

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



1. Opening and Welcome

The Chairperson, Ms. Sneha Jhupsee officially opened the meeting at 08:32 and welcomed everyone present.

2. Attendance

Members

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

Staff

Ms. Yusrah Hoosain	Secretariat	YH
Ms. Nuraan Vallie	I&AP Group (ASD)	NV
Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Zahraa Ismail	Chief Admin Clerk	ZI
Ms. Nosiphiwo Tafeni	Admin Clerk	NT

Legal Advisor

Ms. Penelope Meyer	Deputy Director	PM
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Observers

None

Visitors

Mr. Clive Theunissen	Capacity	Item
Mr Kobus van Wyk	DHAC	Drakenstein items
Ms Katie Smuts	Heritage Statement Author	13.4
Mr. Reghardt Bruwer	Heritage Practitioner	13.5
Mr. Ashley Lillie	Applicant/Contractor	13.9
Ms. Jonè Kros	Heritage Practitioner/Applicant	13.17
Ms Anne-Marie Fick	Applicant	13.19
Mr. Willie-John van Niekerk	Heritage Consultant	14.8
	George Heritage Trust	14.21

3. Apologies

Ms. Chiara Singh	Heritage Officer	CSI
Ms. Aneeqah Brown	Secretariat	AB

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 30 June 2025.
CN moved to adopt the agenda and SVB seconded.

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

6.1. The Committee resolved to approve the minutes of 23 June 2025.
CN moved to approve the minutes and EJV seconded.

7. **Disclosure of conflict of interest**

None.

8. **Confidential matters**

None.

9. **Standing Items**

9.1. **Site inspections undertaken**

9.1.1. None

9.2 **Proposed Site Inspections**

9.2.1 None

9.3 **Site Inspection Reports**

9.3.1 None

9.4 **Preparation for upcoming Committee meetings**

9.4.1 Appeals: 2 July 2025 (2 matters)

9.4.2 HOMs: 7 July 2025

9.4.3 IACom: 9 July 2025 – Agenda & I&APs

9.5 **Tribunal Updates (Legal)**

9.5.1 None

9.6 **Interim and Close out Reports**

9.6.1 **Erf 40/2, Pastorie Street, Saron, Paarl**

Case No: HWC24091915SB0923

- Close-out report submitted in fulfilment of permit condition issued on 12 November 2024.
- Building is graded II.
- Inside HPOZ.
- After severe storms caused damage, Saron VGK applied to HWC for maintenance and repair work, which was approved on 12 November 2024. Due to limited funds, VGK has only completed basic repairs under their insurance with Santam and is exploring further fundraising options.
- During a site visit on 27 February 2025 the consultant notes the following: For the exterior plaster work, it was noted that previous repairs were done with Portland cement, and further repairs should continue with this material for better adherence, as there are only small cracks to fix.
- Inside the building, the interior has not been significantly replastered, but there are patched areas present. Concerning the ceiling, it was observed that long spans between roof trusses caused sagging in ceiling planks. Instead of painting the planks white, it was decided to keep them varnished and sand and revarnish after repairs, as the paint could highlight the unevenness from the sagging.
- Regarding truss stability, repairs were made to the roof trusses following a structural engineer's inspection. Some older trusses require additional support to meet standards. The contractor is coordinating with the structural engineer to ensure proper certification.

- Regarding the fascias, it was recommended to provide additional support due to deterioration of the rafter ends where they were originally fixed. In the creche area, rafters have been installed with closer spacing, awaiting inspection for certification.
- The quantity surveyor noted that only partial repainting would be covered by Santam, but efforts are being made to extend that coverage.
- In a follow-up on 19 June 2025 consultant notes the following, it was reported that all necessary works have been completed according to specifications. The church requires further maintenance that is beyond what their insurance covers, and they are currently unable to finance these additional needs

ENDORSEMENT

The Committee resolved to endorse the close-out report titled Erf No 40/2, Saron, SARON VGK dated 19 June 2025, and prepared by Anne-Marie Fick Heritage Consultant, as having met the conditions of the HWC issued permit, dated 12 November 2024 (HWC24091915SB0923). Any further work is to be submitted as a new S27 application.

9.7 Incomplete Applications

- 9.7.1 Matters Arising:** 13.7; 13.16; 13.22
- 9.7.2 New Matters:** 14.1; 14.2; 14.7; 14.9; 14.12; 14.14; 14.16; 14.19; 14.23; 14.26; 14.27; 14.28; 14.29; 14.33; 14.35; 14.36; 14.37; 14.38

9.8 Decisions taken under ASD delegation

- 9.8.1 Matters Arising:** 13.1; 13.3; 13.6; 13.11; 13.13; 13.18; 13.20
- 9.8.2 New Matters:** 14.3; 14.6; 14.11; 14.13; 14.30; 14.31; 14.34; 14.40

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

- 9.9.1 Matter Arising:** None
- 9.9.2 New Matters:** None

9.10 Archaeological Matters

9.10.1 Sale of Archaeological material: Robertson Veiling - Carl Stassen Auctioneers (SB)

- Stone tools were sold illegally at an auction house in Robertson after they were informed not to sell the objects.
- The Committee raised concerns over the sale of these archaeological items and questioned whether this was in contravention of the NHRA and whether this was enforceable by HWC.
- The Committee noted that in terms of S32, certain heritage objects and object types are declared by SAHRA (specifically in terms of Government Notice No. 587 published in Government Gazette Notice. No. 42407 of 18 April 2019).
- If these objects fall under this declaration, then they are protected in terms of S32 and SAHRA might be the correct authority required to deal with the matter, although it is generally understood that S32 relates to the export of declared objects.
- It was also noted that, in terms of S35(7)(a), if archaeological objects were not registered with SAHRA within two years of the NHRA coming into effect, then the objects are treated as having been collected after the NHRA came into effect. Clarity would be required from SAHRA whether these objects were registered with SAHRA.
- Furthermore, in terms of S35(4)(c), a permit would be required from HWC to "trade in, sell for private gain, export or attempt to export from the Republic any category of archaeological or palaeontological material or object, or any meteorite...".
- As such, it is understood that the auction house was complacent with a (if perhaps not directly in) contravention of S35(4)(c) as the objects were sold after they were advised not to sell the objects.
- However, as these objects might be protected under S32, there is uncertainty about whether SAHRA or HWC should take the lead on this issue as the understanding is that S32 is only for the export of objects.

- The Committee decided that the best way forward would be for the officer to engage with SAHRA and pull in the relevant HWC staff to determine the appropriate way forward.

9.10.2 Walkdown report: Nuweveld WEF (SB)

- Dr. Orton has requested that HWC revises the interim comment to a final comment for the WEF since the report was for the final layout and there will not be any further survey / walkdowns.
- The committee noted that, there was some concern around the walkdown report not including final locations, however, given the consultant experience, the Committee was satisfied with the recommendations set out in the report.

ENDORSEMENT

The Committee resolved to endorse the walkdown report dated 1 May 2025, prepared by ASHA Consulting, and the recommendation on page 56 to 57. These recommendations align with those set out in the Heritage Impact Assessment (HIA) prepared by ASHA Consulting, which was endorsed by IACom on 21 July 2021.

9.10.3 Erf 157, 7 Jameson Street, Laaiplek

Case No: HWC25061703EJV0617

- Jonathan Kaplan submitted a brief summary of the outcome of the enactment of the emergency S36 permit and recommends consultation with a human remains specialist at UCT to determine provenance. The close-out report for this work remains outstanding.
- The committee agreed to include the UCT specialist amongst the I&APs required to be consulted during the 60-day consultation period mandated. The specialist is to confine their analysis to non-invasive techniques and a methodology for their analysis is to be provided to HWC prior to consultation and results are to be provided to HWC alongside the results of the larger consultation process.
- A timeframe of 6-months for the resolution and/or re-internment of the human remains is to remain in effect and, if required, can be extended should motivation be provided.

9.11 Illegal Works Database: Stop Works Orders issued

9.11.1 Sale of Archaeological Material (WD)

- Old Johannesburg Warehouse Auctioneers, WD issued letter on 23 June 2025. Further investigation required.

9.12 Permit deadline: 1 July 2025, 14:00

9.13 SAHRIS rollout feedback

- The HWC S38 NID Form has been updated on the staging site and a meeting is planned with SAHRIS admin team to confirm the changes before making it live.
- A meeting is scheduled for after Appeals on 2 July 2025 at 12h00, where some clarity and guidance will be provided.

10

Administrative Matters

10.1 Erf 1182, Via R324, Witsand: Emergency Permit issued on 24 June 2025

Case No: HWC25062009CN0623

- Proposal is to repair the leaking thatch roof, repair the gables and replacing the roof with an s-profile roof sheeting. The rest of the work include restoration. The proposal is to building no. 1 & 2 on the property.
- The Committee noted the emergency permit issued on 24 June 2025, under the ASD delegation.

10.2 MR00368 at km 45.57, on Farm Hoekplaas No 429, between De Rust and Uniondale: Emergency Permit issued on 24 June 2025

Case No: HWC25061706RB0619

- NEMA S30A directive for emergency repairs to road MR00368 which was damaged by floods.
- The bridge at km marker 45.57 was damaged and it is older than 60 years.
- The applicant submitted a heritage report suggesting the grading it as NCW and applied for the emergency permit to demolish the bridge in terms of S34.
- The Committee noted the emergency permit issued on 24 June 2025, under the ASD delegation.

10.3 Farm 0/238, Welvanpas Farm, Bovlei Road, Wellington: SDP & Way Forward (SJ)

Case No: HWC25040717SJ0526 / HWC25060309XM0604

- HOMs 02 June 2025: S34 for Stables and Kraals
DECISION: The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. Approval is given on condition that:
 1. A site development plan must be submitted with the next application to HWC, indicating proposed future uses on the werf and its structures, as well as a proposed timeline for development, with interventions indicated as high to low priority.
 2. This must be supported by the Framework Conservation Statement, which requires elaboration, heritage indicators for the werf's development and input from various specialists as indicated by Malherbe Rust Architects.
 3. The SDP and Framework must guide development and future submissions to HWC.
- HOMs on 18 June 2025: S34 MW for Fabric Analysis at the Old Mill
DECISION: The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources. Approval is given on condition that:
 1. The findings of the Fabric analysis must be submitted to HWC for endorsement.
 2. A site development plan for the future uses on the werf and its structures must be submitted to HWC in a Section 38 NID application.
- The decisions above were taken as concern was raised regarding scope creep on the proposed grade II werf, with ad hoc applications being submitted that prevent both HWC and the Municipality from understanding the full extent of proposed works. Given the new ownership and plans for development, clarity was sought on whether the scope includes broader elements such as landscaping, parking, and other associated interventions. A framework conservation statement was initially submitted indicated future uses and low-level indicators for development, thus elaboration was required in the form of an SDP indicating all proposed work to be undertaken. The SDP is to be a working document.
- On 23 June 2025, HWC, Drakenstein Municipality, the heritage consultant and MRA convened to undertake a discussion regarding the site and proposed interventions. It was agreed upon that the heritage consultant would provide HWC with a letter indicating interventions proposed for the property and that this is limited to the restoration and remedial work on 6 structures.
- The site plan and conservation statement are to serve as working documentation as investigations are carried out on the werf and Section 34 applications will be submitted to HWC for further restoration and remediation on the structures listed in the submitted letter dated 26 June 2025, submitted by Anne-Marie Fick, Heritage Consultant.
- Should the client's brief change to a development that may trigger Section 38 of the NHRA, HWC and Drakenstein Municipality are to be informed at the inception of this development via a NID application.

COMMENT

The committee notes the contents of the letter dated 26 June 2025, submitted by Anne-Marie Fick, Heritage Consultant, and endorses the proposed way forward for Section 34 applications to be submitted for the restoration and remediation works for the structures as listed in the letter and the condition of Section 38 will be met should Section 38(1) be triggered.

10.4 Erf 8311, Paarl Boys High, 232 Aurret Street, Paarl: DOI Concerns (SJ)

Case No: HWC25041605SJ0526

- On 02 June 2025, HWC resolved to accept the PoA submitted from the school governing body (SGB) as acceptable for processing at HOMs on 18 June 2025. It has been noted via email that WCG are in the process of consolidating their properties to obtain formal Title Deeds, thus the Title Deed was not be required for this application.
- On 18 June 2025 issued the following:
DECISION: The Committee resolved to approve the application, as the proposal does not negatively impact on heritage resources. Approval is given on condition that:
 1. The work must be monitored by a suitably qualified architect with heritage experience.
 2. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC within 30 days of practical completion.
- On 25 June 2025, DOI raised concerns regarding the ownership sign-off for the application as well as the architect's capability to submit heritage applications with no heritage expertise. DOI stated that no PoA was granted to the architects to act as DOI's agent on the site.
- The PoA was granted to the architect by the SGB (T R Muller) and not DOI. Thus, DOI will have had to have granted the SGB permission to act as agent on the site.
- The permit has not been issued and is pending discussion at HOMs on a way forward.
- HWC has previously written to DOI requesting a list of applications intended to be submitted to HWC for ease of processing and confirmation that the title deed and PoA is in order. This needs to be emphasized as process for DOI for the facilitation of applications to HWC.
- Communication with DOI to be undertaken.

COMMENT

The Heritage Western Cape Section 34 permit is to be withheld until the owner (WG: Infrastructure) confirms their approval in writing.

10.5 HWC Fee Increase (WD)

- HWC administration staff are present for this item.
- Applicants who have not paid the new application fees as 1 July 2025 are to be informed that the application will be processed however the formal decision will be withheld until the full payment is received.
- The payment is the difference between the old and new fees using the same reference number.
- i.e.
 - R330 + R670 for S27, 29, 31, 34, 35, 36 and 49
 - R330 + R1170 for S38 NID
 - R330 + R4670 for S38 NID where work has been completed and S51
 - R330 + R2170 for S38 HIA and S47 CMP Assessment

11 Monitoring by practitioner

11.1 (13.15) Erf 67876, 2 Lower Maynard Road, Wynberg, S34-Alterations

Case No: HWC25032008SVB0324

- On 07 April 2025 the committee endorsed the application however the committee required a detailed scope of works be supplied to HWC to permit the work along with a letter of appointment of a suitably qualified architect with heritage experience that will be monitoring the work.
- An appointment letter has been provided by the owners, CoCT, appointing Mike Scurr from RSA. The appointment letter and Mr. Scurr's CV have been submitted to HWC.
- The committee endorses the appointment of Mike Scurr (RSA) to monitor the proposed work. The item will be discussed under 13.15.

12 Discussion of the agenda

12.1 (13.16) Erven 3972 & 3973, 76 & 78 Queen Victoria Street, Cape Town City Centre, S34-Minor Works

Case No: HWC25061203SVB0612

- The French Consulate to provide a letter of delegation, empowering their representative to sign the Power of Attorney on the Consulate's behalf.
- The requirement for internal photographs is waived, given that the property is the French Consulate.

12.2 (13.7) Erf 850, 52 Kerk Street, Robertson, S34 – Addition

Case No: HWC25030606SB0506

- It was queried whether the work has been completed and if a municipal resolution is required. A resolution will be requested, and although the Municipal Manager has signed, a copy of the delegation of authority will also be requested for attachment.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 574, 32 Huguenot Street, Nedbank, Franschhoek, S34-Minor Works

Case No: HWC25052027CH0521

Ms Chane Herman introduced the item.

CASE SUMMARY

- Not graded
- Outside HPO
- Work has not started
- Previous permit was issued on 30 October 2024 for internal alterations.
- Proposal is for internal alterations. The walls in yellow was previous approved work and the walls in red the proposed work in this application. Main change is converting a portion of the storeroom into a unisex paraplegic toilet.

FOR NOTING

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

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

CH

13.2 Erf 16, 4 Glengariff Road, Three Anchor Bay, S34-Minor Works

Case No: HWC25050501CN0610

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for all photos, SG diagram and plan indicating work that has started/been completed which was received on 23 June.
- Grading: IIIB
- HPO: The property does not fall inside the HPO, however the section of Glengariff Road in front of property is an HPO.
- Status of work: Majority of the work has been completed, as confirmed with the owner telephonically.
- Proposal: The proposal is for internal alterations as well as changes to doors and windows on the ground and 1st floor.
- Heritage considerations: Original fabric was retained, and I don't deem the proposals to have a negative impact on the significance of the heritage resource.

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.

CN

13.3 Erf 863, 145 St. Johns Street, Oudtshoorn, S34-Minor Works

Case No: HWC25052621CN0604

Ms Corne Nortje introduced the item.

CASE SUMMARY

- Outstanding information was for Locality Plan and Streetscape photos which was received on 19 June.
- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: For internal alterations, changes to doors and windows (new timber windows), as well as semi-enclosing the stoep.
- Consultation:
- Oudtshoorn Municipality supports the recommendations by Heritage Oudtshoorn
- Heritage Oudtshoorn supports
- Heritage considerations: The buildings seem to be worthy of a grade IIIC resource. No impacts from the proposals on the resource.

FOR NOTING

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

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

CN

13.4 Erven 31328 & 31329, 3 & 3A Hermitage Road, Rosebank, S34-Additions, Alterations & Partial Demolition

Case No: HWC25013103CN0212

Ms Corne Nortje introduced the item.

Mr Kobus van Wyk was present and took part in the discussion.

DISCUSSION

- HOMs on 19 May 2025 requester Further Requirements in that 1. A Heritage statement compiled by a suitably qualified heritage practitioner must be submitted to within 60 days. 2. The heritage statement must assess the unauthorised work, the status quo of the site and any proposed mitigations. The further requirements were received on 20 June 2025.
- Grading: Erf 31328 = NCW and Erf 31329 = IIIB
- HPO: Inside
- The proposal is for alterations to the existing facades such as repainting, shifting and installing new and existing openings.
- Internal alterations to ex. structures by creating liveable units for student accommodation with bathrooms and kitchenettes.
- A stop works order was issued by HWC on 23 January by SJ and me. CoCT has issued 3 stop works orders, but work has continued irrespective of any stop work order issued. CoCT has also taken this process to the High Court.
- CoCT does not support and concludes with: ""Due to the severity and extent of the unauthorised works, not only to the building itself, but to the site in context of the building and the HPOZ, the levels of significance of the resource have been drastically impacted on negatively"".
- RMCA did not provide comment in 30 days.
- Applicant response to objections: The applicants responses relate mostly to motivating the need for student accommodation. The response notes that Internal features such as original tiles, carpeted stairs, skirting, cornices and architraves have been almost entirely retained and the external features were retained and restored (excluding the removed canopy which is to be reinstated). We do not view this as having negatively impacted the significance of the resource in terms of external features. Minimal work was done to the exteriors, beyond restoring and repainting. Therefore, in terms of historic fabric this property remains relevant and still contributes to the character of the streetscape. The response concludes and states that Despite the changes made, we believe that the property retains

much of its heritage significance, especially in terms of the external architectural features which remain and have been restored.

- Heritage Statement by Mr. Kobus van Wyk:
 - The exterior of the building has stayed unchanged for more than 130 years, showcasing remarkably preserved period design characteristics. These features consist of the asymmetrical facade, the porch and turret adorned with a finial, along with the roof shape and plaster quoining.
 - Intrinsic significance – High: the main intrinsic significance of the pre-renovated building lies in its remaining authentic older fabric.
 - Associational Significance – Medium: The building is closely linked to a renowned architect William Adamson from the late Victorian Period. Not only did he design the building, but he also owned the house, as mentioned in paragraph 7.2. This building serves as a remarkably well-preserved representation of his design style, featuring aesthetic elements similar to those of the now-demolished Old Cape Town Harbour Pier and the reconstruction of the Alabama Hotel at the corner of Loop and Bree Streets in Cape Town.
 - Contextual Significance: Medium - Despite the presence of two older 'villas' from the same period immediately to the south of the subject building, there is a lack of contextual appropriateness, and the building is perceived as being like a ship on the ocean rather than fitting comfortably within a sympathetic urban context.
 - The current City of Cape Town grading of IIIB is supported. Given the high degree of intrinsic significance and with a careful period restoration, should it ever be possible, a grading of IIIA might even be appropriate.
 - Majority of the work has been completed at time of the site inspection by Mr. Kobus van Wyk.
 - Unauthorised work that took place:
 - External: The external work consists of general repairs to the previously neglected building. The external walls were painted, the roof and gutters repaired, and the timber fretwork repainted. It appears as if, while painted, no repairs were done to the fretwork, as some damage is still evident on the gable ends. The existing sliding sash windows were repaired and repainted. Very few alterations were made to the external envelope, and the original fabric was kept and repaired to a large extent.
 - Internal: Extensive internal alterations were made to the building. The internal spaces were subdivided using drywall to create separate units, each with its bathroom. There is a total of 20 units within the main dwelling and outbuildings, with 15 units on the ground floor and 5 units on the first floor of the outbuildings. Regarding the original brick walls, existing door openings were bricked up in four locations, one new door opening was created, and a section of a wall was removed in another location. All other internal divisions of spaces were achieved using drywall.
 - Finishes: The internal finishes were retained and refurbished. The walls, ceilings, cornices, and existing doors were retained and repainted. The timber strip flooring and skirtings were retained and refurbished. Existing decorative detailing was also retained. Internal doors were retained where possible. However, five new internal doors and 20 new sliding doors were installed.
 - Services: Electrical reticulation was, however, chased into the walls, which no doubt has led to a substantial measure of damage to the original fabric.
 - Assessment of Impacts: There is no doubt that the unauthorised work impacted the authentic older fabric of the building, and therefore on the significance of the heritage resource.
 - Conclusion: The unauthorised and ill-conceived renovation is regrettable. As mentioned earlier, the significance of the heritage resource has been severely and adversely affected. The original resource was a superb architectural representation of its kind, with well-preserved architectural features, elements, and historic fabric, set within a garden environment, as was typical of this type of Victorian villa in the area. While substantial damage was done to the building, some of this is reversible without substantial damage to the original fabric. As the original detailing to cornices, skirtings, architraves are still present, as are the original flooring and ceilings, it would theoretically be possible to remove the drywall partitioning, bathrooms and kitchenettes and reinstate the original internal spatial arrangement and repair the historic fabric as far as possible.
 - Mitigation: Punitive measures, if necessary, will be determined by HWC and CoCT following the

relevant legislation. Insisting on the reversal of unauthorised work is not recommended due to the potential impact on the sustainability of the business model. This could ultimately lead to the neglect of the building because of insufficient maintenance. The following mitigation measures are therefore recommended:

- General: A comprehensive and detailed maintenance management plan, similar to a conservation management plan as per Section 5 of the NHRA, is to be compiled for approval of HWC in order to protect the heritage resource into the future. The purpose of this will be to regulate and monitor any work done to the heritage resource. This should become a binding document, placing the owner/operator under an obligation to report and request permission.
- Building Work: The reinstatement of the canopy over the entrance to Unit 12 off Hermitage Road, matching the original detailing.
- Garden: A landscape architect with experience in period gardens is to be employed by the owner to develop an appropriate landscape plan for the reintroduction of mature trees and other garden features, and to see to the implementation and establishment of the garden.

FURTHER REQUIREMENTS

1. Plans showing the resource prior to the unauthorised work and a separate set of plans indicating the unauthorised work clearly.
2. A comparative photographic analysis showing the resource before and after unauthorised work.
3. The heritage statement with mitigation and plans as above must be circulated to all I&APs for a 30-day commenting period.
4. The above must be compiled by a suitably qualified architect with heritage experience.

CN

13.5 Multiple Erven, Harrington Square, 27 Caledon Street, Cape Town, S38(4) - NID

Case No: HWC25061013EJV0611 / 25494EJV0611 <https://sahris.org.za/node/382717>

Emily Jane Vowles introduced the item.

Ms Katie Smuts was present and took part in the discussion.

DISCUSSION

- Outstanding Information received on 23 June 2025
- Ungraded, but noted for possible archaeological sensitivity
- Inside Central City HPO
- Work has not started
- Triggers s38(1)(c)(ii)
- The proposal is for the redevelopment of Harrington Square. Three options have been developed and are being interrogated and evaluated to determine the most suitable option going forward. Option 1 includes semi-basement parking and the development of retail and residential spaces on the square. Option 2 includes the creation of a mix of public facilities, parking and landscaping. And Option 3 is for the removal of all parking, and the redevelopment of the space as a playpark and open space. The site comprises Harrington Square, bounded by Caledon, Harrington, Constitution, and Canterbury Streets, currently utilised as a parking lot with structures (IIIC and IIIB) on the south eastern third of the site which is excluded from the development proposal. The site has a rich history of occupation extending through the colonial and precolonial periods due to its proximity to the shore dune system and later the Castle of Good Hope. In terms of structures, it originally housed a Roman Catholic Church, erected in the 1820s followed by the Holy Trinity Church that may have been built on the foundations of the previous church in 1848. In the 1860s, a theatre was established on the site and then followed by Beinkinstadt Booksellers in the 1920s, the first Jewish bookstore in the country. The Holy Trinity Church was demolished in the 1970s, alongside the majority of District Six, and the site has come to offer a unique sense of place in both shared memory and in the present. The foundations of the church, possible burials, and other artefactual material is highly likely to be below groundlevel. GPRS have identified various anomalies that confirm possible archaeological sensitivity. The consultant proposes a IIIA grading for the site, taking cognisance of its long and layered history and resulting social and historic significance. Redevelopment therefore poses an opportunity to recognise this significance through

creative design interventions and interpretation while retaining the sense of open space. The SAHRIS Palaeo-Map indicates low sensitivity.

- Consultant recommends a phased HIA with AIA, Townscape Assessment, and Social Historical Study

DECISION

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

1. Archaeological Impact Assessment
2. Townscape Assessment
3. Social Historical Study

EJV

13.6 Erf 2425, 98 Voortrek Street, Swellendam, S34 - Additions, Alterations, & Partial Demolition Case No: HWC25011614RB0203

CASE SUMMARY

- OI received 20 June 2025.
- Work has not started.
- Structure is ungraded.
- Inside the Proposed Swellendam Heritage Overlay Zone.
- One of the five structures on site is older than 60 years, titled building A in the plans whereas the others were built in the 70s and 80s.
- The proposal is to demolish the building except for its street facing facade, and then restore the street facing facade back to its original pre-1928 facade.
- Swellendam Heritage Association supports.
- Swellendam Municipality support and stamped the plans.
- Outside of Whale Coast Conservation boundaries (inside the Urban Edge of Swellendam).

FOR NOTING

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

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

RB

13.7 Erf 850, 52 Kerk Street, Robertson, S34 - Addition Case No: HWC25030606SB0506

OUTSTANDING INFORMATION

Municipality resolution or municipal delegation for municipal manager and confirmation if the work is completed, is required.

SB

13.8 Erf 14009, 77 Mountain Road, Woodstock, S34 - Additions, Alterations & Restoration Case No: HWC24052728SB0812

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Grade: IIIC
- HPO: Inside
- Work has not start, proposed restoration of building that was unlawfully stripped. proposal includes restoring the building while making minimal changes to the street-facing façade. A new roof design with a double gable end will be introduced to enhance loft space.
- Internal Modifications: Changes will involve minor demolitions for kitchenettes and bathrooms, transforming the loft area into more spacious living units. WAAC support. The building dates back to the

late 19th or early 20th century and is part of a residential densification effort. It is currently uninhabited and in poor condition due to illegal occupation and vandalism. Zoned as General Residential 4 (GR4).

- Additional information received 11 June 2025, this is the CoCT comment of support however note/assumed that the street-facing window will be repaired/reinstated in the form of a timber sliding sash window in the existing opening, as per the new side gable window as this is not stated on the plans.
- Applicant respond to the CoCT comment on the 25 June with revision 4 of the plans that clearly show the sash window. -timber

DECISION

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

SB

13.9 Erf 189 and 190-RE (1048), 12 Mill Street, McGregor, S27 - Minor Works

Case No: HWC25040709SB0507

Ms Stephanie Barnardt-Delport introduced the item.

Mr. Reghardt Bruwer was present and took part in the discussion

DISCUSSION

- HOMs on the 2 June 2025 had further requirements - heritage statement, this was received on the 20 June. The following is the summary of the heritage statement:
- The property consists of Provincial Heritage Site (PHS) and includes a structure over 60 years old.
- 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.
- Location: corner of Mill and Barry Streets, McGregor (Cape Winelands).
- Grade Erf 189: Main structure built in 1862, Grade III B suggested, registered PHS.
- Grade: Erf 190-re: Later additions from early 20th century onwards. has lost the two original buildings which once stood on the erf. These were demolished around 1980 and were replaced by a small vineyard. Contains the two wings which are built on the left and right side of the main dwelling. This created a formal 'U' shape layout as seen today, and an open-end courtyard with brick piers and gum poles for vines overhead. Part of the PHS
- According to the statement of Significant: due to its architectural value and social history, particularly related to forced removals under the Group Areas Act (1967).
- Heritage Alterations – Timeline:
 - 1980–1995: Major changes under owner Robin McGregor.
 - 1995–2019: Further modifications including garden structures, chimneys, and interior finishes.
 - 2019–2024: Thatch roof replaced, dormers added, new windows and courtyard finishes.
 - 2025 (unauthorized): Internal floor and ceiling changes, courtyard modifications, wall removal, minor plumbing and repainting.
- Unauthorized Work Summary:
- Most work involved the replacement of modern elements (e.g. generic tiles and sanitaryware) with clay tiles and fittings more sympathetic to the building's vernacular.
- Interior ceiling painting had previously occurred in 2024, limiting new impact.
- 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.
- While some heritage fabric was lost, most changes are reversible or in keeping with the building's

character. Therefore, Minimal or no long-term negative impact, the Courtyard drainage improvements are beneficial. Finally, the new wall for parking has no heritage impact.

- Proposed Work Summary:
- New vehicle gate and fencing, external double doors to link lounge with pool, demolition of non-significant garden wall and arch follies (support work). Permanent removal of pedestrian gate on Mill Street due to streetscape value (not supported).
- Consultant recommendation: Heritage value has been previously compromised by renovations in 1995 and 2019. Unauthorized and proposed changes do not pose further significant heritage impact. Permit to be issued.
- The committee was satisfied that with the Heritage Statement was supported, however recommended that revised plans include retention of the existing garden gate leading to Mill Street before considering the application. Concerns were raised about the replacement of original clay tiles with smaller ones, though it was noted most of the work is complete and sourcing original-type tiles may be difficult.
- Furthermore, the committee expressed concern over the extent of heritage loss and suggested possible 14-day recirculation of the Heritage Statement to MHS as they may not have reviewed the statement, otherwise supported retention of original elements and potential implementation of monitoring and closeout. The committee noted that a Conservation Related Objective (CRO) could be issued under Section 27, with possible referral to BELCom and CRO once revised plans are revised.
- The Mr. Reghardt Bruwer confirmed that the demolition work has not been completed, the only authorised work was the removing of clay tiles.

FURTHER REQUIREMENTS

The committee resolved to request the following further requirements:

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 to all I&APs for a period of 14 days.

SB

13.10 Erf 438, R43 between Stanford and Gansbaai, Stanford, 38(8) - HIA

Case No: HWC24021419SB0219

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- NID Level: HIA -AIA, PIA and via on the landscape
- Revise HIA received on the 18 June. Summary of the revised HIA:
- Proposed: Stanford Green Eco-Lifestyle Estate consists of two components:
 1. 28 residential plots over 5.1 hectares, (The amenities include a secured perimeter with high-quality fencing and an access-controlled gatehouse. Residents can enjoy landscaped areas, communal facilities like a lodge with a restaurant and spa, organic allotments for gardening, and plans for a future solar energy plant)
 2. Stanford Green Treehouse Lodge is situated within the existing Milkwood Grove. (8 rooms initially, expanding to 16 later. Guest areas feature a reception, restaurant, bar, library, multipurpose area, spa, gym, pool, and tours. Operations cover kitchen, utilities, staff facilities, parking, gardens, fruit trees, poultry, and a nursery for endangered flora.)
- Zone: Residential use (single residential zoning)
- Location: situated between a roundabout and an industrial area, located on the R43. The site is located within the urban edge of Stanford. Part of the site, as well as the Municipal land to the north, is currently used as a bualo grass farm. The Stanford industrial area lies to the south.
- Current use: Land to the north and east of the site is vacant, while the Provincial Road camp and the Stanford industrial area lie to the south. The site is currently used as a commercial grass farm and has a single homestead
- Grade: Grade IIIA heritage value.
- HPO: on page 19 – confirms that it is outside S31 but on page 60 stated Erf 438 within the Stanford

HPOZ. In the CLA – page 42 “It should be noted that Erf 438 falls inside the Stanford HPOZ but outside of the NHRA Section 31 Heritage Area as illustrated in Figures 22 and 23.”

- Constraints: The field assessment had no constraints. The proposed development site currently grows buffalo grass and has dense milkwood forest. Leaf litter affects archaeological visibility, but areas with grass removed were inspected in detail - low density layer of Middle Stone Age artefacts (flakes and flaked pieces) was visible. No other associated material culture was evident, and the artefacts identified are ex situ.
- Anticipated Impacts on Heritage Resources:
- The site holds significant palaeontological, archaeological, and cultural landscape value
- Archaeology: there is potential for low-density Middle Stone Age (MSA) artifacts in the area beneath the soil. Past studies confirm that this region has been less explored compared to coastal areas, although some shells from Later Stone Age sites have been documented. The area may contain rare artifacts, but their scientific value is diminished due to past agricultural disturbances.
- Palaeontological: It sits within a geological transition area, but the overall palaeontological sensitivity is low due to limited fossil records in the upper layers. However, the deeper layers contain rich marine fossils from the Early to Mid-Devonian period. The assessment indicates a low impact on palaeontological resources due to minor excavation planned, along with recommendations for a Chance Fossil Find Protocol to handle any unexpected discoveries during construction
- Visual: partly visible from the R43 Route and from a small section of Daneel Street on the opposite side of the R43. Daneel Street falls within the proclaimed Stanford Heritage Area.
- Built: The single homestead with a number of small storage sheds, none of the buildings having heritage value.
- Cultural: The Klein Rivier Valley is a distinctive cultural landscape. Cultural landscape resources have been assessed at various scales, noting Stanford's unique location in Klein Rivier Valley and its heritage value within the Stanford Heritage Protection Overlay Zone (HPOZ). Significant heritage resources identified include ""Die Bron/Die Oog,"" graded IIIA for its historical importance, as well as the milkwood forest, noted for conservation. The nearby R43 and R326 are recognized as scenic drives, with the site being somewhat obscured from view due to future developments. On Page 37 mitigation and setbacks were explored: Character areas 1 to 5 are outlined with specific guidelines for development.
- Character Area 1, the R43 Scenic Envelope, emphasizes the need for development to be set back at least 25 meters from the road. It should maintain a soft, green interface and ensure any security structures are discreet and in harmony with the surroundings. Views from the R43 should align with the existing landscape and architectural styles of the Stanford Heritage Area.
- Character Area 2, R326 Long Views, focuses on integrating development along the northeast site edge with the Stanford townscape. Future constructions will likely block long views from the R326, so buildings should be designed to blend into a green landscape, keeping roof lines lower in profile.
- Character Area 3 presents the Village Street Opportunity, suggesting that the area can build on the historical street layout of Stanford village. The R43 serves as a primary route, thus limiting additional crossings, while De Bruyn Street could extend this historical pattern, albeit slightly. New development should create a cohesive village street feel, incorporating positive street conditions and landscaping to enhance the setting.
- Character Area 4 concerns the millstream and wetland, which necessitates a buffer zone of 32 meters from water sources. Boundary treatments should be visually permeable and feature local indigenous plants.
- Finally, Character Area 5 highlights the milkwood forest's importance due to its protected status and ecological value. Development here should minimize disturbance to the trees and their root systems, reinforcing a careful, respectful approach to the environment
- Consultant recommends: “The principle of development of the site is supported from a cultural landscape perspective. Heritage indicators have been prepared at the broader landscape, townscape and site scales. The proposed development is largely in accordance with the heritage indicators with further refinements required and indicated below.
- PPP: The Stanford Heritage Committee emphasizes that architectural guidelines should align with the surrounding buildings and request a final review of these guidelines. They ask for a justification for demolishing the existing structure, which is deemed to lack heritage value and is classified as Not

Conservation-Worthy. There is strong opposition to fencing off the development next to the Millstream for private use, as public access should be preserved. Additionally, the name ""Stanford Green"" for the new development is considered inappropriate, as it undermines the uniqueness of the local village green; a more suitable name is needed. The OHAC supports the proposal but also objects to the name ""Stanford Green,"" and Motivation for the demolition of the existing structure on the site to be submitted to HWC

- no heritage-related comments were made by Whale Coast Conservation.
- These have all been addressed and responded to in the HIA – page 59.
- Recommendations:
- Page 54: various alternatives - Option 4 has been assessed in this report and is the preferred alternative from a heritage perspective, on condition that the recommendations outlined in Section 8 below are implemented.
- The HIA meets the provision of S38(8), however, there is some clarification required, especially around structure on site proposed for demotion, recommendation 10 states that there is no objection, but the comments read otherwise.

REFERRAL

The Committee resolved to refer the application to IACom on 9 July 2025 due to HWC delegations and PPP concerns.

SB

13.11 Erf 118093, 1 Product Street, Maitland, S34-Partial Demolition

Case No: HWC25060314SJ0611

Ms Sneha Jhupsee introduced the item.

CASE SUMMARY

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: IIIC: Mid-20th century factory building. Good example of a period typology. Tiger Milling and Feeds is the grain division of Tiger Brands.
- The work has not started.
- Graded IIIC/Some heritage significance evident and outside HPOZ.
- Proposal is for the partial demolition of one bay of the elongated warehouse which has been constructed in parts over the years.
- Consultation:
 - CoCT EHM: support.
- Outstanding information received on 19 June 2025.

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

SJ

13.12 Erf 26667-RE, 3 Low Street, Observatory, S34-Additions & Alterations

Case No: HWC25060603SVB0609

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 19 and 20 June.
- The property is graded IIIC and within the Lower Observatory HPOZ.
- Work has not started.
- The proposal is to replace the existing street facing veranda with a new veranda structure and roof covering, add new wall and gates, add additional bathrooms, addition of a bay window and new veranda to the kitchen and living areas to the east of the dwelling.

- A permit for the same proposal was issued by HWC on 22 February 2022 (22011008SJ0202E). The applicant is re-applying for the same approvals due to the previous permit lapsing in February 2025.
- CoCT support the proposal and recommend that "the two proposed bathrooms on the south side of the house be combined as one structure and be well set back from the front of the house. The measured height of the proposed new front boundary wall must be indicated on the drawings and all new work must be coloured up as per convention." To note the comment was on the previous application in 2021 however, Tamar Shemtov from the City confirmed via email that their comment stands.
- Observatory Civic Association did not object to the proposal.

DECISION

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

SVB

13.13 Erf 64863, 77 Rosmead Avenue, Kenilworth, S34-Total Demolition

Case No: HWC25052002SVB0521

CASE SUMMARY

- Outstanding information received on 11, 18 and 19 June.
- The property is ungraded and outside of any HPO. However, the CoCT notes the grading as NCW in their comment, and the property is along Rosemead Avenue, which is graded IIIB and described as "plain and gum tree lined road. Some trees at least 100 years old"
- Work has not started.
- The proposal is for total demolition of all structures on site.
- A previous permit was issued on 21 January 2020 for total demolition (1911703WD0115E); however, this has since lapsed.
- CoCT does not object to the proposal and note that "The existing building is...not conservation worthy and outside of any HPOZ." "A section 34 permit from Heritage Western Cape is not required." To note that at the time that this application was submitted the property was ungraded on the City's map viewer and therefore not exempt.

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

13.14 Erf 660, Unit 108, Section 8 Belmont Gardens, 23 Belmont Avenue, Oranjezicht, S34-Minor Works

Case No: HWC25062408SVB0611

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 24 June.
- The property is graded IIIC and within the Upper Table Valley HPOZ.
- Work has not started.
- The proposal is to remove an internal wall to create open plan kitchen and sitting room, a new internal wall to enclose a new bathroom, repair flooring and new flooring in certain places, paints walls and ceiling, repair skirting and new fittings in kitchen and bathroom. The proposal is to replace existing windows with aluminium frames and new clear burglar bars, the aperture to remain the same.
- The proposal is Minor Works, however CIBRA were consulted and support the proposal.

DECISION

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

13.15 Erf 67876, 2 Lower Maynard Road, Wynberg, S34-Alterations**Case No:** HWC25032008SVB0324

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received 02 April.
- Application was heard at HOMs on 07 April, the committee resolved to request the following further requirements: "The committee endorsed the application however the committee requires a detailed scope of works be supplied to HWC to permit the work along with a letter of appointment of a suitably qualified architect with heritage experience that will be monitoring the work."
- Further requirements were received 25 June 2025.
- The property is graded IIIA and outside of any HPO.
- Work as applied for has not started, however unauthorized work has been carried out on the site in the past and is included as part of this application.
- In terms of previously complete work, alterations on the ground floor have been undertaken to the building without heritage authorization. In the recent past, these changes include removal of the original tiles from the foyer, repainting and drywall insertion on the ground floor, as well as refitting of toilets on the upper floor; and prior to that in 2011 the structure was reroofed with green Klip-lock sheeting.
- This application is for the following remedial work to mitigate the unauthorized work done on site: Re-tiling of the ground floor; painting of roof, from the inappropriate current green colour to a more appropriate red colour; maintenance and repair of rainwater goods, and possible replacement of elements where necessary, to heritage architects. This will all be done to the heritage architects specs as indicated in the new scope of works provided.
- This application is also for proposed new work, which is largely maintenance and repair work and all to be done in accordance with the specs outlined by the heritage architect in the detailed scope of works provided. At a high level the proposal is for cleaning, repair and repainting of the exterior, including repair of doors, window frames, panes and sills, to clean and oil all existing window ironmongery and replace to match existing where necessary and for correction of incorrect use of Portland cement to be replaced with lime plaster where feasible.
- Interior work is for maintenance, repair and like-for-like replacement where necessary of flooring, ceiling, balconies, windows, doors and thresholds. The proposal is also for installation of required fire equipment and upgrading of the bathrooms including laying new vinyl flooring.
- CoCT E&HM Branch support the proposal with conditions. The conditions being that:
 - The maintenance and repair work must be implemented according to the specifications detailed in section 8 of the submitted report.
 - The work must be monitored by a suitably qualified architect with heritage experience and a close out report submitted to CCT E&HM and HWC.
 - Within 6 months the City must submit a strategy to HWC indicating how and when the urgent internal and external repair work not included in the current scope of works and the mitigation work required to address the negative impacts caused by the unauthorised work, will be funded and implemented.
- Wynberg Residence and Ratepayers Association did not respond to the request for comment.
- Heritage SA was also consulted and did not respond.

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 Mike Scurr to monitor the proposed work.
2. A close-out report, compiled by a suitably qualified heritage consultant, must be submitted to HWC

within 30 days of practical completion.

SVB

13.16 Erven 3972 & 3973, 76 & 78 Queen Victoria Street, Cape Town City Centre, S34-Minor Works
Case No: HWC25061203SVB0612

OUTSTANDING INFORMATION

Resolution/delegation from Consulate General of France for signatory required.

SVB

13.17 Erven 92179, 92180, 148571, 148572, 92183, 92184, 149363, 91753 & 91754, 1-21 Lester Road, Wynberg, S38(1)-NID
Case No: HWC25011507SVB0613

Ms Sofia Briel introduced the item.

Mr Ashley Lillie was present and took part in the discussion

DISCUSSION

- Outstanding information received 24 June.
- The trigger is S38(1)(C)(ii) involving three or more erven or divisions thereof which have been consolidated within the past five years
- The proposal is for demolition of all structures and the construction of an apartment building or residential units across the properties.
- The properties are boarded by the railway line to the east and majority of properties across the road to the west are graded NCW, excluding one IIIB graded property. The closest PHS is approximately 200m away / a few blocks away along Langley Road to the north-west of the site. This PHS is a late 19th century residential building. The remaining properties around the site are a mix of NCWs, IIICs, IIIC/NCW, IIIBs and a few IIAs. There is a proposed HPOZ to the west of the site, however the site does not fall within the boundaries of the proposed HPOZ. There is no identified cultural landscape.
- The palaeo-sensitivity is indicated as low on the SAHRIS Palaeo-sensitivity map.
- The consultant has not identified any potential impacts on archaeological resources. The site is already developed within a greater context that is also highly developed.
- No SDP or concept plan has been provided for the proposal. It is therefore difficult to determine whether there is the need to further investigate potential visual impact. The proposed use is residential in keeping with the current use; however, no indication has been given of the proposed density or scale of the replacement buildings. Although the property is not in an HPO or cultural landscape and although there are some IIIC and IIIB graded buildings in immediate vicinity, I cannot identify any significant heritage resources that would be impacted visually here, beyond the loss of the streetscape due to the proposed demolition.
- The subject properties are a mix of IIIC and IIIC/NCW and are located outside of any HPO.
- The consultant's recommendation is that an HIA is not required.

DECISION

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

SVB

13.18 Erf 575, 22 Normandie Avenue, Fresnaye, S34-Minor Works

Case No: HWC25040710XM0417

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- Outstanding information received 20 June 2025
- The application is for addition and alterations to be done to the home, for a more clear and bigger internal layout. A section of the front verandah will be incorporated into the house as a further extension of the front. The exterior envelope of the building will be kept as built, with the window and door openings altered to bigger sizes. The only exterior wall that will be demolished is the wall facing west in the main bedroom, which will be extended to include the last existing column closest to that wall and the area in front of the current entrance. A new entrance will also be built onto the existing structure.
- The Northern balustrade wall, on the street, will be extended to align with the extended wall and kept at its current height. The glass partitions will be replaced with new glass.
- The additions and alterations to this building will help to provide better circulation within and outside the house keeping the historical architectural elements on the exterior of the house addition.
- The property is graded IIC and not located within a HPOZ
- CoCT comment: While the loss of a section of the original Edwardian verandah is most regrettable, the original heritage resource had already been severely compromised. The surrounding neighbourhood had lost many of its original Mediterranean-like charm due to the extensive erosion of the original historic fabric. Its contextual contribution will remain the same. E&HM is supportive of the proposed application as not further impacting negatively on a heritage resource
- The SFB have no objection
- SFA have no objection

FOR NOTING

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

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

XM

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

Case No: HWC25052803XM0606

Ms Xola Mlwandle introduced the item.

Ms Jone Kros was present and took part in the discussion

DISCUSSION

- Additional information received 20 June 2025.
- The proposal is for minor additions to carry out internal alterations to create better internal layouts for the bedrooms, general restorative maintenance to the existing building with no changes to the external facades, add pergolas for the existing parking bays, minor changes to the street boundary walls, carry out like for like replacement of damaged windows and doors. The existing structure and facades are to be retained entirely.
- Work has not started.
- The property is graded IIIC and falls within a proposed HPOZ

DECISION

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

XM

13.20 Erf 12686, 9 Huising Street, Somerset West, S34-Additions & Alterations

Case No: HWC25031905XM0324

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- Outstanding information received on 11 and 16 April 2025, 5,24 June 2025
- Homs requested updated plan to indicate the work completed under the previous permit as distinct from the work being proposed.
- The proposal is for proposed internal alterations as well as the replacement of the existing entrance roof of the building. Some of the external alterations have partially been completed incl window & door changes. The chimney & entrance is existing & was approved with the previous HWC submission (HWC23031508CN0316). The alterations are required for purposes of the continued use of the building as a restaurant. Including replacement of old doors and windows, new pizza oven, new disabled ramp and first storey balcony. All new work has been completed except for new ramp to disabled toilet entrance. HWC submission HWC23031508CN0316 has not been carried out.
- The Heritage Section of the E&HM Branch has no objection to the proposal- support
- HRF support
- Graded IIIC
- Outside the HPOZ

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

13.21 Erf 2089, 4 St. George Street, Somerset West, S34-Additions & Alterations

Case No: HWC24082102XM0802

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received on 23 June 2025
- The proposal is for additions including a new garage with main bedroom extension from the original building. Proposed new dwelling isolated from the main dwelling.
- Work has not started
- The property is not graded
- Not within HPO
- CoCT proposed NCW grading and declines its opportunity to comment from a heritage point of view and request to proceed without a formal comment.
- The HRF notes that there is no impact or significance on the heritage resource and have no objection.

DECISION

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

XM

13.22 Farm ST245-1, 162 Langverwacht Road, Kuilsriver, S34 - Minor Works

Case No: HWC25020311CSI0206

OUTSTANDING INFORMATION

Consultation comments from SIG, SHF and CoCT required.

CSI

14. NEW MATTERS

- 14.1 Erf 1159, 11 Louw Street, Stellenbosch, S34-Additions & Alterations**
Case No: HWC25061905CN0619

OUTSTANDING INFORMATION

Registered Title Deed, both owners to sign application form, all photos, SIG & SHF comments and SG diagram required.

CN

- 14.2 Erf 1511, 84 Kloof Street, Gardens, S34-Minor Works**
Case No: HWC25061709CN0618

OUTSTANDING INFORMATION

Company Resolution, methodology and specs in motivation and SG diagrams required.

CN

- 14.3 Erf 225, 98 Main Road, Suurbraak, Swellendam S34-Additions & Alterations**
Case No: HWC25061708CN0618
Ms Corne Nortje introduced the item.

CASE SUMMARY

- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: The roof will be removed, and the walls will be built higher as on the plan. A new corrugated iron roof will replace the old roof. A new Nutec ceiling will be fitted. All cracks will be repaired, and special attention will be given to the big crack between
- bedrooms 1 and 2. The windows will be removed and replaced with new windows. The house needs to be re-wired, and an electrical geyser must be installed. The existing concrete floor needs to be smoothed, and a final vinyl layer must be fitted. The existing wall between the entrance hall and the study will be removed and replaced with a dry wall to enlarge the study. A new en-suite will be built in bedroom 1 and the existing bathroom will be upgraded. The existing kitchen will also be upgraded and the existing window facing north will be removed to form an opening to the additional bedroom 3 and the new living room. A new stoep with a pergola will also be added to the southern side / front of the house.
- Consultation:
 - Swellendam Municipality supports
 - Swellendam Heritage Association supports
- Heritage considerations: The proposal will not have a negative impact on the building's heritage significance.

FOR NOTING

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

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

CN

14.4 Erf 45360, 44 Campground Road - Rustenburg Girls High School, Rosebank, S34-Minor Works

Case No: HWC25052103CN0617

Ms Corne Nortje introduced the item.

DISCUSSION

- Grading: IIIA
- HPO: Outside
- Status of work: Not started
- Proposal: For repairs to the roof trusses and flashings. The clay tiles, ridge cap, fascia boards, gutter and solar panels will be removed and reinstalled after repairs. Installation of Rhino board plaster ceilings and Nutec ceiling boards. From the motivation, it seems that additional solar panels are also proposed but not reflecting on the plans submitted. Thus, it seems that the roof is being prepped for additional solar panels.
- Heritage considerations: I don't foresee any impacts to the IIIA building or its significance with the proposed roof repairs.

DECISION

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

CN

14.5 Erf 702, 35 Belle Ombre Road, Tamboerskloof, S34-Additions & Alterations

Case No: HWC25061716CN0619

Ms Corne Nortje introduced the item.

DISCUSSION

- Grading: IIIB
- HPO: Inside
- Status of work: Not started
- Proposal: Include:
 - To the back of the property, a double storey extension is proposed
 - This new addition to have a pitched roof to match the existing
 - The proposed additional steps on the first storey to form a full-length balcony.
 - Internal alterations to both floors.
- Consultation:
 - CoCT supports
 - CIBRA supports
- Heritage considerations: The proposals seem to be in keeping with the house, no impact to the heritage resource not the HPO.

DECISION

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

CN

14.6 Erf 90, Olifantshoogte Road, Hoekwil, Wilderness, S34-Total Demolition

Case No: HWC25052031CN0618

Ms Corne Nortje introduced the item.

CASE SUMMARY

- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: To demolish the dwelling on the property to construct a new dwelling.

- Consultation:
- George Municipality did not comment in 30 days
- George Heritage Trust did not comment in 30 days
- Heritage considerations: The heritage resource is not worthy of retention. No impacts

FOR NOTING

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

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

CN

14.7 Erf 9701, 36 Queen Streets, Durbanville, S34-Minor Works Case No: HWC25062005CN0620

OUTSTANDING INFORMATION

Streetscape photos, motivation and SG diagrams required.

CN

14.8 Farms 1594-RE, 1600 and Provence 402, via Polkadraai Road, Stellenbosch, S34-Minor Works Case No: HWC25061211CN0617

Ms Corne Nortje introduced the item.

Ms Anne- Marie Fick was present and took part in the discussion

DISCUSSION

- Grading: Werf IIIB, the historic cellar is a proposed grade IIIB, and the modern cellar has no heritage value according to the heritage report. Other elements on the farm are graded IIIC and the Bottelary sub valley IIIA
- HPO: Outside
- Status of work: Not started
- Proposal: This application is for alterations to the historic wine cellar and the modern cellar on Erf 1600.
 - Modern Cellar: Complete renovation - Facades: The proposal will square off the plan in the left bay and create a gable to match the height of the right bay. Openings are also reduced from 14 openings on the south façade to one single opening in the left bay gable. The roof sheeting will be replaced with new sheeting to match the existing, and solar panels will be installed. Two new pergolas are proposed. A new hard stand yard area is proposed on the east of the cellar.
 - Historic Cellar: altering about half of the built-in concrete 'kuipe' of the early 20th century so that they become a series of rooms that can house functions such as meeting rooms, WC's, wine libraries, wine tasting, etc. The other half of the 'kuipe' (on the southern end of the building) is to be removed in order to house modern maturation tanks. The asbestos roof sheeting will be replaced with new metal sheeting and will include two new in-line roof lights. The roof will be supported on a new flatly curved I-beam structure. A new hardwood pergola is proposed on the southern end of the building, so that on elevation it reads as a plinth to the building.
- Consultation:
 - Stellenbosch Municipality supports
 - SIG supports
 - SHF did not comment in 30 days
- Heritage considerations: From the heritage report: The historic cellar has lost its original form, and the modern cellar, which was built in the later parts of the 20th century directly abuts the historic cellar, taking up its entire eastern façade. The modern cellar was incrementally enlarged up to the 1990's, which has created less than ideal working space and visual clutter. I don't believe the proposals will have a negative impact on any heritage resources.

DECISION

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

CN

14.9 Erf 13166, Barlinka Street, Wellington, S38(1)-NID Case No: HWC25061204RB0617

OUTSTANDING INFORMATION

POP required.

RB

14.10 Erf 206919, 3 Ivory Street, George, S38(8)-NID Case No: HWC25060312RB0620 Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- Proposal is to expand the existing fuel storage depot.
- The total site is 3100sqm.
- The Committee cannot find a trigger in terms of S38(1).

COMMENT

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

RB

14.11 Erf 2333, 7 Cradock Street, George, S34-Additions & Alterations Case No: HWC25062010RB0620 Mr Ruan Brand introduced the item.

CASE SUMMARY

- Property is not graded.
- Applicant proposes it as a IIIC.
- Outside of any HPO.
- Proposal is to:
 - 1) regularise unapproved work done by previous owners (in 1971 and 1974, and an unknown time more than 25 years ago) - all before the house was 60 years old, and
 - 2) to replace the roof of the front porch, remove a wall in the existing garage and general minor work to enhance functionality of the space.
- Neither George Heritage Trust, SvdS, nor George municipality provided comment within 30 days.

FOR NOTING

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

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

RB

14.12 Erf 310, 21 York Road, Wellington, S34-Additions & Alterations Case No: HWC25061712RB0620

OUTSTANDING INFORMATION

POA, title deed, company/trust resolution.

RB

14.13 Erf 434, 4 Huguenot Road, Franschhoek, S34-Additions & Alterations
Case No: HWC25062004RB0620

CASE SUMMARY

- Not graded within the SM Winelands 2016 Survey.
- Sits on the Huguenot Street SM Winelands 2016 Survey proposed grade II scenic route.
- The applicant has ticked that work has started but the images show that most of the work is completed (being regularised from previous owner).
- Proposal is to replace rotten window and door frames, refurb the bathroom and entertainment area as well as plaster the buildings.
- SM supports.
- FH&RA supports offered no objection.

FOR NOTING

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

The ASD in consultation with the relevant specialist staff resolved to issue a S51 letter as the proposed work did not negatively impact the heritage resource.

RB

14.14 Erf 44974, 4 Old Farm Road, Rondebosch, S34-Additions & Alterations
Case No: HWC25061807RB

OUTSTANDING INFORMATION

POP required.

RB

14.15 Farm No 7900, Ceres, S38(8)-NID
Case ID: 25471RB0620 <https://www.sahris.org.za/node/382658>
Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) triggered.
- Proposed PV facility of 4.6ha in size within the industrial area of Ceres.
- The site currently has a fruit processing plant, wastewater dams, and a plantroom plinth (BESS, generators, and 23 000l fuel tank).
- Palaeo for the site is green/moderate.
- Visually, the site is screened by the fruit processing plant from the R310 to the East but the area is filled with industrial buildings and agricultural activities to the North and the West.
- There is a residential area to the south, but this will also be screened by agricultural land and a fence with Oleander plants.
- The site has also been heavily disturbed previously, and as such, any archaeological material still on site is likely out of context.
- EAP recommends NFS.

FINAL COMMENT

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

RB

- 14.16 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 ID: 25467SB0620 <https://www.sahris.org.za/node/382627>

OUTSTANDING INFORMATION

POP is required.

SB

- 14.17 Remainder Erf 2444, 24 Malan Street, Porterville, S34-Minor Works**
Case No: HWC25062008SB0620
Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: additional flatlet, patio roof to the northwest and some changes to the windows and doors (west elevation, east elevation, south elevation and north elevation).
- Site: three structures on the site: a main 3-bedroom house, outbuilding 1 with a garage and flatlet, and outbuilding 2 with a workroom and store. The house is designed in Cape Dutch revival style, but no building plans or historical documents exist, only as-built plans from November 2024 by Chris Joubert Architects. The oldest part of the house includes two bedrooms, a lounge, dining room, and part of the kitchen.
- Work start: According to the form, work has not started
- Grade: proposed graded according to the report - not graded
- HPO: outside
- Comments: Municipality support

DECISION

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

SB

- 14.18 Remainder of Erf 2832, off Sandhoogte Road, Great Brak River, S38(8)-NID**
Case No: HWC23090702SB0620
Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Low-density urban residential development on the Remainder of Erf 2832, Great Brak River, comprising:
 - 45 General Residential Zone I erven (group housing)
 - 2 Private Open Space erven
 - 1 Transport Zone III erf (private roads)
 - Ancillary engineering services
- Rezoning from Agricultural Zone I to Subdivisional Area
- Trigger: Section 38(8) of the NHRA due to NEMA-listed activities requiring environmental authorisation and spatial development within a culturally layered landscape.
- Other: NEMA: Application for rezoning from Agricultural Zone I to Subdivisional Area to enable urban expansion in line with Mossel Bay MSDF (Urban Expansion No. 68). The proposed development is within the Urban Edge,
- Grade: No formal graded
- No structures, ruins, or significant built heritage noted on the property. Historic land use mostly agricultural; site transformed over time and considered of low heritage significance.
- Archaeology: Low potential. No significant impacts anticipated.
- Previous assessments in the area found Early and Middle Stone Age tools in disturbed context.
- No historical archaeological remains anticipated, however the Standard Chance Find Protocol recommended by the consultant.

- Palaeontological: Site mapped as “very high sensitivity” on SAHRIS, but expert review (Prof. Bamford) indicates low actual risk.
- Soils unlikely to preserve fossils; Enon Formation likely misclassified as high risk. Chance finds Protocol required but no further study recommended.
- Visual/Cultural: Site forms part of a transitional rural-urban fringe.
- No significant visual or cultural landscape impacts anticipated.
- Located within designated urban edge and intended for urban expansion.
- Consultant Recommends: NFS and Implement Standard Protocols for Archaeological and Fossil Chance Finds.

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.

SB

14.19 Erf 3735, 39 Frank Street, Porterville, S34 - Additions & Partial Demolition **Case No: HWC25061005SB0619**

OUTSTANDING INFORMATION

Title deed, POA (if owner has not signed), locality plan is required.

SB

14.20 Erf 436, 33 Main Street, Riebeeck-Kasteel, S35-Relocation **Case No: HWC25061713SB0619**

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: Alter a burial ground that is older than 60 years, The DR Church on Erf 436 plans to build a new church hall to support community activities, using the existing informal parking area. A space of about 2165m² has been identified for alternative on-site parking, which includes a historic graveyard. Construction will not disturb any graves. Three tombstones will stay in place, and most will be moved to the eastern side of the parking area to respect the deceased. The church will also attach memorial notes to the relocated tombstones to preserve their history. The Site Development Plan is included as Appendix G.
- Site: Dutch Reformed (“DR”) Church of Riebeeck-Kasteel and an adjoining historic graveyard. The property is located on Main Street within the Provisional Heritage Area designated by the Swartland Municipality.
- The parking area on Erf 436 will be lost because of a new church hall construction. An alternative on-site parking solution involves using the adjacent graveyard without exhuming graves. Three tombstones will stay in place, while others will be moved respectfully.
- The Dutch Reformed Church on Erf 436 has important architectural and historical features, such as its original clock and bell tower, and Victorian-Gothic windows.
- To the West, church on the same property lie the remains of the original cemetery and its boundary wall, both of which predate the current church structure. This cemetery was decommissioned following the construction of the present church in 1915, after which burial activities were relocated to the newer cemetery at the corner of Piet Retief and Park Streets
- The committee notes that only the Oude Kerk Museum in Riebeeck Kasteel is currently listed as a PHS on SAHRIS, located a few metres from the site in question. The site may fall under Section 36, pending clarification, in which case and broader public consultation is recommended (including site notices and a 60-day comment period).
- The main concern is whether the site is a municipality-administered cemetery, which would affect the applicability of Sections 36(3)(b) or (c). Confirmation of the cemetery’s municipal status is required.
- Should the site outside a municipal cemetery, an archaeologist should conduct a Phase 1 Palaeontological and Archaeological Desktop Study (PDS) before any further action is taken.

UNDER INVESTIGATION

Clarity is required on whether the cemetery is a municipal cemetery and the legal mandate within the NHRA.

SB

14.21 Erf 7379, CNR Beach Road, Church Street and Mission Street, Pacaltsdorp, George, S35-Excavation & Disturbance (Extension)

Case No: HWC25061702SB0620

Ms Stephanie Barnardt-Delport introduced the item.

Mr Willie- John Van Niekerk was present and took part in the discussion

DISCUSSION

- Applicant for permit extension.
- The current Section 35 Permit for excavation is valid until 03 July 2025.
- Current application for its extension. Permit application is for excavation and disturbance action prior to the development of the proposed filling station.
- There is a possibility of a sod house foundation on site, an archaeologist was appointed to investigate the likelihood of construction that may result in impacts or destruction of historical archaeological resources, namely the below ground ruins of a house which was present on the property in 1940. Because the house was present in 1940.
- Signed repository agreement from Iziko Museum but with the previous archaeologist signature.
- No objection received for the proposed work at that time from previous permit.
- Previous work did not start as Environmental Authorisation did not proceed at that stage and therefore no development commenced on Erf 7379.
- Permits are non-transferrable, and the repository agreement was between Lita Webley and Iziko. Thus, a new application is required as the new applicant is not the original permit holder.

COMMENT

The existing HWC permit is not transferable and therefore a full new Section 35 application is required.

SB

14.22 Farm 980, Buffels Rivier, Off the West Coast Road (R27), Atlantis, S38(4)-NID

Case ID: 25448SB0617 <https://www.sahris.org.za/node/382559>

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: equip existing abstraction boreholes and link them to the nearby Silwerstroom Treatment Plant with a fibre network for communication with the boreholes. The fibre network is planned to be installed within the gravel roads, and road reserves.
- Trigger: S38(1)(a)
- Grade: not graded
- HPO: outside
- Heritage resource:
- Atlantis Water Resources Management Scheme (AWRMS) was built in the 1970s, with no environmental laws before the Environment Conservation Act of 1989. In response to severe drought, the Department of Environmental Affairs and Development Planning (DEA&DP) issued a Directive to the City of Cape Town (CCT) on May 30, 2017, to improve water supply. This was supported by the National Department of Environmental Affairs, which issued two more Directives in 2018 and 2020. These Directives allowed CCT to start water projects without needing an Environmental Impact Assessment. A local state of disaster was declared in March 2017 and extended until September 2019. The New Water Programme includes upgrades to the AWRMS infrastructure, such as adding a fibre network for groundwater management.

- Archaeology: The screener tool notes the site as low sensitively, furthermore, given the installation is along gravel roads, and road reserves, unlikely to impact.
- Palaeontological: The fibre network installation crosses very high sensitive areas for 640m and low sensitive areas for 5.38km.
- Visual/Cultural: None given the nature of the proposal.
- Consultant recommends: NFS

DECISION

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

14.23 Erf 1443, 24 Piet Retief Street, Porterville, S34-Additions and Alteration Case No: HWC25061005SB0619

OUTSTANDING INFORMATION

Internal photographs, external photographs, streetscape photographs are required.

SB

14.24 Erven 15201RE, 16387, 14809, Cape Town. Pipeline Option 1 route: Erven 10256RE (includes Eastern Mole Road and Duncan Road), 16387 (includes Marine Drive), 14809 (includes Marine Drive) and 15201RE, 5 Marine Drive, Woodstock, Paarden Eiland, CT, S38(8)-HIA (Scoping) Case No: HWC24040511SB0410

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: 70ml /day Sea Water Reverse Osmosis (SWRO) plant in order to reduce Cape Town's reliance on rainfall-dependent water sources. Consist of Marine works (seawater intake & brine outfall), Desalination plant (pre- & post-treatment), Power supply & backup, Access roads and services.
- Zone: The City of Cape Town map shows that the site is zoned Utility, with part of it also designated as Transport 2. It is surrounded by Transport 1 and Transport 2 zones, while the northeast area is Mixed Use 3. General Industrial 2 sites are located further northeast and southwest, and Mixed Use 2 is to the south, making the site suitable for the proposed development. Additionally, Section 38(3)(b) of the NHRA requires assessing the cultural significance of heritage resources, including various types of value.
- Location: Paarden Eiland, Cape Town, multiple erven
- Current use/site: The Paarden Eiland site is significantly altered, lacking natural ground due to fill introduced from the nearby historical shoreline. It features a central mound of rubble and an empty building, with grass, weeds, a single tree, bushes, and several palm trees present.
- Grade: Various graded, depending on the heritage resource– see page 33/4
- HPO: outside
- Constraints: The field study only looked at the surface, so buried archaeological sites may not be found. It is also hard to know how deep materials are at the surface. Land filling might have covered archaeological materials. The accuracy of the development proposal is assumed. Cumulative impacts are hard to evaluate due to changing site conditions and varying survey quality. Assumptions must be made about potential heritage impacts from other developments nearby.
- Anticipated Impacts on Heritage Resources:
- A field survey was conducted in 2020
- Archaeology: Possible buried Later Stone Age artefacts or shipwreck materials. Extremely low likelihood of intact in situ archaeology. The desalination plant is located about 100 meters south of the original shoreline of Table Bay, which changed with the construction of the harbor starting in 1860. The Alfred Basin opened in 1870, followed by the Robinson Drydock in 1882 and the Victoria Basin between 1886 and 1905. Additional basins and docks were built, with the Duncan Dock completed between 1937 and 1945 and the Ben Schoeman Dock from 1969 to 1977, causing significant changes to the area. The

foreshore and harbor filled with various materials, including refuse and rubble from construction work. It is clear from the study that no intact archaeological material should be surface anywhere close to the study area. There is potential for discovering archaeological materials at the site, despite its troubled history.

- **Maritime Heritage:** High likelihood of encountering historic shipwreck debris in Table Bay. Maritime archaeologists confirmed potential positive impact from findings. Possible disturbance to shipwreck materials during excavation. The foreshore filling has covered many significant shipwrecks caused by strong gales in Table Bay, which wrecked ships on Woodstock Beach. While intact shipwrecks are unlikely to be found inland, there may be isolated materials, like wood fragments, that were dragged and abandoned. Due to the number of historical shipwrecks, a specialist maritime heritage study has been commissioned for further investigation
- **Palaeontological:** Potential out-of-context fossils in seabed dredged fill. Possible disturbance to fossils during excavation if the natural sand is intersected.
- **Visual:** Views of Table Mountain from the sea and local roads are highly significant. Visual intrusion from tall structures (proposed 24–30m high). During operation phase - minor impact on long-range scenic views.
- **Built:** One mid-20th century substation building (former Salt River Power Station) Assessed as Not Conservation Worthy (NCW) due to altered state and lack of context. Aerial photography shows that the historical substation building dates back to between 1937 and 1945, making it at least 79 years old. It has been stripped of its interior fittings. There is a water canal to the north of the building, and the entrance complex of the now-demolished power stations is located about 570 meters northeast. O'Donoghue (2024) studied the structure and found it to have very limited cultural significance for three reasons: it has lost its context due to the demolition of related power stations, it is not architecturally unique, and its interior has been modified. She states that its demolition or retention and reuse are both acceptable options.
- **Cultural:** Site lies in a modern industrial zone, with no significant landscape features.
- **Alternatives:** two alternatives of retaining or demolishing the heritage structure on site
- **Consultants recommend:** No fatal flaws from a heritage perspective. Impacts are low to moderate, manageable with standard heritage protocols. HIA supports the project proceeding to the EIA phase, with conditions
- **PPP:** The NHRA requires consultation in an HIA, but this study is part of an EIA with a Public Participation Process. No separate HIA consultation was carried out, yet relevant parties were included for feedback during the PPP. Please note that this is submitted for interim comment.
- It was noted that this would be a phased EIA process, the consult required clarification and guidance on this matter.
- The HO recommended that the application be referred to IACom for an interim comment, in line with the consultant's recommendation. It was noted that this is a cross-border application and SAHRA has been informed. The current scoping report functions similarly to a heritage screener or Notice of Intent to Develop (NID) in the EIA process. A Basic Information Document (BID) has already been submitted, and a project mechanism is in place. The committee notes that, HOMs cannot provide a comment without the comment consultation.

INTERIM COMMENT

The HIA does not comply with Section 38(3). The public participation comments as part of the HIA process must be integrated into the final HIA submitted to HWC. The public participation for the HIA is separate to the public participation undertaken in the EIA.

14.25 Erf 12637, 16 Lille Street, Paarl, S34-Alterations & Additions

Case No: HWC25050908SVB0620

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is ungraded and outside any HPO.
- Work has not started.
- The proposal is for various additions to the building on the lower ground floor, including a new carport, timber deck, garage, paved driveway, pool room and storeroom. Alterations on lower ground include removal of sliding doors off existing bedroom to be replaced by a window. Additions on ground storey include new braai / living room, office, and bathroom in addition to minor alterations to the existing structure to accommodate a new pantry room.
- A permit was issued by HWC for alterations & additions on 02 May 2025 (HWC25032503CN0415). This work has been complete so this will not be a deviation from the previous permit.
- Drakenstein Municipality do not object to the proposal.
- DHF do not object to the proposal.
- Paarl 300 did not respond.

DECISION

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

SVB

14.26 Erf 2417, Section 604 Market House, 90 Shortmarket Street, Cape Town City Centre, S34-Minor Works

Case No HWC25060304SVB0618

OUTSTANDING INFORMATION

Application form; Coloured up plans with dimensions; Locality Plan; Internal photographs of the building / structure; External photographs of the building / structure; and Streetscape / contextual images analysing the streetscape and showing the immediate surrounds required.

SVB

14.27 Erf 50982-RE, 14 Lynfrae Avenue, Claremont, S34-Additions & Alterations

Case No: HWC25061802SVB0619

OUTSTANDING INFORMATION

Internal photographs of the building / structure; External photographs of the building / structure; and Local Authority comments / Local Municipality comments municipal comments required.

SVB

14.28 Erf 52243-RE, 119 Belvedere Road, Claremont, S34-Total Demolition

Case No: HWC25051405SVB0617

OUTSTANDING INFORMATION

Company resolution required.

SVB

14.29 Erf 52244, 113 Belvedere Road, Claremont, S34-Total Demolition

Case No: HWC25051408SVB0617

OUTSTANDING INFORMATION

Company resolution required.

SVB

14.30 Erf 52250, 123 Belvedere Road, Claremont, S34-Total Demolition

Case No: HWC25051406SVB0617

CASE SUMMARY

- The property is ungraded and outside of any HPO. However, the CoCT note the grading as NCW in their comment.
- Work has not started.
- The proposal is for total demolition of all structure on site.
- A NID was submitted in April of this year (HWC25031118SVB0326) and the Committee resolved that no further studies were required.
- 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 total demolition as there is insufficient heritage significance to warrant retention.

SVB

14.31 Erf 52252, 125 Belvedere Road, Claremont, S34-Total Demolition

Case No: HWC25051407SVB0617

CASE SUMMARY

- The property is ungraded and outside of any HPO. However, the CoCT note the grading as NCW in their comment.
- Work has not started.
- The proposal is for total demolition of all structure on site.
- A NID was submitted in April of this year (HWC25031118SVB0326) and the Committee resolved that no further studies were required.
- 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 total demolition as there is insufficient heritage significance to warrant retention.

SVB

14.32 Erf 81-RE, Section 302 Conway Court, 42 Victoria Road, Bantry Bay, S34-Minor Works

Case No: HWC25061805SVB0619

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 23 June.
- The property is graded IIIB and is outside of any HPO.
- All work is complete.
- The complete work is minor internal alterations including opening up of existing internal walls and addition of new internal walls as well as replacement of three timber winders and two timber doors on the northern facade and one timber door on the southern facade with aluminium.

COMMENT

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

SVB

14.33 Erf 299, 12 Elzeth Street, Ottery, S34-Additions & Alterations

Case No: HWC25050709XM0617

OUTSTANDING INFORMATION

Locality Map, Annotated Internal, External & Streetscape photographs, Consultation comments: Local municipality required.

XM

14.34 Erf 125581, 6 Blaauwberg Street, Brooklyn, S34-Additions & Alterations

Case No: HWC25052604XM0618

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- The application is for proposed extension to the main dwelling includes three bedrooms and a dining room to accommodate the growing needs of the household. It is designed to be located at the rear of the property, ensuring no impact on the original street-facing façade. The architectural design mirrors the existing roof pitch, wall finishes, and window proportions to ensure harmony with the heritage character. No demolition of heritage-significant elements is proposed, and the extension will be fully reversible. The scale and height of the addition are subordinate to the main structure, preserving its historical form.
- Work has not started
- Graded IIIC/NCW
- Outside HPO
- CoCT 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

14.35 Erf 1539, 263 High Level Road, Sea Point, S34-Additions & Alterations

Case No: HWC25061202XM0618

OUTSTANDING INFORMATION

New Application form, POP, Annotated Streetscape photographs required.

XM

14.36 Erf 178864, 24 Main Road, Kalk Bay, S34-Minor Works

Case No: HWC25061207XM0617

OUTSTANDING INFORMATION

Streetscape photographs required.

XM

14.37 Erf 2219, 53 Joubert Street, Greenpoint, S34-Additions & Alterations

Case No: HWC25061801XM0620

OUTSTANDING INFORMATION

Plans showing work already undertaken and proposed work that is yet to be completed, POP, Annotated Internal, External & Streetscape photographs, Conservation bodies comment required.

XM

14.38 Erf 28501, 10 Welgelegen Road, Mowbray, S34-Additions & Alterations

Case No: HWC25061801XM0619

OUTSTANDING INFORMATION

Conservation body comment required.

XM

14.39 Erf 90046, 190 Main Road, Kalk Bay, S34- Deviation

Case No: HWC25042202XM0617

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for addition and alteration deviation to previously approved plan and permit issued 31 March 2022 (21121707RG0314E). In recent times the house has not had a discernible front door. Updated interiors and circulation from the previously approved plans introduced the opportunity to add an entrance to Main Road and Behr Road access points. The new Main Road entrance and its aligned new pedestrian gate response on Main road is incorporated into the rebuilding of the old main road boundary wall, which, leaning badly was recommended by the engineer to be re-built. On the West (Mountain) side of the property, water ingress, poor detailing and the deteriorating condition of the two old flat roofs necessitated their replacement and provided an opportunity to improve the formality of these service structures by adding new parapet walls with moulded copings. Likewise, on the North-East common boundary, water ingress, poor detailing and the poor condition of the GF roof (Northeast side) prompted its replacement with a new slab and decking over, matching the materials and levels of the adjacent structures. With the new decking levels aligning on the Northeast and East sides, it became evident that the new Front deck (East side) could wrap around the existing sunroom with new decking all at one level and so was extended to wrap this corner of the house. Likewise matching parapet walls were added to the sunroom for similar formal effect. Internally on the ground floor the unused volumes at the rear (West side of the house) were found to be usable and were incorporated into the ground floor, adding a guest bathroom (mechanically ventilated), cellar space and opening the space up to the adjacent living room to improve this space, and to bring in light and ventilation.
- On the first floor, a window framing the sea view is added to the entrance lobby opposite the new front door, the bedroom adjacent the pool court is opened up to the pool and the passage to double as a live through reception room, and the adjacent bathroom is altered to double as a guest bathroom and/or en-suite.
- Improved bathroom arrangements to the ground floor en-suite 01 includes addition of a shower, and on the first floor the main en-suite arrangement is altered to bring the dressing room between the bedroom and the en-suite.
- Work has been completed- deviation from previously approved plan and permit issued 31 March 2022
- Graded IIIC
- Inside the HPO
- CoCT comment: The current proposed work is an extension of the previously approved work and will not have a negative impact on the associated levels of significance of the resource, nor on the receiving environment in terms of the HPOZ character. Support
- Kalk bay St James Ratepayer's Association have no objection

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.

XM

14.40 Erf 1559, Unit 01 Reena Court, 220 High Level Road, Seapoint, S34-Additions & Alterations
Case No: HWC25061908XM0619

Ms Xola Mlwandle introduced the item.

CASE SUMMARY

- The proposal is for building alterations and renovations to Existing Unit 01.
- The Unit is in desperate need of maintenance and renovation, for personal requirements and taste. The proposed renovations affect the interior of the unit, with the demolition of existing walls and construction of new walls to relocate one of the bedrooms to the position of the previous kitchen, and to provide en-suite bathrooms for both bedrooms. The large previous bedroom becomes the new Lounge Area, opening up into the New Kitchen & Dining area (Previous Lounge). Sanitary ware and plumbing points are also moved to suit. The alterations and renovations do affect the exterior of the existing unit and building, with openings relocated to suit the new rooms created. All openings on the walkway have been created to match the size and proportions of the existing windows on the façade. The Existing Window of the New Lounge will be converted to a sliding door to create direct access to the Balcony. Two of the Street Façade openings have been altered to go all the way to the floor, to maximize light on this South Facing Wall. The use of Aluminium Doors and Windows are inline with alterations done to other units and will fit with the design aesthetic of the building.
- Work has not started
- Graded IIIC
- Outside HPO
- COCT comment: The work as proposed is supported as it will not impact negatively on the significance of the heritage resource.
- SFA and CTHF have no objection
- SFB have no objection
- Recommendation: Approval

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

15. Other Matters

16. Adoption of Resolutions and Decisions:

SVB moves to adopt and RB seconds the adoption of resolutions and decisions of the meeting of 30 June 2025.

17. Closure: The chairperson, Ms. Sneha Jhupsee, officially closed the meeting at 13:27.

18. Date of next meeting: Monday, 7 July 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Annexure A – HWC: Heritage Officers’ Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners

AHP - Agulhas Heritage Society

BKCA - Bo-Kaap Civic Association

BKYM - Bo-Kaap Youth Movement

CIBRA - City Bowl Ratepayers ' & Residents Association

CoCT – City of Cape Town

CTHT – Cape Town Heritage Trust

CRM - Cultural Resources Management

DRHCA - De Rust Heritage Conservation Association

Docomomo South Africa

DHS -Durbanville Heritage Society

EHM – Environmental Heritage Management department

FoBCA- Friends of Blaauwberg Conservation Area

FE - Friends of Elim

GLCA- Greater Lynfræ Civic Association

GPRRA - Green Point Ratepayers & Residents Association

HVA- Harfield Village Association

HMB - Heritage Mossel Bay

HVTA - Hex Valley Tourism Association

HBRRA - Hout Bay & Ratepayers and Residents Association

HIA - Heritage Impact Assessment

ILASA - Institute for Landscape Architecture in South Africa

KBHA - Kalk Bay Historical Association

KBSJRR - Kalk bay-St James Ratepayers & Residents Association

LKID - Lower Kenilworth Improvement District

MHCS - Muizenberg Historical Conservation Society

NCW – Not Conservation Worthy

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA- Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbeys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

CMP – Conservation Management Plan

DWCA - De Waterkant Civic Association

DHF - Drakenstein of Heritage Foundation

EMPr - Environmental Management Program

FHRA -Franschhoek Heritage and Ratepayer Association

FoCVGB - Friends of Constantia Valley Green Belts

GBRM - Great Brak River Museum

GVHAG- Greater Vredehoek Heritage Action Group

GCS - Greyton Conservation Society

HRF - Helderberg Renaissance Foundation

HOMs - Heritage Officers Meeting

HPO – Heritage protects overlay.

HWC – Heritage Western Cape

IACom - Impact Assessment Committee

IGIC - Inventories, Gradings and Interpretations Committee

KHS - Kommetjie Heritage Society

MGHS - McGregor Heritage Society

NHC - Napier Heritage & Conservation

NASDB - Nelspoort Agency of Sustainable Development body

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

NRA - Newlands Residents Association

OCA - Observatory Civic Association

OHAC - Overstrand Heritage and Aesthetics Committee

PPP - Public Participation Process

PHCT - Pniel Heritage and Cultural Trust

RMCA - Rosebank and Mowbray Planning & Architectural Committee

SAHRIS - South African Heritage Resources Information System

SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee

SIG - Stellenbosch Interest Group

SHA - Swellendam Heritage Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA- Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC- Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association

APPROVED