

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 4 August 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Ms Stephanie Barnardt-Delport officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

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

Staff

Ms. Nosiphiwo Tafeni	I&APs group chat	NT
Ms. Aneeqah Brown	Secretariat	AB

Observers

None.

Visitors

Ms Denise JVR		Item
Ms Helena Conradie		Item 14.2
Mark Davids		Item
Pieter Jan Rossouw		Item 13.18
Ms Doryn Schreuder		Item
Ms Uryke Du Preez	Heritage consultant	Item 13.30
Ms Ursula Rigby	Malherbe Rust Architects	Item 14.19
Nicolene Visser		Item 14.4 & 14.36
		Item 14.19

Capacity

3. Apologies

Ms. Penelope Meyer	Deputy Director	PM
Ms. Waseefa Dhansay	Assistant Director	WD
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ

Absent

None.

4. Acceptance of the Code of Conduct

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

5. Approval of Agenda

The Committee resolved to approve the agenda of 4 August 2025.

EJV moved to adopt the agenda and CA seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The Committee resolved to approve the minutes of 28 July 2025.

CH moved to approve the minutes and SVB seconded.

7. Disclosure of conflict of interest

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1 Farm 1166-RE, L'Ormarins, Franschhoek – 30 July 2025

9.1.2 Erf 1470, 61 Sonkwas Street, Paternoster – 31 July 2025 (RB)

9.2 Proposed Site Inspections

None

9.3 Site Inspection Reports

9.3.1 Farm 1166-RE, L'Ormarins, Franschhoek (EJV)

- All officials from the HOMs Committee undertook a site inspection of the historic L'Ormarins estate in order to assess the extent to which the development of a second dwelling on the site has taken cognisance of the established patterns and typologies of built form, spatial hierarchy, landscape sensitivities, and visual sensitivities in light of the proposed grading for the site (Proposed II) and the larger IIIB Graded landscape unit and adjacent scenic route.
- The property is vast in extent and visually enveloped by the natural topography of the surrounding mountains, the screening provided by the existing vegetation and the distance between the foreground and background elements associated with properties in the area. It was immediately evident that the location of the proposed second dwelling is not far enough north to impact on the R45 Scenic Route, nor is the extent of the proposal large enough to detract from the Dwars Valley Landscape Unit.
- While the Museum and Winery on site are tourism orientated, the historic werf roughly 1km south remains private and is in use as residential and office space for internal farm operations rather than having a tourist function.
- The proposed site for the second dwelling is located to the northeast of the manor house, mirroring the historic spatial arrangement made by the cellars, outbuildings, stillery, and storage structure to the southeast of the manor house.
- The site is situated on a slope with a marked gradient down from the historic werf. While the height and extent of the proposed second dwelling could be impactful on sensitive visual receptors, the natural topography does mitigate the sense of scale. There is an existing row of mature trees and general planting along the access road and the boundary of the historic werf that provides screening even when somewhat bare due to their deciduous nature. The efficacy of the screening will be compounded by the additional planting of trees as per the landscape plan.
- Officials noted that the architectural direction chosen for the second dwelling sought to reference as much of the historic fabric as deemed appropriate without presenting as pastiche or overpowering the hierarchy of the built form on site. While the Committee concede to the personal preferences of the property-owners and architects, an architectural approach with more juxtaposition would have been supported.
- The committee noted the site inspection report and endorsed the recommendations therein.

9.3.2 Erf 1470, 61 Sonkwas Street, Paternoster – 31 July 2025 (RB)

DISCUSSION

- HWC was contacted by SAPS following the discovery of possible human remains at a construction site in Paternoster. A joint site inspection by HWC and SAPS Victims Identification Centre (VIC) from the Forensics Lab was conducted. The partially exposed remains, including parts of a cranium and long bones, were found during trenching for a swimming pool. Preliminary analysis suggests the remains are archaeological, likely a young adult female, possibly a Khoisan burial, due to context and bone characteristics.
- A partial stop works order was issued, restricting activity near the pool trench, though other construction work on site may proceed. The *ex-situ* remains were collected by the SAPS VIC and will be held until a formal rescue excavation is arranged and the remains will be handed over to the repository.

COMMENT

The Committee notes the contents of the site inspection report dated 4 August 2025 and endorses the recommendations of the report, as follows:

1. The site inspection and site inspection report be noted at HOMS on 4 August 2025.
2. That a S36 rescue excavation application be dealt with as an emergency once it has been lodged.
3. The stop-works order may be lifted once a S36 rescue excavation permit application has concluded with the full exhumation of the remains.
4. The owner must appoint a suitably qualified archaeologist for this S36 rescue excavation.
5. The burial be added to the HWC Human Remains Database.
6. The burial be added as a site on SAHRIS along with the other HWC Human Remains Database sites.
7. That Paternoster, and other shell-midden-rich West Coast towns (such as Elands Bay), be investigated for pursuing formal protection via other NHRA mechanisms (e.g., S28, S29, or S31) as opposed to always relying on retrospective general protection via S35 and S36 when archaeology and human remains are encountered during earth-disturbing activities.
8. The Saldanha Bay Municipality (SBM) be approached to discuss the heritage concerns surrounding the shell middens in Paternoster and the chance of human remains being encountered during development that have already been approved.

9.4 Preparation for upcoming Committee meetings

9.4.1. IACOM_13 August 2025

9.4.2. BELCOM – 22 August 2025

9.5 Tribunal Updates (Legal)

9.5.1 Erf 56345, 17 Feldhausen Avenue, Claremont (EJV)

- The appeal is dismissed and the decision of the HWC Appeals Committee is upheld (14 February 2024)

9.6 Interim and Close out Reports

9.6.1 Iziko Museums ICT Upgrades (Multiple Interim Reports) (SJ)

- On 13 February 2025, it was communicated to the applicant that HWC has requested monitoring and close-out reports for 8 applications on 10 August 2023 (restoration and repair to the existing roof structures). Thereafter, HWC issued the ICT upgrades permits (8 permits) with no conditions. Thus, the ICT upgrades and drilling must be documented in the close-out report for the first set of applications (restoration and roof repairs) where conditions were implemented.
- On 23 July 2025, interim reports detailing the ICT Upgrades for Iziko Museums were submitted, however, these are not in fulfilment of any conditions. The interim reports must be integrated into the close-out reports for the roof/restoration works. The following interim comments were submitted:
 - Iziko South African National Gallery (ISANG) Annexe (HWC24052809SJ0527)
 - Iziko Koopmans De Wet (HWC24052803SJ0527)
 - Iziko South African National Gallery (ISANG) (HWC24052805SJ0527)
 - Iziko Old Town House (HWC24052808SJ0527)
 - Iziko Rust En Vreugd (HWC24052804SJ0527)
 - Iziko Slave Lodge (HWC24052807SJ0527)
 - Iziko Social History Centre (HWC24052806SJ0527)

- The interim reports are noted and must be integrated into the final close out reports for the 8 sites.

9.7 Incomplete Applications

9.7.1 Matters Arising: 13.19, 13.35

9.7.2 New Matters: 14.1, 14.3, 14.5, 14.6, 14.7, 14.8, 14.11, 14.23, 14.29, 14.31, 14.32, 14.35, 14.37, 14.38, 14.39, 14.40

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: None

9.8.2 New Matters: None

9.8.3 Portion 1 of Farm Vrolykheid No. 177, Prince Albert, S27-Emergency Works
Case No: HWC25072503SVB0725

- A full section 27 application for this property, is currently at BELCom.
- The BELCom committee advised the applicant to submit an emergency works application for repair of the roof.
- The applicant submitted the emergency works (EW) application on 25 July 2025 which was reviewed by the case officer with the assistance of an SHO and by the ASD.
- A decision to approve the EW application was taken by the ASD and the permit was issued on 29 July 2025.

9.9 Exemption Notice 9051 of 2025: NCW graded within CoCT

9.9.1 Matter Arising: NA

9.9.2 New Matters: NA

9.2 Archaeological Matters

9.2.1 Paternoster – Accidental finds of human remains (RB)

9.3 Illegal Works Database: Stop Works Orders issued

9.3.1 Erf 1470, 61 Sonkwas Street, Paternoster – 31 July 2025 (RB)

- Issued in terms of a contravention of S36.
- See item 9.3.2 for more details.

9.4 Permit deadline: Tuesday, 5th August 2025 at 1pm

9.5 SAHRIS rollout feedback (RB)

- A meeting was held on 29 July 2025 with the SAHRIS GIS team.
- A plan for bulk uploading the S25 Conservation Body data was formulated.
- A follow up meeting was held on 1 August 2025 wherein the data structure was discussed for the Conservation Body data and a plan was formulated to get this data to the SAHRIS GIS team for integration on SAHRIS. A follow up meeting is scheduled for 7 August 2025.
- Another meeting was held on 30 July 2025 with the SAHRIS admin team.
- The results of this meeting were as follows:
 - The final major SAHRIS NID Webform changes were decided upon.
 - The PostGIS integration of spatial data (e.g., S31 areas, Exemption areas, S25 Areas of Interest, HWC approved surveys, etc.) was discussed at length and it was decided that the system is not yet ready for this kind of spatial data integration but that the SAHRIS team will look at ways of achieving HWC's goals with this kind of data.
 - A revised phased timeline plan was formulated in terms of getting the HWC S38 Responses Templates working; the timeline for the building of the Built Environment webform (S27, S30, S31, and S34); as well as the APM and BGG webform (S35 and S36).
 - That the update of the live system to Drupal 10 should occur in August, at which point options such as the response templates can be updated with an easier user interface and functions such as stamping will become available.

- A specific plan was formulated for the month of August while RB is on leave so that work on the migration can occur in the background.
- The SAHRIS training session in office on Wednesday 6 August 2025 is going ahead as was mentioned at HOMS on 28 July 2025.

10 Administrative Matters

10.1 Portion 8 of Farm 366, Kleine Bosch Farm, Wellington (HWC24042221SJ0424)

COMMENT:

The Committee confirmed that the previous NID remains valid and that the amendments are generally in accordance. Therefore, HWC's previous comments still stand.

11 Monitoring by practitioner

11.1

12 Discussion of the agenda

12.2 Item 14.6, Erf 94, 14 Suffren Street, Langebaan, S34-Emergency (SVB)

- This matter is a duplicate of a previous application (HWCHWC25072206SVB0721), allocated to SVB.
- The application will be handled by SVB going forward.
- The ASD has confirmed that this application cannot be dealt with as an emergency works application.
- Outstanding information has been requested from the applicant. Once this has been provided the application will be re-tabled.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

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

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 17 and 27 July 2025.
- Not graded outside SCPAOZ of Paarl
- Application is to regularize the carport, retaining pillars to the existing retaining wall, garden staircase, external face brick walls, steel beam and opening between kitchen and lounge.
- Work was completed a few years ago.
- DHF supports.
- Paarl300 Foundation does not support the application due to work commencing without a permit.

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.

CH

13.2 Erf 237, 16 Mark Street, Elim, S27- Additions & Alterations Case No: HWC25031718CH0319

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 25 July 2025.
- Graded PHS
- Proposal is to extend the front roof of the house to create a shaded porch area. The proposed work complied with Elim's building regulations to preserve the area's character. The same roofing material will be used as the existing and the proposed work will not alter the walls and windows. The porch piers/columns will be constructed with brick and be plastered and painted to match the existing walls.
- Work has not started.
- Cape Agulhas Municipality supports and states that the proposed changes does not affect the aesthetic house or character of houses in Elim.
- Friends of Elim did not comment within 30 days.
- Previous approval was granted in 2004 for the garage extension (according to the application form).
- Agulhas Heritage Society supports

DECISION

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

CH

13.3 Erf 237, 5 King Street, Elim, S27-Minor Works

Case No: HWC25071102CH0714

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 22 and 25 July 2025.
- Graded II
- Proposal is for a covered patio at the front of the house.
- Work has not started.
- Cape Agulhas Municipality supports

DECISION

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

CH

13.4 Erf 278, 118 Waterkant Street and 39 Jarvis Street, Green Point, S34- Additions & Alterations

Case No: HWC25070408CH0711

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 28 July 2025.
- Sectional title properties on a single Erf. The two sections are back to back facing different streets.
- Graded IIIB inside HPO
- Proposal for 118 Waterkant Street: Internal alterations to create a bathroom.
- Proposal for 39 Jarvis Street: Lean-to verandah, bathroom window, reduce the garage floor with greenery above, planting 3 trees in courtyard and a roof over the courtyard area.
- Work has not started.
- CoCT supports
- DWCA 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

13.5 Erf 371, 26 Braemar Road, Green Point, S34- Additions & Alterations

Case No: HWC25051209CH0515

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 28 July 2025.
- Graded IIIC outside HPO
- Proposal is for internal alterations, two timber decks at the rear and alterations to the boundary wall. The work deviates from the previous approved plans.
- Previous permit (HWC18062101KB0809E) was issued on 5 September 2018 for A&A.
- Case officer queried the 'external objections' as referred to in email dated 8 May 2025 - applicant confirmed telephonically that those are related to the CoCT processes.
- Work is complete
- GPRRA supports

- CoCT supports

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.

CH

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

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 28 July 2025.
- Graded IIIC inside the declared Stanford Heritage Area.
- Application submitted for minor deviations from previous approved plan dated 27 February 2024 (HWC23110723SJ1218). The deviations include:
 - Omitting the external braai;
 - An extra window added into the kitchen area (completed);
 - Alterations to north facing stoep which includes a low balustrade wall next to the braai and new sliding stacking door (still to be completed);
 - New boundary wall at service yard (still to be completed); and
 - New wall on the stoep of the cottage for privacy reasons (completed).
- SHC supports.

DECISION

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

CH

13.7 Erf 997, 2 Richmond Drive, Green Point, S34- Additions & Alterations Case No: HWC25010620CH0711

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 23 and 24 July 2025.
- Graded IIIC outside HPO
- Proposal is for internal alterations and new boundary wall. Wall does not trigger the NHRA.
- Work applied for has been completed.
- Previous total demolition permit (20110911KB0225E) issued on 10 May 2021.
- Application can be treated as MW.

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.

CH

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

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was for an additional signature on POA and motivation which was received on 25 July
- Grading: IIIA
- HPO: Outside
- Status of work: Not started
- Previous applications: 4 previous applications to the apartment block is noted on the case review, but unit numbers not specified.
- Proposal: For internal alterations to the apartment for upgrading the spaces and rearranging others.
- Consultation:
 - CoCT notes the loss of internal fabric however, they support the proposals
- The Body Corporate supports the application
- Heritage considerations: No impacts

DECISION

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

CN

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

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information: 2023 Application form and plans to be coloured up correctly required.
- Grading: IIIC/4 on City Map Viewer
- HPO: Inside
- Status of work:
- Proposal: For new modernised portico incorporating vernacular details and features of Palmer Road and Muizenberg. Placement of column are calculated on the turning circle of a vehicle entering/exiting the existing and approved single garage and a new fireplace
- Consultation:
 - CoCT supports
 - MHCS supports
- Heritage considerations: No impacts to the resource nor the HPO. The alterations will create a positive impact to the HPO.

DECISION

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

CN

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

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was for the 2023 Application form and plans to be coloured up correctly which was received on 25 July.
- Grading: IIIC/4 on City Map Viewer
- HPO: Inside
- Status of work: Not started. The previous owner demolished all internal walls and altered the shop facade with no resemblance of the original plans.
- Proposal: For a new modernised portico incorporating vernacular details and features of Palmer Road and Muizenberg, portico to extend to 21 Palmer. See Addendum A point 6. New building façade and entrance, New interior walls to accommodate living areas, New bathroom, Study in roof space facing Palmer Road, without increasing height of roof, Open stoep toward courtyard, without increasing height of roof, Courtyard to be renovated and improved, Paved area in courtyard with portico roof and a New fireplace.
- Consultation:
 - CoCT supports
 - MHCS supports
- Heritage considerations: No impacts to the resource nor the HPO. The alterations will create a positive impact to the HPO.

DECISION

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

CN

13.11 Erf 158463, 57 Grove Avenue, Claremont, S34- Additions & Alterations
Case No: HWC25042403CN0425

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was for Locality Plan and UCRRA comments, confirmation that work has not started and a response to objections which was received on 18 July & 25 July.
- Grading: IIIA
- HPO: Outside
- Status of work: Not started
- Proposal: For internal alterations to the kitchen and courtyard, as well as the addition of a loft.
- Previous approvals:
- Consultation:
 - CoCT comments dated 9 October 2024 does not support and state that the proposals does not take into account the high significance of the building, questioning the typology and architectural character of the design. The City recommends that a suitably qualified consultant be appointed to undertake a heritage statement in order for the designs to be informed by heritage indicators and to mitigate any possible impacts.
 - CoCT revised comments dated 19 December 2024 has no objection
 - UCRRA:
 - a. Firstly, in terms of the heritage value, significance and rarity of this house we raise that a Heritage assessment report by a heritage practitioner / consultant is required by HWC for any alterations and additions on this site.
 - b. This will assist to ensure that any works take cognisance of the built character,

form, fenestration and materiality of the original house and heritage character in the design resolution and construction of these additions and alterations, especially with regard to the façades, so as to ensure the heritage asset value is retained and not further impacted.

- c. Internal works: We raise no objection or comment on the internal works, based in information available, but again highlight that details on the works especially materials, finish etc. for internal works should be detailed in a Heritage Report or at least a letter.
- d. Dormer Window: We do not support the proposed street facing dormer window in the roof, based on the size / scale and design and the resulting impact on the value / significance of the site. The HWC handbook states: To Reduce the scale and impact of dormer windows on a roof, they should not exceed a width of 1.5m for larger roofs or 1.2m for smaller roofs.
- Response to objections: The property owners wish to express their objection to the redesign of the Dormer windows as requested by the UCRRA. The current dormer windows were designed in consultation with Bewin from CoCT. Several design options were submitted to the CoCT, and the final approved design was selected in agreement with Bewin.
- Despite multiple attempts by the property owners to arrange a meeting with UCRRA to discuss the matter, they were informed that UCRRA does not have the capacity to meet and not to delay the matter further, the owners have requested that this matter be taken back to HWC for decision. Furthermore, we do not see the necessity of appointing a heritage consultant, as requested by UCRRA. The proposed internal alterations have no impact on any heritage resources and do not justify the additional cost. The dormer room is being constructed above the existing ceiling, with measures in place to seal off the ceiling during construction, as clearly noted on the plans.
- Heritage considerations: The applicant provided a response - can't see need for heritage statement, couldn't engage with UCRRA and states no impacts. Numerous internal walls being demolished - might impact, alterations seem minimal - no impact, dormer to match existing – no impact.
- All parties were invited but did not attend the meeting.

DECISION

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

1. That the wall nibs for all original internal walls be retained to preserve the readability of the historic internal layout.

CN

13.12 Erf 167, 33 van Wijk Street, Franschhoek, S34-Minor Works

Case No: HWC25070102CN0708

Ms Corne Alexander introduced the item.

DISCUSSION

- Outstanding information was for a Title Deed, Methodology Statement, Locality Plan, All photos, motivation and SG diagram which was submitted on 24 July
- Grading: The tree in the property is noted to be significant with a suggested grade of IIIC and the dwelling is noted not to have any significance.
- HPO: Inside historical core
- Status of work: Not started
- Proposal: To remove rotten wooden window frames and replace with steel powder coated windows to match existing. Main frames with shutters to remain as well as painting the building.
- Heritage considerations: The house looks significant, but the survey notes the house not to

have any significance. Could be a replica build. I don't believe the proposal will impact negatively.

DECISION

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

CN

13.13 Erf 9380, 39 11th Avenue, Boston, S34- Additions & Alterations
Case No: HWC25021325CN0227

Ms Corne Alexander introduced the item

DISCUSSION

- Outstanding information was for internal and streetscape photos, CoCT comment and a plan indicating work that has started which was received on 22 April & 23 July.
- The proposal is for an extension to the side, a new braai room to the rear, a carport to the front and a new sliding door to the front.
- Status of Work: Carport completed, and the rest of the work remain to be completed.
- CoCT supports

DECISION

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

CN

13.14 Erf 948, 37 Arthurs Road, Sea Point, S34-Total Demolition
Case No: HWC25061711CN0625

Ms Corne Alexander introduced the item

DISCUSSION

- Outstanding information was for a Demolition Plan and comments from CoCT and conservation bodies which was received on 25 July
- Grading: IIC/4 on the City Map Viewer
- HPO: Outside
- Status of work: Not started
- Proposal: To demolish the dwelling and outbuilding on the property.
- Consultation:
 - CoCT does not support and state that the demolition application and proposed replacement building are not supported. While alterations and additions, and even an entire rebuild, are not precluded, it should be done in such a way to enhance the existing heritage context and not detract from it. It is recommended that a redesign be considered that make a contribution to the historic environment. Heritage design indicators need to be formulated to fully understand the significance and character of the existing heritage context.
 - SFA does not support the total demolition nor the replacement structure. The proposed new building will have a negative impact on other heritage resources in Arthurs Road and the immediate vicinity such as Trafalgar Square, being a collection of heritage buildings around the square.
 - SFB did not comment in 30 days.
- Response to objections: The response does not address the replacement structure and states that there is no objection to the total demolition.
- Heritage considerations: The building is not worthy of retention and demolition is supported. However, we need to very sure if we want to apply gees here - I think we shouldn't and leave it

to the City. It's also not a proposed HPO. The property doesn't fully face onto Trafalgar square thus the impact might be lessened but that's on the City.

DECISION

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

1. The City of Cape Town and SFA have acknowledged the context of the site to be of local heritage significance. As such, heritage design informants are to be submitted to City of Cape Town and SFA for approval prior to the demolition of the existing structure.

CN

13.15 Erf 135, 33 Kerk Straat, Gansbaai, S34 - Additions & Alterations Case No: HWC25071504CSI0715

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 25 July for trust resolution
- Work applied for has not started
- Not Graded
- Outside HPO
- Proposed work is for the conversion of the residential dwelling to a business office which will include the demolition of external vibracrete walls, wendy house, structure in northeast corner, outside toilet, timber stoep, two internal walls. Conversion of the existing bathroom to a disabled bathroom, two new fireplaces, and an afdak.
- OHAC provided comment and support the application.
- Whale Coast Conservation 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

13.16 Erf 239, 6 Erica Street, Bergvliet, S34 - Minor Works Case No: HWC25071401CSI0717

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 24 July for plans indicating completed work
- Work applied for has started
- Not Graded
- Outside
- Proposed work is for covered patio which has been completed, two timber decks, and internal alterations
- CoCT provided comment stating that an HWC minor works application is required and they have no objection

DECISION

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

CSI

13.17 Erf 4575, 9 Louie Street, Lemoenkloof, Paarl, S34 - Additions & Alterations
Case No: HWC25072508CSI0430

OUTSTANDING INFORMATION:

Updated photographs of the unauthorized work to assess the impact

CSI

13.18 Erf 5573, 52 Jan Van Riebeeck Drive, Paarl, S34 – Total Demolition
Case No: HWC24080116CSI0306

Ms Chiara Singh introduced the item.

Mr Mark Davids was present and took part in the discussion

DISCUSSION

- Work applied for has not started
- Not Graded - DHAC recommends a grading of IIIC
- Outside HPO
- Proposed work is for the total demolition of the building due to foundation settlement and deep cracks appearing in the walls and walkways.
- The engineer's report states that it will in general be possible to repair the cracks that have occurred in the Ground and First floor walls and in some beam soffits. This must however only proceed once the cause of these cracks have been identified and ceased to exist.
- The engineers report recommended that Drakenstein Municipality appoints a Consultant(s) to apply for Emergency structural repairs to Heritage Western Cape, complete Construction Documentation, prepare a BoQ and provide Construction Supervision.
- DHF objects to the demolition of the building on the grounds that the building has deliberately been left to deteriorate to its current condition.
- Paarl 300 objects to the demolition stating that there seems not to be a clear or proper reason for demolition. Before the demolition is considered, the heritage value should be assessed and determined. This property belongs to the Drakenstein Municipality, if the Municipality is not able to maintain and repair the building, they should rather consider selling the property.
- DHAC objected stating that whilst the building is not graded and outside the Protected Area Overlay Zone, the building contributes to the formation of a unique urban gateway along Jan Van Riebeeck Street and the building is of social and historical significance in terms of the forced removals and protest actions that took place within the immediate vicinity.
- The applicant responded to the objections by citing safety issues regarding the structural integrity of the building according to the engineers report including the advanced deterioration of the roof allowing for water ingress, compromised foundations and wall cracking indicating structural instability, and the fire risk of exposed electrical components. They also cited the cost of restoration which they estimate to exceed 3.2 million rand which would exceed the building's market value of 2.4 million, and overall budgetary constraints of the Municipality

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit a written response to the heritage objections received that were based on heritage grounds.
2. This response must address, *inter alia*, the building's social and historical significance in terms of forced removals and protest actions that took place within the immediate vicinity and how the form of the building contributes to the formation of a unique urban gateway along Jan Van Riebeeck Street.
3. The second structural engineer's report must be submitted.

CSI

13.19 Erf 7050, 116 Simon's Town Main Road, Fish Hoek, S34 - Minor Works

Case No: HWC25070110CSI0702

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received on 23 July for Title deed, SG diagram, streetscape photographs and proxy.
- Work applied for has not started
- Graded IIIC
- Outside HPO
- Proposed work is for the replacement of roof rafters, windows, and internal walls

OUTSTANDING INFORMATION

Correctly coloured up plans indicating the replacement of the windows on the street facing facade. Revised plans are to indicate the proposed work as distinct from the completed work and annotate as such.

CSI

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

Case No: HWC25040204CSI0711

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 28 July for clarification regarding the excavation for the two dams
- Trigger: Section 38(1)(a) form of linear development or barrier over 300m in length, NEMA
- Proposed development is for the removal of indigenous vegetation, two off-stream water storage dams with wall heights of 5m each - Wit Dam and Bobbejaanland Dam, and two main feed pipelines from each of the dams
- The applicant has stated in an email response that excavators, a dumper, bulldozer and compactor have to be used to apply to safety regulations of building process. Excavation will occur within the footprint of the dams to obtain material for the construction of the dam walls. Shallow trenching will occur for the feed pipelines
- There are no visual concerns as the proposed infrastructure is agricultural in nature
- There are no archaeological impacts expected
- Palaeo sensitivity on the SAHRIS palaeo map is a mixture of very high and high, and also a mixture of very high and high on the DFFE screener report.

DECISION

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

1. Desktop Paleontological Impact Assessment

CSI

13.21 Erf 1608, 25 Upper Rhine Road, Sea Point, S34 - Additions & Alterations
Case No: HWC25031114EJV0425

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 16 and 25 July
- Ungraded
- Outside HPO
- Work has not started
- The proposal is for the addition of a loft within the existing height of the building resulting in a change in the roofline
- CoCT support; SFB did not respond in 30 days; SFA have no objection

DECISION

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

EJV

13.22 Farm 116-RE, L'Ormarins, Franschhoek, S38(4) - HIA
Case No: HWC25010911EJV0110

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded proposed II (SHS)
- Inside the Dwars Valley IIIB Landscape Unit and below the R45 Scenic Route
- Work has not started
- HOMs in February 2025 requested an HIA with VIA for the proposed construction of a second 600m² dwelling on a portion of the historic L'Ormarins farm complex 100m north and downhill from the manor house replacing a fruit orchard.
- L'Ormarins is approximately 2312265ha in extent, falling within the "Equestrian Precinct" of the Dwars Valley Landscape Character Area characterised by high historical, ecological, aesthetic, and scenic significance. The site is bisected by the Franschhoek Railway Line and the surrounding land-uses are predominantly agricultural, with Bridgehouse and guesthouses to the east and Boschendal to the west. The northern portion of the farm closest to the R45 Rural Scenic Route houses the Franschhoek Motor Museum, Drakenstein Stud, the L'Ormarins Winery, and the Anthonij Rupert Wines Head Office. The farm complex on the southern portion consists of the historical farm werf and original manor house, a secondary werf functioning as a distillery, a cellar built in 2004, three outbuildings, a wine room, the historic cellar, a storage cellar and utilitarian building, an axial entrance avenue, parterre garden and orchard. The area is heavily treed and the pattern of cultivated fields, gardens, and dams is in marked contrast to the mountain wilderness beyond. It affords expansive views over the Dwars River Valley and Simonsberg Mountain and represents a significant farm complex with several landscape features. There is little remaining evidence for precolonial settlement of the area, but there is a rich and documented history of colonial settlement extending from the French Huguenots.
- The following heritage indicators are proposed for the development: • Maintenance of visual fit in terms of bulk, scale, extent, or dimension with the character of this historical site. • Set back from the historic werf. • Maintenance of the mature tree lanes. • Application of the CF and AF Procedures. • Maintenance of the integrity of the werf in terms of existing structures and planting • Maintenance of the hierarchy of the primacy of the homestead as the focal point. • Adherence to the axial orthogonal geometry of the homestead complex, as well as the traditional modules and scale of existing patterns and structures. • Avoidance of any negative impact on the sense of enclosure and sense of place in the werf. • Continuance of the existing

- pattern of row tree planting in front of and behind the werf wall and further back. • Utilization and maintenance of existing geometries, modules and layout patterns. • Limitation of the height of any proposed structure as much as possible. • Employing simple openings on structures visible from the werf. • Consideration of using darker, more muted colours, other than the white limewash. Keep openings facing the werf as few in number as possible, and vertically proportioned. • Maintenance of the limited number of entrances into the werf.
- In terms of the proposal: The position of the second dwelling is obscured from the historic werf by mature tree lanes so that the height and roofscape do not visually intrude on the cultural landscape. The proposed dwelling is aligned with the east/west axis of the existing vegetable garden, and mimics the H shape of the manor house in form and footprint and has the same width as the existing outbuildings. The scale, proportion, form, materiality, and style are considered sympathetic to the historic werf while not attempting to mimic it. The proposed dwelling has no gables on the southeastern facade facing the historical werf, and all the proposed gables are simple with no ornate details. The door and window frames are timber with shutters that match those of existing buildings on the farmstead complex. The proposed wall finish for the dwelling is plastered and painted a soft white, also matching existing buildings. The elevation facing the formal vegetable garden has a timber pergola and balcony, resting on plastered and painted columns that match those of the existing manor house in size and proportion. A low werf wall, plastered and painted white, surrounds the proposed dwelling. There is a substantial height difference of $\pm 5,75\text{m}$ between the historic manor house and the proposed dwelling (wall plate height is 7m, with a total height from ground floor to roof apex of 9,9m). The proposed slope of the roof is 40° , which matches the roof profiles of existing buildings within the farmstead complex. The roof will be finished in a dove grey metal sheeting that matches the existing buildings' roofs in colour. Five rectilinear chimneys extend past the apex of the roof by approximately 1,5m. Ancillary to the second dwelling is a new vehicle entrance, parking, and a free-standing garage. The proposed scale/bulk thereof as well as the proposed location in general complies with the proposed heritage indicators and is considered to be visually congruent with the historical context and sensitive heritage receptors on the bigger historical site.
 - The VIA was conducted by Filia Visual who identified the site as having a very strong and distinctive sense of place overall. The value of L'Ormarins as a visual resource and the landscape character sensitivity are high but the receiving environment has a moderate to high visual absorption capacity. The proposal has a low to moderate visual intrusion and low overall visibility with aspects of positive change expected. The VIA concludes that the proposal can be supported from a visual impact management point of view.
 - Viridian Consulting provided landscaping input and recommended transplanting the existing fruit trees to the northern side of the new dwelling spaces 5m apart; a new liquidambar avenue spaced 8m apart along the new access road, a new liquidambar and pin oak avenue spaced 8m apart between the new and historical farm werfs and new buffer planting along the new werf to screen the historical werf as per the drawing 25679_LO_001 dated 14 May 2025. These recommendations have been incorporated into the final design.
 - In terms of public participation: SIG has no objection and the municipality supports
 - Consultant recommends that Heritage Western Cape endorse the findings in this Heritage Impact Assessment and Visual Impact Assessment, and issue the required permit for the construction of the second dwelling. It is strongly recommended that the representatives of the Competent Authority (in this case, the HWC case officer and the Permit Committee), as well as Interested and Affected parties who offer comment on this application are invited to and attend a site visit
 - HOMs undertook a site inspection on 30 July 2025.

DECISION

The Committee to resolve to approve the Section 38(4) Heritage Impact Assessment (HIA) titled *"Heritage Impact Assessment Report for a Second Dwelling"*, dated July 2025, and prepared by Christine Havenga, 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 63 of the HIA:

1. It is recommended that Heritage Western Cape endorses the findings of the Heritage Impact Assessment and Visual Impact Assessment as depicted on the Landscape Plan 25670-LP Layout 001 Revision 01 by Viridian Consulting dated May 2025 and the following plans contained in the Site and Proposed Building Plans/Elevations prepared by Piet Dekker Architects, attached as Annexure 3.
 - Drawing A000, dated 21 May 2025
 - Drawing A100, dated 21 May 2025
 - Drawing A101, dated 21 May 2025
 - Drawing A102, dated 21 May 2025
 - Drawing A103, dated 21 May 2025
 - Drawing A104, dated 21 May 2025
 - Drawing A105, dated 21 May 2025
 - Drawing A106, dated 21 May 2025
2. Should any palaeontological resources, archaeological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.

The approval contained in this decision / comment 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.

EJV

13.23 Erf 29337, 2 Twickenham Road, Mowbray, S34-Additions & Alterations
Case No: HWC25040109RB0512

Mr Ruan Brand introduced the item.

DISCUSSION

- Outstanding information received on 30 July 2025.
- Graded IIC.
- Outside of HPO but Inside the proposed HPO.
- Work has not started.
- Proposal is to create two extensions to enlarge the property, one of which is to the rear and the other which is on the south-western corner and is overall quite a large extension (this latter being removed based on revisions).
- CoCT does not support stating that:
 - The existing resource plays a prominent role in the grouping of heritage resources as a corner double storey building and is clearly visible from both Twickenham and Raapenberg Roads as part of the streetscape qualities exhibited.
 - The proposed double storey intervention to the front of the existing resource is not sensitive to the resources associated significances.
 - The proposal will irreversibly change the typology, form and readability of the existing resource in a negative manner.
- RAMPAC also did not support.
- In response the applicant has decided to remove the proposed street facing extension and only have the rear extension, for which RAMPAC already provided support.
- This revision was uploaded via LUM and CoCT HRM supported this on the 7th of July.
- Revision 5 has addressed the concerns raised by the CoCT comment on the earlier revision and the RAMPAC non-support.

DECISION

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

RB

13.24 Remainder of Portion 1 of Farm No 738, 39 New Ottery Road, Philippi, S38(1)-NID

Case No: HWC25060322RB610

Mr Ruan Brand introduced the item.

DISCUSSION

- The matter was heard at HOMS on 23 June 2025.
- The Committee decided that the matter was incomplete based on images and a proper heritage screening being outstanding.
- This OI was received on 23 July 2025.
- S38(1)(c)(i) and (d) triggered.
- Falls within the proposed Philippi Horticultural Area PHA HPOZ.
- Proposal is to build a new motor dealership (Halfway Toyota Ottery).
- This includes subdivision and rezoning so that about 4.9ha on the western portion will see 12000sqm be used for the dealership and the eastern portion being retained as is, east section officially still outside of the urban edge.
- The subdivision would result in the eastern portion of the site still being used for agriculture and the western portion then being developed into a dealership.
- This will have the result of officially starting the eastern (meaning east of Strandfontein road) urban sprawl into a mainly agricultural area.
- There are also two structures older than 60 years on the subject property that will need to be demolished.
- These are referred to on City Maps as the Sonnenstrahl (houses and barn) cultural landscape but are ungraded.
- In 2018, IACOM conducted a site inspection and recommended the site be given protection under S29 stating that they are IIAs.
- From that inspection: "The Sonnenstrahl Farm werf is a significant remnant of the late 19th Century settlement of the PHA area by German immigrants. The C1920's homestead located thereon appears generally intact and with a collection of various, (albeit dilapidated), outbuildings, and trees, serves as an important landmark to not just the subject farm, but also as a component of landmark farm werf sites within the PHA."
- Further: "Whilst noting that Strandfontein Road provides a strong and easily definable edge to the PHA, and marks a section of the Western Edge of the PHA, the members of the committee present noted that where the Urban Edge had been predominately cadastrally based, or was located along a road of a lower order, this "edge" has become blurred with a noticeable non-agricultural use creep. This is particularly evident in the immediate area to the East of Schaapkraal.
- The presence and significance of the aquifer, not just on the subject farm, but throughout the wider PHA, is one that is very tangible. It is a highly significant and irreplaceable heritage and environmental resource. Given the clear sense of significance of the subject property, its role as an important component of the PHA, and the high degree of significance of the PHA itself, the members of the Committee were unanimously of the opinion that IACOM should support the proposed s29 provisional protection on the subject properties, which has been submitted to HWC's Council by its officials."
- However, recently, the 2023 CoCT Metro Spatial Development Framework has identified the Strandfontein road as a secondary development corridor.
- The heritage screener provided as outstanding information provides more information in that the more significant structures towards the East will be retained and the ungraded (but proposed NCW) structures to the west will be demolished.
- The applicant has provided more information about the 2023 CoCT MSDF and this development

would be the furthest 'east' part of this - with no future expansion into the PHA planned as the western portion is within the 'urban edge'.

- The applicant recommends NFS.
- The committee discussion centred on whether the proposed development, located within the urban edge and guided by the 2023 MSDF, warrants a Heritage Impact Assessment (HIA). Some members noted potential heritage concerns, particularly the site's proximity to the Philippi Horticultural Area (PHA) proposed Heritage Protection Overlay and its role as a transition zone between agricultural and industrial/residential areas. There was debate over the heritage value of the dilapidated Sonnenstrahl Farm structures and the broader cultural landscape, with some advocating for an HIA (including visual, architectural, and cultural landscape assessments) and others arguing that no significant heritage resources would be affected, making an HIA unnecessary. The site's landscape context, limited tree cover, and potential environmental considerations such as the aquifer were also discussed. Ultimately, the decision was deferred for committee determination.

DECISION

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

1. Cultural Landscape Assessment

RB

13.25 Erf 29714, Msobomvu Drive, Khayelitsha, S38(1)-NID Case No: HWC25070708SB0709

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: new high school and associated infrastructure.
- Trigger: S38(1)(C)(i) – is this a changed of character.
- Other: Na
- Grade: not graded
- HPO: outside
- Heritage resource:
- Archaeology: unlikely as not with archaeological sensitive area as the site has been previously disturbed.
- Palaeontological: Moderate according to SAHRIS, given the nature of the proposal, unlikely to have any impact on palaeontological resources.
- Visual/Cultural: low to none given the nature of the proposal – within an urban context.
- Consultant recommendations: NFS
- Incomplete: SG diagram, proof of ownership (Title deed) - received 28 July

DECISION

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

SB

13.26 Erf 307, 301 Beach Road, Kingsgate, Sea Point, S34-Minor Works Case No: HWC25062003SB0623

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposal: replacement of steel balustrades with masonry balustrades.
- Work start: According to the form – no
- Grade: 3B

- HPO: Outside
- Comments: email from city of support
- HO: Recommend support, there is no internals of apartments as this repairs to the balustrade. Also no plans but engineers report – can this be stamped?
- Additional info received 15 July consisting of better streetscape photographs, drawings and ownership explained that this is a sectional title deed. - the problem is the internal photographs, which I have requested but the applicant explained this is not possible and will not impact the privately owned apartments.
- Additional confirmation was received regarding the ownership on the 24 July, Helvetia Building Development Company (Pty) Ltd was the original developer of the block of flats, built over 50 years ago. The engineer was able to locate a title deed, which I included in the original submission (not relevant for this application as flats are all sectional titles). This deed dates back to 1985 and was the only one available. Since the units were sold as sectional titles, each unit would now hold its own individual title deed.
- Please also note that the Kingsgate Body Corporate has always been in existence. A confirmation of its registration is attached for your reference.
- application form signed by Aviri Jason and there is PoA given A. Jason permission on behalf of Trevor Stacey on behalf of Kingsgate.

DECISION

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

SB

13.27 Erf 835 & 860-RE, Freesia Avenue, Brantwood, Kuilsriver, S38(1)-NID Case No: HWC25070710SB0709

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Proposed: new high school and associated infrastructure.
- Trigger: S38(1)(C)(i) – is this a changed of character – yes.
- Other: Na
- Grade: not graded
- HPO: outside
- Heritage resource:
- Archaeology: unlikely as not with archaeological sensitive area as the site has been previously disturbed.
- Palaeontological: Moderate according to SAHRIS, given the nature of the proposal, unlikely to have any impact on palaeontological resources.
- Visual/Cultural: low to none given the nature of the proposal – within an urban context.
- Consultant recommendations: NFS

DECISION

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

SB

13.28 Klein Fontein, Farm 4/132, Clanwilliam, S38(8)-HIA
Case No: HWC24080123SB0819

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- NID Level: HIA -AIA, VIA on CLA
- Constraints: The heritage survey was completed with minimal limitations and covered the entire project area. A previously recorded rock art site (BTP3) had incorrect coordinates, which have now been corrected on SAHRIS. Other nearby sites (BTP1, 2, and 4) could not be located during the field survey, possibly due to mapping inaccuracies, but are assumed to be close by. Consequently, a high rock art sensitivity zone has been designated.
- Anticipated Impacts on Heritage Resources:
 - Archaeology: Several rock arts site recorded since 1940s
 - Palaeontological: none given the nature of the development.
 - Visual: The Visual Impact Assessment (VIA) concluded that the project's impact on the landscape's visual and scenic qualities is of medium significance.
- Alternatives: none
- Consultants recommend: to endorse the HIA.
- PPP: The municipality has no objection, no other comment received.
- The following noted as completed: clearance, road construction and the construction of main house as confirmed by applicant and images in the AIA.

FINAL COMMENT

The Committee resolved to endorse S38(8) Heritage Impact Assessment (HIA), titled "Section 24G rectification application of alleged unlawful activities on Klein Fontein Farm 4/132. Clanwilliam" dated April 2025, and prepared by CTS Heritage, 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 33:

The recommendations included in Section 9 of the VIA are implemented

- i. The location of the rock art is not advertised to visitors
- ii. The existing path to the kloof is closed and visitors are discouraged from accessing the high rock art sensitivity area mapped in Figure 5
- iii. The existing fire pit located in the first alcove is dismantled
- iv. The property owners check on the site regularly and report any changes identified
- v. A guide to rock art and appropriate behaviours at a rock art site are included in an information pack for all guests (Appendix 1)
- vi. Should any additional rock art. buried archaeological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.

SB

13.29 Erf 9993, 14 Bryant Street, Bo-Kaap, S34-Minor Works
Case No: HWC24100801SJ0211

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 August 2025 as the case officer tended apologies.

SJ

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

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 August 2025 as the case officer tended apologies.

SJ

13.31 Erf 589, 14 Homestead Way, Pinelands, S34-Minor Works
Case No: HWC25071402SJ0715

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 August 2025 as the case officer tended apologies.

SJ

13.32 Erf 1025, 191 Upper Buitenkant Street, Vredehoek, S34-Minor Works
Case No: HWC25061804SVB0702

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 28 and 29 July.
- The property is graded IIIC and is outside of any HPO.
- Work is complete.
- The completed work is replacement of three timber windows and a timber door with aluminium on the street facing facade and for minor internal alterations.
- Despite being deemed minor works CIBRA and CoCT were consulted
- CIBRA support the proposal.
- CoCT support the proposal.

COMMENT

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

SVB

13.33 Erf 18792, The Carpenters Workshop, 83 New Rush Road, Somerset West, 34-Additions & Alterations
Case No: HWC25032509SVB0401

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 29 May and 24 July.
- The property is ungraded. However, the CoCT notes the grading as IIIC in their comment.
- The property is also within the Paardevlei Sonkem/AECI site Cultural landscape.
- Work has not started.
- The proposal entails additions and alterations to the building to convert it for use as a restaurant. This entails demolition of an internal wall and the addition of two new internal walls, as well as a new enclosed deck on the eastern side of the building and a second one on the western side of the building.
- An S34 permit for additions and alterations to The Carpenters Workshop was approved on 1 November 2023 (HWC23092712SB0929). The applicant confirmed that all previous work

approved in 2023 has been completed and therefore this is a new application and not a deviation from previous approvals.

- City of Cape Town support the proposal.
- Helderberg Renaissance Foundation support the proposal.
- In their comment the CoCT notes the statement of significance as: "The building was constructed in 1899 and is associated with the manufacturing of explosives works that occurred on the Paardevlei (AECI) site in the late 19th century/early-mid 20th Century. The building was graded IIIC as per the HIA prepared by Messrs Melanie Attwell & Associates for the greater Paardevlei Precinct One site and endorsed as such by HWC."
- CoCT also noted in their comment that "The building has been much altered in the past, although the core of the building still remains intact and thus the building is still deemed a significant heritage resource."

DECISION

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

SVB

13.34 Erf 85476, 17 Norfolk Road, Lakeside, S34 – Additions & Alterations Case No: HWC25041708XM0714

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 25 July 2025
- The proposal is for additions and alterations to the existing dwelling, existing garage converted into new hobbies room with new roof.
- Work has not started
- The existing resource has not been graded by the City. Heritage significance levels are low.
- CoCT: The proposed work will not impact negatively on the associated levels of significance of the resource and suggested grading of NCW is deemed appropriate.
- Not within HPOZ
- CoCT support
- Muizenberg Historical Conservation Society does not object to the proposed alterations and additions.

DECISION

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

XM

13.35 Erf 50698, 3 Lynwood Road, Claremont, S34-Additions & Alterations Case No: HWC25062404XM0625

OUTSTANDING INFORMATION

Formal letter from GLCA and response to the objection

XM

13.36 Erf 81802, 43 3rd Avenue, Retreat, S34 – Additions & Alterations
Case No: HWC25071502XM0717

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding info received 28 July 2025
- The proposal is for additions and alterations for an addition of carport, pool, stoep granny flat and internal alterations.
- Work has not started
- The resource has not yet been graded however, a suggested grading of NCW is deemed appropriate.
- Not within HPOZ
- CoCT support

DECISION

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

XM

14. NEW MATTERS

14.1 Erf 3417, 34A Main Road, Paarl, S34- Additions &Alterations
Case No: HWC25063005CH0724

OUTSTANDING INFORMATION:

Outstanding payment of R670.00, plans to reflect work that has started and work that has been complete and SG diagram required.

CH

14.2 Erf 504, 117 Wellington Street, Denneoord, George, S34- Additions &Alterations
Case No: HWC25062012CH0723

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded outside HPO
- Proposal is for internal alterations, addition of a bathroom, scullery, garage and braai. Certain walls will also be demolished. The roof of the existing structure will be raised and the pitch will remain.
- Work has not started.
- George Municipality supports.
- GHT did not comment within 30 days.
- SvdS Foundation supports.

DECISION

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

CH

14.3 Erf 51486, 68 Hamilton Road, Claremont, S34-Additions &Alterations
Case No: HWC25071701CH0724

OUTSTANDING INFORMATION:

Additional external photographs and streetscape photographs required.

CH

14.4 Erf 87, 9 Victoria Road, Camps Bay, S34-Total Demolition
Case No: HWC25062304CH0725

Ms Chane Herman introduced the item.

DISCUSSION

- Graded IIIC outside HPO
- Proposal is to demolish the existing structure on site. The property is owned by the same company who owns no.7 Victoria Street. The intention is to develop the site into a residential development that is similar in height and scale to no. 7 Victoria Street.
- Work has not started.
- CoCT supports and recommends any historic fabric be salvaged and that the existing mature trees be retained.
- CBCRRA supports and requests that the stone boundary wall and trees be retained.
- The heritage report notes that the existing trees and retaining wall along Houghton Road edge of the site will be retained.
- The context has completely transformed and the predominantly consists of NCW and potential IIIC buildings.

DECISION

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

CH

14.5 Erf 115913, 6 Erica Street, Woodstock, S34-Minor Works
Case No: HWC25040904CH0728

DUPLICATE APPLICATION

CH

14.6 Erf 94, 14 Suffren Street, Langebaan, S34-Emergency
Case No: CH0728

DUPLICATE APPLICATION

CH

14.7 Erf 102-RE, 3 Princess Road, Fresnaye, S34- Additions &Alterations
Case No: CN0725

OUTSTANDING INFORMATION:

Correct PoP, Locality Plan and SFB comments required.

CA

14.8 Erf 179, 23 Central Avenue, Pinelands, S34- Additions &Alterations

Case No: HWC24101402CN0723

OUTSTANDING INFORMATION:

All application documents required

CA

14.9 Erf 2519, 15 Victoria Street, George, S34-Minor Works

Case No: HWC25072106CN0728

Ms Corne Alexander introduced the item.

Ms Denise Janse van Rensburg was present and took part in the discussion.

DISCUSSION

- Grading: IIIC
- HPO: Outside
- Status of work: Not started
- Proposal: For internal alterations to convert the dwelling to offices.
- Consultation:
 - George Municipality did not provide comment in 30 days.
 - GHT did not provide comment in 30 days.
 - SVDSF did not provide comment in 30 days.
- Heritage considerations: Questionable IIIC - no impacts.

DECISION

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

CA

14.10 Erf 2985, 175 St. John Street, Oudtshoorn, S34-Minor Works

Case No: HWC25072112CN0728

Ms Corne Alexander introduced the item.

DISCUSSION

- Grading: Ungraded
- HPO: Outside
- Status of work: Completed
- Proposal: For a decorative veranda to the front of the house and for a canopy roof next to existing storerooms and the pool.
- Consultation:
 - Oudtshoorn Municipality is aware of the comments of Heritage Oudtshoorn Permit Committee.
 - HOPC supports
- Heritage considerations: No impacts to any heritage resources.

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.

CA

14.11 Erf 351-RE, 118 Union Street, Strand, S34- Additions & Alterations

Case No: HWC25072102CN0723

OUTSTANDING INFORMATION:

Confirmation if work has started required.

CA

14.12 Erf 8709-RE, Via Main Road - St Peter's La Roche, Paarl S38(1)-NID

Case No: 383596CN0722 - <https://www.sahris.org.za/node/383596>

Ms Corne Alexander introduced the item.

DISCUSSION

- Trigger(s): S38(1)(c)(i) and S38(1)(d)
- Decision making authority: HWC
- Property: Measures approx. 41.8ha in extent, with a current land use of agriculture and the Zoning is also agriculture. The surrounding land uses are agriculture to the west, north and east with residential dwellings to the south.
- Proposal: For a spot rezoning, height departure and approval of the Site Development Plan for a school on a part (8067m²) of the property to allow for the formalisation of the Einstein Academy that is already operating from the property. The rezoning will allow for new buildings and a campus for the school with a development footprint of 1496sqm. The height departure is to allow a height of 9.09m of the school building in lieu of 8m as per the Community Use zone.
- Heritage resources:
 - Buildings: The structures on the farm werf comprise the following:
 - (1) The original house and outbuilding structure on the farm (the house unfortunately subjected to insensitive alterations and additions over the years) - circa early to mid-19th century
 - (2) A modernist house structure
 - (3) Two farm workers houses that escaped the municipal enforced demolitions of all farm workers houses abutting main street in the 1970s
 - (4) The crown jewel of the farmstead is however the immaculately conserved homestead, a late 1800s Victoria Villa. The owner dates the home as 1889. House is a proposed Grade 2 listed by Drakenstein Municipality. Impact: None
 - Historical settlements and townscapes: The street interface of the farm has been an integral part of the Noorder-Paarl townscape for over a century and is still today part of the gateway into the town from the north. This also forms part of the Scenic Route of the Paarl landscape. Impact: None
 - Landscapes: The property currently forms part of the landscape setting of the town of Paarl. This setting is unique and is protected in part through the Paarl Farms Land Use Management Policy: June 2005. The policy places a high premium on the heritage and landscape value of the remaining farms, as well as the conservation of the high potential agricultural land. The applicant notes that in the redevelopment of the adjacent Erf 8724 Paarl, HWC required that proposed vineyard fronting the R45 should be extended to the east to a point immediately behind the St Pieter's Roche homestead, about 210m from the R45. This was to retain the landscape character along the Main Road. f the Scenic Route of the Paarl landscape. Impact: None
 - Palaeo-sensitivity: According to the SAHRIS palaeosensitivity map, a portion of the subject property falls within a moderate sensitivity area and therefore may require a palaeontological desktop study for the proposed school development. However, all soils have been significantly disturbed by agricultural activities over the past 100 years, making the likelihood of finding any fossils highly unlikely. Impact: None
 - Archaeo-sensitivity: There is no known historical or contextual evidence to suggest the presence of archaeological material on Erf 8709, and therefore no archaeological study is deemed necessary at this stage. However, should any human remain, burial sites, or

artefacts be uncovered during site preparation or construction, all work must cease immediately and HWC must be contacted.

- Design Considerations: The applicant states that the proposed development of the school includes appropriate treatment of interfaces, building heights, development form, and intensity. These elements reinforce the rural landscape and character of activity, reflecting an unobtrusive node that conforms to the local vernacular in scale, form, and design. The school development will have a barn style building form with klip-on-roof sheeting that will blend in with existing farm buildings on the property and surrounding area. The buildings include interlinking smaller single storey classroom blocks with larger blocks on the northern side of the property that include double storey classroom.
- Heritage Indicators:
 - The following 9 heritage development indicators are proposed to support the sustainable growth of the Einstein Academy while safeguarding the layered rural heritage value of Erf 8709:
 1. Maintain the rural-urban threshold
 2. Respect the site's visual legacy from the Main Road
 3. Avoid urbanising treatments in design and infrastructure
 4. Reinforce the hierarchy of the historic werf
 5. Integrate landscape design as heritage infrastructure
 6. Building form, massing, and roofscape
 7. Architectural language and materiality
 8. Protect intangible and associative values
 9. Manage future growth with heritage as a framework
- Applicant summary: The proposed rezoning and development of the school buildings will not impact any heritage structures. The proposed school buildings will be set back well from the Main Road and the werf area, ensuring minimal visual intrusion. The site falls within the Urban Edge and is earmarked for urban infill. The site is located in a Scenic Route Overlay Zone, requiring careful treatment of rural character and visual integrity in other future development plans. Given the limited scope of the rezoning application and school building structures proposed, heritage resources will not be adversely affected. It is recommended that a Heritage Impact Assessment (HIA) is not required at this stage. However, a Visual Impact Assessment (VIA) should be undertaken for the proposed development. Any future further development proposals will, however, require submission of a separate NID and associated studies to guide form, scale, and appropriate integration into the heritage landscape.
- Consultant recommendation: NFS
- Heritage Considerations: The applicant basically submitted an HIA, assessed impacts and developed heritage indicators. I would have liked to see more landscaping around the school and at the edge of the property next to the R45. The development is set back from the scenic route and the PHS. The design of the buildings seems fitting in the area. The rezoning does not impact the proposed PHS nor scenic route. Archaeo and Paleo unlikely. The only concern would be visual toward the PHS and scenic route.

DECISION

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

1. Visual Impact Assessment

14.13 Divisional Road (DR) 1703, De Rust, S38(8) - NID

Case No: HWC25072307CSI0725

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(8) - DEA&DP
- Proposed development is for the repair of the existing road reserve and installation of a causeway to allow for safer crossing of the Olifants Rivier, installation of fifteen 900 diameter pipe culverts, construction of inlet and outlet structures with gabion protection and installation of road slabs.
- No visual impact or impact to historical buildings
- No impact to archaeological materials expected as the proposed causeway is within an existing road reserve
- The palaeo sensitivity on the SAHRIS palaeo map is red and some blue, but as this is an existing road reserve I don't believe there will be impacts to palaeo

COMMENT

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

CSI

14.14 Divisional Road (DR) 1704, De Rust, S38(8) - NID

Case No: HWC25071108CSI0725

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(a) - temporary bypasses
- Proposed development is for the repair of the flood damaged road reserve including the removal and replacement of culverts and to install causeways
- No visual impact or impact to historical buildings
- No archaeological impacts expected as the repairs are in an existing road reserve and the screener report indicates low sensitivity
- Palaeo sensitivity on the SAHRIS palaeo map is red, and of very high sensitivity according to the screener report but again, as this is within an existing road reserve I don't foresee any impacts to palaeo resources.

COMMENT

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

CSI

14.15 Divisional Road (DR) 2403, Murraysburg, S38(8) - NID

Case No: HWC25062607CSI0722

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(8) - DEA&DP
- Proposed development is for road repairs along DR2403 and culverts and road slabs for a new causeway
- No visual impacts or impacts to historical buildings
- Archaeological sensitivity according to the DFFE screener report is low
- Palaeo sensitivity according to the DFFE screener report is very high but again, the road reserve is existing.

COMMENT

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

CSI

14.16 Erf 6979, 81 Stander Street, Loerie Park, George, S38(4) - NID

Case No: HWC25071802CSI0728

Ms Chiara Singh introduced the item.

Ms Denise JvR was present and took part in the discussion.

DISCUSSION

- Trigger: S38(1)(c)(i) exceeding 5000m² in extent
- Proposed development is for a new high school and associated infrastructure.
- No visual impacts and no impacts to any historical buildings as the surrounding land use is residential in nature
- No impacts to any archaeological material expected
- Palaeo sensitivity is low according to the SAHRIS palaeo map

DECISION

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

CSI

14.17 Ptns 7 and 30 of Farm 369, Farm Kleine Soebattersvlakte, Stilbaai, S38(8) - NID

Case No: HWC25072303CSI0724

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c)(i) exceeding 5000m² in extent
- Proposed development is for a mining right area of 25ha a approximately 2.8km northwest of the existing mining permit area.
- The second alternative is the chosen site; the first alternative would include the removal of milkwood trees which would not be advisable.
- No visual impacts and no impacts to any historical buildings expected
- Archaeological sensitivity is low according to the DEA screening tool. A previous archaeological survey was conducted by ASHA consulting, in which MSA lithics were discovered but with no associated finds. Six test pits were excavated in which there was minimal sub-surface archaeological finds.
- Palaeo sensitivity is a mixture of low and unknown

FINAL COMMENT

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

CSI

14.18 Sir Lowry's Pass Village Road, Sir Lowry's Pass Village, S38(8) - NID
Case No: HWC25060413CSI0722

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: multiple
- Proposed development is for dualling of a section of Sir Lowry's Pass Village Road located approximately 5 km from Somerset West and approximately 2.60 km west of Sir Lowry's Pass Village.
- No visual impacts expected as it is a road upgrade. No impacts to any historical structures expected.
- There are no archaeological impacts expected
- Palaeo sensitivity on the SAHRIS palaeo map is low

FINAL COMMENT

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

CSI

14.19 Erf 169, 8 Uitsig Street, Langebaan, S34 - A&A
Case No: HWC25072202EJV0728

Emily Jane Vowles introduced the item.

Ms Nicolene Visser and Ms Uyrke du Preez were present and took part in the discussion.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- The proposal is for additions of an ensuite and free-standing entertainment room and garage connected to the main structure by concrete roofing as well as alterations to the fenestration.
- The Tribal Council concluded that the proposal will have no significant impact. The municipality deferred to HWC

DECISION

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

EJV

14.20 Erf 516, Portion 20, Klipdrift Complex, De Hoop Nature Reserve, Swellendam, S35 - Destructive Analysis
Case No: HWC25042910EJV0723

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Previous application HWC24021508EJV0701 for the renewed excavation, and analysis of

material and sampling of speleothems from Klipdrift Shelters was approved last year.

- The proposal is to analyse organic biomarkers consisting of molecular fossils from a section of the sedimentary profiles from the excavated layers from 2025 and earlier a Klipdrift Complex with apparent anthropogenic input to be interpreted in context with vegetative changes, foraging practices, climatic conditions, and fire use to contribute to the understanding of the local palaeoenvironment and early human resource use. This project will focus on biomarkers such as n-alkanes (leaf waxes) and polyaromatic hydrocarbons (PAHs). The study will necessitate the export of 89 organic samples for analysis at the University of Bergen in Norway. To obtain biomarker information from these paleosols, solvent-extraction procedures need to be carried out on the sediments, which is a destructive process. The material requested is appropriate for the study parameters and will not compromise the collection.
- There is a Repository Agreement with Iziko
- CapeNature, The SapienCE Research Centre, Wits support.

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Samuel Pereira dated July 2025.

EJV

14.21 Erf 516 Portion 20, Klipdrift Complex, De Hoop Nature Reserve, Swellendam, S35 - Destructive Analysis; Dating **Case No: HWC25040402EJV0723**

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Previous application HWC24021508EJV0701 for the renewed excavation, and analysis of material and sampling of speleothems from Klipdrift Shelters was approved last year.
- The proposal is to export 7 organic samples of charcoal collected from the (MSA) site of Klipdrift Shelter and (LSA) site of Klipdrift Cave for Carbon 14 dating at the Beta Analytic in Miami, Florida, United States of America. The material requested is appropriate for the study parameters and will not compromise the collection. The purpose of the research is to build a chronology of the units dug during the 2025 field season and offer a comparative and/or complementary data set to those dates resolved from previous carbon dating.
- There is a repository agreement with Iziko.
- The SapienCE Research Centre and the University of Bergen support.

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Asia Alsgaard dated July 2025.

EJV

14.22 Erf 516 Portion 20, Morris Cave and West Cave, Klipdrift Complex, De Hoop Nature Reserve, Swellendam, S35 - Analysis **Case No: HWC25031116EJV0723**

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO

- Work has not started
- Previous application HWC24021508EJV0701 for the renewed excavation, and analysis of material and sampling of speleothems from Klipdrift Shelters was approved last year.
- The proposal is for the sampling of thin core samples from fallen speleothems (stalagmites) from Morris and West Caves. A total of 6 samples, comprising of speleothem pieces and soil samples will be studied via U-Th radiometric dating and to analyse the Palaeoenvironmental proxies by the University of Bergen and will not compromise the larger collection. Speleothems formed in caves are excellent archives recording past climatic information such as temperature, hydroclimate, and vegetation as traces of organic matter in the cave carbonates. When studied alongside periods of significant cognitive change, they provide insight into the unique palaeo-climatic conditions that supported evolutionary events. Local climatic conditions can then be compared with the results from sites like Bloukrants Cave to indicate the spatial representativeness of findings and capture major global climatic transitions beyond those covered so far.
- There is a repository agreement with Iziko
- CapeNature, The SapienCE Research Centre, Wits support.

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Nele Meckler dated July 2025.

EJV

14.23 Farm 44, Outbuildings 1 and 2, Uitkyk, off the R44, Stellenbosch, S34 - Partial Demolition; Additions; Restoration

Case No: HWC25072506EJV0725

OUTSTANDING INFORMATION:

The results of public participation required.

EJV

14.24 Farm 49557, Blombos Cave, Still Bay, S35 - Destructive Analysis

Case No: HWC24100723EJV0723

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded II
- Outside HPO
- Work has not started
- Previous application HWC240405735SB0515 for the excavation of Blombos was permitted last year.
- The proposal is to analyse organic biomarkers consisting of molecular fossils from a section of the sedimentary profiles from the excavated layers from Blombos Cave with apparent anthropogenic input to be interpreted in context with vegetative changes, foraging practices, climatic conditions, and fire use to contribute to the understanding of the local palaeoenvironment and early human resource use. This project will focus on biomarkers such as n-alkanes (leaf waxes) and polyaromatic hydrocarbons (PAHs). The study will necessitate the export of 89 organic samples for analysis at the University of Bergen in Norway. To obtain biomarker information from these paleosols, solvent-extraction procedures need to be carried out on the sediments, which is a destructive process. The material requested is appropriate for the study parameters and will not compromise the collection.
- There is a Repository Agreement with Iziko.
- The SapienCE Research Centre and the University of Bergen support.

DECISION

The Committee resolved to endorse the Section 35 permit application prepared by Samuel Pereira dated July 2025.

EJV

- 14.25 Erf 94336, 3 Fraser Road, Muizenberg, S34-Additions & Alterations**
Case No: HWC25072101SJ0723

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 August 2025 as the case officer tended apologies.

SJ

- 14.26 Erf 178079, Platteklip Lower Wash House, Van Riebeeck Park, S27-Minor Works**
Case No: HWC25063009SJ0722

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 August 2025 as the case officer tended apologies.

SJ

- 14.27 Erf 90088-Re, Schoonzicht, 204 Main Road, Kalk Bay, S27-Minor Works**
Case No: HWC25072203SJ0723

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 August 2025 as the case officer tended apologies.

SJ

- 14.28 Erf 3083, 226 Buitengracht Street, Bo-Kaap, S34-Additions & Alterations**
Case No: HWC25071603SJ0724

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 August 2025 as the case officer tended apologies.

SJ

- 14.29 Erf 13836, Weltevreden Farm, Welgevonden Boulevard, Stellenbosch, S27-Minor Works**
Case No: HWC25071702SJ0728

OUTSTANDING INFORMATION:

Colour plans with title block including drawing number, date and drawing author OR a report detailing the proposal with images and methodology. River Cottage plans to be correctly coloured up as elevations indicate new elements not shown on plans and SDP to indicate all structures with proposed work.

SJ

- 14.30 Erf 318-Re, 24 Brownlow Road, Tamboerskloof, S34-Additions & Alterations**
Case No: HWC25072104SJ0728

HELD OVER

The application is held over to the Heritage Officers' Meeting (HOMs) on 11 August 2025 as the case officer tended apologies.

SJ

14.31 Erf 115600, 19 Oak Avenue, Newlands, S34-Additions & Alterations
Case No: HWC25063010SVB0725

OUTSTANDING INFORMATION:

Local authority comment and registered conservation body comment required.

SVB

14.32 Erf 144416, 121 Loader Street, Green Point, S34-Additions & Alterations
Case No: HWC25072103SVB0724

OUTSTANDING INFORMATION:

Power of attorney, Streetscape / contextual images, registered conservation body comment and motivation required.

SVB

14.33 Erf 1476, 40 Exner Avenue, Vredehoek, S34-Additions & Alterations
Case No: HWC25072207SVB0723

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 29 July 2025.
- The property is graded IIIC and within the Vredehoek PHA proposed HPOZ.
- Work has not started.
- The proposal is extensive alterations and additions to the building including a new internal layout to the existing building, as well as an extension to the north-western side of the building to accommodate three new bedrooms on the first storey, and a covered stoep and open stoep on the second storey. The proposal is also for the addition of a third storey and for the addition of a new garden storeroom on the first storey.
- CIBRA support the proposal.
- CoCT support the proposal.

DECISION

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

SVB

14.34 Erf 2448, 24 Victoria Street, George, S34-Minor Works
Case No: HWC25072306SVB0728

Ms Sofia Briel introduced the item.

DISCUSSION

- Outstanding information received on 29 July.
- The property is graded IIIC as per the previous permit.
- Work has not started.
- The proposal is for a new large carport at the front of the property.
- There was a previous permit issued for this application on 31 October 2023, for minor alterations to the existing structure and the addition of signage, from the images provided this work has been complete (HWC23101214CH1017).

DECISION

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

SVB

14.35 Erf 28548, 1 Roughmoor Road, Mowbray, S34-Minor Works **Case No: HWC25072301SVB0728**

OUTSTANDING INFORMATION:

Streetscape/contextual images required.

SVB

14.36 Erf 150827, 67 Main Road, Diep River, S34 -Total Demolition **Case No: HWC25071809XM0723**

Ms Xola Mlwandle introduced the item.

Ms Ursula Rigby was present and took part in the discussion.

DISCUSSION

- The proposal is for the total demolition of the structures on this site and replace with a storage facility. The subject property has not been graded by the City yet.
- Not within any HPO
- COCT comment: support with conditions:
- Apart from the existing structure's age it contains low levels of heritage significance in terms of architecture, aesthetics, historic fabric and street face qualities. Additions and alterations have reduced any associated levels of significance. HRS is in agreement with the assessment, conclusion and recommendations contained in the Heritage Report July 2025. HRS suggests, as does the heritage report, that the six trees identified as healthy, non-alien or exotic specimens on the Tree Survey and Demolition drawing are to be retained.
- FoCVGB states no objection

DECISION

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

XM

14.37 Erf 22324, 87, 6th Street, Kensington, S34 – Additions & Alterations **Case No: HWC25072304XM0725**

OUTSTANDING INFORMATION:

Updated plans to clearly indicate proposed work that is yet to be completed and work already completed and Motivation required

XM

14.38 Erf 2327, 21 Camps Bay Drive, Camps Bay, S34 – Additions & Alterations **Case No: HWC25072210XM0724**

OUTSTANDING INFORMATION:

Updated plans to clearly indicate proposed work that is yet to be completed and work already completed, POP with HWC allocated ref number and Motivation required.

XM

14.39 Erf 2957, 11 Verbena Way, Pinelands, S34 – Additions & Alterations
Case No: HWC25071704XM0728

OUTSTANDING INFORMATION:

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

XM

14.40 Erf 46727, 16 Debaren Close, Tokai, S34 – Additions & Alterations
Case No: HWC25072502XM0728

OUTSTANDING INFORMATION:

New Application form, SG Diagram, Coloured up plans, Streetscape photographs
Consultation comments: Local municipality required

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

RB moves to adopt and EJv seconds the adoption of resolutions and decisions of the meeting of 4 August 2025.

17. Closure: The chairperson, Ms Stephanie Barnardt-Delport, officially closed the meeting at 12:47

18. Date of next meeting: Monday, 11 August 2025

MINUTES APPROVED AND SIGNED BY:

CHAIR:

SECRETARY:

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

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