

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING**
Held on Tuesday, 6 May 2025 at 08:30 via MS Teams



1. Opening and Welcome

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

2. Attendance

Members

Ms. Corne Nortje	Chairperson (Acting SHO for SJ)	CN
Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Ms. Chiara Singh	Heritage Officer	CSI
Emily Jane Vowles	Heritage Officer	EJV
Ms. Sofia Briel	Heritage Officer	SVB

Staff

Ms. Aneeqah Brown	Secretariat	AB
Ms. Yusrah Hoosain	Intern (I&AP Group)	YH
Ms. Nosiphiwo Tafeni	Secretariat (back up)	NT
Ms. Waseefa Dhansay	Assistant Director	WD

Legal Advisor

Ms. Penelope Meyer	Deputy Director: Legal Services	PM
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Observers

Mr. Johan Cornelius	Heritage Consultant
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Visitors

Mr. Clive Theunissen	Drakenstein Municipality	Drakenstein items
Mr. Daniel Hellenberg	Consultant	Item 13.26
Mr. Matthew Shaw	Consultant	Item 13.26
Mr. Ashley Lillie	Heritage Consultant	Item 13.31
Mr. Adrian Jansen	Consultant	Item 13.24
Ms. Lize Malan	Heritage Consultant	Item 14.2

3. Apologies

Ms. Chane Herman	Heritage Officer (Study Leave)	CH
Ms. Xola Mlwandle	Heritage Officer (Annual Leave)	XM
Ms. Sneha Jhupsee	Specialist Heritage Officer (Annual Leave)	SJ

Absent

None

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

The Committee resolved to approve the agenda of 6 May 2025 with minor changes and additions. EJV moved to adopt the agenda and CSI seconded.

6. Approval of Minutes of the Previous Meeting

- 6.1.** The Committee resolved to approve the minutes of 30 April 2025.
SVB moved to approve the minutes and RB seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

- 8.1.** Erf 1212-RE, Strandfontein Pavillion, Baden Powell Drive, Strandfontein
Case No: HWC25030703EJV0325

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 on Wednesday, 7 May
9.4.2. IGIC on Friday, 9 May

9.5. Tribunal Updates (Legal)

- 9.5.1.** Nothing to report

9.6. Interim and Close out Reports

- 9.6.1.** None

9.7. Incomplete Applications

Matters Arising: 13.9, 13.10, 13.12, 13.13, 13.15, 13.16, 13.17, 13.19, 13.21, 13.23, 13.24, 13.25
New Matters: 14.1, 14.2, 14.6, 14.8, 14.9, 14.11, 14.13, 14.14, 14.16, 14.17, 14.18, 14.19, 14.20,
14.23, 14.24, 14.25, 14.26, 14.28, 14.30, 14.32, 14.34, 14.35, 14.36, 14.38, 14.40,
14.42, 14.43

9.8. Decisions taken under ASD delegation

Matters Arising: 13.30
New Matters: 14.4

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

Matters Arising: None
New Matters: 14.5, 14.22, 14.27, 14.29, 14.44

9.10. Archaeological Matters

- 9.10.1.** None.

9.11. Illegal Works Database: Stop Works Orders issued

- 9.11.1.** None

9.12. Permit deadline: Wednesday, 7 May at 12pm

10. Administrative Matters

10.1. SAHRIS Rollout – Standing item (WD)

SAHRIS went live for HWC S38 NID applications to be submitted as of 5 May 2025. Next training session is scheduled for 22 May 2025.

10.2. Erf 3035, 51 Bryant Street, Bo-Kaap - HWC25021324SJ0327 (CN o.b.o. SJ)

- The drawings for 'restamping' (dated 10 April 2025) form part of the BDM application and is for deviations to the rear portion of the building. During the planning process, certain changes had to be made to the portion at the rear. The stamping of the drawings is to allow for the BDM process to be concluded with regards to the rear section only.
- The drawings for 'restamping' are substantially in accordance with the 3 November 2022 approval.
- The rear section on the drawings for 'restamping' is identical to the drawings in the SJ application. Obviously just not coloured up because SJ's application is for the demolition and reconstruction of the facade.
- Committee to decide if the drawings can be restamped for BDM process to conclude. This would mean that SJs application will be processed separately or if the rear portion should be coloured up on SJ's plans and processed as one whole application.
- Applicant email - only CoCT and Bo-Kaap Civic was consulted because they initially commented on the application however this is a new application and since the previous approval, both Bo-Kaap Youth Movement and Bo-Kaap Tourism Association have registered as CBs.

HELD OVER

The committee resolved to hold over the item and invite parties to the next meeting.

10.3. NCW Matter (RB & CN)

10.3.1. ASD Delegations:

Decisions taken under the ASD delegation includes properties that are ungraded, 4, IIIC, NCW as well as being outside of any HPO, without any objections.

10.3.2. Exemption Notice 9051 of 2025 – NCW graded within the CoCT

Only for properties graded as NCW/4 on the City Map Viewer. Applicants can take a screenshot of City Map Viewer with property graded NCW and send to the City of Cape Town with the HWC Gazette Notice 1 of April 2025. If submitted to HWC, case officer will capture and add the screenshot to the case file and issue the specific CoCT NCW Exemption letter.

11. Monitoring by practitioner

11.1. None

12. Discussion of the agenda

12.1. Item 13.30, Erf 2160, 70 Loop Street, Cape Town City Centre, S34-Minor Works (CN)

Case No: HWC25041707CN0422

- HOMs on 30 April agreed that The Minor Works application cannot be processed, as the applicant must enter into a Heritage Agreement with HWC, as per condition 3 of the Emergency Permit dated 15 October 2024.
- The applicant submitted a Minor Works application for the repair and restoration of the building.
- The proposal is for reconstruction of the roof and ventilation lantern. The principle is to replicate the previous roof with the undamaged fabric that was salvaged. Furthermore, repair is proposed to all fire damaged walls, floors and ceilings, clearing of all boarding to windows and doors and the restore the interior to match the original building.
- Previous approvals: Emergency Permit dated 15 October 2024 issued for the removal of fire debris and to make building safe. A close out report was endorsed by HOMs on 5 February 2025, as having met Condition 1 & 2 of the permit.
- The applicant has not met Condition 3 of the emergency permit: A heritage agreement in terms of Section 42 of the NHRA must be entered into between the owners and HWC within 6 months in order to establish the way forward for the required restoration of the heritage resource. Emergency Permit dates 15 October 2024. The Heritage Agreement should have been submitted

by 15 April 2025.

- A meeting between the applicant, WD, PM and CN was held on 5 May that determined the way forward. HOMS is to review the proposal for the roof replacement only, and if in support, approve the rest of the internal work in principle, in order to incorporate the internal work into the heritage agreement.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 290, 33 Carstens Street, Tamboerskloof, S27-Additions & Alterations Case No: HWC25041709CH0422

Ms. Corne Nortje introduced the item o.b.o. Ms. Chane Herman.

DISCUSSION

- Outstanding information received on 29 April 2025. HOMS previously required both owners to sign the application form, additional external photographs, streetscape photographs
- Graded II inside HPO
- Proposal is for internal alterations to kitchen and dining area, new roof sheeting over existing patio, enclose the existing patio with folding sliding shutters and the addition of a scullery and bedrooms.
- Work has not started.
- CoCT supports
- CIBRA supports.

DECISION

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

CH

13.2 Erf 88616, 14 Wherry Road, Muizenberg, S34-Additions & Alterations Case No: HWC25040404CH0409

Ms. Corne Nortje introduced the item o.b.o. Ms. Chane Herman.

DISCUSSION

- Outstanding information received on 29 April 2025. HOMS previously required confirmation if work has started and SG diagram.
- Graded IIIC outside HPO
- Proposal is for internal alterations (removing and adding walls) and to replace windows on the facades with aluminium.
- Work has started. The applicant confirmed that the internal work has started in regard to the finishes. No structural work has taken place i.e. knocking out of walls etc
- CoCT supports
- MHCS has no objections.

DECISION

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

CH

13.3 Erf 749, 16 Hasting Street, Tamboerskloof, S34-Additions & Alterations
Case No: HWC25032704CH0411

Ms. Corne Nortje introduced the item o.b.o. Ms. Chane Herman.

DISCUSSION

- HOMs on 30 April 2025 deemed the application as incomplete and required both owners' signature on the application form. Updated form received on 2 May 2025.
- Graded potential IIIC inside HPO
- Proposal is for internal alterations, replacing external windows and doors, new garage and swimming pool.
- Status of work: Work has started. The areas in orange, on the drawings, are where work has started.
- CoCT supports
- CIBRA supports

DECISION

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

CH

13.4 Erf 14076, 96 Zwaanswyk Road, Tokai, S34-Additions, Alterations & Partial Demolition
Case No: HWC25033107CN0416

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for streetscape photos and received on 29 April 2025.
- Grading: 3C/4 on CoCT Map Viewer. Considered NCW.
- HPO: Outside
- Status of work: Not Started
- Proposal: For extensive alterations and additions to the house. This is a new application and not a deviation.
- Previous approvals:
 - 2024 - Alts and Ads, Approved, Permit dated 18.04.24 - HWC24022803KB0238
 - 2025 - NID, No trigger - HWC25011503CSI0217
- Consultation:
 - CoCT supports
 - CRRA stamped Revision A1 of the plans.
- Heritage considerations: No impacts to the heritage resource.

DECISION

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

CN

13.5 Erf 766, 24 Derry Street, Vredehoek, S34-Minor Works
Case No: HWC25041101CN0415

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information received on 25, 28 and 30 April 2025. HOMS required streetscape photos and confirmation if work has been completed.

- Grading: IIIC
- HPO: Outside
- Status of work: Completed
- Proposal: To regularise a timber deck atop the outbuilding, a carport and a storage space in the attic of the roof.
- Consultation:
 - CoCT supports (dated 2025)
 - GCHAG has no objections (dated 2021)
- Heritage considerations: The proposals are acceptable and not impacting the heritage resource.

DECISION

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

CN

13.6 Erf 153222, 7 Haig Street, Maitland Garden Village, S34-Additions & Alterations Case No: HWC25020701CSI0212

Ms. Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 13 March 2025 for streetscape photographs and CoCT comment
- Work applied for has not started
- Graded IIIC Outside HPO
- Proposed work is for the addition of a second storey to the current dwelling. A carport and verandas are proposed to the ground floor.
- CoCT provided comment and support the application, however, they have stated that the previous additions have negatively impacted the heritage resource, "While the heritage resource had been greatly diminished by this insensitive addition, the house still contributes contextually in terms of its scale and historic form, albeit it obscured. It will not be economically feasible for the owners to rehabilitate the current situation. The application is therefore supported reluctantly as the heritage resource will not be impacted negatively. However, this example should not be used as precedent by other MGW residents."

DECISION

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

CSI

13.7 Erf 847, 4 Long Place, Pinelands S34-Additions & Alterations Case No: HWC24071110EJV0718

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 23 and 30 April 2025
- Graded IIIC
- Inside Pinelands HPO
- Work has been completed
- The application seeks to regularise unauthorised work and incorrect council plans for which the applicant has paid an administrative penalty following previous owners not fully complying with an approved HWC permit 21021608MS0413E
- The City of Cape Town and PRRA support

DECISION

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

EJV

13.8 Erf 295, 12 Lombaard Street, Wellington, S34-Additions & Alterations Case No: HWC23042804RG0503

Ms. Stephanie Barnardt-Delport introduced the item.

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

DISCUSSION

- Outstanding information received 14 February and 24 April 2025
- Work has not started
- Ungraded, Inside HPO
- Proposed covered stoep, new garage/carport and new covered braai area.
- Previous application for the same work vide reference number HWC23042804CN0626. Application was incomplete and now considered a duplicate.
- DHF support
- Paarl 300 support
- Municipality support
- Application was submitted prior to the formal establishment of Wellington Heritage Foundation on 25 October 2023, hence application processed without the comment.

DECISION

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

SB

13.9 Farm 292112-RE, D'Olyfboom Farm, Paarl, S38(4) - HIA Case No: HWC23060606SB0608

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 12 May 2025 due to Case officer to investigate the matter further.

SB

13.10 Portions 4, 5, 11, 14 of Farm Koopmans Kloof 221, Botfontein Small Holdings, off Botfontein Road, Stellenbosch Farms, S38(8) – HIA Case No: HWC23092010CN0921

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 12 May 2025 due to Case officer to investigate the matter further.

SB

13.11 N/A

13.12 Erf 13811-RE, Milner Road, Wellington, S34-Additions & Alterations
Case No: HWC23102006XM1021

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.13 Erf 1014, 14 Avenue Drelingcourt, Fresnaye, S34-Total Demolition
Case No: HWC25012804XM0218

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.14 Erf 1089, 25 Kruger Street, Strand, S34-Additions & Alterations
Case No: HWC25032511XM0327

Emily Jane Vowles introduced the item o.b.o. Xola Mlwandle.

DISCUSSION

- Outstanding information received 19 April 2025
- The proposal is for additions and alterations including garage extension & carport roofing, addition of an en-suite bathroom, kitchen extension, installation of a swimming pool, construction of an external office space, addition of windows for natural light and ventilation.
- Work has not started
- Graded IIIC
- Outside HPOZ
- CoCT supports
- HRF supports

DECISION

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

XM

13.15 Erf 13342, 200 Victoria Road, Woodstock, S34-Minor Works
Case No: HWC24102106XM1121

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.16 Erf 147902, 34 Church Street, Woodstock, S34-Additions & Alterations
Case No: HWC24120409XM0224

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.17 Erf 1553-RE, 12 Marseilles Mansions, 7 Avenue Marsellies, Fresnaye, S34-Additions & Alterations
Case No: HWC24121303XM0122

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.18 Erf 454-RE, 38 Brompton Avenue, Bantry Bay, S34-Additions & Alterations
Case No: HWC25040703XM0306

Emily Jane Vowles introduced the item o.b.o. Xola Mlwandle.

DISCUSSION

- Outstanding information received 17 April 2025
- The proposal is for additions and alterations extension to the existing property, the alterations and extensions in keeping with the character of the area. The existing pitched led roof will remain unaltered and the proportion of walls to openings
- will remain largely the same.
- Work has not started
- Not graded
- Outside HPO
- CoCT comment; E&HM considers the proposal acceptable and confirms that the applicant may proceed to Heritage
- Western Cape (HWC) without requiring a formal comment from the E&HM department.
- SFA has no objection
- SFB has not provided comment within 30 days

DECISION

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

XM

13.19 Erf 4569-RE, 52 Adderley Street, Cape Town, S34-Minor Works
Case No: HWC25030607XM0312

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.20 Erf 51840, 11 Dakota Road, Claremont, S34-Additions & Alterations
Case No: HWC24111903XM0422

Emily Jane Vowles introduced the item o.b.o. Xola Mlwandle

DISCUSSION

- The application is for alterations and additions including maintenance and repairs, waterproofing. New carport, braai room proposed.
- Work has not started
- Building is not graded and outside any HPOZ.
- CoCT has no objection.
- Outside conservation body boundary.

DECISION

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

XM

13.21 Erf 718, 14 Weenen Road, Milnerton, S34-Minor Works

Case No: HWC25021407XM0228

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.22 Erf 12, 231 Main Road, Three Anchor Bay, S34-Total Demolition Permit Extension

Case No: HWC24082907XM0422

Emily Jane Vowles introduced the item o.b.o. Ms. Xola Mlwandle
Mr. Ashley Lillie was present and took part in the discussion.

DISCUSSION

- Outstanding info received 29 April 2025
- The proposal is for the extension of the total demolition permit.
- Graded IIIC
- Outside HPOZ

DECISION

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

XM

13.23 Erf 987, 11 Avondale Road, Green Point, S34-Additions & Alterations

Case No: HWC25031107XM0422

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.24 Erf 1357, 1 Main Street, Greyton, S34 - Additions & Alterations

Case No: HWC24102902XM1030

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.25 Erf 2950, 162 6th Street, Voelklip, Hermanus, S34-Additions & Alterations

Case No: HWC25040906XM0414

HELD OVER

The application is held over to be investigated by the case officer.

XM

13.26 Erf 132, Unit 311, 81 Regent Road, Sea Point, S34-Minor Works

Case No: HWC25040203XM0304

Emily Jane Vowles introduced the item o.b.o. Xola Mlwandle.
Mr. Daniel Hellenberg and Matthew Shaw was present and took part in the discussion.

DISCUSSION

- Outstanding information received 23 April, 02 May 2025
- The proposal is for additions and alterations for internal remodelling of the existing property.
- The proposal is to expand the existing bathroom and create an open plan kitchen.

- Graded 6 on City Map Viewer
- Outside HPOZ
- CoCT supports and notes a regrade of IIIB
- Sea Point for All has no objection
- SFB did not respond within 30 day commenting period

DECISION

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

XM

13.27 Erven 568, 569, 571, 583 and 570-RE, Chiappini and Hudson Street, De Waterkant, S38(1)-NID Case No: HWC25040205SJ0304

Ms. Corne Nortje introduced the item o.b.o. Ms. Sneha Jhupsee.
Ms. Katie Smuts was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 29 April 2025
- Trigger: S38(1)(c)(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.
- The proposed redevelopment will result in a change of character affecting the immediate site, which contains fabric older than 60 years and a graded building, as well as having possible impacts to surrounding highly significant heritage resources.
- Current Land Use: Commercial and Retail
- Current Zoning: MU2 + MU3
- LU of surrounding properties: Commercial and residential
- Grading and HPOZ: The application comprise of 5 sites that are all graded NCW and fall outside the HPOZ, as per the CoCT Map Viewer. However, the site abuts St. Andrews Presbyterian Church and falls between the Loader Street HPOZ, and the Green Point Burial Area (Proposed Heritage Area) as designated by CoCT. The Green Point Burial Area has historical burial grounds containing informal burials associated with 18th century smallpox epidemics and 19th century paupers' burial grounds as well as formal cemeteries post 1830. This area requires S35 and S36 NHRA compliance.
- Proposal: The proposal seeks to demolish all structures on the sites and redevelop the site with a new 11 storey mixed-use structure. The site is proposed for consolidation from the current configuration of 4 erven (568, 569, 571, 583) and 2 servitudes (570-Re, 570-0-1).
- History: The land was granted in 1817, prior to which it has been vacant, but enclosed by a wall with peered gates onto Chiappini Street. The northern extent of the site was developed earlier than the southern portion which seems always to have been utilized for light industrial-type purposes; the northern part of site accommodated wine and brandy stores by the early C20th. There is no record of the site having been a burial ground prior to granting and development in the C19th, and it was not included in the exhumations in the early C20th.
- Resources:
 - Built Environment: Hamilton House (Erven 568 and 569) is older than 60 years, while 26-28 Chiappini is a Grade IIIC/IV C20th warehouse. Impact: The structures are all earmarked for total demolition.
 - Oral Traditions: N/A
 - Settlements and Townscapes: The site falls outside of any HPOZ but is in an area of considerable heritage sensitivity. Impact: Redevelopment of the site, without adherence to heritage-based design indicators could have negative impacts to the townscape.
 - Landscapes and Natural features: N/A
 - Geology: N/A
 - Archaeology: It is not likely that there will be substantial or significant archaeological

resources on site as the site seems to have stood vacant until development, and, while the structure has been remodelled and changed, the site has not been redeveloped since then. Impact: None anticipated.

- Palaeontology: SAHRIS palaeo map indicates low sensitivity (blue).
- Graves and Burial Grounds: The site falls outside the Green Point Burial Grounds Proposed Heritage Area, but the enclosing wall could indicate the site was previously a cemetery. Impact: The site falls south of Somerset Road which seems to have formed the southern extent of the viable and used burial areas. There is no archival evidence to support the suggestion that the wall enclosed a cemetery. As such, impacts to burials are not anticipated.
- Slavery: Further research might shed light on links with St Andrew's Church, which offered schooling to the children of slaves. Impact: Unlikely given the absence of any physical links between the structure or site and the Church; there would also not seem to be any awareness of an associational or symbolic link between the two sites.
- Other: N/A
- Anticipated Impacts: Potential impacts include the demolition of structures and fabric older than 60 years, and a graded structure, as well as potential burials that may be impacted, although this is deemed highly unlikely. The new 11 storey, mixed-use structure may have visual impacts for surrounding neighbourhoods and structures with heritage significance as well as the local townscape.
- Heritage Practitioner Recommendation: HIA with Architectural Assessment, Archaeological Impact Assessment (Desktop?), Townscape Assessment and Visual Impact Assessment.
- Outstanding information received on 29 April 2025. SJ reviewed and requested to table for advice from PM regarding title deeds.
- HOMs 14.04.25: OUTSTANDING INFORMATION: Title Deed; Company/Trust Resolution: C Toerien sign obo of Spear Riet

DECISION

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

1. Architectural Assessment
2. Desktop Archaeological Impact Assessment
3. Townscape Assessment
4. Visual Impact Assessment

SJ

13.28 Erf 176021, 57 Wolfe Street, Wynberg, S34-Additions & Alterations Case No: HWC25041401SJ0414

Ms. Corne Nortje introduced the item o.b.o. Ms. Sneha Jhupsee

DISCUSSION

- Outstanding information received on 29 April 2025
- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Known as Beth David. Built after 1888. Semi-detached, Edwardian early/mid-20th century residential densification. Fairly good architectural example of typology. Intact. Good interface with and contributes to the historic layering of the streetscape. Surrounded by PHS resources and opposite IIIA (Maynardville Park).
- The work has not started.
- Graded IIIC and inside Wynberg Village HPOZ.
- Proposal is for the replacement of existing tiled roof with Victorian profile corrugated iron sheeting due to the current tiles requiring continuous maintenance due to leaking.
- Consultation:
 - CoCT EHM: support.

- WRRRA: no comment received within 30-day commenting period.
- Old Wynberg Village Society: no comment received within 30-day commenting period.
- HOMs 23.04.25: OUTSTANDING INFORMATION

DECISION

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

SJ

13.29 Erf 776, Section 10, 9 Avenue Koosani Road, Sea Point, S34-Minor Works Case No: HWC25041507SVB0416

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 29 and 30 April.
- The property is graded IIIB and outside of any HPO.
- Work as applied for has not started. However, the City noted in their comment that it appears that the balcony had previously been enclosed and seeks to be regularized.
- The current owners wish to reconfigure the existing layout and modernise the internal appearance.
- CoCT support the proposal.

DECISION

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

SVB

13.30 Erf 9052, 3 Gemini Way, Constantia, S34-Additions & Alterations Case No: HWC24100113SVB0408

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 29 and 30 April.
- The property is graded IIIC and outside of any HPO.
- Work has not started.
- The proposal is for extensive alterations to the building, largely contained to the interior or back of the property. The proposal also includes an extension to the back of the property as well as the addition of a pool and deck area.
- CoCT support the proposal.
- CRRA have no objection to the proposal.

FOR NOTING

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

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

SVB

13.31 Erf 9472, 10 Kinrae Crescent, Fish Hoek, S34-Alterations & Additions

Case No: HWC25031903SVB0415

Ms. Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 27 April.
- The property is Ungraded and outside of any HPO. However, the CoCT comment notes the grading as NCW.
- Work has not started.
- The proposal is for extensive alterations and additions to the property to increase its footprint.
- CoCT support the proposal.

DECISION

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

SVB

13.32 Erf 2160, 70 Loop Street, Cape Town City Centre, S34-Minor Works

Case No: HWC25041707CN0422

Ms. Corne Nortje introduced the item.

DISCUSSION

- HOMS on 30 April agreed that The Minor Works application cannot be processed, as the applicant must enter into a Heritage Agreement with HWC, as per condition 3 of the Emergency Permit dated 15 October 2024.
- The applicant submitted a Minor Works application for the repair and restoration of the building.
- The proposal is for reconstruction of the roof and ventilation lantern. The principle is to replicate the previous roof with the undamaged fabric that was salvaged. Furthermore, repair is proposed to all fire damaged walls, floors and ceilings, clearing of all boarding to windows and doors and the restore the interior to match the original building.
- Previous approvals: Emergency Permit dated 15 October 2024 issued for the removal of fire debris and to make building safe. A close out report was endorsed by HOMS on 5 February 2025, as having met Condition 1 & 2 of the permit.
- The applicant has not met Condition 3 of the emergency permit: A heritage agreement in terms of Section 42 of the NHRA must be entered into between the owners and HWC within 6 months in order to establish the way forward for the required restoration of the heritage resource. Emergency Permit dates 15 October 2024. The Heritage Agreement should have been submitted by 15 April 2025.
- A meeting between the applicant, WD, PM and CN was held on 5 May that determined the way forward. HOMS is to review the proposal for the roof replacement only, and if in support, approve the rest of the internal work in principle, in order to incorporate the internal work into the heritage agreement.
- Grading IIIA
- HPO Inside
- Status of work: Not started
- Heritage considerations: Victorian Style Building dating 1896. The proposals to restore the building seem appropriate and not impacting the IIIA heritage resource.

DECISION

The Committee resolved to approve the proposed roof replacement, as the proposal does not negatively impact on heritage resources. The committee in principle supports the proposed internal repair and restoration subject to the internal work being incorporated into a heritage agreement

which must be entered into within 2 months of receiving this decision. Extension may be granted on good cause.

CN

14. NEW MATTERS

- 14.1. Erf 1013, 70 Plein Street, Paarl, S34–Additions & Alterations**
Case No: HWC25042414CSI0429

OUTSTANDING INFORMATION

Internal and external photos

CSI

- 14.2. Erf 115032, 5 Wesley Street, Observatory, S34-Minor Works**
Case No: HWC25031908CSI0424

OUTSTANDING INFORMATION

Internal and external photos

CSI

- 14.3. Erf 119167, 34 Harvey Road, Harfield Village, Claremont, S34-Additions & Alterations**
Case No: HWC25042507CSI0429

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded 3C/4 (CoCT maps)
- Outside HPO
- Proposed work is for an extension to the current dwelling to include a kitchen, dining room, and patio
- CoCT and HVA provided comment and support the application

DECISION

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

CSI

- 14.4. Erf 51031, 18 St Lukes Road, Claremont, S34-Additions & Alterations**
Case No: HWC25042415CSI0425

Ms. Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for an extension to the current dwelling to include a new garage, stoep, porch, tv room, and extension to an existing bedroom.
- CoCT and GLCA provided comment and support the application
- WD Supports ASD 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.

CSI

14.5. Erf 72287, 50 Evremonde Road, Plumstead, S34-Additions & Alterations
Case No: HWC25042204CSI0423

Ms. Chiara Singh introduced the item.

DISCUSSION

- NCW exemption notice to be issued

COMMENT

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

CSI

14.6. Erf 97295, 20 Heatherton Road, Claremont, S34-Additions & Alterations
Case No: HWC25042206CSI0423

OUTSTANDING INFORMATION

All photos, title deed, trust resolution, SG diagram, locality map, GLCA comment.

CSI

14.7. Farm 1029-RE, off the R45, Mariama Mining Right, Saldanha Bay, S38(8)-HIA
Case No: HWC24101526CSI1022

Ms. Chiara Singh introduced the item.

DISCUSSION

- An email provided by the heritage consultant noted that the documents are the same for the mining right HIA as the mining permit HIA which was heard at HOMs a month ago.
- The proposed development is for a shallow surface mine to extract phosphate-enriched rock and/or sand of the pedocrete type. The phosphate ore occurs as a duricrust-like pedocrete or phoscrete, either in a solid form or as gravel within a sand matrix, with a depth not exceeding 3 meters below surface.
- The mineral resource will be mined under contract via truck and shovel or free dig (no blasting required). The mined material will be transported off-site for crushing and screening; no washing or processing will take place on site. Any possible remaining waste material (rock and/or sand) will be trucked back to the site and utilised to backfill the opencast areas as part of the concurrent rehabilitation.
- The SAHRIS palaeo map shows the site to be of variably low, very high and unknown palaeontological sensitivity. The PIA was conducted by Dr Heidi Fourie who noted the relevant geological formations are as follows:
- The Langebaan Formation includes the lower Konings Vlei Gravel, Langeenheid Clayey Sand, Langeberg Quartz Sand and Muishond Fontein Phosphatic Sand Members. It is Cenozoic in age. Overlying the Langebaan Formation is the Varswater Formation which belongs to the Sandveld Group and includes the Diazville and Kraal Bay Members. The Diazville Member is Early Pleistocene in age but possibly extends back into the Pliocene, while the Kraal Bay Member ranges from Middle to Late Pleistocene and even Holocene (Cenozoic). The maximum thickness attained is 8m and the deposits occur as dune plumes. The Quaternary- to Holocene-aged sediments may contain a wide range of fossils, but they are often sparse. They could include mammalian bones and teeth, tortoise remains, ostrich eggshells, non-marine mollusc shells, ostracods, diatoms and other micro fossil groups, trace fossils (e.g. calcretised termitaria, rhizoliths, burrows, vertebrate tracks), freshwater stromatolites (a centimetre to several tens of metres in size), plant material such as peats, foliage,

wood, pollens, within calc tufa. Fourie (2024) notes the Diazville and Kraal Bay Members of the Langebaan Formation to be rich in fossils including trace fossils, microfossils, invertebrates and vertebrates.

- Pether (2009:8) notes that “the Baard’s Quarry Fluvatile Deposits (BQF) are a complex of bone-bearing, small stream channels that were exposed in this former quarry including the presence of Equus (horse/zebra). The Baard’s Quarry deposits were “very fossiliferous” and The Baard’s Quarry is directly relevant to the present project since it lay some 600 m southwest of the present study area and was excavated into the same orebody proposed for mining now.
- In terms of archaeological material, only three stone tools were found on site and no graves were noted.
- No historical structures are located within the development area. There are several historical buildings located nearby but none will be impacted by the proposed mining activity.
- There are no visual impacts expected by the mining activity.
- In terms of the cultural landscape, the consultant has indicated that the palaeontological landscape also needs to be considered as a cultural landscape since it has considerable scientific significance. The West Coast Fossil Park, as noted, is a National Heritage Site and fossils have been found in many other localities in the area. It is a highly significant landscape.
- Grading: The palaeo resources are graded IIIC, IIIA, and possible Grade II. The built environment has been graded IIIB/IIIC. The archaeological resources have been graded NCW. The palaeontological landscape has been graded IIIA.
- Public participation included the Saldanha Bay Municipality (SBM), the local Aikonese Cochoqua Khoi Tribal Council and the West Coast Fossil Park (WCFP). SBM requested that any archaeological and/ or palaeontological finds should be reported to the Environment and Heritage Section for their records. The SBM response to the Revised draft BAR dealt only with the relocation of biodiversity and heritage was not mentioned. The Khoi Tribal Council responded only during the draft BAR stage and expressed full support for the project. They did not have specific heritage-related comments except to say that they hoped the mining would respect both their heritage and the environment. WCFP commented during both stages of the process. Their initial comment, as noted in the HIA, was that the area was extremely rich in fossils and that palaeontological monitoring should be required. This was incorporated into the HIA recommendations. During the Revised draft BAR stage they noted that palaeontological monitoring should be undertaken on a full-time basis and that a geologist should also be present.
- It is recommended that the proposed mine be authorised, but subject to the following recommendations which should be included as conditions of authorisation:
 1. A palaeontologist must be appointed prior to the start of mining to prepare and submit a Workplan application to HWC.
 2. Palaeontological monitoring must be undertaken with both the mine pit and the crushing and screening facility being inspected as needed.
 3. Monitoring to be close to full time at the start of mining with the frequency and duration of visits revised as appropriate once the nature of the subsurface deposits becomes clear.
 4. The HWC Fossil Chance Finds Procedure must be included in the project EMP; and
 5. If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

REFERRAL

The Committee resolved to refer the application IACom on 14 May 2025 due to the PPP requiring clarity by IACom.

14.8. Erf 80410-RE, 8 Gordon Road, Heathfield, S34-Additions & Alterations

Case No: HWC25042914CN0429

OUTSTANDING INFORMATION

All application documents required

CN

14.9. Erf 158463, 57 Grove Avenue, Claremont, S34-Additions & Alterations

Case No: HWC25042403CN0425

OUTSTANDING INFORMATION

Locality Plan and UCRRRA comments and confirmation that work has not started required

CN

14.10. Erf 18091 (Portion of Erf 17939-RE), Via R304, Stellenbosch, S34-Deviation

Case No: HWC25042401CN0425

Ms. Corne Nortje introduced the item.

DISCUSSION

- Outstanding information: Internal and External photos received on 29 April
- Grading: IIIC
- HPO: Outside
- Status of work: Not Started
- Previous approvals:
 - 19032707AS0402M - S38(8)-NID HIA Endorsed
 - HWC24110622RB1107 - S34-MW, Permit dated 17 Dec 2024
- Work approved:
 - Replacement of the remaining asbestos roof sheeting with corrugated iron sheeting (clip lock profile). The existing trusses will be reused.
 - Converting two windows into door openings at the back of the building to create a link with the adjacent barn building.
 - Removing a non-loadbearing wall in each of the three units to create a larger open space.
 - Repair and replacement of damaged ceilings.
- HWC25030316SB0410 - S34-TD, Permit dated 24 April 2025
- Proposal: Deviations from RB application above:
 - The existing bathrooms in the historic row houses will be removed entirely and replaced by a smaller bathroom with toilet and basin only.
 - An additional opening between the row house building and barn is proposed to allow access from each of the three units that will be created in the row house to the barn
 - The proposed bathroom in the barn building will be much smaller than indicated on the approved plan and a small kitchen will be provided in the remaining space Note that the demolition of internal walls in the barn and replacement of the door was already approved in previous application.
 - Doors to the proposed bathrooms on the western wall will be omitted and new backdoor will be added to the northern end of the barn building.
- Heritage considerations: Given the significance of the property, the proposed deviations will not impact in the associated levels of significance.

DECISION

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

CN

- 14.11. Erf 19786, 25 Loanada Street, Brooklyn, S34-Additions & Alterations**
Case No: HWC25042201CN0423

OUTSTANDING INFORMATION

Outstanding information: Response to objections required

CN

- 14.12. Erf 2265, 25 Glencoe Road, Oranjezicht, S34-Total Demolition**
Case No: HWC25041110CN0423

Ms. Corne Nortje introduced the item.

DISCUSSION

- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: To mechanically demolish all structures on site.
- Consultation:
 - CoCT grades the property NCW in their comments and support the proposal
 - CIBRA requests the applicant to submit a replacement structure design and refer to an HPO, but the property is outside an HPO
- Heritage considerations: The building is not worthy of retention and agree that it has no heritage significance.

DECISION

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

CN

- 14.13. Erf 77559, 151 Evremonde Road, Plumstead, S34-Additions & Alterations**
Case No: HWC25033101CN0425

OUTSTANDING INFORMATION

Locality Plan, Streetscape photos required

CN

- 14.14. Erf 85008, 16 Mashie Street, Lakeside, S34-Additions & Alterations**
Case No: HWC25012104CN0424

OUTSTANDING INFORMATION

2023 Application form, Confirmation if work started or not, Title Deed, Locality Plan, All photos, CoCT and MHCS comments required

CN

- 14.15. Erf 900, 3 Du Plessis Street, Paarl, S34-Additions & Alterations**
Case No: HWC24120915CN0429

Ms. Corne Nortje introduced the item.

DISCUSSION

- Grading: Ungraded
- HPO: Outside
- Status of work: Not started
- Proposal: To convert the existing garage to a flat and enlarge the kitchen, bathroom and braai

room. The front elevation will only change with the glass sliding door replacing the steel garage door.

- Consultation:
 - DHAC has no objection
 - DHF states that the carport must be set back 300mm from the front of the building.
 - Paarl 300 supports
- Heritage considerations: The proposal does not impact the little to no significance of the heritage resource

DECISION

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

CN

14.16. Farm Vogel Struis Kraal 237-RE, 16 Kerk Street, Elim, S27-Additions & Alterations
Case No: HWC25031720CN0423

OUTSTANDING INFORMATION

Deed Search, SG Diagram, internal and streetscape photos and locality plan required

CN

14.17. Erf 116-RE, 1 Meadow Road, Wetton, S34-Total Demolition
Case No: HWC25032415SVB0416

OUTSTANDING INFORMATION

Company Resolution; demolition plan; streetscapes; CoCT comment required

EJV

14.18. Erf 15255, 72 Plein Street, Paarl, S34-Additions & Alterations
Case No: HWC25041507SVB0416

OUTSTANDING INFORMATION

Photographs and response to municipality comment required

EJV

14.19. Erf 1608, 35 Upper Rhine Road, Sea Point, S34-Additions & Alterations
Case No: HWC25031114EJV0425

OUTSTANDING INFORMATION

Application form; SG diagrams; Resolution; additional externals; streetscapes; comments required.

EJV

14.20. Erf 199, Paardekraal Road, Hartenbos, S34-Minor Works
Case No: EJV0424

OUTSTANDING INFORMATION

Owner and applicant info missing on form; proof of ownership; plans or scope of work; locality, photographs; PoP with correct HWC reference number.

EJV

14.21. Erf 4269-RE, Aan die Weg, 13 Main Road, Somerset West, S38(4)-HIA

Case No: HWC24041203CH0730

Emily Jane Vowles introduced the item.

DISCUSSION

- The site is graded IIB
- Outside HPO
- Work has not started
- HOMs on 12 August 2024 requested an Architectural Assessment, VIA and Townscape Assessment for the repurposing and redevelopment of the historic farm. Previous application HWC24041203CN0521 for the total demolition of the barn on site was refused by BELCom and the barn has since been incorporated into the development.
- The proposal is to demolish the existing garage, convert the historic homestead into a restaurant, convert the historic barn into a guest house, refurbish the cottage for residential use, continue use of the shed as a tool store, and introduce an additional two storey building on the north-west corner of the property to serve as headquarters of Agri SA along with 94 parking bays shaded with trellised vines. The historic structures have landmark qualities and offer a rare remnant rural contribution to the character of the area. The layout of the farmstead is consistent with early farm layouts in this same. The consultant notes that as a result of the limited information provided in the NID, the HWC requirement for a townscape analysis may not be warranted as the property, a 1970 subdivision from the parent farm, is located within a mid to late 20th Century suburban area of Somerset West with no heritage sensitivities. The site is fully enveloped by suburban development. The Architectural assessment was conducted by Stuart Hermansen. He determined that the homestead was built at the same time as the large outbuilding as a modest structure with subsequent remodelling. The ad hoc ads & alts achieved a mix between the grandiose Cape Dutch homestead and an incongruous extension. Its significance is therefore assessed as poor given its lack of authenticity and the incongruity of original and added elements. However, its form, roofscape, and architectural style should be retained due to its contribution to the surrounding streetscape. The barn is considered to have more authenticity and therefore intrinsic significance than the homestead, and all inappropriate additions thereon are reversible. The consultant suggests that the barn warrants the IIB grading along with the larger site, while the homestead should be graded IIIC. In terms of visual impact, the built fabric of the site is setback from Main Road and Orange Street and concentrated in the eastern quadrant. The visual character of the area is suburban with generally significant tree planting providing a distinctly landscaped character. The site used to contribute to this treed character but following the felling of 12 English Oak suffering from infestation, this contribution has been compromised. The remaining significant views especially along the Main Road interface must be retained as they contribute to the experience of this section of Main Road and the distinction between the Somerset West and Strand sections of the road and their different visual and land use characters. The site is well within the urban edge and there are no intact or outstanding rural or historical townscape qualities present nor scenic routes; however, it does provide a sense of place. As such, the consultant develops heritage design informants inclusive of the followings:
 1. Retention of the existing homestead and barn as coherent focal points. Repurposing of the homestead is acceptable provided that the form, roofscape, and architectural style are retained. Additions must be sensitive and contemporary in character so as not to mimic the historical elements.
 2. The barn requires a conservation architect with experience with buildings of this type and acceptable conservation methodologies.
 3. It's legibility from Main Road should not be compromised.
 4. Curtilage should be informally landscaped in reference to the rural origins of the buildings and consideration should be given to replacement tree planting to refer to the historical tree planting.
 5. Quality of the streetscape must remain porous.
 6. Vehicular access off Orange Street must be kept as simple as possible and not over-

formalised.

7. The most suitable area for development is along the north-western and north-eastern boundaries.

8. New buildings should be visually unobtrusive and contemporary in character, respecting the scale and character of the site context.

9. Residual space can allow for low key use allowing for limited solid structures which don't compete with the predominance of the landscape elements.

10. Remaining historic trees are to be retained and protected and replacement tree planting is encouraged.

- In terms of public participation: CoCT supported in principle subject to the following: The height of the office block should not exceed the ridge height of the homestead; consideration should be given to following a holistic approach to the repurposing of the historic structures within this HIA rather than in separate s34 processes; consideration should be given to ensuring the longevity of the barn given its worsening state of disrepair. HRF do not support based on the fact that insufficient detail has been provided regarding the proposed work on the old barn; and the parking area is excessive in scale and will impact negatively; the office block, whilst neutral stylistically, lacks any articulation.
- In response to these comments the height of the office block has been reduced and is now lower than the ridge line of the house; the parapet walls are different heights; the western side is stepped 500mm; the balustrade walls are now steel; the balcony on Orange Street is reduced away from the sides. However, the consultant notes that there is no legal basis for the inclusion of detailed plans for the historic structures within the HIA and it is common practice for them to be approached separately. Both the City and HRF will have the opportunity to comment on these applications. The protection of the barn is being addressed. There is insufficient motivation as to how the parking will negatively impact the Main Road frontage in light of the landscaping mitigations.
- All parties were invited to the meeting today.
- The consultant recommends on page 57 of the HIA titled "Proposed Redevelopment of Erf 4269-RE Aan die Weg Somerset West" dated April 2025 that:
 1. HWC endorse the HIA report as having met the requirements of Section 38(3) of the NHRA.
 2. In terms of Section 38(4) of the NHRA, HWC supports the proposed development, generally in accordance with the proposals included as Annexure D in the HIA report and subject to:
 - the implementation of the Landscape Master Plan in all important respects.
 - approval in principle of the retention and repurposing of the Barn subject to the submission of a Section 34 application prepared by a recognised Conservation Architect in respect of the detailed alterations and conservation methodology to facilitate such repurposing.
 - approval in principle of the retention and repurposing of the homestead subject to the submission of a Section 34 application prepared by a recognised Conservation Architect in respect of the detailed alterations to facilitate such repurposing
 3. HWC approves the demolition of the garage structure older than 60 years on the property as indicated on Figure 78 of the HIA report.

REFERRAL

The Committee resolved to refer the application IACom on 14 May 2025 due to the concerns raised by the I&APs.

EJV

14.22. Erf 50212, 2 Largo Road, Newlands, S34-Minor Works

Case No: HWC24121008EJV0429

Emily Jane Vowles introduced the item.

DISCUSSION

- Exempted as per Provincial Notice 9051 of 2025

COMMENT

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

EJV

14.23. Erf 7061-RE, Silverboom Kloof Road, Somerset West, S38(4)-NID

Case No: HWC25040302EJV0423

OUTSTANDING INFORMATION

Company Resolution allowing Saliem Hassan to sign on behalf of Sun Spa Pty Ltd required.

EJV

14.24. Erf 988, Costa Brava, 299 Beach Road, Sea Point, S34-Minor Works

Case No: HWC25040701EJV0425

OUTSTANDING INFORMATION

Streetscapes, confirmation as to unit number required

EJV

14.25. Erf 1742; 1783, The Vines, 8 Long Street, Constantia, S38(4)-NID

Case No: EJV0423

OUTSTANDING INFORMATION

Title deed for Erf 1783; Palaeo-Map; photographs of the site; confirmation that subdivision and rezoning is the only scope proposed requires

EJV

14.26. Erven 2395; 525, Franshoek Road, Durbanville Hills, S38(4)-NID

Case No: HWC25040803XM0416

OUTSTANDING INFORMATION

Title deeds; Palaeo-Map; photographs of the site; confirmation that consolidation is the only scope Proposed required.

EJV

14.27. Erf 123009, 5 Loods Square, Windermere, S34-Additions & Alterations

Case No: HWC25042503RB0429

DISCUSSION

- Exempted as per Provincial Notice 9051 of 2025

COMMENT

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

RB

14.28. Erf 1530, Section 2 Barkly Court, 15 Barkly Road, Sea Point, S34-Minor Works

Case No: HWC25042908RB0429

OUTSTANDING INFORMATION

Streetscape images and confirmation that SFA did not respond within 30 days for comment required.

RB

14.29. Erf 24926, 20 Milner Road, Maitland, S34-Additions & Alterations

Case No: HWC25042404RB0429

DISCUSSION

- Exempted as per Provincial Notice 9051 of 2025

COMMENT

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

RB

14.30. Erf 703, 3 Weenen Road, Milnerton, S34-Additions & Alterations

Case No: HWC250429054RB0429

OUTSTANDING INFORMATION

CoCT HRS comment and FoBCA (or proof that 30 days have passed since requesting it) required.

RB

14.31. Erven 11155 and 11153-RE, off Hlobo Ave, Protea Street, and Lusiba Street, Hermanus, S38(8)-NID

Case No: HWC25031201RB0429

Mr. Ruan Brand introduced the item.

Ms. Lize Malan was present and took part in the discussion

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c) and (d) are triggered.
- There was an EA granted in 2005 for a mixed-use development on the site for which HWC, via BELCom, endorsed an HIA prepared by H Aikman dated 2004.
- The decision was appealed in 2005/2006.
- In 2008 the decision was upheld, and the developers subsequently registered the property in their name by 2010.
- In 2014, a new NID was provided to HWC for the proposal as it had changed and HWC issued a comment of NFS.
- In 2016, construction started, but was promptly halted as by 2018, the informal settlement of Zwelihle had expanded rapidly onto this area and the historic milkwood forest had mostly been cleared by this informal housing expansion.
- By 2018/2019 the project was abandoned due to this rapid expansion and the land sold back to the municipality.
- As such, the current land use is part of the Zwelihle informal settlement, but the municipality has agreed to formalise the housing situation with the current occupants, which is why this NID is before us.
- The new proposal is to instead develop a formal residential area of approx. 3240 houses, each erf having an average size of 50sqm.
- There is a section of the historic milkwood forest remaining on the property (NW corner) but the larger portion of this has been severely impacted by the informal housing.
- The remainder of the milkwood forest will need to be cleared which could affect the landscape

qualities, although the informal housing has already severely impacted this.

- The 2004 HIA by H Aikman which included an AIA by J Kaplan found seven confirmed archaeological sites on the property and as this is a coastal development, more might be unearthed during earthworks (or have been destroyed by the rapid informal housing expansion). Only the AIA could be sourced but the applicant quotes that the HIA also found evidence of a small resort that was built there in the 1970s to accommodate the, mainly Bantu people, that were displaced when the Group Areas Act came into effect in the 1960s and they forcibly moved to the area.
- The mitigation recommendations for seven of the archaeological sites (in the AIA) was to do nothing except for two sites: for one site (SKP 2 - an LSA shell midden), it was to conduct a rescue excavation, and for another (SKP 3 - a rare albeit disturbed LSA camp site) it was to investigate and systematically excavate the site because of its rarity. A further recommendation was to potentially include this camp site into some kind of walkway/viewing site.
- The Palaeosensitivity of the proposed site is mainly unknown with a small portion being orange/high, but it is noted that the area is likely overlain with aeolian dunes in the unknown section, and it is also likely that the depth of the foundations will not impact the underlying geology.
- HP recommends an AIA and a botanical assessment of the remaining milkwood forest.
- As the landscape has been severely altered since the last HIA, the Committee supports the need for the AIA, especially to assess the state of the sites identified in the previous AIA and to determine what other sites are now visible with the forest having been cleared.
- A Chance Finds Protocol in the EMPr should cover potential palaeontological concerns.
- In terms of the Milkwood forest, a botanical assessment will likely be requested by DEA&DP and this should not be a heritage concern. Although the Milkwood forest may contribute to the landscape, there is no declared or discernible cultural landscape associated with this Milkwood forest.
- Furthermore, due to the area having been used by fishermen in the 19th Century, and the area being the main coastal access for Group Areas Act displaced people in the 1960s, there is mention of a coastal/forest related Bantu initiation, and as such a Social Historical Study would prove useful.

COMMENT

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

1. Archaeological Impact Assessment
2. Social Historical Study

RB

14.32. Farm Littlevlei No 1529, Wellington, S38(8)-NID

Case No: HWC25042506RB0429

OUTSTANDING INFORMATION

Completed Section 38 NID application form, Locality map, Topographical map, SAHRIS Palaeosensitivity map, Title deed (pending ownership information POA and/or company resolution), SG diagram, information pertaining to the heritage of the site, internal, external, and streetscape photographs required.

RB

14.33. Farm Rhenosterkop No. 155-RE, Beaufort West, S38(8)-NID

Case No: HWC25041703RB0429

Mr. Ruan Brand introduced the item.

DISCUSSION

- Submitted in terms of S38(8) with DMRE as the authorising authority.
- Triggers S38(1)(c)(i).

- Application is for a mining permit for a sand mine of approx. 5ha in extent on an undisturbed and inactive area on a farm already used for mining.
- HWC issued an NFS for a hard rock mining permit (HWC23032317SB0324) on the same farm portion in 2023, and that site is about 100m from this site.
- In terms of landscape impacts, the proposed mining area is more than 4.3km from the N1 and it is on flat land so does not contribute to the general Karoo landscape much.
- In terms of archaeology, although the HP notes some nearby rock engravings and some MSA and LSA scatters, there was only a single OES bead found in the actual proposed area that was surveyed.
- In terms of palaeontology, the area has blue/low sensitivity on the SAHRIS map.
- HP recommends NFS.

FINAL COMMENT

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

RB

14.34. Portion 6-RE of Farm Fleurbaai No. 1040, Stellenbosch Road, Stellenbosch, S38(1)-NID Case No: HWC25042419RB0429

OUTSTANDING INFORMATION

Clarity on the proposed demolition(s) as one structure is already demolished and applicability of S27 required as the main werf is a PHS.

RB

14.35. Erf 12, 20 Spilhouse Avenue, Constantia, S34-Additions Case No: HWC25041706SVB0423

OUTSTANDING INFORMATION

Power of Attorney (should the owner not have signed the application form); Title Deed; Company or Trust Resolution (where applicable); Local Authority comments / Local Municipality comments; Registered conservation body comment required.

SVB

14.36. Erf 3795, 51 Unie Road, Uniepark, Stellenbosch, S34-Additions & Alterations Case No: SVB0429

OUTSTANDING INFORMATION

Local Authority comments / Local Municipality comments; Registered conservation body comment required.

SVB

14.37. Erf 4023, 4 Durr Street, Paarl, S34-Additions Case No: HWC25042413SVB0425

Ms. Sofia Briel introduced the item.

DISCUSSION

- The property is Ungraded and within the Paarl Central Special Character Protected Area.
- Work has been completed.
- The completed work is a steel structure with timber decking over the pool area which was completed by previous owners. This application is to regularize the unauthorized work.

DECISION

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

SVB

14.38. Erf 4283-RE, Cnr Mill, Church & Bird Street, Stellenbosch, S34-Alterations

Case No: HWC25042417SVB0429

OUTSTANDING INFORMATION

Company or Trust Resolution (where applicable); Coloured up to scale plan with dimensions; Internal photographs of the building / structure required.

SVB

14.39. Erf 4651-RE, Grand Parade, 17 Darling Street, Cape Town City Centre, S27-Minor Works

Case No: HWC25041503SVB0424

Ms. Sofia Briel introduced the item.

DISCUSSION

- The property is a PHS and within Central City HPOZ.
- Work has not started.
- The proposal is for roll out of limited number of prototypes for temporary market trading structures to be placed on Grand Parade for use by vendors to test the structures for viability. These temporary structures will be fixed to the ground with minor but permanent footing placements that will not protrude above ground level. The structures have been designed in consultation with the owner of the property and the traders and are being tested for suitability by the traders before further design alterations are made. Once this stage is complete a final structure design will be completed before roll-out to all vendors. A full Section 27 Permit application will be made prior to final roll out.
- HWC issued a permit for repairs and maintenance to hard landscaping dated 22 February 2022 (22020809SJ0124E).
- The applicant was advised by HWC that a permit is required for the "prototype" installation and placement thereof and that the permit would be conditional to a timeframe for the erection thereof to avoid them becoming permanent features. HWC further advised the applicant that this may be a minor works application.

DECISION

The Committee resolved to approve the application as the proposal does not negatively impact on heritage resources this is subject to the following condition:

1. The prototype structures must be removed within 18 months of this permit being issued.

SVB

14.40. Erf 49109, 7 Evergreen Avenue, Newlands, S34-Additions & Alterations

Case No: HWC25041104SVB0423

OUTSTANDING INFORMATION

Local Authority comments / Local Municipality comments; Registered conservation body comment required.

SVB

14.41. Erf 9118, Admin A, Ryneveld Street, Stellenbosch, S34-Deviation
Case No: HWC25402405SVB0425

Ms. Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIB and inside Stellenbosch Historic Core.
- Work has not started.
- This proposal is for deviation from previous permit issued on 2 December 2024 (HWC24110706SJ1108). The deviations are as follows: Additions to the roof to make space for the new HVAC slab; roof replacement where there are prominent leaks; new concrete slab replacing the existing steel corrugated soft roof; new plantroom required for HVAC system; internal layout reconfiguration with demolition and addition of new walls; new ramp and walkway configuration; ramp made slightly longer to comply with regulations; plantroom windows/louvres changed to steel based; new design change to atrium roof structure.
- In the view of the heritage consultant the proposals remain substantially the same as what was previously submitted to HWC in terms of low impacts on heritage significance and in some cases result in even lower impacts.

DECISION

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

SVB

14.42. Erf 918-RE, 2 Pear Lane, Constantia, S34-Additions & Alterations
Case No: HWC25042409SVB0425

OUTSTANDING INFORMATION

Coloured up to scale plan with dimensions showing unauthorized work; Registered conservation body comment required.

SVB

14.43. Erf 94937, Mount Nelson, 4B Wilkinson Street, Gardens, S34-Minor Works
Case No: HWC25042207SVB0423

OUTSTANDING INFORMATION

Title Deed; Company or Trust Resolution; Coloured up to scale plan with dimensions required.

SVB

14.44. Erf 175934, Rex Trueform Factory Complex, 344 Victoria Road, Salt River, S34-Emergency
Case No: HWC25041003CH0425

Ms. Corne Nortje introduced the item o.b.o. Ms. Chane Herman.

DISCUSSION

- Graded IIIA & IIIC
- Proposal is for restoration and refurbishment of the Rex Trueform Factory Complex. The emergency application only pertains to the replacement of the roof, perimeter fence for security purposes, internal and external clean-up, stripping of redundant services and burglar proofing.
- Section 5 of the heritage report provides a comprehensive summary of the restoration work. Additional work includes like-for-like restoration of the front facade and the demolition of the non-heritage portion of the building (to note: the demolition work aligns with the HWC approval contained in the HIA dated 2020).
- Work has not started.

- Application approved with the following conditions:
- 1. The work must be monitored by the suitably qualified architect with heritage experience, Ms. Claire Abrahamse.
- 2. A close-out report must be submitted to HWC within 30 days of practical completion.
- The comprehensive scope of work for restoration and refurbishment as outlined in section 5 of the report, dated April 2025, as prepared by Skyfall Development Properties and Ms. Clare Abrahamse is endorsed.
- The following conditions are applicable to the remaining remedial work as outlined in section 5 of the report, dated April 2025, as prepared by Ms. Clare Abrahamse:
 - 1. An overall structural survey must be done on the building.
 - 2. Resultant details and method statements for the intended structural repairs to the building and the proposed restoration of the front façade must be submitted to HWC for approval prior to work commencing on site.
 - 3. Co-ordination with the demolitions contractor to design temporary works to secure and protect the adjacent building fabric when the partial demolition of the back wing of the Cavalla block, along Factory Road, occurs.
 - 4. Interim reports must be submitted to HWC once each phase of the restoration project has been completed.

NOTING

The application is approved under the HWC ASD delegation as the proposal does not negatively impact on heritage resources.

CH

15. OTHER MATTERS

16. Adoption of Resolutions and Decisions

EJV moves to adopt, and RB seconds the adoption of resolutions and decisions of the meeting of 6 May 2025.

17. Closure

The chairperson, Corne Nortje, officially closed the meeting at 12:03

18. Date of next meeting: 12 May 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 Worthly

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

NID - Notification of Intent to Develop

NCOA - Noetzie Conservancy Owners Association

OH - Oudtshoorn Heritage

Paarl300 Foundation

PRRA - Pinelands Ratepayers & Residents Association

PACF - Prince Albert Cultural Foundation

SAHRA - South African Heritage Resources Agency

SRHS - Salt River Heritage Society

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

SvDSF - Simon van der Stel Foundation Cape Town

STHS - Simon's Town Historical Society

SHF - Stellenbosch Heritage Foundation

SHCT - Stillbaai Heritage Conservation Trust

GHT - George Heritage Trust

RVRA- Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

ASAPA - Association of Southern African Professional Archaeologists

ABHC - Associated Bibbys Hoek Conservancy (Knysna)

BELCOM - Built Environment and Landscapes Committee

CBCRA -Camps Bay Clifton Ratepayers Association

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

CTHF - Cape Town Heritage Foundation

CRRA - Constantia Ratepayers & Residents Associations

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