heritage Impact: Low.
- Palaeontology: Fossils, geological formations etc. Description of Heritage Resource: Moderate sensitivity (Green). Descriptions of Heritage Impact: Desktop study is required.
- Graves & Burial Grounds: N/A
- Slavery: N/A
- Other: N/A
- Summary of Anticipated Impacts: The proposed development presents potential impacts on the cultural landscape and townscape of the Stellenbosch Urban Conservation Area, particularly affecting the site's green open space character along Dorp Street and the Eerste River crossing. As a forecourt to the Rupert Museum, a key cultural landmark at the gateway to the historic core, the site plays a strategic role in the heritage setting. While concerns exist about the loss of green space within this broader network, the development also offers an opportunity to enhance the Rupert Museum's role, reinforce the gateway character of Lower Dorp Street, and activate green space linkages with improved pedestrian connectivity along the Eerste River corridor.
- Heritage Practitioner Recommendation: HIA with Townscape Assessment, Landscape Assessment, Visual Impact Assessment.

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. Townscape Assessment
2. Landscape Assessment
3. Visual Impact Assessment

SJ

14.27 Erven 691 & 697, The Winchester Hotel, 221 Beach Road, Sea Point, S34-Additions & Alteration Case No: HWC25052015SJ0707

Mr Ruan Brand introduced the item on behalf of SJ.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: An early to mid-20th century Cape Revival hotel complex, one of the few remaining along Sea Point Beach Road, with landmark presence on the Promenade and high social significance.
- The work has not started.
- Graded IIIA and outside HPOZ.
- Proposal is for alterations to the west façade, including the conversion of three windows into doors and the addition of Juliet balconies to match an existing balcony. The current retractable awnings on the front façade will be replaced with permanent roof sheeting, consistent with the rest of the terrace area. Additionally, one window on the east façade will be converted into a door to allow external access to the service roof area.
- Consultation:
 - CoCT EHM: support with conditions - roofing over the lightweight patio extensions should be done with glass (as per the entrance) or translucent sheeting in order to distinguish these areas from the more solid enclosed columned sections of the patio as per the original intent during the 2020 approval.
 - SFB: no objections.
 - SFA: no comment received within 30-day commenting period.
 - Consultation Responses: The applicant rejects the CoCT EHM's suggestion of a glazed roof, citing weather protection, sun control, and high maintenance due to coastal grime. The

proposed permanent roof sheeting ensures year-round use while preserving the terrace's distinct character.

DECISION

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

SJ

14.28 Erf 4776, 1 Sennet Street, Worcester, S38(8)-NID

Case No: HWC25070401CSI0708

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(8) DEA&DP
- Proposed development is for the expansion of the existing Liquefied Petroleum Gas (LPG) storage and distribution facility from 36 cubic metres by an additional 90 cubic metres.
- There are no visual impacts expected as the LPG facility is existing, and the surrounding landscape of the site is industrial in nature.
- There are no expected impacts to any archaeological material, the screener report indicates a high archaeological sensitivity because there is a PHS 2km away from the site.
- The palaeo sensitivity on the SAHRIS palaeo map is low. The screener report also indicates a low palaeo sensitivity.

COMMENT

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

CSI

14.29 Erf 786, 9 Bel Ombre Road, Constantia, S34-Total Demolition

Case No: HWC25070705CSI0709

OUTSTANDING INFORMATION

Title deed, company resolution, SG diagram, locality map, motivation for demolition, comments from CoCT and CRRA required.

CSI

14.30 Erf 9, 49 Upper Primrose Avenue, Bishopscourt, S34-Total Demolition

Case No: HWC25052012CSI0708

Ms Chiara Singh introduced the item.

OUTSTANDING INFORMATION

Streetscape photographs required.

CSI

14.31 Erf 959, Overhex Winery, Worcester, S38(8)-NID

Case No: HWC25022410CSI0711

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: Section 38(1)(c) Any development or activity that will change the character of a site, and NEMA
- Proposed development is for a singular telecommunication tower with an 8x10m base station and 25m lattice mast
- There are no visual concerns, the R60 is not a scenic route
- There are no expected impacts to any archaeological material - the surrounding land use is

mainly agricultural

- The palaeo sensitivity on the SAHRIS palaeo map is unknown.

FINAL COMMENT

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

CSI

14.32 Farm 208-RE and Portion 3 of Farm 200, Bosmansdam and Farm, Roozenboom Hoogte, Durbanville, S38(8)-NID

Case No: HWC25070112CSI0709

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: Section 38(1)(a) linear development or barrier over 300m in length, NEMA
- Proposed development is for a new water pipeline between the remainder of Farm 208 and Farm 200
- There are no archaeological impacts expected
- The palaeo sensitivity on the SAHRIS palaeo map is low.

FINAL COMMENT

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

CSI

14.33 Portion 1 of Farm 145, Caledon Farms, Greyton, S38(8)-NID

Case No: HWC25022412CSI0711

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: Section 38(1)(c) Any development or activity that will change the character of a site, and NEMA
- Proposed development is for a singular telecommunication tower with an 8x10m base station and 25m lattice mast
- There are no visual concerns, the proposed location of the tower is on a farm and will seemingly blend into the landscape along a line of trees used as screening
- There are no archaeological concerns
- The palaeo sensitivity on the SAHRIS palaeo map is moderate.

FINAL COMMENT

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

CSI

14.34 Portion 1 of Farm 343-RE, Portions 3 and 4 of Farm 357, and Farm 345, Farm Uitkomst and Farm Laaste, Drift, Ceres, S38(8)-NID

Case No: HWC25040204CSI0711

OUTSTANDING INFORMATION

Heritage resource has not been adjacent assessed particularly the palaeontological resource. in addition, the Committee requires clarification on the proposal, whether the dams will go above ground or excavated in ground dams.

CSI

14.35 DR01649, Divisional Road, Volmoed, S38(8)-NID

Case No: HWC25070205EJV0711

OUTSTANDING INFORMATION

R500 PoP; trigger confirmation required

EJV

14.36 DR01710; DR1433; OP6454, Divisional Roads, Ladismith, S38(8)-NID

Case No: HWC25062310EJV0711

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers NEMA
- The proposal is for the repair of flood damage on the associated Divisional Roads. All the proposed work will be limited to the existing road reserves within a rural area near Ladismith with a primarily agricultural context. The scope includes the repair of road slabs, pipe culverts, and the installation of erosion protection measures. The map of relative archaeological and cultural heritage theme sensitivity indicates low and very high sensitivity due to being within 2km of a Grade II site; however, no impact is expected as the proposal is limited to the existing disturbed footprint and will not be visually intrusive. The map of relative palaeontology theme sensitivity indicates medium sensitivity; however, no earthworks are being proposed and the proposal is limited to the existing disturbed footprint.
- Consultant recommends no further studies but confirmed via email that ""the proposals relate to the reconstruction and upgrade of existing stormwater structures. As such, the activities do not trigger any activities in terms of S38(1). We however require comment from HWC to include in the EIA application process and therefore submitted the applications.""

COMMENT

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

EJV

14.37 Farm 1166-RE, L'Ormarins, Franschhoek, S38(4)-HIA

Case No: HWC25010911EJV0110

Emily Jane Vowles introduced the item.

HELD OVER

The Committee resolved to hold the matter subject to a site inspection being undertaken on 30 July 2025.

EJV

14.38 Farm 116-RE; Farm 245; Farm 113 Portions 11 and 15; Farm 114; Farm 107-RE, Dwarskersbos 2 Solar PV Energy Facility, Velddrif, S38(8)-HIA

Case No: HWC24051403SB0515

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- HOMs in May 2024 requested an HIA with AIA, desktop PIA, and VIA on the CL for the development of a 3000ha solar pv facility 3.5km northeast of Velddrif inclusive of PV modules,

inverters, transformers, cabling, fencing, security cameras, internet infrastructure, substation, battery energy storage system, site offices and maintenance buildings, laydown/staging area, access roads and internal distribution roads, and stormwater management.

- The larger area has been completely transformed over the years by intensive agriculture involving pasture for sheep, cattle and goats, and rooibos and wheat production. The site is occupied in the most part by a dune cordon and is home to large stands of blue gum tree, wattle, and rooikrans alongside the coastal fynbos.
- The werfs located within the study site are Dansvlakte, Volstruisvlei, Perdedam, Weglopersheuwel (IIIB), Wolwegat (NCW), Sandboskraal (NCW) and Sewevlei (IIIC) some of which have fallen into disuse.
- In terms of archaeology, the West Coast is a highly sensitive archaeological landscape offering resources from the Early, Middle and Later SA and the colonial period. Studies of the immediate vicinity (Kaplan; CTS; ACO) identified a small low density scatter of MSA artefacts considered acontextual and of low significance thus requiring no mitigation, no heritage resources of significance requiring mitigation, and noted that no further archaeological investigation of this area is necessary as it is one of the best studied yet least significance tracts of landscape in the Western Cape respectively. A survey of Dwarskersbos 1 revealed LSA scatters dominated by quartz, but no archaeological sites of significance. A survey of the Dwarskersbos 2 site by CTS Heritage revealed ruins, stone age artefact scatters (primarily LSA dominated by quartz), and a large farm graveyard (IIIA) at Perdedam. No middens were noted or expected as the site is over 3.5km from the coastline. The AIA determined that no significant stone age archaeological resources will likely be impacted by the proposal; however the historic farm werfs and any associated archaeological material that may be inadvertently affected should have a buffer of 500m from turbines and associated infrastructure, the graveyard should have a buffer of 100m, and the Noordhoek and Nuwepos farm werf ruins should have a buffer of 100m. There is therefore no objection to the proposal on archaeological grounds subject to the implementation of the recommendations made in Table 1 (page 98 of the integrated HIA and 27 of the AIA) and figures 6.1 (page 100 of the HIA and 29 of the AIA) and the implementation of the accidental and chance finds procedures.
- The CLA was conducted by Sarah Winter and Wendy Wilson. The cultural landscape has some historical value in terms of a pattern of earlier and later colonial settlement with its collection of farmsteads, routes and tree planting with long views towards Piketberg. However, it has been fairly degraded inclusive of some abandoned farmsteads and is not worthy of formal protection as a heritage resource. The qualities of the landscape are not noteworthy nor is it a distinctive, highly representative or rare cultural landscape. The coastal strip between the Sishen-Saldanha railway line and coastline and its associated water landscape however does have heritage value in terms of the scenic aesthetic qualities but is east of the subject site and will not be impacted. Other heritage resources include the Papekuilsrivier, Rocha Pan Marine Reserve, planting of clumps of trees, the R27 and local route network. The proposal is acceptable from a cultural landscape perspective subject to the implementation of the general principles applicable to the placement of PV facilities and the heritage receptors and associated buffer areas applicable to the placement of PV facilities (pages 63 and 64 of the integrated HIA and pages 20 and 23 of the CLA).
- The PIA was conducted by John Pether. He notes that the site is underlain by the Springfontyn, Langebaan, De Plaat and Velddrif Formations. The Springfontyn formation can be considered of medium palaeo-sensitivity as a result of the extent of the excavations in this area; the Langebaan Formation is of medium palaeo-sensitivity as the excavations are expected to be relatively minor; the Velddrif Formation can be considered of moderate palaeo-sensitivity due to the potential of fossil shells and bones in the estuarine/alluvial deposits while the De Plaat formation could be similarly sensitive. However, the probable presence of fossils does not equate to scientific significance of the actual finds and as such earth works must be monitored for fossils during the construction period and the FFP in place. The site is relatively unstudied due to the poor exposure of the subsurface and the proposal could have a positive impact with respect to understanding the stratigraphy and palaeontological heritage providing that adequate mitigation measures are in place and duly performed over the construction period.

- In terms of public participation: The Municipality have no objection and no other parties contacted for comment provided a response
- Consultant concludes on page 36 of the HIA that there is no objection to the proposed development from a heritage perspective on condition that:
 - The recommendations in the VIA are implemented - The recommendations made in Table 1, and Figure 6.1 are implemented. This is adhered to in the final layout.
 - A no development buffer of 500m is implemented around the local route network. This is adhered to in the final layout.
 - The attached Chance Fossil Finds Procedure must be implemented for the duration of construction activities - Should any buried archaeological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. The South African Heritage Resources Agency (SAHRA) must be contacted immediately in order to determine an appropriate way forward.
- Recommendation is to refer the HIA to IACOM on the 13th of August with the recommendation that HWC should be contacted should anything of archaeological sensitivity be found.

REFERRAL

The Committee resolved to refer the application to IACOM on 13 August 2025 due to HOMs not having the delegation to resolve the HIA.

EJV

- 14.39 Farm Portion 197 Portions 0; 5; 12; 16; 21; 51; 52; 61; 62; 79; 204, Sandkraal, Thembaletu, George, S38(8)-NID**
Case No: 25613EJV0707 <https://sahris.org.za/node/383223>

OUTSTANDING INFORMATION

Corrected payment amount required; resolution of the SAHRIS application form required

EJV

- 14.40 Farm 98 Portion 27-RE, Doorn Rivier, Herold, George, S34-Minor Works**
Case No: HWC25070308EJV0709
 Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIB
- Outside HPO
- Work has not started
- The proposal is to install a cover over the existing stoep of the farm stall in a similar style to the addition at the rear

DECISION

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

EJV

- 14.41 Farm 222-RE and Portions 31; 6; 33; 20; 67; 45; Erf 22687-RE; Erf 26063; Farm 1339; Erf 26065; Erf 25876, Kruis Road between Bottelary Road and Ronelle Street, Brackenfell, S38(8)-NID**
Case No: 25633EJV0709 <https://sahris.org.za/node/383288>
 Emily Jane Vowles introduced the item.

DISCUSSION

- The road itself is ungraded, but it runs alongside properties graded II; IIIC; IIIC/NCW; and NCW
- A small portion of the development is inside the Bottelary Smallholdings Cultural Landscape
- Work has not started
- Triggers s38(1)(a) and NEMA.

- The proposal is to construct 600m of Class 2 arterial roadway between Bottelary Road and Ronelle Street including sidewalks and a roundabout. The upgrade falls within an existing road reserve in a residential area of Brackenfell South. The original road dated to the 1950s. The SAHRIS Palaeo-Map and map of relative palaeontological theme sensitivity indicates low and insignificant sensitivity. The map of relative archaeological and cultural heritage theme sensitivity indicates very high sensitivity, but this is due to a Grade II site being within a 2km radius of the proposal. This is in reference to Hazendal Wine Estate on Bottelary Road - no impact to this site is expected as a result of the road upgrade.
- Consultant recommends no further studies
- Recommendation is for no further studies

FINAL COMMENT

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

EJV

14.42 Erf 2491, 26 Mitchell Street, George, S34-Additions & Alterations Case No: HWC25060317XM0707

OUTSTANDING INFORMATION

SG Diagram, Company Resolution, Annotated Streetscape photographs required.

XM

14.43 Erf 41967, Ithemba Labs, Old Faure Road, Mfuleni, S38(8)-NID Case No: HWC25070701XM0711 <https://www.sahris.org.za/node/383371>

OUTSTANDING INFORMATION

Full payment required.

XM

14.44 Erf 858, 2 Regent Circus, Tamboerskloof, S34-Additions & Alterations Case No: HWC25070113XM0707

OUTSTANDING INFORMATION

Updated plans to clearly indicate proposed work that is yet to be completed and work already Completed, Motivation, Locality Map, Annotated Internal, Streetscape photographs
Consultation comments: Conservation bodies in the area

XM

14.45 Erf 96999, 5 Glendale Crescent, Claremont, S34-Additions & Alterations Case No: HWC24051418XM0711

OUTSTANDING INFORMATION

Company Resolution, Annotated Internal & Streetscape photographs
Consultation comments: Local municipality and Conservation body comments required

XM

14.46 Erf 118185, 23 Lavis Crescent, Brooklyn, S34-Additions & Alterations Case No: HWC25070208XM0710

OUTSTANDING INFORMATION

New Application form, updated plans to clearly indicate proposed work that is yet to be completed and work already completed, Motivation, SG Diagram, annotated Internal, External & Streetscape photographs required

14.47 Erf 157, 33 Vorster Avenue, Wetton, S34-Additions & Alterations
Case No: HWC25070209XM0710

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

14.48 Erf 954, Flat 101, Wavecrest, 305 Beach Road, Sea Point, S34-Additions & Alterations
Case No: HWC25060321XM0710

OUTSTANDING INFORMATION

Motivation, Consultation comments: Sea Point for All required

XM

14.49 Erf 50459, 15 Malcolm Road, Rondebosch, S34-Minor Works
Case No: HWC25070405XM0708

OUTSTANDING INFORMATION:

Motivation, Locality Map, Annotated Streetscape photographs
 Consultation comments: Conservation body-Greater Lynfræ Civic Association required

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

CSI moves to adopt and CN seconds the adoption of resolutions and decisions of the meeting of 21 July 2025.

17. Closure: The chairperson, Mr Ruan Brand, officially closed the meeting at 13H42

18. Date of next meeting: Monday, 28 July 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners	ASAPA - Association of Southern African Professional Archaeologists
AHP - Agulhas Heritage Society	ABHC - Associated Bibles Hoek Conservancy (Knysna)
BKCA - Bo-Kaap Civic Association	BELCOM - Built Environment and Landscapes Committee
BKYM - Bo-Kaap Youth Movement	CBCRA - Camps Bay Clifton Ratepayers Association
CIBRA - City Bowl Ratepayers & Residents Association	CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CoCT - City of Cape Town	CTHF - Cape Town Heritage Foundation
CTHT - Cape Town Heritage Trust	CRRA - Constantia Ratepayers & Residents Associations
CRM - Cultural Resources Management	CMP - Conservation Management Plan
DRHCA - De Rust Heritage Conservation Association	DWCA - De Waterkant Civic Association
Docomomo South Africa	DHF - Drakenstein of Heritage Foundation
DHS - Durbanville Heritage Society	EMPr - Environmental Management Program
EHM - Environmental Heritage Management department	FHRA - Franschhoek Heritage and Ratepayer Association
FoBCA - Friends of Blaauwberg Conservation Area	FoCVGB - Friends of Constantia Valley Green Belts
FE - Friends of Elim	GBRM - Great Brak River Museum
GLCA - Greater Lynfræ Civic Association	GVHAG - Greater Vredehoek Heritage Action Group
GPRRA - Green Point Ratepayers & Residents Association	GCS - Greyton Conservation Society
HVA - Harfield Village Association	HRF - Helderberg Renaissance Foundation
HMB - Heritage Mossel Bay	HOMs - Heritage Officers Meeting
HVTA - Hex Valley Tourism Association	HPO - Heritage protects overlay.
HBRRA - Hout Bay & Ratepayers and Residents Association	
HIA - Heritage Impact Assessment	HWC - Heritage Western Cape
ILASA - Institute for Landscape Architecture in South Africa	IACom - Impact Assessment Committee
KBHA - Kalk Bay Historical Association	IGIC - Inventories, Gradings and Interpretations Committee
KBSJRR - Kalk bay-St James Ratepayers & Residents Association	KHS - Kommetjie Heritage Society
LKID - Lower Kenilworth Improvement District	MGHS - McGregor Heritage Society
MHCS - Muizenberg Historical Conservation Society	NHC - Napier Heritage & Conservation
NCW - Not Conservation Worthly	NASDB - Nelspoort Agency of Sustainable Development body
NEMA - National Environmental Management Act (No. 107 of 1998)	NHRA - National Heritage Resources Act (No. 25) of 1999
NID - Notification of Intent to Develop	NRA - Newlands Residents Association
NCOA - Noetzie Conservancy Owners Association	OCA - Observatory Civic Association
OH - Oudtshoorn Heritage	OHAC - Overstrand Heritage and Aesthetics Committee
Paarl300 Foundation	PPP - Public Participation Process
PRRA - Pinelands Ratepayers & Residents Association	PHCT - Pniel Heritage and Cultural Trust
PACF - Prince Albert Cultural Foundation	RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRA - South African Heritage Resources Agency	SAHRIS - South African Heritage Resources Information System
SRHS - Salt River Heritage Society	SPFA - Sea Point for All Group
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association	
SvDSF - Simon van der Stel Foundation Cape Town	
STHS - Simon's Town Historical Society	SHC - Stanford Conservation Trust & Stanford Heritage Committee
SHF - Stellenbosch Heritage Foundation	SIG - Stellenbosch Interest Group
SHCT - Stillbaai Heritage Conservation Trust	SHA - Swellendam Heritage Association
GHT - George Heritage Trust	OWVS - Old Wynberg Village Society
RVRA - Rustenburg Valley Residents Association	TVHF - Tulbagh Valley Heritage Foundation
TRHCS - Touws River Heritage and Conservation Society	UCRRA - Upper Claremont and Residents and Ratepayers Association
VASSA - Vernacular Architecture Society of South Africa	WERRA - Walmer Estate Ratepayers and Residents Association
WUECAG - Walmer/University Estate Conservation Action Group	Ward 2 Forum
WCAC - West Coast Aboriginal Council	WCC - Whale Coast Conservation
WAAC - Woodstock Aesthetic Advisory Committee	WRA - Woodstock Residents Association
WHCS - Worcester Heritage & Conservation Society	WECA - Wynberg East Civic Association
WRRRA - Wynberg Residents and Ratepayers Association	