

**APPROVED MINUTES OF THE MEETING OF HERITAGE WESTERN CAPE,
HERITAGE OFFICERS' MEETING
Held on Monday, 11 August 2025 at 08:30 via MS Teams**



1. Opening and Welcome

The Chairperson, Emily Jane Vowles officially opened the meeting at 08:30 and welcomed everyone present.

2. Attendance

Members

Emily Jane Vowles	Chairperson acting on behalf of RB	EJV
Ms. Stephanie Barnardt-Delport	Specialist Heritage Officer	SB
Ms. Sneha Jhupsee	Specialist Heritage Officer	SJ
Ms. Chane Herman	Heritage Officer	CH
Ms. Xola Mlwandle	Heritage Officer	XM
Ms. Chiara Singh	Heritage Officer	CSI

Staff

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

Observers

Ms. Naushina Rahim	City of Cape Town Municipality
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Visitors

Mr Clive Theunissen	Drakenstein Municipality	Item
Ms Nicolene Visser	Malherbe Rust Architects; DHF	Drakenstein items
Mr Mike Scurr	Rennie Schurr Adendorff	Item 13.7; 13.12
Mr Johan Malherbe	Malherbe Rust Architects	Item 13.8
Ms Doryn Schreuder	Heritage Practitioner	Item 13.7
		Item 13.12

3. Apologies

Mr. Ruan Brand	Specialist Heritage Officer	RB
Ms. Sofia Briel	Heritage Officer	SVB
Ms. Corne Alexander	Heritage Officer	CN

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 11 August 2025.
CSI moved to adopt the agenda and SJ seconded.

6. Approval of Minutes of the Previous Meeting

6.1. The minutes of 4 August 2025 are to be held over until 18 August 2025.

7. Disclosure of conflict of interest

7.1. (14.13) Farm RE 10/1964, Boschendal, Stellenbosch, S27-Maintenance & Repair

Case No: HWC25071709SB0801

- Emily-Jane Vowles is recused from the item.
- Stephanie Barnardt-Delport is appointed to act as interim chair for the item

7.2 (14.14) Farm RE 10/1964, Boschendal, Stellenbosch, S27-Alteration & Shopfitting

Case No: HWC25071710SB0801

- Emily-Jane Vowles is recused from the item.
- Stephanie Barnardt-Delport is appointed to act as interim chair for the item.

8. Confidential matters

None.

9. Standing Items

9.1. Site inspections undertaken

9.1.1

9.2 Proposed Site Inspections

9.2.1 (14.20) Erf 45507, 11 Nursery Road, Rosebank – 20 August at 8h30.

9.3 Site Inspection Reports

9.4 Preparation for upcoming Committee meetings

9.4.1. IACom – 13 August 2025

9.5 Tribunal Updates (Legal)

9.5.1 Erf 52671, 20 Stanley Road, Claremont

- The Appeals Committee Decision handed down on 7 November 2024 is set aside and replaced with the following:
 - 1.1 The demolition permit issued to the Second Respondent of the property situated at 20 Stanley Road, Claremont, in terms of section 34 of the NHRA, 25 of 1999, is confirmed and remains valid.
 - 1.2 The street setback of 4,5m is applicable to the development of the property and must be generally in accordance with the proposal circulated to the interested parties and submitted to HWC (and included in the documentation before this Tribunal at Bundle A, ff.43-47 and at Bundle C, ff.217-221)

9.6 Interim and Close out Reports

9.6.1

9.7 Incomplete Applications

9.7.1 Matters Arising: None

9.7.2 New Matters: Items 14.1; 14.2; 14.3; 14.4; 14.8; 14.10; 14.15; 14.16; 14.17; 14.18; 14.19

9.8 Decisions taken under ASD delegation

9.8.1 Matters Arising: None

9.8.2 New Matters: None

9.9 Exemptions

9.9.1 **Notice 9051 of 2025: NCW graded within CoCT**

Matters Arising: Item 13.2

New Matters: None

9.9.2 **NHRA Exemption Areas**

Matters Arising: Item 13.10

New Matters: None

9.10 Archaeological Matters

9.10.1 Erf 1470, 61 Sonkwas Street, Paternoster (RB)

- Following a joint HWC-SAPS site inspection of unearthed human remains in Paternoster on Thursday the 31st of July and the subsequent issue of a partial stop works, HWC have received an update from the contractor and property owner.
- The area has been cordoned off as per the photographs and site plan provided indicating a strict no-go zone. To note, the plan annotates the pool as as-built as they are deviating from their approved plans and intend to pay an admin penalty.
- The owner is struggling to afford an archaeologist to apply for and undertake the rescue exhumation and are approaching universities and other relevant bodies to attempt to source a more affordable option.
- For now, the burial site is well covered by the collapsed wall and the immediate area is secure and not at risk. However, the application should still be treated as an emergency once lodged as it is an active building site.

FOR NOTING

The Committee noted the update regarding the status of the human remains on site at Erf 1470, 61 Sonkwas Street, Paternoster and supported the implementation of a no-go zone. The Committee will await the submission of the Section 36 Emergency Application for the exhumation.

9.11 Illegal Works Database: Stop Works Orders issued

None

9.12 Permit deadline: Tuesday, 12 August at 13:00

9.13 SAHRIS rollout feedback (RB)

10 Administrative Matters

10.1 Erf 16379 (Erf 1812), 22 Van Riebeeck Street, Stellenbosch (CN & SVB)

Case No.: HWC22112202CN1122; HWC24112021SVB1122

- A permit was issued by BELCom for alterations, additions and partial demolition on 30 June 2023. The proposal was for minor internal alterations to the existing structure and the addition of a standalone apartment block at the rear of the site, which required partial demolition.
- A second permit was issued on 06 December 2024 for deviations from this previous permit. The deviations were for an adjusted internal layout to retain it as a single house, rather than dividing it into two units as per the previous approval. The deviations included new internal timber walls, closing of internal openings, new internal openings and retention of wall nibs. The conditions of the previous permit were carried over.
- Claire Abrahamse conducted a site inspection and identified additional deviations from the previous permit that have taken place on site without HWC approval. Claire submitted a status report outlining the unauthorized work, and assessing the deviation and their impacts to the significance of the resource and recommended mitigation actions that have/can be taken to retrieve/consolidate significance.
- The committee is to determine whether the mitigation measures as proposed can commence and be fully detailed in a close-out report or whether a deviation application must be submitted to regularise both the non-impactful deviations and proposed mitigations.

FOR NOTING

The Committee noted the Status Report prepared by Claire Abrahamse, dated July 2025. The Committee resolved that the Status Report is to be appended to a Mitigation Agreement entered into between HWC and the property-owner within 60 days

10.2 Erf 41967, Draft Maintenance Management Plan (MMP), iThemba Labs (SB)

- proposed Maintenance Management Plan (MMP) for Erf 41967, iThemba Labs, involves operational monitoring and maintenance of stormwater and sewage infrastructure linked to the Cape Town Hosting Infrastructure System (CTHIS) development.
- There was NID application this year and the committee resolved NFS studies (HWC25070701XM0711/ 25660XM0711).
- The commenting period will run from today (Monday, 4 August 2025) until the 4 September 2025.
- No significant direct heritage impacted was identified at NID and MMP level.
- Clarification is required to confirm that the resolution of the NID is applicable to MMP.

HELD OVER

Held over to the Heritage Officers' Meeting (HOMs) on 18 August 2025 due to determine if the proposed development in the MMP is in accordance with previous proposal in the NID application (HWC25070701XM0711/ 25660XM0711).

10.3 HOMs SoP feedback

- HOMs testing of the SoP regarding committee deadlines is effective from 18 August 2025 and feedback will be provided weekly.

11 Monitoring by practitioner

11.1

12 Discussion of the agenda

None.

MATTERS TO BE DISCUSSED

13. MATTERS ARISING

13.1 Erf 3863, 5 Protea Street, Paarl, S34-Total Demolition

Case No: HWC25061002CN0612

Emily Jane Vowles introduced the item.

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

DISCUSSION

- Outstanding information was for the 2023 Application form and a Demolition Plan which was received on 31 July
- Grading: IIIA
- HPO: Inside
- Status of work: Not started
- Previous Applications: HWC24112214EJV0107 - Alts and Ads. Application was withdrawn after the fire occurred.
- Proposal: To demolish the building destroyed by fire.
- Heritage Statement:
 - Existing Building Fabric of the house. It had a rich range of materials including Burmese teak and Oregon pine joinery, maple and oak flooring boards, parquet flooring. Ceilings were of fibreboard and pine which were assumed to be later additions.
 - Heritage perspective: Given that the walls of the upper level need to be demolished and the ground floor structure could be re-used, it would be possible to erect a replica of sorts of the house. This however would simply be a pastiche. Its basic form could be the same but joinery, roofing material and other elements would be different. It would be a

meaningless replica. The replica would no longer be a heritage resource of significance. Apart from the ground floor that could be retained, the rest of the structure would be new and would hold no intrinsic significance.

- Gadomski Engineer's Report by Dennis Belter from Recommendations:
 - Most internal walls will need to be demolished and rebuilt, single skin walls cannot be suitably repaired, and the amount of chasing in the walls to replace the melted plumbing and electrical piping will render it impractical to retain them.
 - Where the bond between internal and external walls is compromised this cannot be reinstated with Helical bars or such types of remedials, however. then sections of the external brickwork would also need to be rebuilt.
 - It would be more sensible to remove all the ground floor walls and rebuild them. Reinstatement and incorporation of concrete beams will result in visible joint lines which may not suit the desired aesthetic.
 - Whilst we understand that there is a heritage significance in the building, this finish was historically cementing plaster and paint, this can be better replicated with a rebuild rather than an attempt to reinstate and stabilise.
- Prof Richard Walls (Head of Fire Engineering at University of Stellenbosch) Report concludes: In my opinion, due to (a) uncertainty regarding brick capacity, (b) cracking in various regions, (c) safety of construction workers, (d) the potential cost of rehabilitating damaged systems (strapping, crack injection, scaffolding support), (e) seismic considerations, and (f) the additional cost of needing building new 6 elements to match the existing (i.e. special window sizes, etc.) it is highly likely that it will be more economic, and safer, to demolish all elements down to the ground floor level and rebuild from there upwards. The basement level can be reinstated. Assuming the original foundations were correctly designed, the existing foundations and building footprint can be reused.
- Consultation:
 - DHAC objects and notes that:
 - 1. An engineer with heritage experience must confirm the proposed interventions in the Engineers report.
 - 2. The partial demolition of the top structure is supported with the retention or reconstruction of the key architectural elements.
 - 3. The key elements should be incorporated into any new development. Elements must be retained or reconstructed are: face brick basement/garage base, face brick chimney/fireplace, front facade balcony element and the new northern stoep/entrance element.
 - 4. The architectural elements to be retained must be protected from the weather and further deterioration.
 - 5. Architectural design indicators should be developed to guide the design of the new structure based on the urban character of the surrounding townscape and significance of the site.
 - Paarl 300 supports
 - DHF does not object to the demolition but reserves the right to review the proposed new building plans when they are ready for submissions.
- Response to objections: The HP confirmed that Mr Dennis Belter of Gadomski Engineers is indeed experienced in work on heritage buildings and until recently chaired HWC's BELCom was appointed to undertake an assessment.
- Heritage considerations: The heritage Statement concludes by stating that both engineers recommend demolition of the walls of the upper level and suggest that the ground floor could be retained. This would then allow for a replica of sorts to be built as a replacement of the original building. It is put forward that this would be meaningless from a heritage perspective and therefore a demolition permit for the entire structure should be issued. This would give the owner a free hand to design a new house. This could make use of the ground floor structure if the owner wishes to utilise it.
- Mr. Theunissen of Drakenstein Municipality noted the structure's landmark status and associational significance due to its relationship to historical figures such as a previous Mayor.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. That temporary protection measures be implemented as a matter of urgency.
2. That the heritage statement be revised to include all contextual and associational significances.
3. That heritage informants compiled by a suitably qualified architect with heritage experience for the rebuild be provided.
4. The heritage statement and informants are to be recirculated to I&APs for a 30-day commenting period.

CN

13.2 Erf 85008, 16 Mashie Street, Lakeside, S34-Additions & Alterations & Partial Demolition Case No: HWC25012104CN0424

Ms Emily Jane Vowles introduced the item.

CASE SUMMARY

- Outstanding information was for a Locality Plan, Streetscape photos, MHCS comments which was received on 23 & 28 July, as well as 2 June and 3 Aug
- Grading: NCW
- HPO: Outside
- Status of work: Not started
- Proposal: For extensive alterations and additions including a 1st storey.
- Consultation: CoCT supports
- MHCS did not comment in 30 days.
- Heritage considerations: The property has little to no heritage significance and the proposal has no impact.

COMMENT

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

CN

13.3 Erf 1128, 11 Juliana Veld North Street, Pinelands, S34-Additions & Alterations Case No.: HWC25063013CH0711

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 16 July 2025.
- Graded IIIC outside HPO
- Proposal is for internal alterations, addition of a bedroom and domestic quarters and extension of existing verandah.
- Work has not started.
- CoCT supports

DECISION

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

CH

13.4 Erf 3413, 211 Long Street, Cape Town City Centre, S34 - Deviation
Case No: HWC25040901CSI0410

Ms Chiara Singh introduced the item.

DISCUSSION

- Work applied for has not started
- Previous cases: 19092514SB1106E, heard at HOMs in November and December 2019. Referred to BELCom (11 December 2019). 20050501TZ, heard at HOMs 12.04.2021
- BELCom ADVICE (11 December 2019):
"As per the discussion above: Full demolition would not be supported. Substantial retention of the existing structure, but with the possibility of an additional two stories would be considered."
- Graded IIIB
- Inside HPO
- Proposed work is for the bulk of the previously approved work which is yet to be built with minor deviations to comply with building regulations as detailed in the motivation document.
- CoCT stated that the HWC permit is no longer valid and a new HWC permit will need to be obtained (this is not the case as once work has been actioned, the permit remains valid after the 3-year period)
- CIBRA 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

13.5 Erf 3269, 39 Dirkie Uys Street, Franschhoek, S34 – Minor Works
Case No: HWC25030708CSI0318

Ms Chiara Singh introduced the item.

DISCUSSION

- Outstanding information received 31 July and 2 August for a heritage statement and FHRPA comment
- A stop works order was issued on for ongoing work on the property on 22 August 2024.
- HOMs Further Requirements (23 April 2025):
 1. Clarity on the timeline of the construction and whether the stop works issued on 22 August 2024 has been complied with.
 2. Heritage statement compiled by a suitably qualified architect with heritage experience to determine if there have been any impacts to the heritage resource.
 3. Comments from I&APs to be submitted to HWC.
- HOMs endorsed the appointment of Stuart Hermansen on 14 July 2025.
- As per pp. 35-36 of the heritage statement, ""The Applicant started making changes to the interior of the property and removing walls and were forced to stop once realising that they could not make changes to the property before obtaining consent... there have not been any major structural changes to the property externally or internally.""
- Work applied for has started
- Graded IIIB
- Outside HPO
- Completed work is for remodelling of bathrooms, the kitchen, passageway and doorway. According to the heritage statement, the biggest impact to heritage is the insertion of passage and bathrooms [16] in Room 17. This has the most significant impact on heritage resources as the bathrooms result in a small, mostly unusable room 17 which severely compromise the original spatial qualities of this room. Further, this room was not affected by the 2003

alterations. It is recommended that the bathrooms be removed. Bathroom 8 can be split into two bathrooms [which will roughly be the size of bathrooms 4 and 4] so that the Room 17 is returned to its original spatial arrangement. Apart from the bathrooms and Passage 16 in Room 17, completing the work will not have any additional negative impact on heritage resources.

- Stellenbosch Municipality, SIG, and FHRPA provided comment and have no objection.
- Recommendations (p.5): We recommend Heritage Western Cape consider the following:
 1. The bathroom and Passage 16 on Room 17 be removed
 2. Bathroom 8 may be split to accommodate two bathrooms
 3. The remainder of the work may proceed as it does not negatively impact on heritage resources.
 4. Building plans that conform to SANS 10400 requirements are prepared and returned to HWC for consideration and approval prior to being submitted to Stellenbosch Municipality for building plan approval.
- Mr Hermansen responded via email to a comment for clarification regarding mitigation stating that: "Yes, the recommendations are to mitigate the area negatively impacted. It mainly relates to the front room, the mitigation will impact the rooms behind, but they have been so altered previously they have no heritage value."

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. The applicant must submit a revised set of integrated plans that reflect the unauthorised work and proposed mitigation measures as per page 5 of the Heritage Statement, prepared by Stuart Hermansen, dated 29 June 2025 which read as follows:
 - The bathroom and Passage 16 on Room 17 be removed.
 - Bathroom 8 may be split to accommodate two bathrooms.
 - Building plans that conform to SANS 10400 requirements are prepared and returned to HWC for consideration and approval prior to being submitted to Stellenbosch Municipality for building plan approval

CSI

13.6 Erf 47260, 12 Weltevreden Avenue, Rondebosch, S34 – Additions & Alterations **Case No: HWC25070802EJV0717**

Emily Jane Vowles introduced the item.

DISCUSSION

- Outstanding Information received on 31 July 2025
- Graded IIIC
- Inside Proposed HPO
- Work has started and is limited to internal painting
- The proposal is for internal alterations, a new pergola, braai room, and stoep, and boundary wall
- CoCT support; RCID have no objection

DECISION

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

EJV

13.7 Farm 44-RE, Outbuildings 1 and 2, Uitkyk, R44 Rd, Stellenbosch, S34 – Partial Demolition; Additions; Restoration
Case No: HWC25072506EJV0725

Emily Jane Vowles introduced the item.

Ms Nicolene Visser and Mr Johan Malherbe were present and took part in the discussion.

DISCUSSION

- Outstanding Information received on 6 August 2025
- The Manor House on Uitkyk has a proposed grading of II in the SHS 2016
- Inside the Krom River-Valley IIIA Landscape Unit
- Work has not started
- The proposal is for the restoration of the outbuildings on the historic farm Uitkyk. The heritage significance of Uitkyk farm rests in five main characteristics, namely: the retention of the original property configuration, the continuous and historic connection between the land and the way of life of its occupants, water as a natural resource informing cultural landscape, the continuity and history of wine making on the farm, and the built form on the farm werf in particular. Outbuilding 1 is a typical Cape barn that may have been the initial wine cellar and agricultural barn dating to around 1733. The barn is a long building with an end gable on the NE facade and slit openings. Originally thatched, the roof was changed to corrugated iron towards the end of the 19th century or beginning of the 20th century resulting in the building up of 'deigen' walls above the original wall fabric. There is a modern lean-to addition to the east and inappropriate modern windows, vent windows, and barn doors on the gable end facades. Outbuilding 2 is a typical Cape outbuilding that may have originated in 1746 as accommodation for enslaved people. The structure would also have originally been thatched with half hipped ends. The internal subdivisions, fireplaces, concrete floors, and steel framed windows on the back facade are contemporary additions. The stepping of the internal layout is not at an appropriate height as per the original form. The restoration of these outbuildings seeks to provide historical 'shells' that can be repurposed for future compatible uses. The proposal to Outbuilding 1 includes repairing and restoring the building envelope and reinstating the thatch roof; the creation of a new yard space with a gravel surface and low werf walls and two concrete plinths for the mounting of a wine press and brandy still; and removal of the afdak structures. The proposal to Outbuilding 2 includes repairing and restoring the building envelope and reinstating the thatch roof; installing 'period-replica' doors and windows and date stamped for legibility; reconstruction of the stone steps as per historic photographs; reconstruction of the half hip gables and the chimney at the southern end; installation of a new, level concrete surface bed and corcoleum finish to replace the incorrectly stepped floor; demolition of the cement block constructed werf walls and bell tower and construction of a more appropriate bell tower and reinstatement of the original bell as per the historic photographs; demolition of the modern internal dividing walls. The architects motivate that the two long buildings fortunately only have insignificant modern additions, which do not contribute to the cultural significance of these heritage resources. The proposal is simplistic, and yet complex in detail. The patina of old plastered and lime washed walls internally and externally must be retained with minimal disturbance, coupled with authentic openings and thatched roofs will increase the heritage significance in terms of the NHRA and provide a neutral platform for adding a new layer internally, illustrating Uitkyk's history and development of wine making and agriculture.
- The CV and appointment letter of Johannes Malherbe of MRA has been provided.
- The Municipality support; SIG support; SHF support
- Mr. Malherbe provide input on the proposed ironwork, stating that they seek to use precedent from the surrounding farms as an informant.

DECISION

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

1. The work must be monitored by a suitably qualified architect. The committee endorsed the appointment of Johannes Malherbe to monitor the proposed work.
2. A close-out report, compiled by Johannes Malherbe, must be submitted to HWC within 30 days of practical completion.

EJV

13.8 Erf 89929, Fishermans Cottage, 2 Hare Road, Kalk Bay, S34-Minor Works Case No: HWC25071705SB0721

Ms Stephanie Barnardt-Delport introduced the item.

Mr Mike Scurr was present and took part in the discussion.

DISCUSSION

- Outstanding information received on 30 July 2025.
- Proposal: Installation of a new niche in the kitchen, cupboards and counters in both the kitchen and bedroom, a new timber pocket door, additional sliding shutters, enclosures for hot water cylinders, new SA pine timber decking, a new brick fire pit, a new roof light, and a new lean-to roof.
- Work start: According to the form – no
- Grade: 3A
- HPO: Inside
- The committee previously agreed that the application can be treated as minor work application given that most the work is internal besides the lean-to roof and deck.

DECISION

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

SB

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

Ms Stephanie Barnardt-Delport introduced the item.

DISCUSSION

- Outstanding information received on 28 July 2025
- Proposed: high school with associated infrastructure
- Trigger: S38(1)(C)(i) – this will be a changed of character.
- Other: Na
- Grade: not graded
- HPO: outside
- Heritage resource:
- Archaeology: unlikely as not within an 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
- revised application from that clearly indicates the proposal, SD diagram, proof of ownership (Title deed) was received on 28 July 2025

DECISION

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

SB

13.10 Erven 6796, 6817, 6815, 6829, 83 Dingle Road, Goodwood, S34-Additions
Case No: HWC24112803SB1113

Ms Stephanie Barnardt-Delport introduced the item.

CASE SUMMARY

- Proposed classroom, bathroom and extension to the personnel staff room.
- Site is now in the exemption area and does not require a section 34 permit and 38 applications.
- Graded: not graded
- HPO: Outside

COMMENT

As per the Provincial Gazette 8982 regarding exempting properties from complying with Section 34(1) and (2) and Section 38, the application is exempt from the need to obtain a permit in terms of Sections 34 and 38 of the NHRA.

SB

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

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- The work has been completed.
- Graded IIIC and falls within the Bo-Kaap HPOZ.
- Proposal is for internal reconfiguration to achieve open plan living spaces on the ground floor and private bedroom spaces on the first floor. A new built bench and open braai will be constructed in the garden toward the rear of the property.
- CoCT EHM: supported, without review of the plan.
- Bo-Kaap Civic: no comment within 30-day commenting period.
- Bo-Kaap Youth: no comment within 30-day commenting period.
- Bo-Kaap Tourism: no comment within 30-day commenting period.
- Outstanding information received on 19 March and 28 July 2025.

DECISION

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

SJ

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

Ms Sneha Jhupsee introduced the item.

Ms Doryn Schreuder and Ms Nicolene Visser were present and took part in the discussion.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Legal process on going due to fraudulent permit (WD).
- HWC Site Inspection: 24 April 2025.
- Email from Kris Coetzee (Drakenstein) confirming Municipality Stop Works lifted 22 May 2025.
- The work has started.
- Graded ungraded and inside Special Character Protection Overlay Zone of Paarl.

- Proposal is for full internal retrofit as interior has already been stripped. Externally, landscaping has taken place. The upstairs area will be a larger living area and the basement units will be converted into living units.
- Consultation:
 - DHAC: objection, requires revised drawings be submitted reflecting all proposed work (retaining walls, fencing, etc.)
 - Paarl300: not supported, work already started.
 - DHF: request for application to be amended to clarify and address objections, alternatively DHF will appeal. The DHF letter includes handwritten notes in various colours all over the page.
- Consultation Responses: The applicant revised the plans and provided written comments responding to the objections. These were not submitted to I&APs.
- Outstanding information received on 28 July 2025.

FURTHER REQUIREMENTS

The Committee resolved to request the following further requirements:

1. Revised plans to be circulated to I&APs for 14 days commenting period and submitted to HWC.

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

SJ

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

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Previous permit has lapsed - 17092819HB1123E (14 February 2018).
- The work has not started.
- Graded 'Some Heritage Significance Evident' and inside Pinelands HPOZ.
- Proposal is for a new entertainment space and new garage. The existing lapa's thatch roof is to be replaced with a flat roof.
- Consultation: NA M/W
 - CoCT EHM: support.
- Outstanding information received on 29 July 2025.

DECISION

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

SJ

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

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: This Edwardian property is part of a pair of upstairs-downstairs flats designed to appear as a single double-storey house. It remains fairly intact and reflects Muizenberg's resort-era character.
- The work has not started.
- Graded IIIB and inside Muizenberg Village HPOZ.
- Proposal is for a new link between the two existing buildings with a new semi-glazed structure;

redesigning the courtyard gate; partially removing the concrete roof of the western building to create an enclosed balcony; enclosing the northern balcony with stack-away glass; extending the basement garages; and various internal alterations.

- Consultation:
 - CoCT EHM: no comment within the 30-day commenting period.
 - MHCS: no objections.

DECISION

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

SJ

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

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Provincial Heritage Site.
- The work has not started.
- Graded II and outside HPOZ.
- Proposal is for restoration, re-roofing and maintenance.
- Consultation: N/A MW

DECISION

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

1. The work must be monitored by a suitably qualified architect with heritage experience. The committee endorsed the appointment of John Wilson-Harris of Gabriel Fagan Architects to monitor the proposed work.
2. A close-out report, compiled by John Wilson-Harris of Gabriel Fagan Architects, must be submitted to HWC within 30 days of practical completion.

SJ

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

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: Located on an 1808 grant along the "'Stads buiten sloot,'" this late 19th-century dwelling forms part of a historic residential grouping. Despite significant alterations, it retains some architectural merit, potential earlier fabric, and a good streetscape interface.
- The work has been completed.
- Graded IIIC and inside Bo-Kaap HPOZ.
- Unauthorised work includes alterations, including adding internal drywalls to create two bedrooms, reconfiguring the scullery to include a toilet, rearranging first-floor spaces for a utility room and toilet, and installing a lightweight timber pergola over the first-floor balcony, visible from the street. Revised plans indicate work has been completed.
- Consultation: N/A MW
 - CoCT EHM: will not be commenting as work has already been completed.
 - Bo-Kaap Civic: no response received within 30-day commenting period.
 - Bo-Kaap Tourism: no response received within 30-day commenting period.
 - Bo-Kaap Youth: did not obtain, however, 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.

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

SJ

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

Ms Sneha Jhupsee introduced the item.

DISCUSSION

- NHRA Trigger: Structure older than 60 years old.
- Additional Information: An early 20th-century residential infill for densification, this building is a good architectural example with a strong streetscape presence, forming part of an asymmetrical villa pair near the Provincial Heritage Sites Silverknowles and Devonshire Villas.
- The work has not started.
- Graded IIIB and inside Upper Table Valley HPOZ.
- Proposal is for a new external covered entertainment area, new pool and extended scullery toward a previously added modern addition that does not touch the structure. The first storey will be reconfigured to adjust the bathrooms and master en-suite. The garage will be linked to the house via a new staircase. Interiors are to be refitted.
- Consultation:
 - CoCT EHM: acknowledged, no response provided within 30-day commenting period.
 - CIBRA: supported.

DECISION

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

SJ

13.18 Erf 1059, 219 Upper Buitenkant Street, Vredehoek, S34-Alterations
Case No: HWC25062508SVB0711

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 16 and 21 July and 05 August.
- The property is graded IIIB and within the Upper Table Valley HPOZ
- Work is largely complete. The only incomplete work is installation of the toilets.
- The completed work is bricking up of an existing door on the street facing facade and replacing it with two windows, as well as internal alterations to accommodate new bathrooms.
- CoCT support the proposal.
- CIBRA 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

13.19 Erf 64275, 8 Richmond Road, Kenilworth, S34-Alterations
Case No: HWC250425502SVB0630

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 11 July and 31 July.
- The property is graded IIIA and within the proposed Kenilworth Road PHA HPOZ.
- Work has not started, according to the application form. However, from image provided and the aerial imagery on the viewer, it appears that norther-eastern portion of the building was re-tiled between 2023 and 2024.
- The proposal is to replace the existing terracotta Broseley tiles with new terracotta colour Marley Modern concrete tiles. The existing battens are also to be replaced with 38 by 50mm battens on new vapour barrier.
- CoCT support the proposal.

DECISION

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

SVB

13.20 Farm 443-RE, Welvaart Farm, Hoogland, Ceres, S34-Alterations
Case No: HWC25052623SVB0704

Ms Chane Herman introduced the item.

DISCUSSION

- Outstanding information received on 01 August 2025.
- The grading is unknown, and the property is outside of any HPO.
- Work has not started.
- The proposal is for alterations to the existing longhouse multipurpose building. The alterations and to convert the structure into two semi-detached housing units, which entails addition of 7 new internal walls, to create new bedrooms and bathrooms, as well as alterations to various doors and windows. The proposal also entails demolition of later additions to the building, along the western side, as well as new paved pergola, paving and parking area in the immediate surrounds.
- A NID for the proposed expansion of a dam and agriculture facilities was submitted to HWC in 2019 (19102320AS1028E). HWC determined that no further studies were required in terms of Section 38 of the NHRA for this proposal.
- Witzenberg Municipality did not respond within 30 days.
- The applicant notes that the spacious character of the building is largely preserved by minimizing internal partitioning. However, the design unfortunately does not include provisions for retaining and repurposing the original feeding troughs. The stone flooring and original barn doors will be preserved.
- The authors of the report suggest a IIIB grading for the building and recommend the application for approval.

DECISION

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

SVB

13.21 Erf 1093, 20 Woodburn Crescent, Gardens, S34- Minor Works
Case No: HWC25071111XM0714

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 1 August 2025
- The proposal is for additions and alterations to an existing dwelling including Partial demolition of the existing pergola, internal wall to enlarge scullery, jacuzzi, and pool (reduced in size). Installation of new structural beams, columns, and walls designed by a structural engineer. New concrete footing and slab works in multiple areas. Installation of a new pergola structure on the upper balcony and in the garden. Replacement of existing doors and glazing with frameless fixed glass panels and aluminium sliding/folding doors. New glass balustrades and handrails. Removal of sanitary fittings and internal wall to enlarge the existing scullery. Installation of new sliding and pivot doors Updated paving and minor landscaping adjustments, the existing trees to be retained. Work has started- as noted on plans. The removal of the existing pergola.
 2. The exiting pool reduced in size.
 3. New glass balustrade side mounted on existing balcony.
 4. Proposed new aluminium sliding door for existing scullery.
 5. Proposed new columns with beam overhead. aluminium sliding door to be fitted between columns with fixed windows on either end of the Entertainment room.
 6. New double doors and stacking door fitted in existing openings in living room on 2nd storey.
 7. Demolish and remove Jacuzzi
- house not been graded yet and not within an HPOZ
- CoCT notes that the form and numerous intact external features and elements of the house, as depicted on the photographs, verify its architectural and historical significance and its conservation-worthy status. All proposed work to the house is supported as it will not detract from the architectural significance of the site. Design development took place for the new balustrade and glass enclosure and did E&HM also take its positioning on the site into account. No objection to the current set of plans - support
- CIBRA comment- Not supported as presented. The strange entrance glass configuration results in an alien addition to the context of the building. A conventional approach is more in keeping with the architecture.
- Applicant response to CIBRA comment: CIBRA commented that the proposal is "Not supported as presented. The strange entrance glass configuration results in an alien addition to the context of the building." However, this observation is irrelevant, as the City has formally approved the entrance design, confirming its acceptability within the local heritage and planning framework. The new main entrance is introduced, sensitively located behind a 1.8m boundary wall and at a height of 2.69m from ground level. As the property's ground level is lower than the adjacent street, the entrance is entirely concealed from public view and cannot be seen by pedestrians walking along the pavement, ensuring no visual intrusion on the streetscape or heritage setting. Moreover, the proposed entrance does not interfere with the cantilevered structure above, thereby maintaining the integrity and historical significance of the original architectural form.
- All parties were invited to HOMs today.

DECISION

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

13.22 Erf 2419, 69 Mitchell Street, George, S34-Additions & Alterations
Case No: HWC25060317XM0707

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 3 August 2025
- The proposal is for additions and alterations to existing two-bedroom house to create a three Bedroom house. extend the passage by removing the front door and placing it opening onto the Stoep. The door leading to the big bedroom on the South-East side will get a dividing wall, creating the third bedroom. The existing toilet in the passage will become a shower room (Ent-Suit to main bedroom). Proposing the extension to the small bedroom on the South-West room by ten square meters will create a nice size Main bedroom. A bigger opening will be created between the lounge and the Passage to promote the flow inside. Minor work completed on the property includes- painting and repairs to roof and walls, windows replaced with aluminium and garage door fitting. Comments received from George municipality Town Planning Heritage permit is required as the property has heritage significance.
- George Heritage Trust comment: Has no objection to the proposal

DECISION

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

XM

13.23 Erf 171135, 37 Walmer Road, Woodstock, S34-Additions & Alterations
Case No: HWC25060412XM0703

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 5 August 2025.
- The proposal is for additional off-street parking and a carriage-way crossing.
- Work has not started
- Graded IIIC, located within the HPO
- CoCT supports and notes that the proposal for additional off-street parking and a carriage-way crossing is considered acceptable on condition that no further structures further disrupt the visual connection between the building and street. The loss of boundary wall planting should be mitigated by means of further greening landscaping where possible. E&HM is supportive of the amended proposal as resulting in an acceptable impact on the building and context.
- WAAB comment: This project is NOT APPROVED for the following conditions:
 - 1. 37 Walmer Rd (property in question) & 39 Walmer Road are a matching pair of buildings, with near identical boundary wall treatments While both have been altered over time to include off street parking, these works have been completed as a pair, which is limited in the upper portion of Walmer Road. 2. The property has a pre-existing single carriageway crossing & vehicular access. By adding a second vehicular access point, this will remove the bulk of any front garden area and greening of the street elevation. 3. By adding a second carriageway crossing, this removes an already small amount of parking in the street available to the public.
- WRA has no further comments

UNDER INVESTIGATION

Case Officer to confirm whether the boundary wall is older than 60 years and if Section 34 is triggered.

XM

13.24 Erf 1518, Unit 3 Highbury, 42 Davenport Road, Vredehoek, S34 – Additions & Alterations
Case No: HWC25071112XM0714

Ms Xola Mlwandle introduced the item.

DISCUSSION

- Outstanding information received 30 July 2025
- The proposal is to regularize the As Built plan by the new owner as part of the sales agreement. These include internal alterations to existing sectional dwelling unit to reposition kitchen and living areas.
- Work has been completed
- The house is graded IIIB inside a proposed HPOZ
- CoCT comment: No objection to the proposed internal work as the loss of significant historical fabric will be minimal- Support
- CIBRA- COMMENTS
- Existing building work completed without following the normal required procedures, for whatever reason, does not necessarily ensure a supportive response from the panel.
- It does, however place the panel in a position of compromise where it cannot function its purpose: It is inherently futile to comment and/or support an application after the fact of buildings already completed without the necessary CoCT Council processes having been undertaken, or perhaps even been neglected. There are on the whole certain important design choices concerning heritage aspects that could have been dealt with more appropriately, with due sensitivity and with our input, and the normal opportunity. This is particularly relevant when more and more non-heritage-versed architects, architectural or design instances design and submit proposals within our HPOZ areas. The panel also acts as representative of CIBRA as active part of the Public Participation requirements, which rights in such cases is negated. Under such circumstances to not comment would be seen as condoning illegally as built structures as easy precedent to build anything. In the case of this application, we would normally not object to 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.

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

XM

14. NEW MATTERS

14.1 Erf 358,1 Voortrekker Road, Somerset West, S34-Total Demolition
Case No: HWC25053002CH0730

OUTSTANDING INFORMATION:

Outstanding payment of R670, application form, streetscape photographs and title deed required.

CH

14.2 Erf 50, 5 Central Avenue, Pinelands, S34- Additions & Alterations
Case No: CH0730

OUTSTANDING INFORMATION:

POP with the HWC reference number, CoCT comment and confirmation on how much of the

proposed work has started required.

CH

14.3 Erf 53005, 36 Roseville Road, Claremont, S34- Additions & Alterations
Case No: HWC25071808CH0730

OUTSTANDING INFORMATION:

Outstanding payment of R4670, title deed, SG diagram, drawings, streetscape photographs, CoCT comment and Harfield Village Association comments required.

CH

14.4 Erf 877, 54 Lang Avenue, Mamre, S34- Additions & Alterations
Case No: HWC25072204CH0730

OUTSTANDING INFORMATION:

POP with the HWC reference number, drawings, locality plans, SG diagram, title deed, internal photographs, external photographs, streetscape photographs, CoCT comment and FoBCA comment required.

CH

14.5 Erf 94, Beach Road, Herold's Bay, George, S34-Additions & Alterations
Case No: HWC25072903CH0730

Ms Chane Herman introduced the item.

DISCUSSION

- Not graded outside HPO. Applicant suggests a IIC due to the sites local historic, architectural and aesthetic cultural significance.
- There is a rock shelter/cave adjacent to the property (approximately 40m away) that is a declared PHS - ""This cave is of considerable scientific value owing to the recent discovery of deposits of stone artefacts and faunal remains."" The heritage report states that the proposed development will not impact the PHS cave.
- Proposal is for an addition of a second dwelling at the rear of the structure. The new structure would be elevated/ cantilevered above and partly over the existing cottage and set upon a series of columns with limited (physical) impacts onto the historic structure. External finishes and cladding to the new structure would be similar to that of the existing building.
- The application also seeks to regularize the unauthorized work completed in 2011 and 2012 which includes:
 - The removal of timber fenestration and front door to the cottage and the two storeyed annex
 - Modern cladding on the exterior of the cottage and annex.
 - Possible internal work.
- The unauthorized work was approved by the Municipality in 2011 - these plans are in the case file.
- Work has not started.
- George Municipality did not comment within 30 days.
- GHT did not comment within 30 days.
- SvdS Foundation 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

14.6 Erf 34-RE (16398), 13772, 13635 and Portion 2 of Farm 347, Diemersfontein Business Park, Wellington, S38(8) - NID
Case No: HWC25080104CSI0801/ 25797CSI0801

Ms Chiara Singh introduced the item.

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

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent; (ii) involving three or more existing erven or subdivisions thereof; S38(1)(d) Rezoning of a site exceeding 10 000m² in extent.
- Proposed development is for construction of an approximately 66ha business park, which includes commercial and retail components, as well as office spaces, a parking lot of 1735 bays, and a pond.
- No visual impacts expected as the surrounding land-use is residential in nature
- 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 and Accidental Finds Procedures to be included in the EMP_r and Environmental Authorisation.

CSI

14.7 Farm 150, Farm Deezehoek, Bergrivier, S38(8) - NID
Case No: 25780CSI0730

Ms Chiara Singh introduced the item.

DISCUSSION

- Trigger: S38(1)(c) Any development or activity that will change the character of a site -, (i) exceeding 5 000m² in extent
- Proposed development is for a mining permit area of 5ha to excavate and mine sand
- Current land use is agricultural
- No visual impacts expected, site is not located on a cultural landscape or any scenic routes
- The archaeological sensitivity according to the screener report is very high because the site is situated approximately 2km from a PHS
- Palaeo sensitivity according to the SAHRIS palaeo map and the screener report is low

FINAL COMMENT

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

CSI

14.8 Farm 189 Portion 1, Farm Uyekraal, Saldanha Bay, S38(8) - HIA
Case No HWC24040313CSI0925

OUTSTANDING INFORMATION:

Unabridged I&AP comments, outstanding payment - R1400, approximate excavation depth to be ascertained required.

CSI

14.9 Erf 28, Drie Gewels Hotel, Lynedoch, Stellenbosch, S34 – Minor Works

Case No: HWC25071801EJV0804

Emily Jane Vowles introduced the item.

DISCUSSION

- Graded IIIA
- Inside IIIB Graded Stellenbosch Farms Landscape Unit
- Work has not started
- The proposal is to remove, repair, and reinstate the roof like-for-like following a structural assessment that identified damage to the hips and valleys resulting in visible sagging, water ingress, and progressive degradation of the roof fabric. The roof tiles will be removed, the roof frame will undergo structural realignment and spot strengthening, waterproofing will be installed, and the tiles will be reinstated alongside identical profile replacement tiles where necessary as per the structural engineers report provided. The Drie Gewels Hotel is considered one of the finest examples of Cape Revival houses within the winelands and has a degree of architectural, landmark, historical, artistic, and contextual significance. The red-tiled hipped roof is characteristic of the landmark structure.

DECISION

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

EJV

14.10 Erven 34880; 34890; 34891, Beaumont Lifestyle Estate Phases 3 and 4, Retief Street, Paarl, S38(8) – NID

Case No: 25782EJV0730

OUTSTANDING INFORMATION:

Detailed SDP: updated photographs required.

EJV

14.11 Farm 281 Portion 52; Erf 610, Paapekuil Fontein, Cape L'Agulhas, S38(8) - NID

Case No: 25786EJV0731

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and NEMA.
- The proposal is for the subdivision and rezoning of the vacant site for the development of a retirement village consisting of 120 residential units and communal facilities as well as ancillary infrastructure and services. The site falls along a stretch of coastline with a long history of pre-historic and historic engagement. As a result, the area is archaeologically rich in terms of both pre-colonial and colonial heritage resources and has landmark structures. One such structure - the lighthouse - falls within the Cape L'Agulhas Lighthouse precinct PHS which is more than 500m from the development area. The development area falls within the urban edge as per the 2022-2027 MSDF but is some distance away from the current built edge of the town of L'Agulhas and the historic core therein. The SAHRIS Palaeo-Map indicates very high sensitivity.
- Consultant recommends an HIA with AIA, PIA and VIA

INTERIM COMMENT

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

1. Visual Impact Assessment
2. Archaeological Impact Assessment
3. Palaeontological Impact Assessment

EJV

14.12 Farm 711 Portion 40, Klipfontein, Gansbaai, S38(8) - NID
Case No: 25785EJV0731

Emily Jane Vowles introduced the item.

DISCUSSION

- Ungraded
- Outside HPO
- Work has not started
- Triggers s38(1)(c)(i) and NEMA.
- The proposal is for the subdivision and rezoning of the vacant site to allow for the development of 6 freestanding dwellings and an access road. In terms of archaeology, due to its position on the rocky coastline and the record of Stone Age sites recorded in several previous AIAs there is the possibility of pre-historic sites, shell middens, shipwrecks, and both historic and pre-historic human burials. The site is positioned 7km south of Die Kelders which is a PHS with internationally renowned archaeological significance. The SAHRIS Palaeo-Map indicates very high sensitivity. The study area has no indications of historic structures and falls within the urban edge. No impact is expected on the built environment or cultural landscape.
- Consultant recommends an HIA with AIA and PIA

INTERIM COMMENT

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

1. Archaeological Impact Assessment
2. Palaeontological Impact Assessment

EJV

14.13 Farm RE 10/1964, Boschendal, Stellenbosch, S27-Maintenance & Repair
Case No: HWC25071709SB0801

Emily-Jane Vowles recused themselves from the item.

Ms Stephanie Barnardt-Delport introduced the item and acted as interim chair.

DISCUSSION

- Proposal: Repairs to the flat roof and waterproofing will be carried out, along with general maintenance, including limewashing and painting of windows and doors, as well as redecoration and the adjustment of two openings. A catchpit and underground stormwater pipe will be installed at the northern cellar door.
- Work start: According to the form – no
- Grade: II
- HPO: Dwars River Valley CL
- Comments: no comments were received as this application was submitted as minor work application.

DECISION

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

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

14.14 Farm RE 10/1964, Boschendal, Stellenbosch, S27-Alteration & Shopfitting
Case No: HWC25071710SB0801

Emily-Jane Vowles recused themselves from the item.

Ms Stephanie Barnardt-Delport introduced the item and acted as interim chair.

DISCUSSION

- Proposal: Work on the cellar building, the planned new extension on the east side will no longer take place. Instead, the existing structure will be utilized, which includes the installation of new kitchen equipment and the redecoration of the cellar in a medium-tone colour palette. The paint will be acrylic and breathable. According to the plan, this will also involve changes to the flooring, such as installing appropriate tiles in the area where the stove is proposed. The restaurant is no longer in operation, and its interior furniture, decorations, and retail area will be replaced in line with a new design plan. This renovation forms part of the building's ongoing adaptive reuse and will not require any structural changes. Adjustments between the cellar and the restaurant have already been approved in a previous permit and, according to the report, will have no impact on the heritage resource.
- Work start: According to the form – no
- Grade: II
- HPO: Dwars River Valley CL
- Comments: no comments were received as this application was submitted as minor work application.

DECISION

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

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

SB

14.15 Erf 12491, Corner of Darling Road (R315) and Peperboom Street, Malmesbury, S38(1)-NID
Case No: HWC255070211SB0730

OUTSTANDING INFORMATION:

The latest form and authority letter is required.

SB

14.16 Erf 15024, Off Barocca Street and Myrtledene Drive, Malmesbury, S38(1)-NID
Case No: HWC2073102SB0801

OUTSTANDING INFORMATION:

The latest form and authority letter is required.

SB

14.17 Erf 1997, 1 Thornhill Road, Greenpoint, S34 -Total Demolition
Case No: HWC25071723XM0729

OUTSTANDING INFORMATION:

Response to objection required.

XM

14.18 Erf 234, 22 Huguenot Street, Franschhoek, S34-Additions & Alterations

Case No: HWC25061206XM0729

OUTSTANDING INFORMATION:

Streetscape photographs, consultation comments: Stellenbosch Heritage Foundation required.

XM

14.19 Erf 3931, 8 Hout Street Paarl, S34-Additions & Alterations

Case No: HWC25072107XM0729

OUTSTANDING INFORMATION:

Work has started- plans to clearly indicate proposed work that is yet to be completed
Title Deed, Response to objections from municipality comments required.

XM

14.20 Erf 45507, 11 Nursery Road, Rosebank, S34 -Total Demolition

Case No: HWC25012412XM0729

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for the total demolition of the existing structures on site and remove the existing trees, in order to develop an apartment use building. The intention is to develop apartment use building, reserved exclusively for student accommodation. The proposed building is 5 levels, with parking bays and entrance on the ground level. The building is designed to accommodate 36 apartments each with 2 bedrooms. The development will also require floor space, parking and building line departures.
- Work has not started
- The site is graded IIIB and located within a proposed Heritage Protection Overlay Zone
- CoCT does not support the application: CoCT comment: HRS believes that the proposed total demolition of the heritage resource is counterproductive to responsible heritage management principles due to the 3B grading and its related context. The high levels of significance, heritage value and positive contribution as an independent heritage resource, as part of a diminished and limited group, as well as being a vital component within a threatened historical context is such that, and for the reasons above, HRS is not supportive of the proposed total demolition of the existing 3B heritage resource on the subject erf. HRS is not in agreement with the suggested Heritage Design Indicators and believes that the proposed development does not align with the suggested Heritage Design Indicators. The proposed development is not supported in its current form as it does not relate in a positive manner to neighbouring heritage resources, the historic context or sense of place. HRS proposes additions and replacements to the Heritage Design Indicators which align more closely to the different levels of heritage significances involved in an already compromised historic context and requests that HWC consider these as important.
- Neighbours object to the demolition and note that it will have a negative impact on the street
- The Florence Villas Body Corporate offers objection to the demolition and note that the new development is completely out of character and profoundly detrimental to its neighbours
- Comment was not received from RAMPAC
- The applicant offered a response to the objections and notes that detailed assessment of the site has resulted in the recommended cultural significance as Grade IIIC primarily for contextual and historic values, due to the lack of Grade IIIB architectural significance. recommends the demolition of a recommended Grade IIIC buildings, which when removed will not negatively impact the streetscape.

HELD OVER

The Committee resolved to hold the matter over subject to undertaking a site inspection on 20 August 2025 at 8h30.

XM

14.21 Erf 50744, 20 Water Street, Claremont, S34-Additions & Alterations

Case No: HWC25072802XM0729

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for an addition of a second floor and external store with associated internal alterations to accommodate a staircase.
- Work applied for has not started
- Not graded, city graded NCW
- Not within HPOZ
- CoCT support
- The GLCA has no objection provided approval is obtained for Heritage Western Cape.

DECISION

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

XM

14.22 Erf 6181, 3 Klein Constantia Road, Constantia, S34 -Total Demolition

Case No: HWC25072114XM0729

Ms Xola Mlwandle introduced the item.

DISCUSSION

- The proposal is for the total demolition of the property. The structure is being demolished due to the dilapidated state of the structure.
- Work has not started
- Property is not graded by the City
- Not within HPO
- CoCT comment: The existing resource has not been graded by the City yet but is in a bad condition with most of the internal fabric having been removed and/or vandalised. As can be seen from the photographs the resource contains no levels of associated significance in terms of architecture or architectural elements and has no streetface qualities. Due to the current condition of the dwelling and low levels of significance HRS is supportive of the proposed total demolition.
- Constantia Ratepayers' & Residents' Association has no objection to the demolition

DECISION

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

XM

15. Other Matters

16. Adoption of Resolutions and Decisions:

CH moves to adopt and SB seconds the adoption of resolutions and decisions of the meeting of 11 August 2025.

17. Closure: The chairperson, Emily-Jane Vowles, officially closed the meeting at 11h08am.

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

MINUTES APPROVED AND SIGNED BY:

Emily-Jane Vowles Digitally signed by
Emily-Jane Vowles
Date: 2025.08.20
14:19:53 +02'00'

CHAIR: _____

Aneeqah Brown Digitally signed by Aneeqah
Brown
Date: 2025.08.21 13:49:58 +02'00'

SECRETARY: _____

Annexure A – HWC: Heritage Officers' Meetings

Abbreviations

APHP - Association of Professional Heritage Practitioners
AHP - Agulhas Heritage Society
BKCA - Bo-Kaap Civic Association
BKYM - Bo-Kaap Youth Movement
CIBRA - City Bowl Ratepayers' & Residents Association
CoCT - City of Cape Town
CTHT - Cape Town Heritage Trust
CRM - Cultural Resources Management
DRHCA - De Rust Heritage Conservation Association
Docomomo South Africa
DHS - Durbanville Heritage Society
EHM - Environmental Heritage Management department
FoBCA - Friends of Blaauwberg Conservation Area
FE - Friends of Elim
GLCA - Greater Lynfræ Civic Association
GPRRA - Green Point Ratepayers & Residents Association
HVA - Harfield Village Association
HMB - Heritage Mossel Bay
HVTA - Hex Valley Tourism Association
HBRRA - Hout Bay & Ratepayers and Residents Association
HIA - Heritage Impact Assessment
ILASA - Institute for Landscape Architecture in South Africa
KBHA - Kalk Bay Historical Association
KBSJRR - Kalk bay-St James Ratepayers & Residents Association
LKID - Lower Kenilworth Improvement District
MHCS - Muizenberg Historical Conservation Society
NCW - Not Conservation Worthy
NEMA - National Environmental Management Act (No. 107 of 1998)
NID - Notification of Intent to Develop
NCOA - Noetzie Conservancy Owners Association
OH - Oudtshoorn Heritage
Paarl300 Foundation
PRRA - Pinelands Ratepayers & Residents Association
PACF - Prince Albert Cultural Foundation
SAHRA - South African Heritage Resources Agency
SRHS - Salt River Heritage Society
SFB - Sea Point, Fresnaye & Bantry Bay Ratepayers & Residents Association
SvDSF - Simon van der Stel Foundation Cape Town
STHS - Simon's Town Historical Society
SHF - Stellenbosch Heritage Foundation
SHCT - Stillbaai Heritage Conservation Trust

ASAPA - Association of Southern African Professional Archaeologists
ABHC - Associated Bibbys Hoek Conservancy (Knysna)
BELCOM - Built Environment and Landscapes Committee
CBCRA - Camps Bay Clifton Ratepayers Association
CSDBOA - Clifton-On-Sea & District Bungalow Owners Association
CTHF - Cape Town Heritage Foundation
CRRA - Constantia Ratepayers & Residents Associations
CMP - Conservation Management Plan
DWCA - De Waterkant Civic Association
DHF - Drakenstein of Heritage Foundation
EMPr - Environmental Management Program
FHRA - Franschhoek Heritage and Ratepayer Association
FoCVGB - Friends of Constantia Valley Green Belts
GBRM - Great Brak River Museum
GVHAG - Greater Vredehoek Heritage Action Group
GCS - Greyton Conservation Society
HRF - Helderberg Renaissance Foundation
HOMs - Heritage Officers Meeting
HPO - Heritage protects overlay.

HWC - Heritage Western Cape
IACom - Impact Assessment Committee
IGIC - Inventories, Gradings and Interpretations Committee
KHS - Kommetjie Heritage Society
MGHS - McGregor Heritage Society
NHC - Napier Heritage & Conservation
NASDB - Nelspoort Agency of Sustainable Development body
NHRA - National Heritage Resources Act (No. 25) of 1999
NRA - Newlands Residents Association
OCA - Observatory Civic Association
OHAC - Overstrand Heritage and Aesthetics Committee
PPP - Public Participation Process
PHCT - Pniel Heritage and Cultural Trust
RMCA - Rosebank and Mowbray Planning & Architectural Committee
SAHRIS - South African Heritage Resources Information System
SPFA - Sea Point for All Group

SHC - Stanford Conservation Trust & Stanford Heritage Committee
SIG - Stellenbosch Interest Group
SHA - Swellendam Heritage Association

GHT - George Heritage Trust

RVRA- Rustenburg Valley Residents Association

TRHCS - Touws River Heritage and Conservation Society

VASSA - Vernacular Architecture Society of South Africa

WUECAG - Walmer/University Estate Conservation Action Group

WCAC - West Coast Aboriginal Council

WAAC - Woodstock Aesthetic Advisory Committee

WHCS - Worcester Heritage & Conservation Society

WRRRA - Wynberg Residents and Ratepayers Association

OWVS - Old Wynberg Village Society

TVHF - Tulbagh Valley Heritage Foundation

UCRRA- Upper Claremont and Residents and Ratepayers Association

WERRA - Walmer Estate Ratepayers and Residents Association

Ward 2 Forum

WCC- Whale Coast Conservation

WRA - Woodstock Residents Association

WECA - Wynberg East Civic Association

APPROVED