

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 28 July 2025 at 08:30 via MS Teams**



1. Opening and Welcome

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

2. Attendance

Members

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

Staff

Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Nosiphiwo Tafeni	I&APs group chat	NT
Ms. Aneeqah Brown	Secretariat	AB

Observers

None.

Visitors

	Capacity	Item
Clive Theunissen	DHAC	Drakenstein Items
Uryke Du Preez	Admin	13.10
Garth Newman	Owner	13.15
Marnus Erasmus	Architect	13.10
Sajjaad Soeker	Architect	13.15
Marise Grobler	Urban Concepts	14.42
Lize Malan	I&AP & Applicant	14.24 & 14.26
Julia Uys	Urban Concepts	14.42
Tali Bruk	Owner Representative	14.37 & 14.42

3. Apologies

Ms. Penelope Meyer	Deputy Director	PM
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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 28 July 2025 with the following changes:

- **Added Item 10.4** Erf 1061, 21 Ruskin Road, Bergvliet (CN)

Case No: 383208CN0707, <https://www.sahris.org.za/node/383208>
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 21 July 2025.
CH moved to approve the minutes and SVB seconded.

7. Disclosure of conflict of interest

None.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

None

9.2 Proposed Site Inspections

None

9.3 Site Inspection Reports

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

- On 18 July 2025 HWC Officials Emily-Jane Vowles and Sofia Briel undertook a site inspection of the Hotagterklip Fisherman's Cottages PHS.
- Following a fire in 2023 and subsequent recommendations made by HWC for the mitigation of damage to one of the structures on site, HWC considered it prudent to undertake a follow-up inspection to ascertain the extent to which mitigation had been implemented and/or to which the damage continued to detract from the significance of the site.
- On site, it was noted that the recommendations made by HOMs on 12 June 2023 had not been implemented, and the visual prominence of the fire damage continues to detract from the charm, cohesion, and character of the hamlet upon entrance to Struisbaai.
- The Committee noted the contents of the site inspection report and endorsed the recommendations of the report.

9.3.2 Erf 922-RE, Informal Graveyard left of the Hoofweg, Struisbaai (EJV)

- On 18 July 2025 HWC Officials Emily-Jane Vowles and Sofia Briel undertook a site inspection of the informal graveyard on Erf 922-RE in Struisbaai.
- Following a NID submission (Application HWC25012113CSI0122) for the proposed development of Phase 2 of the Langevlei Retirement Village in Struisbaai, HWC were informed by the Agulhas Heritage Society (AHS) that the subject site contained an informal, historical graveyard that may be attributed to the original communities who occupied the Hotagterklip Fishermen's Cottages. In light of this collection of cottages being recognised as a PHS, AHS were in the process of securing formal recognition for the site in question (Application HWC24102912). As many as 200 graves were reported as per a previous NID submission for the neighbouring Erf 4101, but no formal study has yet to establish the extent or boundaries of the informal graveyard.
- At first glance the graveyard appears as a collection of six clearly demarcated graves with cement borders, two of which have headstones dating to 1943 and 1948 thereby triggering Section 36(3)(c). The graves are differentially decorated with stone, shells, and flowers. At second glance the presence of additional, less formal graves becomes apparent. Some appear simply as a gentle slope of earth, some are marked by a stone, and other are mounds of stone. Their arrangement is haphazard and there are no clear rows of graves or order to their distribution. The grasses within the site and around it had been recently mowed suggesting that the local authorities were maintaining the site; however, the regular maintenance or

clearing of the site could have also contributed to undermining the recognisability of the grave mounds and markers. The informality of some of them makes it near to impossible to determine the full extent of the graveyard or the boundaries thereof.

- The committee resolved to endorse the findings of the site inspection report and the recommendations therein.
- The committee noted the site was recently mowed, there was mole heaps noted but given the shallow nature of these, unlikely there was any subsurface scatters brought to the surface by these activities as these graves are very formal and very deep, hence unlikely.
- Suggestion to upload site inspection report to SAHRIS was discussed.
- The Committee noted the contents of the site inspection report dated and endorsed the recommendations of the report.

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

- Site inspection undertaken by SVB and EJV on 18 July 2025.
- It was agreed that the inspection was warranted given that it is a Provincial Heritage Site and is therefore subject to section 27(6) of the NHRA. The inspection was undertaken to assess the condition of the building and to flag any issues observed on site.
- On site, an external inspection of the Church structure and the boundary wall was undertaken and it was observed that the structures are in good condition. No issues were flagged on site.
- The Committee noted the contents of the site inspection report and endorsed the recommendations of the report.

9.4 Preparation for upcoming Committee meetings

9.4.1 IGIC (1 August 2025)

9.5 Tribunal Updates (Legal)

None.

9.6 Interim and Close out Reports

9.6.1 Farm 1770-RE, Boekenhoutskloof Winery, Excelsior Road, Franschhoek (CH)

Case No.: HWC24081506CH0829

- A MW permit was issued on 25 September 2025 to restore the IIIA building that was damaged by a fire on 9 June 2024.
- During the cleaning up process, 99% of the ironmongery on site was salvaged.
- After the site was cleaned, the remaining clay walls were propped. Due to the fragile nature of the clay walls, the roof structure had to be stabilized first following which the walls were stabilize.
- All ceiling tie beams were replaced with yellowwood due to oak being too expensive to import, the windows and doors were manufactured and the salvaged ironwood was reused, lintols and window cills were replaced internally with new soft brickwork and wall plate beams were added, thatch was used for the roof and the roof design of the roof structure is the 'traditional' system found at the Cape with modern fire protection added.
- The work was undertaken in accordance with the HWC approved plans.

ENDORSEMENT:

The Committee resolved to endorse the close-out report titled "Boekenhoutskloof Close Out Report", dated July 2025 and prepared by Malherbe Rust Architects Paarl as having met the conditions of the permit dated 25 September 2024.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.4

9.7.2 New Matters: 14.1; 14.2; 14.5; 14.7; 14.8; 14.9; 14.10; 14.11; 14.13; 14.14; 14.15; 14.17; 14.18; 14.20; 14.21; 14.22; 14.23; 14.27; 14.29; 14.30; 14.33; 14.34; 14.36; 14.38; 14.39; 14.40; 14.47; 14.49; 14.50; 14.51; 14.52

9.8 Decisions taken under ASD delegation

9.8.1	<u>Matters Arising:</u>	13.7; 13.9; 13.13; 13.14; 13.18; 13.19
9.8.2	<u>New Matters:</u>	14.3; 14.28; 14.43

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1	<u>Matter Arising:</u>	None
9.9.2	<u>New Matters:</u>	14.4

9.10 Archaeological Matters

None.

9.11 Illegal Works Database: Stop Works Orders issued

None.

9.12 Permit deadline:

11:00 @ Tuesday, 29 July 2025.

9.13 SAHRIS rollout feedback (RB)

- There will be training in office on Wednesday the 6th of August. This training is specifically to give the Secretariat a chance to understand the system and how it will be used.
- There are two meetings scheduled for this week:
 - A meeting to discuss the status of the HWC migration project with the SAHRIS admin team which will also serve to bring new members from their side up to speed.
 - A meeting to discuss the integration of PostGIS Data that will be useful for HWC processes (e.g., Conservation Bodies, Exemption Areas, S31 Areas, Approved Heritage Surveys, etc.)

10 Administrative Matters

10.1 Blue Downs SDP Amendment Query (EJV)

Case No.: 110519SD06

DISCUSSION

- In July 2011, HWC issued a final comment for the development of a shopping centre on Farm 451 Portion 6 and Farm 949 Portion 6 in Blue Downs stating that there was no objection to the development. No specific SDP was in circulation at this stage.
- Due to market constraints, Shoprite now seek to develop only half of the site as per the SDP provided. The other half will be developed at a later stage and perhaps by a new owner.
- The EA has been amended to reflect this and is still valid, and the applicant wants confirmation as to whether a new NID is required for submission or whether the proposal can be considered substantially in accordance as it is in fact a reduction in scope and remains a shopping centre as per the 2011 approval.
- The committee resolved that, since the revised SDP for the development of a shopping centre on Farm 451 Portion 6 and Farm 949 Portion 6, Blue Downs is substantially in accordance with the development proposal responded to with no objection by HWC in July 2011, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. However, the future development of Portion B is to be submitted via a Notification of Intent to Develop (NID) at the earliest stage of development.

10.2 Erf 31843, 61 Upper Liesbeek Road, Rosebank, S34-Additions & Alterations (XM)

Case No: HWC25020503XM0512

DISCUSSION

- Application tabled at Homs 19 May 2025.
- The proposal is for an addition of first floor bathroom and en-suite. The bathrooms were added to enhance the functionality of the house in order to bring it up to par with market expectations. The bathroom construction is external dry-walling and corrugated roof sheeting therefore it can be removed in the future or can be easily updated to match the flat plaster aesthetic should a future owner wish to.
- Work has been completed
- Graded IIIA
- Outside the HPO (inside the proposed HPO)
- E&HM comment: The completed works are not compatible with the highly graded resource in terms of the architectural language and finish and detract from the levels of significance and landmark qualities of the resource. HRS cannot condone unauthorised work to a heritage resource and does not support.
- RAMPAC did not provide a comment within the 30-day commenting period.
- Further requirements from 19 MAY 2025
- The Committee resolved to request the following further requirements:
 - 1. Heritage statement compiled by a suitably qualified heritage practitioner must be submitted to HWC within 60 days.
 - 2. The heritage statement must assess the unauthorised work, the status quo of the site and any proposed mitigations.
 - 3. Applicant must respond to the comment from CoCT.
- The applicant submitted a motivation letter for an extension due to them not being able to find a suitably qualified heritage practitioner on time therefore unable to meet the deadline. Applicant notes that they have engaged with a Heritage Practitioner now and things are in progress from their side.
- A letter to be drafted by the case officer for the extension.

COMMENT

The committee resolved to approve the extension for 30 days.

10.3 HOMS Council Feedback (SJ)

- Inputs to be finalised by Thursday 31 July 2025, COB.
- RB and SJ to finalise draft for submission.

10.4 Erf 1061, 21 Ruskin Road, Bergvliet (CN)

Case No: 383208CN0707, <https://www.sahris.org.za/node/383208>

DISCUSSION

- Trigger(s): S38(1)(c)
- Decision making authority: HWC
- Property: Measures approx. 3.8ha in extent, with a current land use of vacant and the Zoning is Community Zone 1. The surrounding land uses are single residential to north and east and rural to south and west.
- Proposal: For the construction of a new high school (single and double storey buildings) for WCG that includes associated infrastructure with a hall, parking and sports fields. The school will be located on the northern portion of the site.
- Heritage resources:

- Buildings: The historical Dreyersdal Farm was the parent property of this suburb. The remainder of this farm, now Erf 13750 Constantia, is located to the south and is a Grade 3A heritage resource. The gabled Dreyersdal homestead of c1835 is located 450m from the subject site. Applicant states no impacts.
- Landscapes: The Keyser River Green Belt, which incorporates Dreyersdal Farm, is a Grade 3A heritage resource and passes the subject to the west. A mature wind break of Eucalyptus trees is located along the western boundary of the subject site. Applicant states no impacts.
- Palaeo-sensitivity: Paleo Map shows the property in the grey and clear area.
- Archaeo-sensitivity: No AIA's done in the surrounding area. Applicant didn't list any resources or impacts here.
- Applicant summary: No impacts
- Consultant recommendation: NFS
- Heritage Considerations: Half of the property is graded IIIA. No other heritage resources in the surrounding area. The school might impact on the IIIA cultural landscape.
- Admin Matter HOMs 28 July:
- Additional information has been provided, and the committee needs to assess whether the requested study requested at HOMs on 21 July is necessary given the additional information brought forward.
- Additional information:
- Grading: This Grade 3A area follows the cadastral boundaries of the land unit, but at the subject site, it arbitrarily deviates from the property boundary and diagonally crosses $\pm$ halfway through the site, not following any boundary of natural feature. While we do not dispute the City's grading of the cultural landscape, we do believe that as far as the subject site is concerned, its partial inclusion is a mapping error, as it does not form part of Dreyersdal Farm.
- Greater Cultural Landscape:
 - The before and after slides of the greater context show the site development plan inserted onto an aerial photo of the urban and cultural landscape. The distance between the closest school building - the hall – and the Dreyersdal homestead is 620m. The visual impact of the distant school buildings from Dreyersdal Farm, screened by new landscaping, will be insignificant and will not affect its significance a semi-rural character.
- Views:
 - The three additional photos show views towards and from the site. Due to the substantial distance from the school buildings, the visual impact on Dreyersdal Farm, will be insignificant, if visible at all. The development will not be visible from the M3 Freeway - a scenic route – as the M3 is well below the level of the site as it passes.
- Elevational treatment
 - The 3D images of the proposed school show the single and double storey building heights, the elevational treatment and roof typologies, which incorporate a contemporary interpretation of vernacular architecture. This ensures that it blends in with the 1970s suburban neighbourhood, as well as the cultural landscape in the distance to the west and south.
- Heritage Considerations: Given the additional information supplied, I am in agreement with the consultant's recommendation of NFS, as the 3D images and confirmation of the IIIA gradings boundaries indicates that there will be no impact on the IIIA Cultural Landscape.
- Officer recommendation: NFS
- The committee noted and discussed the potential returning of the item given the additional information. The committee cannot retract the previous decision taken on 21 July unless appealed but needed clarification from Legal who was not present in the meeting due to being on leave. Clarification was also requested regarding applicable section under the legislation (i.e. whether it is a Section 38(1) or 38(8) case) – case officer confirmed section 38(1) – HOMs decision making authority.

COMMENT

The Committee considered the additional information, and the previous decision dated 22 July 2025 still stands.

11 Monitoring by practitioner

11.1 Erf 7779, Kronendal Farmstead, 140 Main Road, Hout Bay, S27 – Minor Works

Case No: HWC25071605SJ0717

- The matter will be heard under item 14.41.

12 Discussion of the agenda

None.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 144496, 13 Lower Colingwood Road, Observatory, S34 – Additions & Alterations

Case No: HWC25051207CH0528

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 21 July 2025.
- Graded IIIB inside HPO
- Proposal is for the addition of a new storeroom and pergola at the rear of the building.
- The proposed work has started. The internal work has already been permitted in 2023. The roof over the existing storeroom has already been completed. The work still to be done is the extension of the storeroom and the roof sheeting over the main dwelling.
- Previous permit was issued on 9 June 2023 (HWC23042103KB050) for internal alterations and new pergola. Approval was granted on condition that fireplace be retained and that revised drawings be submitted to HWC.
- CoCT did not comment within 30 days.
- OCA did not comment within 30 days.

DECISION

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

CH

13.2 Erf 9436, 27 Loader Street, De Waterkant, S34 – Additions & Alterations

Case No: HWC25070407CH0711

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 22 July 2025.
- Graded IIIC inside HPO
- Proposal is to convert the garage into a study, replace the garage door with a heritage-style window and door and a new timber floor.
- Work has not started.
- CoCT supports
- DWCA supports

DECISION

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

CH

13.3 Erf 9622 & 9623, 58 Bain Street, Wellington, S34 – Minor Works

Case No: HWC25070805CH0711

Ms Chane Herman introduced the item.

Clive Theunissen was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 17 July 2025.
- Graded IIIB inside the SCPAOZ of Wellington.
- Proposal is for a verandah to the front of the building with a corrugated roof above. The verandah will be similar to the one at 56 Bain Street and in keeping with the existing precedent in the street.
- Work has not started.

DECISION

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

CH

13.4 Erf 158463, 57 Grove Avenue, Claremont, S34 – Additions & Alterations

Case No: HWC25042403CN0425

OUTSTANDING INFORMATION

Response to objections required.

CN

13.5 Erf 41593, 1 Merten Street, Paarl, S34 – Total Demolition

Case No: HWC25070806CN0709

Ms Corne Nortje introduced the item.

DISCUSSION

- Outstanding information was for a Company Resolution, Demolition Plan and Internal photos which was received on 22 July.
- Grading: Ungraded
- HPO: Inside
- Status of work: Not started
- Proposal: To demolish the outbuilding on site.
- Consultation:
 - DHAC has no objection
 - Paarl 300 supports
 - DHF has no objection
- Heritage considerations: The replacement structure design has been provided and is deemed appropriate in the context and HPO. All I&APs also supported the application.

DECISION

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

CN

13.6 Erf 2383, 4 Hospitaal Street, Stellenbosch, S34 – Additions & Alterations

Case No: HWC25050502CSI0512

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 29 June, 9 July, 18 July for company resolution, transfer letter, and title deed, all photos and locality map.
- Work applied for has not started
- Not Graded - Stellenbosch survey
- Outside HPO
- Proposed work is for new bathrooms and to replace the existing thatch roof with corrugated iron sheeting. The applicant states in the heritage report that the ongoing maintenance and repair cost of the thatch roof is not financially sustainable and that the roof is fire hazard.
- Stellenbosch Municipality provided comment and support the application
- SIG provided comment and support the application
- SHF did not provide comment within 30 days

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 replacement roof must be coloured up on the plans to indicate shale grey, ivory grey, or a similar shade that more accurately reflects the colour of the existing thatch roof.

Once the above has been fulfilled, HWC will provide the required permit.

CSI

13.7 Erf 9, 49 Upper Primrose Avenue, Bishopscourt, S34 – Total Demolition

Case No: HWC25052012CSI0708

CASE SUMMARY

- Outstanding information received on 21 July for streetscape photos.
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the demolition of all structures
- CoCT provided comment and support the application stating that there is insufficient significance to warrant protection and is therefore supportive of the proposed total demolition.

FOR NOTING

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

The ASD in consultation with the relevant specialist staff resolved to approve the total demolition as there is insufficient heritage significance to warrant retention.

CSI

13.8 DR01649, Divisional Road, Volmoed, S38(8) – NID

Case No: HWC25070205EJV0711

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 17 July 2025
- Ungraded
- Outside HPO
- Work has not started
- Triggers NEMA
- The proposal is for the repair of flood damage on the associated Divisional Roads. All the

proposed work will be limited to the existing road reserves within a rural area near Volmoed with a primarily agricultural context. The scope includes the repair of road slabs, culverts, and gabion protection measures. The map of relative archaeological and cultural heritage theme sensitivity indicates low sensitivity. The map of relative palaeontology theme sensitivity indicates very high sensitivity; however, no earthworks are being proposed and the proposal is limited to the existing disturbed footprint.

- Consultant recommends no further studies but confirmed via email that "the proposals relate to the reconstruction and upgrade of existing stormwater structures. As such, the activities do not trigger any activities in terms of S38(1). We however require comment from HWC to include in the EIA application process and therefore submitted the applications."

COMMENT

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

EJV

13.9 Erf 199, Paardekraal Road, Hartenbos, S34 – Minor Works

Case No: HWC25041502EJV0424

Emily Jane Vowles introduced the item.

CASE SUMMARY

- Outstanding Information received on 7, 18, and 21 July
- Unknown grading
- Outside HPO
- Work has not started
- The proposal is for the painting of the structure and securing of the site by enclosing the windows with nutec panels until a full renovation can be applied for and permitted. A scope of works (O.I. 18.7.2025) has been provided in lieu of a plan. Erf 199 is a subdivision of Erf 5 as confirmed by the attorney's letter, but does not yet have a registered title deed.
- Heritage Mossel Bay support

FOR NOTING

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

EJV

13.10 Erf 4265-RE, Hillside House, 44 Mill Street, Paarl, S27 – Partial Demolition, Additions & Alterations, Landscaping

Case No: HWC25060411EJV0626

Emily Jane Vowles introduced the item.

Clive Theunissen, Marnus Erasmus and Uryke du Preez were present and took part in the discussion.

DISCUSSION

- Further requirements for revised plans indicating the materiality of the boundary wall and all proposed work coloured-up and the revised DHAC comment and the applicant's revised response to the comment were received on the 16th of July.
- Graded II
- Inside the Special Character Protection Overlay Zone of Paarl
- Work has not started
- The proposal is for the installation of a garden pavilion, garden steps, pool pump, internal and streetfront retaining walls, garage, and corrugated roof sheeting with reinstated dormer windows. Later additions to the structure are intended to be demolished and made good. Internal alterations seek to return the structure to its original layout, and external alterations

seek to reuse existing doors and windows and install new doors and windows. The pavilion and garage additions are designed in accordance with the Burra Charter while the alterations to the historic structure are sensitive to its architectural character. The entire property, rather than the structure itself, was declared under the NMA in 1984 alongside a batch of 15 buildings to preserve the street width and streetscapes of Mill and Paarl Streets from the impact of road widenings

- DHF does not object but does not support the new boundary wall and insists on the retention of the wall on Mill Street. Paarl 300 supports offering comment on the materiality of the boundary wall. DHAC offers objection on the basis that the fence on top of the proposed retaining wall must be setback 1000mm from the retaining wall to allow for landscaping and further clarity must be provided in terms of the alteration to the existing stairs on the road reserve. They also recommends that landscaping plans must be submitted at the building plan stage, and the work is to be monitored and a close-out report submitted.
- In response to the comments, MRA have started that the existing retaining wall is not stable and needs to be replaced as it is subject to erosion during rain events. Landscaping will not improve this erosion and will not prevent passersby from using this landscaped portion for littering. The existing palisade fencing is to remain and at the same height; however, it is to be moved forward to the boundary above the new boundary wall as per the renders provided. This will prevent littering and offer a cleaner streetscape. The fence will still allow for a clear view into the garden and any landscaping will be clearly visible through the fence. The existing steps, columns and gate will be retained and finished with a new coat of paint. All parties were invited to HOMs today.
- The CV and appointment letter for Johannes Malherbe of MRA has been provided.

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

EJV

13.11 Farm Portion 197 Portions 0; 5; 16; 21; 51; 52; 61; 62; 12; 79; 204, Sandkraal, Thembaletu, George, S38(8) – NID

Case No: 25613EJV0707 <https://sahris.org.za/node/383223>

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 18 July 2025
- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(a) and NEMA
- The proposal is to introduce 100 hectares of land with vegetables, maize, and legumes and 246 hectares of land for livestock production in order to increase community participation in the production of food and food security as championed by the Thembaletu Farmers Production Support Unit (FPSU) and DALRRD. A portion of the site is already in use as mixed use farming and grazing and therefore the proposal does not introduce a change in character. In terms of infrastructure, the proposal will necessitate the relocation of the pig stalls, fencing of the crops, paving, irrigation systems, and boreholes. Previous studies of the area have identified ESA, MSA, and LSA sites extending to Oubaai and The Brink near Herolds Bay and rock art was recorded in the Hans Moes Kraal area. As the exact location of the proposed infrastructure is not yet confirmed, further archaeological investigation may be necessary to determine the

exact sensitivity of the relevant portions of the site. SAHRIS Palaeo-Map indicates low and unknown sensitivity.

- Consultant recommends an HIA with AIA

INTERIM COMMENT

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

1. Archaeological Impact Assessment

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

EJV

13.12 Erf 1788, 12 Constantia Road, Gardens, S34 – Deviation

Case No: HWC25012405SVB0124

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 31 January, 25 May and 11 June.
- This application heard at HOMs on 23 June whereby the committee requested further requirements, which were provided on 03, 10 and 21 July, these being:
 - 1. Due to the unauthorised work potentially having impacted the streetscape, the plans must be circulated to CoCT HRS and CIBRA for a 14-day commenting period. Evidence of consultation must be supplied to HWC before the matter will be tabled at the next available HOMs.
 - 2. The applicant must provide a written response to the comments received, especially if further design revisions are requested.
 - 3. Applicant must submit annotated photographs of the completed unauthorized patio structure.
- The property is graded IIIC and within the Upper Table Valley HPOZ.
- Work is complete.
- The application is for approval of deviations from a previous permit, which have already been completed. The internal deviations include increasing the thickness of the internal masonry walls between the passage and bedroom 2 & 3, as well as a new wall separating the scullery and kitchen and adjustments to the fireplace design. External deviations include a new terraced design for the back garden, a small garden store and some gardens walls on the western and eastern sides of the building, a new boundary wall along the street, and a new covered patio on the street facing facade.
- CoCT support the deviations.
- CIBRA do not support the deviations for the following reasons: "The panel not convinced with styling of the proposed entrance canopy roof. This roofing could be a continuation of the existing main forwards-sloping tiled roofing, also continuing in front of the gabled facade, and supported onto the proposed columns and fretwork. Either end could then be simply hipped, returning back to the facade. The Roof plan as drawn is incorrect - it should show extending behind the gable"
- All I&APs have been invited to the 28 July HOMs meeting.
- The applicant provided the following response to CIBRA's objections, which can be summarized as follows. They argue that the entrance canopy was carefully designed to reflect the architectural character and style of the existing residence, as it is positioned directly beneath the existing fascia and incorporates a decorative panel and columns. They note that matching roof tiles were not available and so the painted roof sheeting was the most viable option. Further they noted that extending the existing tiled roof over the entrance patio, as

recommended by CIBRA would obstruct the view of the street façade more than the current proposal. The timber columns were offset for practical reasons so as not to obstruct the vehicle driveway. They addressed the comment regarding inaccuracies on the drawing. Lastly, they note that the canopy roof was attached to the heritage dwelling without any structural modification and due to the roof pits, only a minimal portion of the sheeting areas is visible from Constantia Road.

COMMENT

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

SVB

13.13 Erf 55, 26 Caledon Street, Stanford, S31 – Deviation

Case No: HWC25062402SVB0624

CASE SUMMARY

- Outstanding information received on 21 and 22 July 2025.
- The property is ungraded and within Stanford Heritage Area Overlay Zone
- Work has not started.
- The deviation is for removal of an external door off the "kids bunk room" along the south-west boundary and replacement with a door along the south-east in response to the municipality's planning department raising an objection to this door over the south-west lateral building line.
- HWC issued the original permit on 28 November 2024 (HWC24101703CH1024) as well as a permit for deviation on 01 April (HWC25021306SVB0324).

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 64609, 16 Wessels Road, Kenilworth, S34 – Minor Works

Case No: HWC25071720SVB0710

CASE SUMMARY

- Outstanding information received on 15 and 17 July 2025.
- The property is graded IIIC and outside of HPO.
- Work has not started.
- The proposal is to open up the previously enclosed stoep on the front facade by removing the glazing, minor internal alterations, two new windows on the northern facade, a new stacking door on the eastern facade and to extend the existing covered stoep at the back of the property.
- Despite being deemed minor works the CoCT were consulted and support the proposal.

FOR NOTING

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

SVB

13.15 Erf 65233, 8 Pearson Avenue, Kenilworth, S34 – Additions

Case No: HWC25032415SVB0416

Ms Sofia Briel introduced the item.

Mr Sajjaad Soeker and Mr Garth Newman were present and took part in the discussion.

DISCUSSION

- Outstanding information received on 04 and 15 July.
- The property is graded IIIC and within the Kenilworth PHA proposed HPOZ.
- Work is partially complete.
- The completed work is the new carport in the south-eastern corner of the site along Pearson Avenue. The proposal is for an extension to the western side of the building, along Goldbourne Avenue, to accommodate a new entertainment area, in place of an existing pergola, as well as three new windows to the existing tv room. The proposal is also for a new second storey addition above the existing garage.
- CoCT support the proposal.
- Lower Kenilworth Improvement District in summary had the following objections. They take issue with the proposed second storey, due to the massing, height, choice of atypical roof profile and lack of detailing. They request further design development and improved articulation.
- The applicant had in summary had the following response to the LKID's comments. They revised the plan to illustrate features and architectural detailing to blend the proposed flat roof addition with the existing residence. They argue that the existing house is still the most prominent structure on the site due to its pitched roof, gable ends, red-tiled roof and face brick chimney which is in contrast with the second storey flat roof addition. They also note that the height of the proposed second storey is purposefully lower than the main dwelling.
- The applicant also revised the plans and re-circulated them to the LKID for a re-vised comment. The LKID noted that their initial comment still stands.
- All I&APs were invited to the 28 July HOMS meeting.

DECISION

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

SVB

13.16 Erf 825-RE, 158 Main Road, Constantia, S34 – Total Demolition

Case No: HWC25063004SVB0630

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 03 and 17 July 2025.
- The property is ungraded and outside of any HPO.
- Work has not started.
- The proposal is for total demolition of all structure on site.
- CoCT support the proposal.
- CRRA do not object to the proposal.

DECISION

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

SVB

13.17 Erf 178864, 24 Main Road, Kalk Bay, S34 – Minor Works

Case No: HWC25061207XM0617

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The outstanding information was received on 18 July 2025
- The application consists of alterations to Unit 4 apartment located on the 2nd floor, as follows: Upgrading kitchen to new kitchen cabinetry; Upgrading bathroom to new bathroom fittings, floor and wall tiles; Addition of a toilet and wash hand basin in main bedroom. Upgrading bedroom cupboards; Restoring existing wooden flooring through sanding, sealing and oiling; Painting all internal walls; Adding a closed combustion fireplace in the living room; Changing ceiling lights to new fittings; Adding plug points in kitchen and master bedroom; Addition of ceiling fans in bedrooms.
- The proposal has been carefully considered to realise the intension of the client's brief to upgrade the interior of Unit 4 without the loss of cultural significance of the unit and the building. The application is a further contemporary layer to the building primarily with kitchen and bathroom fittings and lightweight walls with the retention of the historic layout and design and façade materials.
- Work has not started
- Graded IIIB inside the HPO

DECISION

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

XM

13.18 Erf 943, 22 Stockenstrom Street, Bodorp, George, S34 – Additions & Alterations

Case No: HWC25052704XM0623

CASE SUMMARY

- The outstanding information received 18 and 23 July 2025
- The proposal is for regularizing the as built plan for work done by previous owner. Work is to the braai area, covered verandah, pool deck and pool has been added to the property some time prior to 2015 by the previous owners. The Seller said they purchased the property with the Verandah and Braai area in 2015 but then added the deck and pool in 2018.
- All work as shown on the as built plan has been completed
- The property is graded IIIC
- George Municipality: Noted that the construction of the garages along the front section of the house (1993) have drastically changed the heritage status of the building; However, majority of the building is older than 60 years and thus comment from HWC is required; Not supported at present.
- The George Heritage Trust comment: notes the unauthorised work being carried out without a permit application, constituting a contravention of S51. The George Heritage Trust cannot support the unauthorised additions already made to the heritage structure and has no further comment at this time.

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.

XM

13.19 Erf 11876, 24 York Street, Woodstock, S34 – Alterations & Additions, Minor Works

Case No: HWC24051446XM0906

CASE SUMMARY

- Outstanding info received 18 July 2025.
- The proposal is for addition of bedroom with en-suite bathroom, new boundary wall, swimming pool, and on-site parking. No internal works are proposed, and the street elevation of the premises will not be altered in any way.
- Work has not started.
- Graded IIIC, Outside HPOZ
- CoCT support
- WRA comment: While WRA has no heritage objection to the alterations, we object against alterations that entrench short-term letting in Woodstock, like at this property with 7 en-suite bedrooms. The neighbourhood desperately needs family friendly rental accommodation. Also, please make sure that you notify the neighbours regarding the relocation of the swimming pool, so that they can object against any possible noise concerns in during the LUMS application.
- WAAC comment: With regards to 24 York Street, our only request would be that the timberwork to boundary walls and gates meet the City's permeability requirements and be orientated in a vertical direction
- SRHF did not respond 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.

XM

13.20 Erf 41967, Ithemba Labs, Mfuleni, S38(8)- NID

Case No: 25660XM0711 <https://www.sahris.org.za/node/383371>

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 22 July 2025.
- S38(8) with DFFE as the authorising authority.
- S38(1)(c)(i) triggered.
- Proposal is for the development of a new Cape Town Hosting Infrastructure System (CTHIS) to establish essential supporting infrastructure and facilities required to host, operate, and maintain advanced research and data processing systems. The proposal includes Operation Centre Office Buildings (CTOC offices, meeting rooms, warehouses & stores), a Data Centre, a Power Utility Building & Solar PV Installations (roof fixed) on Erf 41967, Ithemba Labs.
- Total footprint = 30 045 m² square meters
- The proposed site is located within the urban edge in accordance with the City of Cape Town Spatial Development Framework (Khayelitsha / Mitchells Plain / Greater Blue Downs SDF, 2023) and is earmarked for urban development. Erf 41967 is zoned as a Limited Use Zone
- NEMA Derived National Sector Classification (Development Type) Transformation of land and Indigenous vegetation
- Current Zoning: Limited Use Zone
- Current Land Use: Existing iThemba Labs facility: Institutional/Research.
- Site for development: Vacant
- It is important to note that the proposed site itself does not contain any heritage resources deemed to be of significant heritage value. An existing building (older than 60 years old) is located on site but is proposed to be retained in order to incorporate and safeguard the historical architectural interface of the building as part of the development. However, the

proposed site is located within 2 km of a Grade II Heritage site, which has been identified to be the Vergenoegd Farmhouse and Werf (± 1.7 km SE). Descriptions of Heritage Impact: No impact expected.

- Archaeologically: none
- Palaeosensitivity: none
- No known archaeological or paleontological resources of significance are present on-site. According to the SAHRIS Palaeontology Sensitivity Map, the site is of low sensitivity (Blue), which therefore confirms that no paleontological studies are required, however, a protocol for finds is required. Furthermore, it is not anticipated that any archaeological resources will be negatively affected by the development.
- It is considered unlikely that the proposed development will result in adverse impacts on the Vergenoegd Farmhouse and Werf or other significant heritage resources in the area. The development site's location, existing mixed-use/industrial context, and lack of significant heritage features on or within close proximity indicate that further heritage studies or assessments are unnecessary.
- HP recommends: the project proceed without additional heritage investigations, provided that standard protocols for chance finds are adhered to during construction.

FINAL COMMENT

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

XM

13.21 Erf 1056, Granger Bay Boulevard, Green Point, S38(4) – Workplan

Case No: 14052809GT0530E

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- The workplan is in the fulfilment of the AIA's recommendations, "monitoring of bulk earthworks"
- Currently no surface finds but given the possibility and the recommendation in the AIA, this is a precautionary approach.
- Proposed action: Test excavation and full mitigation.
- Excavation will be done via mechanical excavation with strict monitoring – if anything is uncovered, work to halt and archaeologist to inspect – work to continue when appropriate.
- No conservation is feasible as the whole site to be excavated for basement parking.
- Depending on the find(s) various mitigation measures suggested – isolation finds to be collected, burials full exhumed (only concerns here), shell midden – sampled, sieved and collected, building – recorded, photographed and thorough document.
- The HO noted that the main concern was the mitigation of potential human burials under a workplan application.
- The committee noted that the last decision regarding this matter was on the 1 December 2025 at the Appeals committee where the following decision was reached:
- "The appeal is upheld and the property development option 3 is approved subject to the following conditions:
 - 1 Archaeological monitoring of bulk earthworks must be undertaken.
 - 2 The design development for the site must proceed in general accordance with the heritage principles contained in the Heritage Impact Assessment (page 35)"
- It was noted that the submitted workplan is comprehensive, read in conjunction with the previous AIA prepared by ACO dated April 2014.
- Should human remains be uncovered, a Section 36 application will be required at that stage as a workplan does **not** include the management of human remains.
- Support was expressed for the precautionary nature of the workplan, with the view that a site

inspection may not be necessary.

ENDORSEMENT

The Committee resolved to endorse the workplan dated 23 June 2025, and prepared by ASHA Consulting as meeting the requirements of the approved HIA, Remainder Erf 1056, Granger Bay Boulevard, Greenpoint dated 8 April 2025 and prepared by Vidamemoria Heritage Consultant as per the recommendation in the HIA on page 56.

Please note should human remains be uncovered, a full Section 36 application must be submitted to HWC.

SB

14. NEW MATTERS

- 14.1 Erf 415, 12 Du Toit Street, Stanford, S31 – Additions & Alterations**
Case No: HWC25071104CH0715

OUTSTANDING INFORMATION

Outstanding payment of R670.00, internal photographs, external photographs and streetscape photographs required.

CH

- 14.2 Erf 1093, 20 Woodburn Crescent, Gardens, S34 – Minor Works**
Case No: HWC25071111CH0715

OUTSTANDING INFORMATION

Locality plan and plans to indicate the work that has started.

CH

- 14.3 Erf 1094, 8 Stemmet Street, East Cliff, Hermanus, S34 – Additions & Alterations**
Case No: HWC25071806CH0718

CASE SUMMARY

- Not graded outside HPO
- Proposal is to enclose the wrap around verandah, internal alterations, the addition of pergolas and a 1.8m high boundary wall along Luyt Street.
- Work has not started.
- OHAC supports
- Applicant/consultant recommends a NCW grading

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

- 14.4 Erf 114812, 34 Hares Avenue, Salt River, S34 – Additions & Alterations**
Case No: HWC25071405CH0715

COMMENT

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

CH

14.5 Erf 237, 5 King Street, Elim, S27 – Minor Works

Case No: HWC25071102CH0714

OUTSTANDING INFORMATION

Internal photographs additional streetscape photographs, outstanding payment of R670.00 and SG diagram.

CH

14.6 Erf 566, Swallow Park Lane, Hermanus, S34 – Additions & Alterations

Case No: HWC25071721CH0721

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIA inside HPO.
- The park has aesthetic significance as a landmark site, historical significance as an early public space dating back to the when the town was established and cultural significance through its association with Miss. Magdalena ""Swallow"" Neethling. Ms Neethling was a schoolteacher who led an initiative to establish the park in the early 20th century. This association deepens the site's intangible heritage value and strengthens its role as a space of memory, identity, and civic pride.
- Proposal is for the revitalization and conservation of Shallow Park. The work includes landscaping with indigenous fynbos, the installation of fencing and gates and other upgrades on site for public use. The park site itself is approximately 3000sqm however the boundary of the Erf includes the parking area butting Main Road which makes the site as a whole larger than 5000sqm.
- The applicant confirmed that the proposed fence will be approximately 217m in length. The proposed landscaping and revitalization of the park does not change the site's character and thus the area of work to be considered by HOMs is the alterations to the existing timber arch that is older than 60 years (dating to 1920).
- A stone wall will be built on either side of the timber arch. The stone wall will be about 2-5cms away from the arch and a metal gate will be installed in the centre of the arch but will be set behind the timber arch
- and be fixed to the flanking stone piers.
- Work has not started.
- OHAC provided comment stating that test samples are to be produced using various amounts of cement additive to ensure no dustiness in summer and muddiness in winter. The proposed seaside stair and viewing platform balustrade should receive vertical balusters instead of horizontal cables or rods to prevent climbing.

DECISION

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

CH

14.7 Erf 6604, 62 Klein Constantia Road, Constantia, S34 – Additions & Alterations

Case No: HWC25041408CH0717

OUTSTANDING INFORMATION

Outstanding payment of R670.00 and streetscape photographs.

CH

- 14.8 Erf 1012, 267 Beach Road - Unit 66, Flat 67, Arthur's Seat Mansions, Sea Point, S34 – Minor Works**
Case No: HWC25071505CN0715

OUTSTANDING INFORMATION

All owners to sign POA and motivation required.

CN

- 14.9 Erf 116534-RE, 21 Palmer Road, Muizenberg, S34 – Minor Works**
Case No: HWC25071708CN0718

OUTSTANDING INFORMATION

2023 Application form and plans to be coloured up correctly required.

CN

- 14.10 Erf 116535, 23 Palmer Road, Muizenberg, S34 – Additions & Alterations**
Case No: HWC25071707CN0718

OUTSTANDING INFORMATION

2023 Application form and plans to be coloured up correctly required.

CN

- 14.11 Erf 1409, 22 Roos Street, Gordons Bay, S34 – Minor Works**
Case No: HWC25062701CN0721

OUTSTANDING INFORMATION

Company Resolution and Plan indicating proposed work to building older than 60 years required.

CN

- 14.12 Erf 176-RE, 15 Plein Street, Moorreesburg, S34 – Minor Works**
Case No: HWC25071101CN0714
Ms Corne Nortje introduced the item.

DISCUSSION

- Grading: IIB Swartland Heritage Survey
- HPO: Outside
- Status of work: Not started
- Proposal: For a new planter box with palisade atop the planter to the front facade of the building.
- Consultation:
 - Swartland Municipality does not support the proposed palisade design, as its not complimentary to the existing building. They provided an example of a wrought iron palisade.
 - Response to objection: The applicant states in the motivation that during his engagement with Swartland Municipality, he submitted his proposal in good faith, along with reasoning for the lack of columns in the design. While he was referred to precedents of fences with columns, he was not offered specific feedback regarding the core issue: how symmetry, proportion, and visibility intersect with heritage considerations in this case.
 - Heritage considerations: The planter box without columns and palisade design seems to be impacting the resource, however the applicant argues his design is appropriate, as provided in the motivation. Considering the property is outside an HPO, does the planter and palisade design impact the building.
 - HOMs recommend that the proposed palisade fence be painted white.

DECISION

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

CN

14.13 Erf 47400, 14 Lavenham Road, Rondebosch, S34 – Minor Works

Case No: HWC25070706CN0715

OUTSTANDING INFORMATION

R4670 outstanding on PoP, Locality Plan, external photos and Motivation required.

CN

14.14 Ptn 112 Of Farm Opzoek 73, Via Gravel Road, nearby Zoar, S34 – Minor Works

Case No: HWC25070201CN0715

OUTSTANDING INFORMATION

Coloured up plans, confirmation of work that has started, all photos and SG diagram required.

CN

14.15 Erf 1144, 255 Ocean View Drive Sea Point, S34 – Minor Works

Case No: HWC25041604CSI0721

OUTSTANDING INFORMATION

No HWC reference number on PoP, outstanding PoP amount of R670. Body corporate resolution signed by all members stating that they have given the appointed trustee authorisation, the appointed trustee and managing agent have signed the resolution. Alphen Development Trust to be stated as the owners on the application form and a trust resolution to be signed by all members giving the Arrowhead body corporate authorisation. Coloured and up to scale plans required.

CSI

14.16 Erf 11547, 533 Main Road, Paarl, S34 – Additions & Alterations

Case No: HWC25071604CSI0718

Ms Chiara Singh introduced the item.

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

DISCUSSION

- Work applied for has been completed
- Not Graded
- Inside HPO
- Completed work is for an extension to the current dwelling to include a new kitchen, covered stoep, carport, and internal alterations.
- DHAC provided comment and support the application.
- DHF stated that they cannot comment on work that has been completed but if they had received the application beforehand the proposal would have been approved.
- Paarl 300 did not provide comment within 30 days.

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.

CSI

14.17 Erf 135, 33 Kerk Straat, Gansbaai, S34 – Additions & Alterations

Case No: HWC25071504CSI0715

OUTSTANDING INFORMATION

Trust resolution required.

CSI

14.18 Erf 239, 6 Erica Place, Bergvliet, S34 – Minor Works

Case No: HWC25071401CSI0717

OUTSTANDING INFORMATION

Plans indicating completed work required.

CSI

14.19 Erf 505, 14 Thornhill Road, Unit 4, Section 6, Thornhill Mansions, Green Point, S34 – Additions & Alterations

Case No: HWC25071114CSI0715

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Graded IIIB
- Outside HPO
- Proposed work is for the reconfiguration of the space including the removal of internal walls to allow for more open areas
- CoCT provided comment and support the application
- GPRRA 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

14.20 Erf 170, Swartland High School, Dirkie Uys Street, Malmesbury, S38(4) – NID

Case No: HWC25071807EJV0721

OUTSTANDING INFORMATION

Photographs of the site; Resolution from the WCED required

EJV

14.21 Erf 2742, 4G Wine Estate, Dassenberg Road, Franschhoek, S38(8) – HIA

Case No: HWC24100305EJV1015

OUTSTANDING INFORMATION

Consultation with SHF, FHRA and the Municipality required.

EJV

14.22 Erf 47360, 12 Weltevreden Avenue, Rondebosch, S34 – Additions & Alterations

Case No: HWC25070802EJV0717

OUTSTANDING INFORMATION

RCID Comment required.

EJV

14.23 Erf 56612, 33 Robinson Avenue, Bishopscourt, S34 – Additions & Alterations
Case No: HWC25071510EJV0715

OUTSTANDING INFORMATION

SG Diagrams; externals; and additional streetscapes required.

EJV

14.24 Farm 1078 Portion 13, La Villa, Elandskloof Road, Franschhoek, S38(8) – NID
Case No: HWC25070404EJV0721

Emily Jane Vowles introduced the item.

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

DISCUSSION

- The cottage and barn are graded IIIC
- Inside the IIIA La Cotte Landscape Unit
- Work has not started
- Triggers s38(1)(c)(i) and NEMA.
- The proposal is for the demolition of the existing barn (built in 1966 - no s34 trigger) to replace it with a contemporary two-storey accommodation and wellness centre with a floor area of approximately 1050m². As with Franschhoek in general, the farm has a rich history of occupation and ownership extending to the French Huguenots. As a result, it has been extensively cultivated; however, cultivation appears to have come to an end by 2010 at which point a residential estate was developed to the west of the site and the site itself became utilised for guest accommodation with contemporary accommodation structures, a pool, landscaped garden, and small solar installation. The homestead (IIIC) is described in the SHS as "Somewhat altered, this Victorian homestead and barn have some aesthetic, architectural, scenic and landscape significance" and 1889 appears on the gable; however, the barn is not in fact historic and is pastiche. In reference to the replacements structure, the consultant states that "There are numerous buildings of the same scale in this landscape, and the proposed building is similar in scale to the existing. The wellness centre portion is only one storey high and the accommodation part would thus be similar in scale to the existing building. The building is contemporary in design, and in my view it could be regarded as an improvement on the French provincial style of buildings in the surrounding area". The site falls within the urban edge. The SAHRIS Palaeo-Map indicates low sensitivity.
- Consultant recommends no further studies. Internal HOMs' discussion deliberated the potential for no trigger.

COMMENT

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

EJV

14.25 Erf 37120-RE, off Sarel van Deventer Road, Kraaifontein, S38(8) – NID
Case No: 25713RB0721 <https://sahris.org.za/node/383570>

Mr Ruan Brand introduced the item.

DISCUSSION

- S38(8) with DEA&DP as the authorising authority.
- S38(1)(c)(i) and (d) triggered.
- The proposal is to rezone the property from agricultural to General Residential 2 and then to develop a 3-storey, 15m max height, 280 dwelling units residential apartments.
- In 2014 HWC issued an NFS for housing development on two portions adjacent to this property (14090504AS0910E).
- Palaeo for the area is blue (low).
- Visually the development fits into how the area is transforming with the expansion of residential

areas into the Joostenberg Vlake.

- Archaeologically, the site has no direct recorded resources.
- HP recommends NFS.

FINAL COMMENT

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

RB

14.26 Farm Palmiet Valley No. 7/663, Sonstraal Road, Paarl, S38(4) – HIA

Case No: HWC25032713RB0416

Mr Ruan Brand introduced the item.

Clive Theunissen and Lize Malan were present and took part in the discussion.

DISCUSSION

- On 30 April 2025 HOMS heard a S38(1) NID for the construction of 10 new classrooms at the Calling Academy consisting of two new double-storey school buildings on the same werf as the old school building (Klein Drakenstein School - one of the oldest in the country) and landbousaal (which were identified in the Drakenstein 2012 Survey proposed as being of Grade II significance).
- HOMS resolved to request an HIA with VIA on the CL including design informants for the proposed new buildings as well as a Social Historical Study.
- We received the HIA consisting of a VIA by David Gibbs and the Social Historical Study and overall HIA by Lize Malan.
- The Heritage Resources identified were as follows:
 1. The origins in an early land grant to a Huguenot settler.
 2. Its history as an operational school for almost 150 years (probably one the longest continuously used school buildings by the same school in the country).
- This history also provides a living record of the changing attitudes and policies regarding education from the start of the formalisation of education by the government, inter alia policies regarding language and corporal punishment.
 3. The very important role of the site in the daily lives of the close-knit farming community of the Klein Drakenstein. It is noticeable that this role has endured since the building of the school to this day (high social historical significance).
 4. The largely intact 19th C and early 20th buildings, some with historical layering, that reflect the application of the architectural language of the era to institutional buildings in a rural setting and the distinctive arrangement of the werf – with the school and hostel building facing each other across a treed forecourt.
 5. The setting of the site in a largely intact agricultural landscape including orchards and vineyards, which contributes to its sense of place.
 6. The site's visual context - visible from the Sonstraal Road (declared Scenic Route and within the proposed Klein Drakenstein HOZ) and with views towards the Klein Drakenstein Mountains. This combination of historical and visual elements makes the site an integral part of the broader cultural landscape of the area.
- The HIA identified the three older structures on site as being of IIIA significance and the portion of the farm on which the new development is proposed as being of IIIB due to the relationship it has with the IIIA structures and the other resources identified in the HIA.
- Visually, the development will introduce visual changes, but these are somewhat mitigated by the site's agricultural context, existing vegetation, and the careful positioning of the new buildings behind the historic structures, preserving key sightlines and the rural landscape.
- The sense of place of the campus is a critical aspect of the site's heritage and cultural value, reflecting the historical layout of the buildings and their relationship to the surrounding agricultural landscape.

- Given the careful positioning of the new classrooms behind the existing buildings, the sense of place will largely be maintained, but with some visual and spatial adjustments and thus the significance of the impact on the sense of place is judged to be of MODERATE significance. While the new development will bring change, it is not expected to drastically alter the site's overall identity, as the main historic structures and their spatial relationships will be preserved.
- The campus has significant socio-historical value as a very old operational school campus (this use was interrupted from 2002 to 2024) and a nexus for the social life of the local farming community. The impact on the socio-historic significance is thus judged to be POSITIVE – and the use of the premises by the Calling Education Group as particularly appropriate given the history of our country and the school.
- Paarl 300 supports.
- DHF supports.
- DHAC supports (noting that in their 2012 survey they proposed the school werf as a PHS).
- The HIA recommends that HWC accepts this HIA as having met the requirement of Section 38(3) and endorsing the sketch plans for the new building work prepared by Salt Architects, dated 27 June 2025 and attached to this submission.
- Subsequent building plan submission to the Drakenstein Municipality must be substantially in accordance with these plans – this to be assessed by the Drakenstein Municipality's heritage officers.
- In addition, additional tree planting must be undertaken. This can also be enforced by the Municipality as part of the building plan approval process.

DECISION

The Committee resolved to approve the S38(4) Heritage Impact Assessment (HIA), titled "Heritage Impact Assessment Portion 7 of Farm 663, Paarl CALLING ACADEMY, KLEIN DRAKENSTEIN", dated July 2025, and prepared by Lize Malan & David Gibbs, as having met the provisions of Section 38(3) of the National Heritage Resources Act (NHRA), with specific reference to the following recommendations on page 57 with additions added in brackets []:

1. HWC endorses the sketch plans for the new building work [, titled CALLING ACADEMY, KLEIN DRAKENSTEIN PORTION 7 of 663, PAARL July 2025,] prepared by Salt Architects, dated 27 June 2025 and attached to this submission.
2. Subsequent building plan submission to the Drakenstein Municipality must be substantially in accordance with these plans – this to be assessed by the Drakenstein Municipality's heritage officers. In addition, additional tree planting must be undertaken. This can also be enforced by the Municipality as part of the building plan approval process.

The approval contained in this decision is valid for 5 years from the date of this decision. This period may be extended on good reason being shown and at the discretion of HWC, provided that application for extension must be made prior to the effluxion of the 5-year period.

RB

14.27 Farm 1817, Libanon Farm, west of Lustigan Road, Paarl, S38(8) – NID

Case No: 25710RB0721 <https://sahris.org.za/node/383561>

OUTSTANDING INFORMATION

Site photographs and heritage screening required.

RB

14.28 Erf 1757, 4 Cotswold Avenue, Oranjezicht, S34 – Deviation
Case No: HWC25071109RB0723

CASE SUMMARY

- Graded IIIC.
- Outside of any HPO.
- Previously applied for just roof replacement (HWC25050205CN0505 - incomplete).
- Then a full S34 followed with that and other work included which was approved 23 June 2025 (via ASD - HWC25052007RB0611) and included several alterations, including new roof, external doors, internal remodeling and fittings, as well as opening up certain areas to enlarge the living space.
- This is a deviation from that in terms of the front street facing timber windows are beyond repair now and need to be replaced with aluminium (you cannot actually see that they are timber from the externals) and the corrugated roof will be replaced with white painted S-profile roof sheeting. Other deviations are just on the drawings in terms of LUMS requirements needing to be indicated. Waiting for Rev E of plans, have rev D (COB 23 July).
- CoCT and CIBRA supported the 23 June 2025 approved application.
- Officer recommends approval under ASD as the deviations are quite minor and there are no impacts expected.

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

14.29 Erf 153540, 54 Roodebloem Road, Woodstock, S34 – Restoration
Case No: HWC24112802SB0721

OUTSTANDING INFORMATION

Streetscape photographs, separated plans, balance of payment required.

SB

14.30 Erf 1218, 5 Burton Avenue, Gardens, S34 – Minor Works
Case No: HWC25061906SB0721

OUTSTANDING INFORMATION

Balance of the payment and CIBRA comment (as this is not minor works) required.

SB

14.31 Erf 1464, 4 Kotze Street, Gardens, S34 – Alteration
Case No: HWC25062405SB0715
Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: proposed enclosed carport, fire rated door rear of the house, nutec fixed to existing purlin-rafter.
- Work start: According to the form – no
- Grade: 3B
- HPO: inside
- Comments: CIBRA support, City supports
- The committee noted that partial payment (R330), with the balance still outstanding. It was noted that the proposal involves converting an existing carport.

DECISION

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

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

SB

14.32 Erf 1676, 48 Rowan Street, Mostertsdrift, Stellenbosch, S34 – Additions

Case No: HWC25071509SB0717

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: new Wendy house, new addition to the main house (east elevation) – playroom/living room with new double pitch, and new connection with a flat roof,
- Work start: According to the form – no
- Grade: Not graded
- HPO: Outside
- Comments: SIG supports, emailed Stellenbosch interest group and municipality on the 11 June – both have not comment in 30 days.

DECISION

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

SB

14.33 Erf 19716, C/O 90 Lourensford and Parel Vallei Street, Somerset West, S34 – Additions

Case No: HWC25071115SB0715

OUTSTANDING INFORMATION

Locality Plan, Internal photographs, Streetscape photographs required.

SB

14.34 Erf 3146, 7 Station Street, Paarl S34 – Additions & Partial Demolition

Case No: HWC25031207SB0718

OUTSTANDING INFORMATION

Respond to DHF and Drakenstein comment of objections, clarification on the ownership as the deed search shows a different owner (Kudo Linda) while the application form Barend van Wyk Landman required.

SB

14.35 Erf 89929, Fishermans Cottage, 2 Hare Road, Kalk Bay, S34 – Minor Work

Case No: HWC25071705SB0721

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: new niche on the kitchen, cupboards, counter in both kitchen and bedroom, new timber pocket door, additional sliding shutters, enclosing hot water cylinders, a new SA pine timber decking, new bricking fire pit, new roof light, a new lean-to roof
- Work start: According to the form – no
- Grade: 3A
- HPO: Inside

- Comments: submitted as Minor Works
- HO: mostly internal works besides the lean-to roof and deck – committee to decide whether this is minor or not.
- The committee agreed that the application is minor works, including a front pergola and sliding shutters.
- It was noted that while the pergola and shutters are “greyed-up,” they are not clearly “coloured-up” as required. Revised plans were recommended to ensure clarity on what is being approved.
- Furthermore, the committee noted in the report that the structure is the “last remaining historic fisherman’s cottage,”

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Accurately coloured up plans showing all of the proposed work (in particular coloured up elevations)

SB

14.36 Klein Fontein Farm 132/4, North-East of Clanwilliam, north of the R364, Clanwilliam, S38(8) – HIA Case No: HWC24080123SB0819

OUTSTANDING INFORMATION

PoP, VIA, and appendix 3 is required.

SB

14.37 Erf 149294-Re, Victoria & Alfred Hotel, Dock Road, V&A Waterfront, S34 – Minor Works Case No: HWC25062506SJ0715

Ms Sneha Jhupsee introduced the item.

Ms Tali Bruk was present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: The building, with a barn-shaped footprint dating to 1926, is a substantially altered early 20th-century warehouse featuring parapet double gables. While its significance as part of the historic harbour network has diminished due to changing land use, it retains some architectural and contextual value, offering a strong interface with the harbour and contributing to the scenic and historical character of the Waterfront.
- The work has not started.
- Graded IIIB and inside Proposed V&A Waterfront HPOZ (IIIA).
- Proposal is for the repainting of the hotel with minor maintenance work such as plaster repair and crack repair. Certain areas of the roof where rusting is visible are to be repaired and all repair and paintwork is to be done in a like for like manner.
- Consultation: N/A MW

DECISION

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

SJ

14.38 Erf 1792, 6 Law Road, Green Point, S34 – Additions & Alterations Case No: HWC25071107SJ0715

OUTSTANDING INFORMATION

I&AP comments required.

SJ

14.39 Erf 3510, 88B Main Street, Paarl, S34 – Additions & Alterations
Case No: HWC25071106SJ0715

OUTSTANDING INFORMATION

New, signed application form found at: <https://www.hwc.org.za/node/91> with both owners signing the form; Colour plans: If work has started, plans to clearly indicate proposed work that is yet to be completed and work already completed by use of annotations or cloud highlights; Annotated internal and streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted); Consultation comments: Clarity on whether the revised plans have been recirculated to I&APs with the responses to objections.

SJ

14.40 Erf 589, 14 Homestead Way, Pinelands, S34 – Minor Works
Case No: HWC25071402SJ0715

OUTSTANDING INFORMATION

Title Deed & SG Diagram; Company/Trust Resolution if the site is owned by a company/trust; CIPC document indicating ownership of Company is accepted; Locality Map with clear road names and erf numbers; Annotated streetscape photographs (up and down the road, neighbouring structures, Google images are not accepted).

SJ

14.41 Erf 7779, Kronendal Farmstead, 140 Main Road, Hout Bay, S27 – Minor Works
Case No: HWC25071605SJ0717

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- Additional Information: Previous permit issued on 24 April 2025 for roof replacement and internal ceiling damp repair. Work has commenced.
- The site, originally part of the historic Kronendal farmstead, features a rare and well-restored H-shaped manor house with a bell tower and outbuildings, now operating as a retirement home. It is a landmark on Main Road with significant interior elements retained. Described by Fransen as the only well-preserved H-shaped house in the Peninsula, it holds high heritage value. A Conservation Management Plan was approved in 2020, and the property (Erf 867, now consolidated into Erf 7779) was recently sold to new owners.
- The work has not started on this scope of works.
- Graded II and outside HPOZ.
- Proposal is for maintenance and internal alterations.
- Consultation: NA M/W.

DECISION

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

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of Mike Scurr (Rennie Scurr Adendorff Architects) to monitor the proposed work.
2. A close-out report, compiled by Mike Scurr (Rennie Scurr Adendorff Architects), must be submitted to HWC within 30 days of practical completion.

SJ

14.42 Erf 149294-Re, Quay Four Restaurant, 6 Dock Road, V&A Waterfront, S34 – Minor Works

Case No: HWC25071511SJ0718

Ms Sneha Jhupsee introduced the item.

Tali Bruk, Marise Grobler, and Julia Uys were present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Although highly altered, the building remains a notable architectural example from early 20th-century harbour development. It retains its slipway, contributing to its contextual significance and strong interface with the harbour and Waterfront.
- The work has not started.
- Graded IIIB and inside proposed V&A Waterfront HPOZ (IIIA).
- Proposal is for maintenance, repairs and interior refitting of certain restaurant features. The exterior deck will be repaired, and the interior restaurant space will receive new vinyl flooring. New bar counters will be installed on both levels and existing drywalling will be removed to rearrange the space.
- Consultation: NA M/W
- Streetscape photographs deemed acceptable.

DECISION

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

SJ

14.43 Erf 91457, 9 Egham Road, Wynberg, S34 – Additions & Alterations

Case No: HWC25071805SJ0721

Ms Sneha Jhupsee introduced the item.

CASE SUMMARY

- NHRA Trigger: Structure older than 60 years old.
- The work has been completed.
- Graded IIIC and outside HPOZ. Practitioner recommends a terrace-group grading of IIIB.
- Proposal is to regularise as built plans for the existing structure and property.
- Consultation: "As this submission seeks only to regularise existing plans, and proposes no changes, public consultation has not been undertaken prior to submission to Heritage Western Cape. A copy of this report has been provided to the City of Cape Town Heritage Branch, and the Wynberg Residents and Ratepayers Association for their records."

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.

SJ

14.44 Erf 2417, Unit 801 Market House, 90 Shortmarket Street, Cape Town City Centre, S34 – Minor Works

Case No: HWC25052710SVB0717

Ms Sofia Briel introduced the item.

DISCUSSION

- The property is graded IIIA and within the Central City HPOZ.
- Work has not started.
- The proposal is largely for internal alterations including new internal walls for an adjusted kitchen and ensuite and dining room layout. The proposal is also for a new position of one of

the windows on the south-eastern elevations and to raise the roof of the kitchen, also visible on the south-eastern elevation.

DECISION

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

SVB

14.45 Erf 5397, 19 Buitenkant Street, District Six, S34 – Alterations

Case No: HWC25071403SVB0715

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 22 July 2025.
- Outstanding information received on 22 July 2025.
- The property is graded IIIB and within the Central City HPOZ.
- Work has not started.
- The internal alterations include demolition of an existing staircase, as well as internal walls and the addition of a new spiral staircase within the centre of the space, as well as new structural columns and beams. The external alterations include removal of the acrylic paint on the facade, plaster repair, and repainting with breathable paint. The major changes to the external facade include removal of the modern upper-level balcony, the addition of a steel frame on the facade, and enlarging the central windows on the lower level and fitting them with projecting display windows.
- CIBRA support the proposal.
- The CoCT supported the proposal with conditions, which was for the applicant to address some of their concerns and recommendations. Their main concern was with the design response to the design indicators 3 and 4, which in summary say that the facade should retain sufficient original openings and original fabric must be retained as far as possible. They had an issue with the choice to enlarge the windows on either side of the door instead of the outer windows which for reasons stated they view as a more appropriate intervention. However, after further discussions with the heritage practitioner they agreed that their approach makes sense and is accepted on the basis that the end windows will be restored or include timber frames to match the upper levels. The City's may concern, was with the cumulative visual impact of the projecting windows together with the vertical steel frame proposed to be added to the facade. They do not think this steel frame should extend over the central plastered area between the floors. The applicant advised that the intention is to minimally disturb the plaster moulding between the upper and lower levels, however the City still had concerns. The City was in favour of the modelling of the separated steel frame elements shown in Fig 33 of the report, which in their view illustrates a balance between the new interventions and materiality while visually respecting the original facade arrangement.
- The heritage practitioner provided response to the City's comments at various stages in the consultation process, some of which I have mentioned. In response to the City's final comment the heritage practitioner noted that tripartite patterning of the new interventions in the front facade is referenced because of the framing of the central elements as one and that due to the building often being viewed obliquely and from a distance, that the plaster banding and other features of the facade will not be obscured by the steel framing elements, which do not protrude further than the existing plaster cornice moulding.
- The heritage practitioner recommends that the approach to facade interventions shown in Figure 25 (although the Committee notes this as an error and it is likely Figure 34) be approved. The heritage consultant is of the opinion that the proposal is sensitive to the heritage

significance of the building and has taken the heritage-based design indicators into account. She recommends that a section 34 permit be granted for the work. This permit should be subject to two conditions:

- A. Where plaster patching is required, this should be done with a lime-based plaster, and the plaster details of the façade must be replicated within the repairs.
- B. Where doors or windows are removed, they should be stored for later possible reinstatement.

COMMENT

The Committee is supportive of the proposed interventions. For Heritage Western Cape (HWC) to issue a permit, the following is required:

1. The applicant must appoint a suitably qualified consultant with the appropriate heritage experience to oversee the proposed work.
2. HWC is to be provided with the details of the consultant and their CV confirming suitability to oversee the work
3. A letter of appointment to be signed by the applicant and consultant
4. Where plaster patching is required, this should be done with a lime-based plaster, and the plaster details of the façade must be replicated within the repairs.

SVB

14.46 Erf 738-RE, 19 Warren Street, Tamboerskloof, S34 – Additions & Alterations

Case No: HWC25071718SVB0718

Ms Sofia Briel introduced the item.

DISCUSSION

- The building is graded IIIA and within the Upper Table Valley HPOZ.
- Work has not started.
- The proposal is for an addition to the back of the property to enlarge the kitchen and accommodate a new bathroom and storeroom on the ground floor and a terrace above on the first floor. The addition requires demolition of the external wall of the existing kitchen. The proposal is also for internal alterations to the free-standing cottage in the northern corner of the site. The internal alterations are for the addition of two new walls to accommodate a new bathroom. However, from the aerial imagery this structure does not appear to be older than 60 years.
- CoCT support the proposal.
- CIBRA support the proposal.

DECISION

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

SVB

14.47 Erf 94, 14 Suffren Street, Langebaan, S34 – Total Demolition

Case No: SVB0721

OUTSTANDING INFORMATION

Title deed, company/trust resolution, local authority comment, HWC reference number and proof of payment required.

SVB

14.48 Erf 96767, 130 Campground Road, Rondebosch, S34 – Minor Works

Case No: HWC25071404SVB0715

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 22 July.
- Outstanding information received on 22 July.
- The property is graded IIIB and is within the Kelvin HPOZ.
- Work has not started.
- The proposal is for like-for-like replacement of a portion of the existing roof sheeting, capping and flashing.
- The heritage practitioner recommends that a Section 34 Minor Works Permit Letter be issued by HWC for the replacement of the roof sheeting

DECISION

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

SVB

14.49 Erf 1093, 20 Woodburn Crescent, Gardens, S34 – Minor Works

Case No: HWC25071111XM0714

OUTSTANDING INFORMATION

Work has started- updated plan and POP with outstanding payment required.

XM

14.50 Erf 1518, Unit 3 Highbury, 42 Davenport Road, Vredehoek, S34 – Additions & Alterations

Case No: HWC25071112XM0714

OUTSTANDING INFORMATION

Work has started- updated plan and POP with outstanding payment required.

XM

14.51 Erf 85476, 17 Norfolk Road, Lakeside, S34 – Additions & Alterations

Case No: HWC25041708XM0714

OUTSTANDING INFORMATION

Consultation comments: Muizenberg Historical Conservation Society required.

XM

14.52 Erf 81802, 43 3rd Avenue, Retreat, S34 – Additions & Alterations

Case No: XM0717

OUTSTANDING INFORMATION

POP with HWC allocated reference number required.

XM

14.53 Erf 997, 2 Richmond Road, Three Anchor Bay, S34 – Additions & Alterations

Case No: HWC25010620XM0715

DUPLICATE

The items is a duplicate with a previously submitted case (HWC25010620CH0711) with CH as the case officer for that case.

XM

- 14.54 Remainder Portion 2 of Farm 336, Worcester Rd, Boven Kloppersbosch, S38(8) – NID**
Case No: HWC25071716XM0722 25723XM0722 <https://www.sahris.org.za/node/383599>
Ms Xola Mlwandle introduced the item.

DISCUSSION

- Proposed chicken farm on Re/Ptn 2 of farm 336 Worcester Rd
- Application TypeSection 38(8) of the NHRA (This development requires an application with another authority - NEMA etc.)
- S38 (1) Triggers(i) exceeding 5 000m2 in extent;
- Details of Other Triggers NEMA
- Proposed expansion of existing chicken farm by adding 12 x chicken broilers and associated buildings on Remainder Portion 2 of farm 336 Boven Kloppersbosch. Approximate Development Footprint: 7.45 Hectares (ha)Current Zoning Agricultural Zone 1
- Current Land Use
- Agriculture / Agricultural industry
- Predominant Land Use of Surrounding Properties: Agriculture
- The farm is situated in the Nuy Valley, Worcester. The proposed chicken broilers will be situated on Remainder of Portion 2 of the farm Boven Kloppersbosch No. 336, Worcester Rd.
- According to the SAHRIS Palaeo Map the sensitivity is low.
- There are no anticipated POTENTIAL IMPACTS and HERITAGE RESOURCES
- Archaeologically:none
- Palaeosensitivity: blue/low
- Recommend: No further studies

COMMENT

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

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

EJV moves to adopt and CN seconds the adoption of resolutions and decisions of the meeting of 28 July 2025.

17. Closure: The chairperson, Mr. Ruan Brand, officially closed the meeting at 12:57

18. Date of next meeting: Monday, 4 August 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR: _____

SECRETARY: _____

Approved

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

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